

July 18, 2023

Mr. Luke Sutton
Assistant County Engineer
Union County Engineer
233 West Sixth Street
Marysville, Ohio 43040

Re: The Courtyards at Ryan Parkway ~ Variance #1

Mr. Sutton,

Terrain Evolution on behalf of EPCON Communities is requesting a variance to Union County Technical Design Standards, Article 1, Section 101 – Street Design, Parts H, I & J. Part H – Horizontal Alignment to deviate from the minimum radius of 150 Feet in favor of a 100 Foot radius. Part I – Pavement Width to deviate from the 28' Crowned curb section and install a 26' cross sloped curb section for all private streets within the development. Part J – Curbs to deviate from the standard 2' section to a 1' tilt out curb section.

The development is incorporating privately owned Right-of-way to be owned and maintained by the Courtyards at Ryan Parkway Homeowners Association. The width of the road is only affected by the width of the curb from a 2' curb and gutter section to a 1' curb section. The internal streets will have a lower internal speed. This in our opinion creates an equal purpose to that of the intent of the Technical Design Standards.

Please feel free to contact me regarding these revisions or if you have any other questions at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Sr. Project Director