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September 3, 2026

SENT VIA EMAIL TO:

Peterman Associates
3480 North Main Street
Findlay, OH 45840

ATTN: Todd Jenkins, P.E. (TMJcivilone@gmail.com)
James Schroeder, E.I.T. (jmschroeder.769@gmail.com)

RE: Review of the Preliminary Plat for Park Model Paradise at the Lake Subdivision

This office has conducted a review of the subject title project and we recommend not approving of the preliminary plat until the issues outlined below are resolved.

1. Please provide our office with the payment required per Appendix C of the Logan County Subdivision Regulations (LCSR).
2. The preliminary plat title is "'PARK MODEL PARADISE AT THE LAKE SUBDIVISION' and the project description on the border of the plan sheets states 'PARK MODEL PARADISE AT THE LAKE SUBDIVISION – PHASE 1'. The preliminary plat was submitted for the entire subdivision so please update the border to clarify this ambiguity.
3. Preliminary plat needs to be stamped by a Professional Surveyor and the date of the survey is required (LCSR Section 313).
4. With respect to the boundaries of the subdivision with acreages being required per LCSR, Section 313:
 - a. Phases 1 thru 6 are shown on the Vicinity Map but the boundaries are not discernible and no acreages are listed.
 - b. Phase 7 should be identified.
 - c. The commercial development has been included as a part of this subdivision submittal - is it to be classified as Phase 8?
5. Change the name of Shoreline Drive because there is already a Shoreline Drive in Stokes Township.
6. Preliminary plat, p. 1, Note #1: Needs to note that the development includes two commercial lots.
7. Preliminary plat, p. 1, Note #3: States one well is proposed for each phase – please include the proposed location of all wells either on the preliminary plat or on the construction plans.
8. Preliminary plat, p. 1, Note #5: States Paradise Lane right-of-way is to be 110' from SR 235 to Coastal Drive but the plat shows this right-of-way to be reduced to 60' before Coastal Drive.
9. Preliminary plat, p. 1, Note #6: Is the "positive drainage" meant to indicate positive drainage away from building structures?

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10. Preliminary plat, p. 1, Note #7: Please begin this note with "Stormwater structures and retention ponds..."
11. Place the location of Silver Street on page 1 of the plat.
12. Preliminary plat, p. 2: Provide minimum and maximum right-of-way widths, street widths, roadway slopes, and ditch slopes for all cross sections.
13. Preliminary plat, p. 2: Paradise Lane: Currently there is an overlap with stations; please clarify which stations correspond with what cross-sections. Also, add a cross section for the entrance/exit lanes and a cross section for the median.
14. Preliminary plat, p. 2: Missing proposed cross sections for the following roads: Marble Way; Indiana Street; Emerald Court; Lagoon Street; Sapphire Lane; Ohio Place; Shoreline Drive; Seashell Court; Silver Street.
15. Preliminary plat, p. 2: On the roadway cross-sections, Item 407: Tack Coat and Item 408: Prime Coat need to be designed per the Logan County Technical Design Standards (LCTDS).
16. Regarding proposed traffic volumes:
 - a. For all proposed residential phases (670 lots), the design A.D.T. would be 6,700 vehicles (LCTDS p. 1-1). This does not account for the estimated traffic of the commercial lots.
 - b. Please calculate the proposed A.D.T based on the LCTDS for each road segment so that we can ensure the roads are being designed for the estimated traffic demands.
 - c. We will wait to see what your A.D.T. calculations show but as of now it appears that Paradise Lane and Palm Drive should be classified and designed as Collector streets (35 MPH) and the remaining streets should be classified and designed as Local streets (25-30 MPH).
17. The minimum pavement width for a local curb and gutter street is 28-feet and the minimum pavement width for a collector curb and gutter street is 36-feet (LCTDS p. 1-4). A minimum street width of 20-feet is only acceptable for local street types without curb and gutter. This project is a high residential density development and thus curb and gutter streets are required.
18. Preliminary plat, p. 9, 13, 14 and 16: Emerald Court, Ohio Place, Beach Court, and Seashell Court need to meet the LCTDS road width and radii requirements. Please show these details on the 'Preliminary Plat' plan pages.
19. Preliminary plat, p. 15: Coastal Drive's 'Stub 1' needs to meet the T-type turnaround criteria shown in the LCTDS.
20. Preliminary plat, p. 33: Arizona Street vertical curve from station 9+51.79 to 10+51.79 does not meet the LCTDS.
21. Regarding roadway curves:
 - a. The following curves do not meet minimum radius of curvature requirements for local streets: C7, C12, C16, C17, C24, C25, C28, C32, and C33.
 - b. The following curves do not meet minimum radius of curvature requirements for collector streets: C3, C48, C53, C54 and C55.
 - c. It's advised to place a 100-foot tangent between reverse curves with reverse curves which are near the minimum radii requirements.
22. Provide measurements on the 'Preliminary Plat' plan pages verifying the intersections are spaced in accordance with the LCTDS Section 102 requirements. It appears the following intersections are located too closely: Sandal Way/Coastal Drive and Paradise Lane/Coastal Drive; Lagoon

Street/Paradise Lane and Kiwi Drive/Paradise Lane; Palm Drive/Paradise Lane and Sandal Way/Paradise Lane; and Sandal Way/Paradise Lane and Kiwi Drive/Paradise Lane.

23. Multiple streets don't meet the 100' minimum length for angle of intersection requirements (LCTDS p. 1-5).

With regards to the construction plans that will be submitted after the preliminary plat is approved:

1. Our office is prepared to issue a variance letter for the pavement sections as proposed, with the correct modifications for the tack coat and prime coat as mentioned above. If the roads were ever requested to be turned into public roads, they would have to meet our minimum structural numbers.
2. Regarding the Sapphire Drive access point to TR 250: Construction plans will need to provide details to ensure security gates will be at least 100-feet from the pavement edge of TR 250 (LCTDS p. 1-7).
3. The existing tile system(s), including the main tile, on this property will need to be replaced with a new system designed in accordance with the LCTDS. This includes designing a routing path for the 100-year storm event with drainage easements in place for surface runoff not contained in the storm sewer system.
4. Construction plan submittal will need to provide calculations and drawings showing roadway pavement drainage meets LCTDS Article 3 requirements.
5. Construction plans for all structures (pavement, building, stormwater, etc.) will need to be designed for the poor soils on the site.
6. Construction plan submittal will need to provide details for pavement radii at all intersections to verify they meet the LCTDS Section 102 requirements. Please show these radii on the drawings.
7. At a minimum the stormwater drainage plan for the construction plan submittal will need to include the following on the drawings: tile sizes and slopes, catch basin inlets and outlets, and arrows to indicate the direction of water flow.
8. Construction plan submittal will need to include verification of approved access from SR 235 (LCTDS p. 1-7). Construction plans will need to incorporate ODOT's proposed accommodations or improvements for SR 235 access.

Respectfully,



Scott C. Coleman, P.E., P.S.
Logan County Engineer

SCC/mjk

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