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190 Beatty Avenue
Richwood, Ohio 43344

March 6, 2023

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Homestead at Scotts Farm – Amended Preliminary Plat Review

Brad,

We have completed our review for the above amended preliminary plat, received by our office on February 28th, 2023. We recommend it be approved conditionally with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. A traffic impact study (TIS) has been submitted and reviewed for this development. Offsite roadway improvements and contributions towards offsite roadway improvements will be required.
2. All requested variances to the Subdivision Regulations have been submitted and approved by the Board of Union County Commissioners.
3. All storm water infrastructure shown outside of the right of way will be placed on the County Ditch Maintenance program. This will include any stream corridors, which will be required to be cleared of any obstructions, dead/diseased trees prior to the County taking over maintenance.
4. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3168.

Luke Sutton, P.E.
Union County Engineer