



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

May 4, 2023

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Jerome Village, Jerome Market – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat. We recommend denial of the plat at this time as the requested variance has not been accepted. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. A variance for through lots has been submitted, and as of the time of this letter, has not been approved. Should this variance be approved prior to the LUC meeting, we reserve the right to change our recommendation.
2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction.
3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
4. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
5. Provide a stormwater management report for review.
6. 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