



August 22, 2024

Luke Sutton P.E.  
Assistant Union County Engineer  
233 West 6th Street,  
Marysville, Ohio 43040

Re: Del Web Jerome Horizontal Alignment (centerline radius) Request

Dear Mr. Sutton:

We are requesting variance of the Union County Subdivision Regulations Section 101 Street Design Part H Horizontal Alignment requirements for the Del Web Jerome project located north of Mitchell-Dewitt Road and west of Industrial Parkway. We are requesting a variance to the requirements to match the Township approved Planned Unit Development (PUD) plan. The applicable subdivision regulations are as follows:

**Subdivision Regulations Union County, Ohio Effective November 3, 1997**

**Section 101.H – Horizontal Alignment:**

1. Reduce the centerline radius on the entry road or Street A as shown on the preliminary plat from 300 ft to 200 feet for a collector road.
  - a. The Del Web community guidelines require an unloaded entry road with significant landscaping and open space on either side of the road to provide a unique entry to the development. The design of the entry road generally follows the riparian setback along the west edge of the road which required the 200-foot centerline radius. We would also like to keep the speed limit at 25-mph on this road the same as the local streets. The 200-foot centerline radius meets the 25-mph local street design requirements.
2. Reduce the centerline radius on street H as shown on the preliminary plat from 150 feet to 50 feet.
  - a. The reduction in the centerline on street H is to provide a central landscaping island between the front of the houses along this road. The turning radius of the proposed street H meets the fire truck turning requirements, see attached exhibit, and typical cul-de-sac requirements.

If you have any questions or require any additional information, please contact me at 614-348-0765.

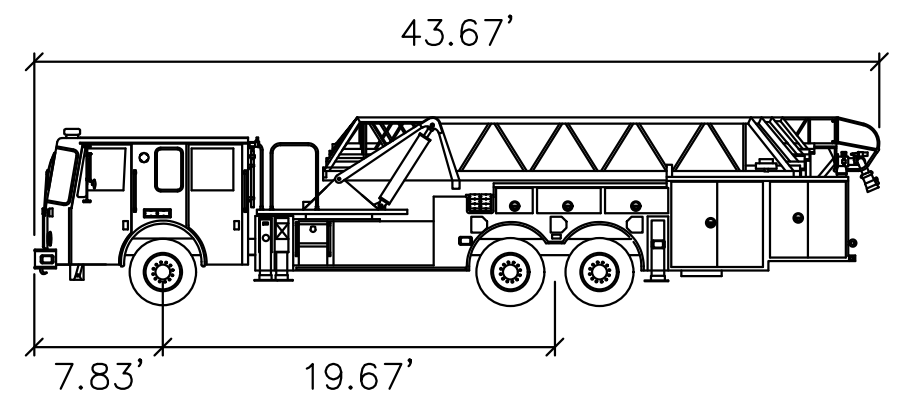
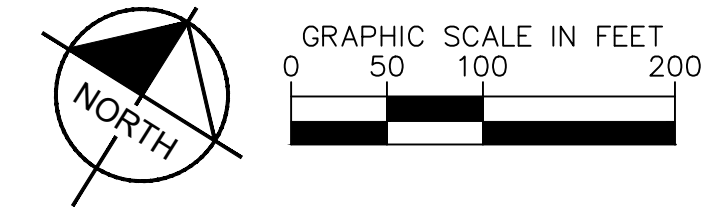
Sincerely,

**Kevin Kershner, P.E.**  
Kimley-Horn and Associates, Inc.  
Phone: 614-472-8963  
Email: Kevin.Kershner@kimley-horn.com

CC: Brad Bodenmiller – Director LUC Regional Planning  
Eric Snowden, Jerome Township Zoning Inspector

Drawing name: C:\Users\GAL~1\OneDrive\AppData\Local\Temp\AcPublish\_9208\2024-0822\_Fire Truck Exhibit.dwg Layout1 (5) Aug 22, 2024, 10:17am by: Coll Hoopner

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Sutphen 2011 Aerial  
Tower (236" Wheel Base)

- Width : 8.33'
- Track : 8.17'
- Lock to Lock Time : 6.0s
- Cramp Angle : 42.0°
- Wall to Wall : 40.25'  
(24" Bumper)

MITCHELL-DEWITT RD

SCALE: AS NOTED

DESIGNED BY:

DRAWN BY: AGH

CHECKED BY: KDK

**Kimley»Horn**

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**FIRE TRUCK  
TURNING EXHIBIT**

**DEL WEBB - JEROME**  
JEROME TOWNSHIP  
UNION COUNTY, OHIO

ORIGINAL ISSUE:  
8/22/2024

KHA PROJECT NO.  
190013029

SHEET NUMBER

**EX-4**

No.	REVISIONS	DATE	BY	APR DATE	APR BY