

Brad Bodenmiller

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Thursday, November 6, 2025 3:00 PM
To: Brad Bodenmiller
Subject: RE: Union County Engineer Comments - November 2025 Plats

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Wednesday, November 5, 2025 9:25 PM
To: Luke Sutton <lsutton@unioncountyohio.gov>
Subject: Union County Engineer Comments - November 2025 Plats

Luke: Would please review and provide responses on the following subdivision plats as soon as you are able? You should be able to copy/paste the body of the email and reply under each of the hollow bullet points.

Glacier Pointe, Section 4, Phase 2 – Final Plat

- Bond **Approved** or **Not Approved** by Commissioners:
 - Approved
- Additional Comments from UCE's Office:
 -

Lake Ravine – Preliminary Plat

- Variances Approved by Commissioners: I have a copy of the Commissioner's Journal of Resolution No. 25-199 to allow a permanent dead end street at Fox Field Path. Was one issued for the right-of-way width or something else beyond the dead end street? I am asking because they neglected to include a dimension on the right-of-way width on the Preliminary Plat.
 - There was no R/W reduction request. Plans show 60' R/W
- Layout/Design of Lots, Streets, and Other Improvements **Approved** or **Not Approved**:
 - No, there is an issue with driveway access spacing, this is not approved. Need 360' ft of spacing from any existing access drive. EMH&T have been notified about this issue.
- Additional Comments from UCE's Office:
 - Title sheet shows the Danhof property as 3.2 acres, but the resulting split results in 2.19 acres.
 - Easements should be labeled
 - Delineation between Larkspur Ln and Finch Hallow should be shown

The Courtyards at White Oaks AKA Ryan Parkway – Preliminary Plat

- Layout/Design of Lots, Streets, and Other Improvements **Approved** or **Not Approved**:
 - Approved
- Additional Comments from UCE's Office:
 -

The Courtyards of Hyland Meadows AKA VN-13, Phase 2 – Final Plat

- Bond **Approved** or **Not Approved** by Commissioners:
 - Approved
- Additional Comments from UCE's Office:
 -

The Reserve at New California – Preliminary Plat Extension

- Additional Comments from UCE's Office:
 - None

The Reserve at New California, Phase 2A – Final Plat

- Bond **Approved** or **Not Approved** by Commissioners:
 - Submitted but not yet approved
- Additional Comments from UCE's Office:
 -

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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