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Richwood Outpost
190 Beatty Avenue
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September 6, 2024

Public Service with integrity

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

Re: Del Webb – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat. We recommend denial of the plat. Items listed below should be addressed prior to approval of the preliminary plat.

1. A variance for 50' R/W is required before approval of the plat.
2. A variance is required for multiple dead end roads on the plat.
3. A variance is required for block lengths below the minimum.
4. Lot 712 does not appear to have any access or R/W frontage. This is required for approval.
5. R/W for the Brock Rd extension should be shown on the plat to Industrial Pkwy.
6. A connection should be made to the stub street in the Curry Farms development to the north.
7. A variance is required for centerline radius reduction.

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