



June 20, 2024

Bradley Bodenmiller
Director
LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347
East Liberty, Ohio 43319

RE: The Shops at Hawk's Landing Preliminary Plat & Plan Submission Comments

Dear Mr. Bodenmiller:

Below are responses to the comments provided for The Shops at Hawk's Landing Preliminary Plan and Plat. Responses are included in blue for each comment:

UNION COUNTY ENGINEER'S OFFICE

1. A variance has been submitted and approved for 50' right-of-way.
MSG Response: Noted
2. Appropriate OEPA/ODNR/ACOE permitting will be required prior to start of construction.
MSG Response: Noted, will provide with Final Engineering.
3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.
MSG Response: Noted
4. Detail flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and finished grade elevations of all building structures.
MSG Response: Noted, will provide with Final Engineering.
5. Provide a stormwater management report for review.
MSG Response: Noted, will provide with Final Engineering.
6. Provide detailed Construction Drawings to private utility providers
MSG Response: Noted, will provide with Final Engineering.
7. The Engineer's Office submitted mark-ups in a separate communication. The Engineer's Office wrote, it is unclear whether the road proposed is private or public. The road design does not match the Office's required standards. Deviating will require a variance.
 - *The RW is over an acre. Disturbance will likely be more than 1 acre.*
MSG Response: The plan note is in error and we anticipate water quality requirements and will provide with Final Engineering.
 - *State variances*
MSG Response: The variance noted in No. 1 above will be added to the Final Engineering Plans and Plat. An additional Variance has been requested to allow for "Through Lots", the request has been provided to the County Engineer's office.
 - *Is the ROW Public or private?*
MSG Response: The ROW will be a Public Right of Way.
 - *Typical Pavement Section does not match UCE standard. Will require variance.*
MSG Response: This is in error and we intend to meet the UCE pavement standard and will provide the proper pavement section detail with the Final Engineering.

UNION COUNTY SOIL & WATER CONSERVATION DISTRICT

1. In an email dated 05-30-24, the District advised it had no comments.

MSG Response: Noted

UNION COUNTY HEALTH DEPARTMENT

1. No comments received as of 06-05-24. Standard comments from the Health Department are below:

MSG Response: Noted

2. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."

MSG Response: Noted, Sewer and Water will be provided by the City of Marysville.

3. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."

MSG Response: N/A

4. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."

MSG Response: N/A

CITY OF MARYSVILLE

The City submitted comments in an email dated 06- 05-24. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)

1. Please provide and label 30' sanitary sewer easement along the north property line

MSG Response: Noted, will provide with Final Engineering.

2. Please relocate the proposed sanitary sewer to the east side of the roadway, with a separate 30' sanitary sewer easement and a separate 10' utility easement for the waterline.

MSG Response: Noted, will provide with Final Engineering.

JEROME TOWNSHIP

No comments received as of 06-05-24.

1. Sheet 1: The Township provided updated language for the Zoning note.

MSG Response: Noted, will work with the township to update the note on Final plan and plat.

2. Sheet 1: The setbacks should be removed because these setbacks vary based on the classification of the road on which each lot fronts. Because these setbacks are in the Zoning Resolution, there is no need to repeat them due to the more complicated interpretation involved.

MSG Response: Noted, we will remove the setback from the final plat.

3. A 60' building setback shall be applied parallel to the right-of-way along the frontage of the site with SR 161/Post Road.

MSG Response: Noted, we will provide in the final plan application.

4. Sheet 1: The building setback along the east front of Lot A should be connected to the building setback on the western side of Lot C via a curve 50' from the point at the corner of the right-of-way.

MSG Response: Noted, we will provide with final plan application.

ODOT DISTRICT 6

1. No comments received as of 06-05-24
MSG Response: Noted

AMERICAN ELECTRIC POWER (AEP)

1. No comments received as of 06-05-24
MSG Response: Noted

LUC REGIONAL PLANNING COMMISSION

1. Please indicate zoning of adjoining properties (§313, 9.).
MSG Response: Noted, will provide with final plan application package.
2. Please provide a name for and add to the road right-of-way (§313, 12.).
MSG Response: Noted, will provide with final plan application package.
3. Please number the lots, rather than labeling them A, B, and C (§313, 15.).
MSG Response: Noted, will provide with final plan application package.
4. There may be a distance missing internally on Lot B. The distance in the southeast corner of Lot B between the corner of the lot and pin set by Mannik Smith Group. Please add if desired (§313, 15.).
MSG Response: Noted, the plat will be reviewed and updated with the final plan application package.
5. It is not clear whether the right-of-way public or private. Whichever type is proposed, the Engineer's Office indicated the street design's course and base do not meet the standards of the Engineer's Office. "Subdivisions which propose the construction of private streets shall comply with all sections of this Article" (§340; §408, 1.).
MSG Response: See response to UCE's comment No.7 above.
6. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval. No such communication has been received from the Engineer's Office (§314, 4.).
MSG Response: Noted, see UCE comments above.
7. Through lots shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors. Through lots are depicted but LUC staff is unaware of any variance granted by the County Commissioners (§413, 4.).
MSG Response: A Variance has been requested to allow for "Through Lots", the request has been provided to the County Engineer's office for review.
8. If a subdivision is located in an area having poor drainage, unacceptable drainage outlets or other adverse physical characteristics, or is located in Brookstone soils, the Regional Planning Commission may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use. An example of what other subdividers have submitted in the past was shared with the applicant's engineer (§416).
MSG Response: Noted, letter is forthcoming.
9. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).
MSG Response: Noted, will provide with Final Engineering, however, the City of Marysville is requested 30' easements for Sewer.
10. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.)
MSG Response: Noted, will provide with final plan application package.
11. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).
MSG Response: Noted.

12. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).

MSG Response: Noted.

13. Approval of any variance, i.e. County Engineer approval, through lots—must take place prior to any action by the Regional Planning Commission (§705).

MSG Response: Noted, a Variance has been requested to allow for “Through Lots”, the request has been provided to the County Engineer’s office for review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy VanTilburg", written in a cursive style.

Randy VanTilburg, PE
Senior Associate