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July 2, 2021

*Public Service with integrity*

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

Re: Village Neighborhood – Section 4, Phase 4  
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on June 22, 2021. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, we have required a performance bond/surety for the outstanding improvements. The performance bond has been received but has not yet been approved by the Board of Commissioners.

We also have the following comments on the final plat:

1. Please indicate the adjoining property owners, specifically to the west of the subject property being platted.
2. The construction drawings indicate an additional drainage easement will be necessary west of lot #907 for pond P-281.

Because the surety has not yet been approved and the above outstanding items, we recommend denial of the plat. Should we obtain approval of the surety by the Board of Commissioners prior to next Thursday's Zoning and Subdivision Committee and Executive Committee meeting as well as clarification of the above technical issues, we reserve the right to change our recommendation.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci, P.E.  
Assistant County Engineer  
Union County Engineer

Cc: Jeremy Burrey, Union Soil and Water Conservation District (via email)