

Brad Bodenmiller

From: Bill Narducci <bnarducci@co.union.oh.us>
Sent: Friday, March 27, 2020 1:01 PM
To: Doug Mitchell
Cc: Beau Michael (b.michael@ure.com); Brad Bodenmiller; Jeremy Burrey; Letitia Rayl; Matt Zarnosky; Seth Korie Slemmons; cmitchell317@yahoo.com
Subject: RE: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Doug,

My apologies, as my explanation below seemed to confuse things. The subdivision plat of the property is not tied to the construction of the improvements. A simpler way to think of the platting process is applying it to residential development. In that instance, an owner purchases a large parcel and subdivides it into numerous lots for future sale to various entities. The plat is essentially the "lot split" that creates the parcels for sale. This specific situation doesn't subdivide parcels in that same sense, but the developer was required to go through the subdivision process due to the nature of the development.

We have a set of construction drawings which we have approved, and that the developer's engineer is modifying to account for the design change and addition of the tile and catch basins along the southern property line of the FedEx parcel. Once we review and approve these modifications, this infrastructure will be required to be constructed per plan. So, while the plat does not require them to build the improvements, they are required to construct the improvements within the plans by our office. We will continue to work with them to ensure that this work is performed as well as all other work shown in the plan. I hope this further clarifies the below and puts you at ease that our office will make sure these improvements are installed. If you have further questions, please feel free to let me know. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
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<http://www.co.union.oh.us/engineer>

From: Doug Mitchell <sdm19sales@gmail.com>
Sent: Thursday, March 26, 2020 2:06 PM
To: Bill Narducci <bnarducci@co.union.oh.us>
Cc: Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Jeremy Burrey <jburrey@co.union.oh.us>; Letitia Rayl <lrail@co.union.oh.us>; Matt Zarnosky <mzarnosky@ure.com>; Seth Korie Slemmons <slemmons.excavating@yahoo.com>; cmitchell317@yahoo.com
Subject: Re: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

To All

Thanks for the detailed note Bill however there are still some unanswered questions and/or concerns.

It was to my understanding that our problem tied into the approval of the FedEx plot but if I'm reading your note correctly that's not the case? There also appears to be no accountability / liability on who's responsible to fix our problem. If I'm missing something please advise.

Our objective is to get our farm tiled in a timely manner and as you know that has not been the case. With that said is there someone or something we can do to get confirmation that this will get fixed? We are not pointing fingers we just need some reassurance that this will get resolved.

I did add my father Carl Mitchell and Slemmons Tiling to this email just to keep them in the loop. Kind regards Doug

On Wed, Mar 25, 2020 at 1:57 PM Bill Narducci <bnarducci@co.union.oh.us> wrote:

Brad/Jeremy,

I've spoken with you both over the past 24 hours and also had a discussion with Doug Mitchell today, who is the son of Carl Mitchell, property owner to the west of this site. Note, I've taken ODOT and the Health Department and City of Marysville off of this correspondence as their involvement is unrelated to this issue.

The timing and approval of the plat is a separate approval from the construction activity on the site. The Subdivision Regulations allow for approval of the plat without the full construction of the improvements, as long as the public portion of the improvements are covered under a bond or other type of surety. As such, the completion of the improvements to remedy the drainage concerns below is not related to the approval of the subdivision plat, and is not something that can prevent approval of the plat.

That being said, we have the same concerns as Jeremy does with the drainage at the southeast corner of the Mitchell property/southwest corner of the FedEx property. We are currently working with the developer and contractor for the FedEx site on finalizing the engineering details to install a tile system along the south side of the FedEx site. This system will connect into the recently upgraded tile system from the Mitchell property and the storm system within the Industrial Parkway Corporate Estates subdivision to provide drainage relief in the area of concern. In addition, there are some adjustments needed to the mounding that surrounds the perimeter of the FedEx site to allow water to freely drain from the Mitchell property onto the FedEx site.

There have been some delays to construct this line which I am looking into, but I have received confirmation from the developer of the site in a call on Monday that they are finalizing this design and plan on working with Slemmons Excavating to install it as soon as they can.

If anyone has any questions regarding the problem, fix or timing, please let me know. Thanks

Bill Narducci, P.E.

Assistant County Engineer

Union County Engineer

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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Wednesday, March 25, 2020 11:34 AM

To: Jeremy Burrey <jburrey@co.union.oh.us>; Bill Narducci <bnarducci@co.union.oh.us>; Letitia Rayl <lrayl@co.union.oh.us>; Jim Cogar (jim.cogar@uchd.net) <jim.cogar@uchd.net>; Jeremy Hoyt <jhoyt@marysvilleohio.org>; thomas.slack@dot.ohio.gov; Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>

Cc: sdm19sales@gmail.com

Subject: RE: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Mr. Burrey,

The Union Co (U) Engineer's Office oversees the Construction Drawing process. I spoke with Bill Narducci this morning and I believe Bill is the best person to contact in the Engineer's Office regarding this matter. I also returned a call to Doug Mitchell (son of Carl Mitchell) and recommended the same.

At this time, the applicant is requesting the Final Plat be tabled at LUC's April meeting.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | [10820 State Route 347 | East Liberty, Ohio 43319](#)

P: (937) 666-3431 | www.lucplanning.com

From: Jeremy Burrey <jburrey@co.union.oh.us>

Sent: Tuesday, March 24, 2020 11:18 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Bill Narducci <bnarducci@co.union.oh.us>; Letitia Rayl <lrayl@co.union.oh.us>; Jim Cogar (jim.cogar@uchd.net) <jim.cogar@uchd.net>; Jeremy Hoyt <jhoyt@marysvilleohio.org>; thomas.slack@dot.ohio.gov; Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>

Cc: sdm19sales@gmail.com

Subject: Re: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Brad,

I have some concerns with the flooding on the Carl Mitchell farm. There is approximately 30 acres of watershed that originally drained through the Fed Ex site. With the pad for the buildings being raised 4 ft. And the basin bank grade elevation being higher than the 30 acres of the Mitchell farm there is only one potential outlet for the water to drain. The water will channelize and run through the neighboring property of Industrial Parkway Estates. Without a proper grade plan and design, the Mitchell farm will flood (see attached photos of the flooding), and hold water unless a sub surface drainage improvement is constructed.

Bill Narducci and Myself have met and worked with Carl Mitchell and the developer's to come up with a solution to allow the water to drain through the Fed Ex site. An agreement was made and all parties involved were contacted about the proposed plan. An agreement was made to follow through with the plan to construct a subsurface drainage improvement to drain the Mitchell farm. Slemmons excavating agreed to do the work for Moultus. Slemmons shot grade and set hubs late December for the Kliengers group to create a plan for them to follow. We have contacted Moultus and Slemmons several times to check on the progress of the project. At this time a plan has not been completed and there is no contract with Moultus and Slemmons to start the project.

Carl Mitchell has invested a considerable amount of dollars into this farm to improve the drainage and the 30 plus acres in the attached photo currently has no outlet. If this issue is not resolved by planting season (End of April). The Mitchell's will not be able to plant these acres and will suffer damages due to lost acres of production.

It is my recommendation to the LUC Board that this issue be resolved before the final plat is approved.

12:48 ↖

📶 LTE 🔋



Plain City
Today 11:06 AM

Edit



12:48 ↵

📶 LTE 🔋



Plain City
Today 11:06 AM

Edit



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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Monday, March 23, 2020 7:23:56 PM

To: Bill Narducci <bnarducci@co.union.oh.us>; Letitia Rayl <lrayl@co.union.oh.us>; Jeremy Burrey <jburrey@co.union.oh.us>; Jim Cogar (jim.cogar@uchd.net) <jim.cogar@uchd.net>; Jeremy Hoyt <jhoyt@marysvilleohio.org>; thomas.slack@dot.ohio.gov <thomas.slack@dot.ohio.gov>; Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>

Subject: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Good afternoon,

I attached a copy of the **Distribution Letter** generated for the **Thomas Duff AKA FedEx Ground Facility – Final Plat**. I've placed hardcopies in the mail, but thought those working remotely might appreciate it via email. This is the only subdivision submittal we received for April. Thank you!

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | [10820 State Route 347 | East Liberty, Ohio 43319](#)

P: (937) 666-3431 | www.lucplanning.com

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Doug Mitchell
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