

September 21, 2023

Bradley Bodenmiller  
LUC Regional Planning Commission  
Box 219  
East Liberty, Ohio 43319

RE: Jerome Village ~ Jerome Professional Park (JPP) – Phase 1 Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Wetzel soil within the development area of the Jerome Professional Park. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soil is in two small areas along the perimeter of the site. Found in the rear of lot 2 on the south side and along Ravenhill Parkway on the north side adjacent to the Pond. This area will be open space and commercial parking lot. Where in developed areas, the development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC  
Sr. Project Director