

324 Co. Rd. 11

Bellefontaine, Ohio 43311-9748

Telephone: (937) 404-3150

www.co.logan.oh.us/454/Soil-Water-Conservation-District

steve.a.searson@oh.nacdn.net

Date

September 3, 2026

Subject

Re: Paradise At The Lake Preliminary Plat Review

Review Comments

The Logan Soil and Water Conservation District has reviewed the proposed preliminary plat and offers the following comments:

Drainage System Maintenance

- Item number 8 on the Title Sheets states that the contractor or developer shall maintain all existing drainage conduits and structures encountered during construction and shall repair or replace damaged pipes.

Most of the existing subsurface drainage system was originally installed in 1916 and consists of 18 to 24 inch clay tile. This system has surpassed its life expectancy and is likely to experience frequent breakdowns. Simply repairing the existing drainage conduits encountered during construction does not seem sufficient and would not provide a reliable long-term solution. There is a high probability that breakdowns could result in large sinkholes and drainage blockages within the development.

The outdated tile system should be replaced during the construction phase with conduits of the same size or larger.

Watershed and Soil Conditions

- This development is located in the center of a 422 acre watershed. It is essential to maintain the integrity of drainage for neighboring properties.

- Soils on approximately 6 acres of the proposed development are mapped as Willette muck. According to the USDA Web Soil Survey, Willette muck is characterized by high organic matter (unstable), is very poorly drained, and is prone to frequent ponding. Construction of any structures on soils mapped as muck is not recommended.

Thank you for your consideration.

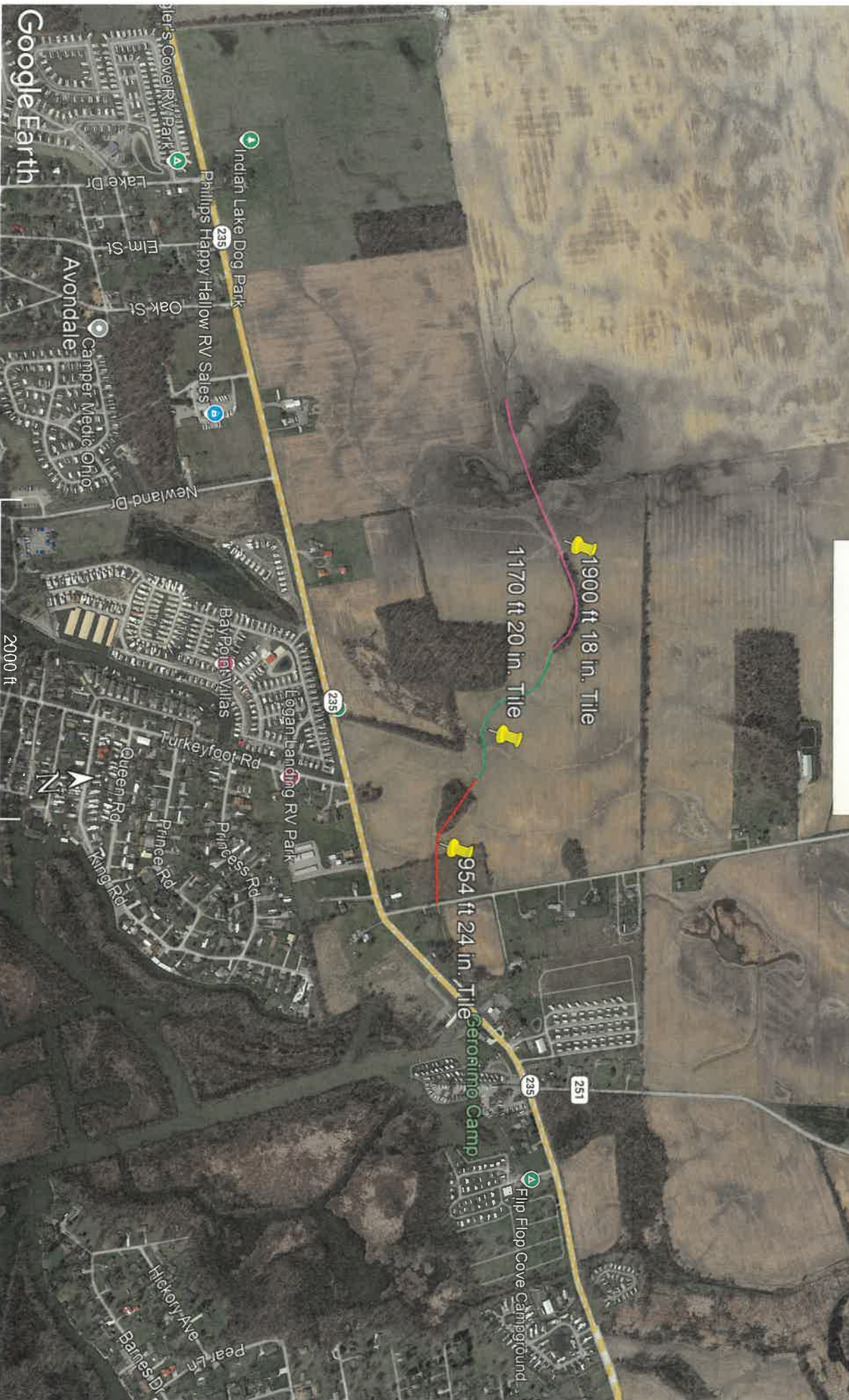
Steve Searson

Logan Soil and Water District

Administrator

See Attached Supporting Documents

Approximate Tile Main



Logan County, Ohio

Wx—Willette muck

Map Unit Setting

National map unit symbol: 5r3x
Elevation: 600 to 1,500 feet
Mean annual precipitation: 27 to 42 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 110 to 180 days
Farmland classification: Farmland of local importance

Map Unit Composition

Willette and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Willette

Setting

Landform: Depressions
Parent material: Organic material over glaciolacustrine deposits

Typical profile

O - 0 to 34 inches: muck
H2 - 34 to 70 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Available water supply, 0 to 60 inches: Very high (about 17.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R111XB001IN - Mineral Muck
Hydric soil rating: Yes

Minor Components

Carlisle

Percent of map unit: 1 percent

Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R111XB003IN - Deep Muck
Hydric soil rating: Yes

Muskego

Percent of map unit: 1 percent
Landform: Lake plains, Flood plains
Ecological site: R111XB003IN - Deep Muck
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Hardin County, Ohio
Survey Area Data: Version 23, Aug 28, 2025

Soil Survey Area: Logan County, Ohio
Survey Area Data: Version 23, Sep 2, 2025