

July 23, 2025

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

RE: Eversole Run Neighborhood, Section 10 (ERN-10) Preliminary Plat

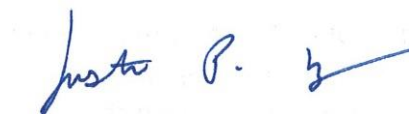
Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Pewamo soil within the development area of ERN-10. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soil is in an area along the north western project perimeter adjacent to Eversole Run with little development activity. This area will be in mostly open space.

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