

June 20, 2023

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

RE: The Courtyards of Hyland Meadows [Jerome Village – Village Neighborhood, Section 13, (VN-13)]
Suitable Soils

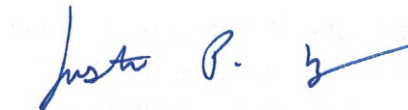
Mr. Bodenmiller,

Terrain Evolution, as the agent for Epcon Communities, acknowledges the existence of Pewamo soils within the development area of the Courtyards of Hyland Meadows. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are mostly along the west perimeter, lower lying area within an open farm field and treeline. This area will be in the rear of lots. The development will install storm sewer drainage system to provide adequate drainage to these areas.

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. 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