



June 20, 2024

Bradley Bodenmiller
Director
LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347
East Liberty, Ohio 43319

RE: Shops at Hawks Landing – Soils Condition

Dear Mr. Bodenmiller:

MSG, as the agent for HFPL Dublin, LLC., acknowledges the existence of Brookston soils within the development area of The Shops at Hawks Landing. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are located on the northwest, southeast and extreme southwest corners of the project area. These areas are primarily proposed to be open space in the setback area or parking lots for future lots of the development. Where in developed areas, the development will install a storm sewer drainage system to provide adequate drainage to the area being served.

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 commercial development. Providing adequate drainage systems to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system will be designed to convey all surface runoff from the proposed infrastructure to storm water management system(s). The future individual lots will be required to construct a storm sewer drainage system and storm management serving those developments. All subsurface tiles encountered during the construction of the development and any future lots shall be connected to aforementioned storm sewers as to promote an adequate drainage system.

If you have any issues accessing the files or have any questions about the project, please don't hesitate to contact me at 614-441-4222 ext 1204 or email me at rvantilburg@manniksmithgroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy VanTilburg", is written over a light blue horizontal line.

Randy VanTilburg, PE
Senior Associate