

April 2, 2025

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

Re: Avondale Preliminary Plat – Soils

Mr. Bodenmiller,

I am working with the developer and Kimley Horn on the approval of the Avondale preliminary plat. We are in receipt of the comments from the LUC staff regarding the possible presence of Algiers or Sloan soils on the site. These soil notations were included on the Existing Conditions page of the preliminary plat in the southeastern corner of the site along Robinson Run. These soil types were pulled from the Web Soil Survey, which documents areas that could possibly have these soils types, which are commonly found within areas with poor drainage and/or in drainage courses.

In this case, we had soil borings completed by Smart Services in these defined areas (specifically lots 3, 4, 5, and 6), which did not find these soil types. These findings were shared with the Union County Health Department as part of their review of the project, which received approval on 3/19/2025.

Below is a short summary of the findings that was emailed to me from Mitchel Strain, PWS, CPSS, CPSC, Director of Environmental Services, Smart Services.

*Email dated 3/24/25 from Mitchel Strain to Bart Barok:*

*I am following up on the soil evaluation and feasibility report that I completed, dated January 23, 2025, for the Avondale project with several lots (No's. 3,4, 5 and 6) mapped with the Algiers and Sloan soil series by the Union County Soil Survey. The typical pedon description for these series is soils formed in recent alluvium on floodplains and have a weakly developed subsoil or B-Horizon. The field investigation I completed did not identify the Algiers or Sloan soil series. The soils I identified and described on the referenced lots had a stronger developed B-Horizon, indicating they were not formed in recent alluvium with no evidence of recent flooding. The Blount series would more*

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*accurately reflect the series I identified. In addition, my conclusion is further supported by the FEMA mapping which does not have the referenced Lots in a flood hazard zone.*

*It should also be noted that any county soil survey should not be used for site specific development and should only be used as a general planning tool because of the accuracy and map unit size, typically five (5) acres and greater, can provide misleading or inaccurate information.*

*Lastly, as stated in January 23, 2025 report: "The parcels have sufficient areas for HSTS. The specific HSTS has not been determined but could include drip, conventional, conventional with raised bed or engineered mound. Copies of this letter, soil profile description, and aerial mapping should be submitted to the Union County Health Department (UCHD) for their approval."*

*Mitchel Strain*

We would gladly make the full 66-page Smart Services report available to the LUC staff or Union County Engineer. In addition, after the lots are constructed, each home builder will be required to submit detailed plans for the water and septic systems that will be reviewed by the Union County Health Department.

Mitchel is available to discuss this in further detail and I would be happy to schedule a call, if needed.

Thanks,



Bart A. Barok  
Sox Real Estate