



MEMORANDUM

To: Bart Barok, SOX Real Estate, LLC.
From: Nick Stauffenger, P.E., Kimley-Horn and Associates, Inc.
Date: February 20, 2025
Subject: Avondale Engineering Feasibility Summary

Kimley-Horn has reviewed the utility availability for the proposed 67.88 acre +/- residential development north of Wycliffe Drive, east of the Big Darby Creek, and west of OH-736 and Robinson Run in Union County, Jerome and Darby Townships. The utility availability is based on existing records review, available online information, and discussions with utility providers. The following is a summary of the utilities for the proposed Avondale project.

Sanitary Sewer

- The site does not have City of Marysville sanitary sewer capabilities. The proposed development will utilize individual household sewage systems.

Water Service

- The site does not have City of Marysville water capabilities. The proposed development will utilize well water.

Storm Sewer Management

- The project drainage outlets to Robinson Run which is part of the Big Darby Watershed and flows from north to south.
- The proposed use for the development will decrease the curve number as the use is changing from agricultural to estate lots. Stormwater detention will not be provided for the proposed development.
- The project will be utilizing the roadside ditch fore slope and area to provide water quality for the site.

Electric

- The project site is located within the Union Rural Electric (URE) service area.

Natural Gas

- The project site is located within the Columbia Gas of Ohio service area.

Phone

- The project site is located within the Spectrum service area.

Cable TV, Internet

- The project site is located within the Spectrum and Frontier service areas.