

Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 fax 740-833-2259
www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

August 29, 2016

Bob Sochor - RJSOCHOR@gmail.com
Joe Clase - joe@plan4land.net

Re: **Concord Hills (16-15-S) – Concord Township – 15 lots / 34.094 acres**

On August 11, 2016 the Regional Planning Commission staff conducted a sketch plan/site review of the above referenced site. Following is a list of areas reviewed during the site visit. These comments should be addressed if you intend to submit a Preliminary Plan application.

Does the proposal appear to conform to the local zoning code?

Proposed lot sizes appear to correspond to local zoning. Clarify any zoning-related issues with Concord Township regarding frontage, setbacks, and lot dimensions.

Does the proposed development conform with the local comprehensive plan?

Comp Plan recommends residential uses at similar densities.

Are there any known archeological, historical or natural resources on this site that could effect this development?

See any comments from the County Engineer regarding stormwater management and the typical DESC permit requirements. As with any site, stormwater needs to be studied as this site likely carries off-site water through it. The delineated stream may need a drainage easement which might impact the developable areas of the lots.

Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?

No.

Is the road configuration and lot layout appropriate for the site?

Generally, yes. If the County Engineer accepts a single connection point, the RPC will likely agree, but during Subdivision review, there may be a discussion of pedestrian or other access easements to Merchant Road.

(If a Common Access Driveway is proposed) Is this an appropriate use of a Common Access Driveway?

Not sure if the “final” layout envisioned a Common Access Driveway. Staff would support ending the subdivision in a cul-de-sac without the extension of a CAD off the end of the cul-de-sac unless a unique environmental feature justified a CAD.

Does the proposed development advance the local health, safety and welfare?

Potentially, if the township can provide appropriate emergency services based on the proposed design. Continue to work with the Concord Township Fire Department.

Other comments:

Please ensure that the Health District will approve on-site treatment.

Since there is discussion regarding review of setbacks through the township BZA: if development could occur without such approvals, the Preliminary Subdivision could be filed prior to BZA approval. If BZA approval is a key item required to make these lots buildable or marketable, staff recommends seeking BZA approval prior to the filing of the Preliminary Plan.

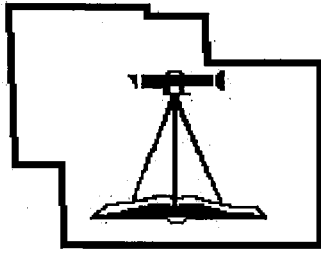
Please see the attached reports from other agencies and note the following quote from Section 101.06 of the DCRPC Subdivision Regulations: "**Coordination and Compatibility.** *The subdivider is responsible to ensure proposals comply with applicable federal, state, Commission, county, township, and district regulations policies and practices involving subdivision, health, environment, floodplain, storm water, wetland, erosion and sedimentation control, zoning, access management, or other issues.*"

If you wish to proceed with the subdivision, you will need to work closely with the Delaware General Health District if applicable (740-368-1700) and the Soil and Water Conservation District (740-368-1921). The County Engineer's office (740-833-2400) should be consulted directly for road design specifications. If you have any other questions regarding the subdivision procedures feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sanders", with a long horizontal flourish extending to the right.

Scott B. Sanders, AICP



Delaware County Engineer's Office

Chris Bauserman, P.E., P.S.
County Engineer

Robert M. Riley, P.E.
Chief Deputy Engineer

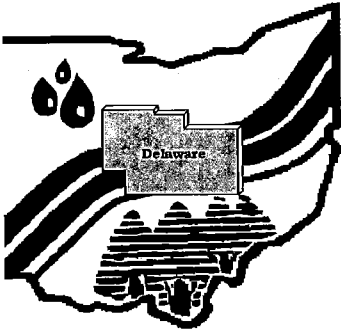
August 11, 2016

COUGHLIN PROPERTY – CONCORD TOWNSHIP

SITE REVIEW COMMENTS

1. Road widening and ditch relocation is required as per DCED-R2130. Note Merchant Road is shown with a 16-foot width and Concord Road is shown with an 18-foot width. (See comment 10 below)
2. Entrance Streets need to be provided with a width of 36-foot that will provide 100-foot of left turn storage and a 50-foot divergent taper. Entrance Street can then be tapered to the normal width as per a 30 mph design.
3. Please, determine by Township approval if the road shall be a ditch type road or a curb and gutter street. If the roads are to be a ditch type road then radius returns must have a 35-foot radius.
4. Provide evidence of adequate intersection sight distance for all entrance streets.
5. There are three major water ways that flow through this site. The main branch is in the east portion of the property which is tributary to 3,700-acres of run off (Branch of Eversole Run). The northern tributary area is approximately 170-acres of runoff and the southern tributary area is approximately 110-acres of runoff. Provisions for these waterway must be included in the design.
6. Please, ensure the Township Fire Department approves the radius of the proposed cul-de-sac.
7. There is a culvert located on Merchant Road located 1,000 feet east of the intersection with Concord Road (property frontage). Verify this culvert can be used as an adequate outlet.
8. There is a bridge with guardrail located on Merchant Road 1,713-feet east of the intersection with Concord Road (property frontage).
9. There is a culvert on Concord Road located 298-feet north of the intersection with Merchant Road (property frontage). Verify this culvert can be used as an adequate outlet.
10. In a subsequent meeting with the developer and his engineer, it was agreed that Concord Road would be widened such that it would have a 12', northbound lane plus a 2' paved berm and ditch setback along the property's frontage. The developer was going to approach the Township to see if they would accept a contribution for widening the pavement along Merchant Road in a similar manner, if the development limited the access to Merchant Road to Emergency Only. At a minimum, the amount of the contribution would be equal to the amount it would cost the developer to widen Merchant Road.

50 Channing Street, Delaware, Ohio 43015
(740) 833-2400 – Fax 833-2399
E-Mail: delcoeng@co.delaware.oh.us



Delaware Soil and Water Conservation District

557-A Sunbury Rd. (Rt. 36-37 E.) Delaware, Ohio 43015

Phone: (740)-362-4011, 368-1921 or 368-1920

Fax: (740)-369-8321 Email: dswcd@delawareswcd.org

Land Use Treatment Site Plan Review

Subdivision Name :Concord Hills

Applicant: Plat No .16/15 /S

TownshipConcord Twp..

Review Date :08/11/2016

Review By: Milton Link
Drainage Maintenance /
Urban Resource Program Coordinator

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Del. Co. Regional
Planning Commission

A technical site review of this proposed subdivision has been made by the above named representative of the Delaware Soil and Water Conservation District (SWCD) at the request of the Delaware County Regional Planning Commission. A review of design calculations and construction specifications has not been made. Soils information was taken from the Delaware County Soil Survey and the United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Field Office Technical Guide.

A soils map showing the dominant soil type(s) at the site, and the associated factors that influence building site development are attached. Site specific remarks are also included if appropriate.

DELAWARE SOIL AND WATER CONSERVATION DISTRICT
Subdivision Review Checklist and Comments Page

- Need to identify adequate subsurface drainage outlet for curtain drain and basement and/or perimeter drains.
- Off-site easement to an adequate outlet for subsurface drain(s) may be needed.
- On-site easement for existing subsurface and/or surface drains needed.
- Repair or replace existing sub-surface drain tile. Damage evident.
- Poor drainage on site. Ponding evident. Stormwater management needed.
- Erosion potential due to topography and soil type. Use best management practices for erosion and sediment control.
- Stormwater and sediment control plan needed. Construction sites of one acres or more are required to have a NPDES permit from the Ohio EPA and Delaware County Engineer.
- Environmentally sensitive area on site. Protect existing vegetation on steep slopes and/or preserve vegetative buffer along streams, rivers and other drainage courses.
- Driveway or street may cross existing drainage course. Properly sized culvert or bridge crossing needed.
- All storm water drainage will go on Ditch Maintenance.
- All Plans and Plats should have the following statement - *Put the following on plan: BE ADVISED: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.*

NOTES: _____

Sanders, Scott

From: Jones, Michael
Sent: Friday, August 12, 2016 10:08 AM
To: Sanders, Scott
Cc: Thiel, Kelly
Subject: Site Review 8-11-2016

Scott,

The Sanitary Engineer's Office has the following comments from site review:

16-14-S KSM on 521: Please provide sanitary easements adjacent to the right of way of State Route 521.

16-15-S Concord Hills: Please provide sanitary easements adjacent to the right of way for Concord Rd, Merchant Rd, and the proposed street within the development.

Please let me know if you have any questions.

Thank you,

Michael Jones
Staff Engineer 1
Delaware County Regional Sewer District
50 Channing St, Delaware, OH 43015
(740) 833-2240