

17-0004-579

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April 28, 2017

Del. Co. Regional
Planning Commission

Mr. Scott Sanders, AICP
Executive Director
Delaware County Regional Planning Commission
109 N. Sandusky Street
Delaware, Ohio 43015

Re: Berlin Manor – RPC # 08-17
Revised Preliminary Plan Submittal

Dear Scott,

Based on the comments we received at the April 18, 2017 meeting of the Technical Review Committee, we offer the following responses:

Delaware County Regional Planning Commission

I. The Preliminary Plan Application shall include:

- g) Copy of approved development plan with zoning official signature for all PUDs
-Copy of approved zoning text & development plan will be provided following the Berlin Township Trustees hearing/approval on May 22, 2017

II. The Preliminary Plan Document shall include:

B. Natural and Man-Made Features:

- a) Street names;
-Street names have been added to the plan
c) Extent of grading/clearing limits;
-Added to grading plan sheets
m) Preliminary report of Waters of the United States;
-Included herewith on CD

Additional Comments:

- Since the Development Plan was reviewed by RPC during the rezoning phase, the number of lots has increased;
-Township BZC is aware of increase and approved the project as shown. Trustees will hear project on 5/22.
- RPC# is 07-17
-RPC number added to plan

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Delaware County Engineer's Office

1. Preliminary and Final engineering plans shall be designed in accordance with the County's Design, Construction and Surveying Standards Manual.
-Understood.
2. A DESC Permit will be required for this project. Please contact Kurt Simmons at 740-833-2434.
-Understood.
3. Contact Milt Link or Matt Lanum at Delaware County Soil and Water Conservation District to determine if a drainage easement is required for this subdivision. Milt or Matt can be reached at 740-368-1921.
-We will discuss this matter with DS&WCD staff.
4. Provide digital copies of the TIS and Storm Water Report for review and approval.
-A digital copy of the Stormwater Report was provided to DCEO at the Tech Review meeting on 4/18. This project does not currently have a TIS to provide. Any improvements to Cheshire Road are being contemplated in a TIS prepared for the Homewood project on the south side of Cheshire Road, across from Berlin Manor entrance.
5. The paper copy of the pre-development tributary map that was provided was difficult to read. The line weights of the boundaries and hydraulic paths were not distinguishable from other line work. Please, use a heavier line weight for the drainage boundary and the hydraulic path.
-The requested line weight changes were made and revised full-size paper copies were provided to DCEO on 4/19.
6. Provide evidence that the pond located on the People's Property (east of this development) will not be negatively impacted by the proposed storm water diversion away from their property.
-We will evaluate the potential impact to the stated pond; however, it should be noted that the residents along that property line had indicated to our client that they would prefer to have the runoff in that area diverted as they have water issues currently.
7. As discussed, an analysis of the offsite pond is required to ensure it is safe and can accept the additional volume of runoff heading towards it. Geotechnical research is required.
-Will be considered and addressed with final engineering design.
1. Intersection Sight Distance (ISD) is a sight distance that is used for intersection performance for Level of Service. Decision Sight Distance (DSD) is a sight distance that is based upon Stopping Sight Distance (SSD). Stopping Sight Distance (SSD) is always required where DSD and ISD are not required (except by different government agencies). Provide Stopping Sight Distance correctly on the Sight Distance Exhibit (page 7 of the Preliminary Engineering Plan). Please, be reminded that Stopping Sight Distance is for the traveling vehicle to see the object, react, and decelerate at the prescribed rate. The two foot object should be in the respective lanes at the intersection.
-We will address with Preliminary and Final Engineering plans.

Delaware Soil & Water Conservation District

- Will review at the same time as the County Engineer's review
-Understood
- All storm drain infrastructure will go on drainage maintenance.
-Understood
- McKenzie Ditch will need some improvements
-We will work with DS&WCD to identify and detail the necessary work on the final engineering plans
- 30' tree preservation zone will not work with the McKenzie Ditch
-Language for the preservation zone will permit work for drainage improvements/maintenance

Delaware County Code Compliance

1. For final engineering -- The finish grade elevations shall be set at an elevation that will provide proper drainage of surface water away from foundation walls. The grade shall fall a minimum of 6" within the first 10' (beyond foundation). If any lots allow for walk out basements, the grading plan shall indicate the elevations for the lower levels.
-Understood
2. All footings shall be founded in natural, stable soils.
-Understood

Delaware County Regional Sewer District

Items which may be addressed during final engineering

- A bypass pumping plan should be included in the sanitary plans describing the process for maintaining flow in the existing sewer during manhole and lateral construction.
-Bypass pumping plan will be provided.
- Manholes should be located 10 feet from any storm sewer or structure and 5 feet off the right of way.
-Manholes will be located accordingly.
- Please include a profile view of the proposed mounding within sanitary easements.
-Profile along sewer that is under mounding will be provided with mounding indicated.

Del-Co Water Company

Other Comments:

1. Change the line size along Berlin Manor Drive and "Street B" to reflect the required 12" waterline as shown on the attached map. Del-Co Water reserves the right to adjust the line sizes as needed.
-12" water main has been provided along the route requested.

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ENGINEERS SURVEYORS

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One final item of note, we added a 60' wide access easement across lots 39 and 40 to provide access to lot 41 from Delamere Court.

With this submittal we are providing the following:

- 1 – 8 Revised Preliminary Plan, Full Size
- 10 – 8 Revised Preliminary Plan, 11x17, Folded
- 1 – CD with Preliminary Waters of the US Report

Should you have questions or require additional information, do not hesitate to contact our office. It is our understanding that this project will appear before the Delaware County Regional Planning Commission on May 25th for consideration.

Sincerely,
ADVANCED CIVIL DESIGN

David D. Denniston, P.E.
Senior Project Manager

Cc: John Wicks, RPDD

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