

**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

Preliminary Plan Checklist

Subdivision Regulations, Section 204.02

*Make noted revisions and return **ten (10) 11" x 17" copies and one (1) full-size copy** to the Delaware County Regional Planning Commission office by 12:00 noon on Monday, April 24, 2017. Please submit an additional copy of the plan to each of the Technical Review Committee. The RPC meeting will be held at the **County Commissioners' Meeting Room** at 101 N. Sandusky St. on Thursday, April 27, 2017 at 6:30 p.m.*

Applicant: RPDD, John Wicks
RPC Number: 08-17
Hearing Date: April 27, 2017
Consultant: Advanced Civil Design, David Denniston

Legend:
X = OK
N/A = Not Applicable
I = Incomplete

SUBDIVISION NAME: Berlin Manor

I. The Preliminary Plan Application shall include:

- X a) Completed and signed application form and fee;
- X b) Thirteen (13) copies of the Preliminary Plan;
- X c) One (1) reduced copy of the Preliminary Plan no larger than 11" x 17";
- X d) Thirteen (13) copies of composite utilities plan and grading plans, each folded, and any other preliminary engineering components or items;
- X e) Documentation of receipt of Preliminary Improvement plans by County Engineer and/or County Sanitary Engineer, as applicable;
- X f) One (1) Preliminary Plan in digital format (.DXF, .DWG, .MXD, or .SHP);
- I g) Copy of approved development plan with zoning official signature for all PUDs;
- X h) RPC sketch plan number, if applicable.
- N/A i) Common Access Driveway (CAD) plans, if applicable (Section 306).

II. The Preliminary Plan Document shall include:

A. General:

- X a) Name of the Subdivision with boundaries showing bearings, distances, and acreage;
- X b) Location map, showing nearest road intersection;
- X c) North point, bar scale, and legend;
- X d) Lots, with distances to the nearest foot;
- X e) Boundaries between plats, if multi-phase platting is requested;
- X f) Zoning district with all setbacks shown within each proposed lot;
- X g) Names, addresses, and phone numbers of subdivider and consultant;
- X h) Development density and gross density.

B. Natural and Man-Made Features:

- I a) Street names;
- N/A b) Topographic contours at 1' interval for areas proposed to be developed utilizing an on-site sewage treatment system;
- I c) Extent of grading/clearing limits;
- X d) Woods, watercourses, drainage patterns, ponding areas including off-site watersheds affected by improvements within the development;

Ballard lots fulfilling access internally?

Preliminary Plan Check List, continued

Per Section 204.02

- e) The 100-year floodplain of any 2009 FEMA NFIP watercourse and base flood elevations;
- f) Soils information, derived from Delaware County USDA Soil Survey;
- g) Existing building, well, and household sewage treatment system locations;
- h) Utility, access, street, railroad, or other easements and rights-of-way;
- i) Storm sewers, drainage structures, culverts, field tiles, utilities;
- N/A j) Known cemeteries, historical, or archeological sites;
- k) Finished grade elevations for the building envelope;
- l) Adjoining parcel lines within 50' of the tract and roads within 200' of the tract boundaries;
- m) Preliminary report of Waters of the United States.

C. Proposed Features:

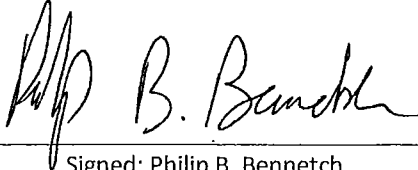
- a) Street and/or CAD locations and centerline alignment;
- b) Lots and reserves with use and purpose;
- c) Park land, open space, school land, or community service lands;
- d) Location of storm water improvements and routing paths;
- e) Location of sanitary sewers or household sewage treatment systems;
- f) Waterline or well locations;
- g) Potential street connections for adjacent land to accommodate existing and future development;
- h) Proposed building envelopes.

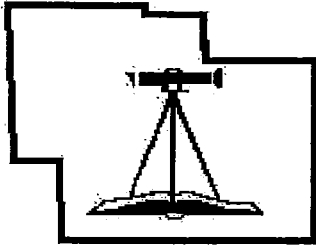
D. Additional Items (May not apply to all projects):

- a) Screening, buffering and/or noise abatement measures;
- N/A b) Location and results of soil borings or test pits with DGHD staff-level recommendation for household sewage treatment systems, where applicable;
- N/A c) Plat restrictions or private covenants;
- N/A d) Land reserved for public or common use with consideration for access;
- N/A e) Traffic control or other public safety or access management measures; traffic-calming devices on streets anticipated to carry more than 1500 vehicle trips per day;
- f) Conservation, watercourse, no-build, forest, or other easement or reserve;
- g) Sidewalks or bike/pedestrian paths shall be required on one side of any street, except in the case of a CAD;
- i) Other information, studies, items, or provisions deemed necessary or prudent to create buildable sites or promote the public health, safety, and welfare.
- N/A h) For CAD Subdivision, a rendering of the identification signage;

Additional Comments:

- Since the Development Plan was reviewed by RPC during the rezoning phase, the number of lots has increased;
- Berlin Manor Drive and Street B intersect twice. Consider a new name starting at Street D;
- RPC# is 08-17.


Signed: Philip B. Bennetch



Delaware County Engineer's Office

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

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

April 18, 2017

Berlin Manor

Tech Review Comments

1. Preliminary and Final engineering plans shall be designed in accordance with the County's Design, Construction and Surveying Standards Manual.
2. A DESC Permit may be required for this project. Please contact Kurt Simmons at 740-833-2434.
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.
4. Provide digital copies of the TIS and Storm Water Report for review and approval.
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.
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.
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.
8. 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.
9. Please coordinate the left turn lane design and construction with the adjacent development.

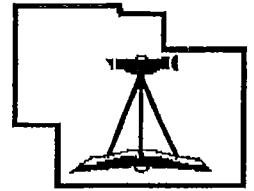
50 Channing Street, Delaware, Ohio 43015
(740) 833-2400 – Fax 833-2399
E-Mail: delcoeng@co.delaware.oh.us



Delaware Soil & Water
Conservation District

Delaware County Drainage Maintenance Program

557-A Sunbury Rd.
Delaware, OH 43015



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

April 14, 2017

Technical Review

08-17 Berlin Manor

- Will review at same time as the County Engineers Review.
- All storm drain infrastructure will go on drainage maintenance.
- McKenzie ditch will need some improvements.
- 30' tree preservation zone will not work with the McKenzie ditch

09-17 Howard Farms

- Will review at same time as the County Engineers Review.
- All storm drain infrastructure will go on drainage maintenance.
- On note "C" and "F", open ditch and wetland will go on drainage maintenance.

010-17 River-by Estates Ph 5

- Will review at same time as the County Engineers Review.
- All storm drain infrastructure will go on drainage maintenance.
- The existing River-by 2-3-4 is currently on drainage maintenance, phase 5 will need to be placed on it as well.
- Will the flood route from lot 1+2 still go across lot 1042?
- A drainage easement will be needed across lot 1 over the storm lines and flood route or will the flood route be cut off and rerouted west.

Sincerely,

A handwritten signature in cursive script that reads "Milt Link".

Milt Link
Drainage Maintenance Coordinator
Urban Resource Conservationist
DELAWARE SOIL & WATER
CONSERVATION DISTRICT



Delaware County

CODE COMPLIANCE

Building Regulations

Floodplain Regulations

Zoning Regulations

**Delaware County Regional Planning Commission
Technical Review Committee
April 18, 2017 Agenda**

08 – 17 Berlin Manor

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.
2. All footings shall be founded in natural, stable soils.

09 – 17 Howard Farms

1. Elevation contours shall be labeled with the appropriate elevation.

10 – 17 Riverby Estates, Section 5

1. Floodplain – The map number and map date are incorrect. The correct map number is 39041C0118K. The correct map date is April 16, 2009.
2. 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 you have any questions or comments, please contact Fred Fowler at 740-833-2201 or ffowler@co.delaware.oh.us.



DELAWARE COUNTY REGIONAL SEWER DISTRICT

MICHAEL A. FROMMER, P.E., EXECUTIVE DIRECTOR
TIFFANY M. MAAG, P.E., DEPUTY DIRECTOR

April 14, 2017

Listed below are the Delaware County Regional Sewer District Comments for the **April 18th Tech Review** meeting. These comments are preliminary in nature and are provided to inform the developer and/or engineer of foreseen design concerns. During detailed plan review, additional design concerns may be determined.

Berlin Manor

Items To Be Addressed Prior To RPC Meeting

- All items may be addressed during final engineering review.

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.
- Manholes should be located 10 feet from any storm sewer or structure and 5 feet off the right of way.
- Please include a profile view of the proposed mounding within sanitary easements.

Our office may make additional comments upon receipt of any future submittals. I can be reached at (740) 833-2240 if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Thiel".

Kelly Thiel
Delaware County Regional Sewer District

DELCO

W A T E R C O M P A N Y

Re: Berlin Manor

Mtg. Date: April 18, 2017

By: Real Property Design and Development
Advanced Civil Design

Subject: Technical Review Meeting
Del-Co Water Comments

Copy: Delaware Regional Planning
Commission

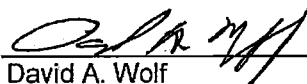
Requirements for Subdivision Approval:

1. Provide two copies of the detailed engineering drawings, plus a CD (PDF) for review and approval.
2. Provide one copy of the sanitary plans.
3. Provide one preliminary copy of the final plat.
4. **Construction cannot begin until Del-Co Water has received Ohio EPA approval. It is the developer's responsibility to make the required submittals and obtain Ohio EPA approval.**
5. Sign the Del-Co Water Subdivider's Agreement.
6. Obtain fire department approval of fire hydrant locations if the project is located in Concord, Liberty, Genoa, Berkshire, Delaware, Scioto, Trenton, or Orange Townships, and in Powell or the Villages of Sunbury and Galena.
7. The project must achieve final acceptance before Del-Co will accept payment of tap fees.
8. Contact Del-Co Water for information on construction standards, details and fees.
9. Current review times are approximately 2 weeks. Please allow that time in your scheduling.

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.

Signed: _____



David A. Wolf
Engineering Supervisor

