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 27, 2018

Mike Williamson – mwilliamson@terrainevolution.com

Re: **Goldwell Neighborhood (18-14-S) – Berkshire Township – 119 lots / 44.9 acres**

Mr. Williamson,

On August 16, 2018 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. Continue to work with Berkshire Township regarding frontage and lot size requirements.

Does the proposed development conform with the local comprehensive plan?
No; the proposal is a higher density than the Comp Plan recommendation for the Sub Area. However, staff is considering the project as part of the overall Northstar area.

Are there any known archeological, historical or natural resources on this site that could effect this development?
Natural resources include a few wetlands and several drainage courses.

Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?
Yes: vehicular connection to Orbit Glen Drive, and the continuation of multi-use trail connection north from Wilson Rd to the "future multi-purpose park" would be ideal. The name of the existing road stub (Orbit Glen) will need to match the ultimate name for the adjacent road.

Is the road configuration and lot layout appropriate for the site?
Generally, yes. Although ensure that no two streets with the same name intersect twice.

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

Does the proposed development advance the local health, safety and welfare?
Potentially, assuming local fire services approve the access, geometry of roads, placement of hydrants, etc.

Other comments:

The Final Development Plan needs to be amended and approved through Berkshire Township.

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,

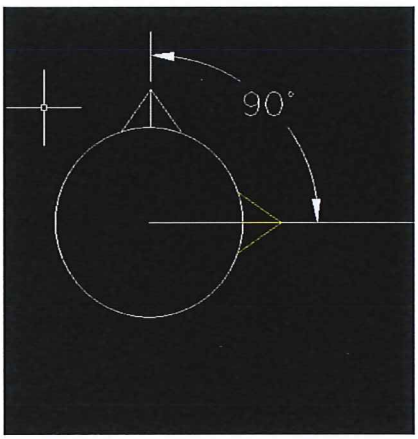
Scott B. Sanders, AICP

Philip B. Bennetch

Goldwell Neighborhood

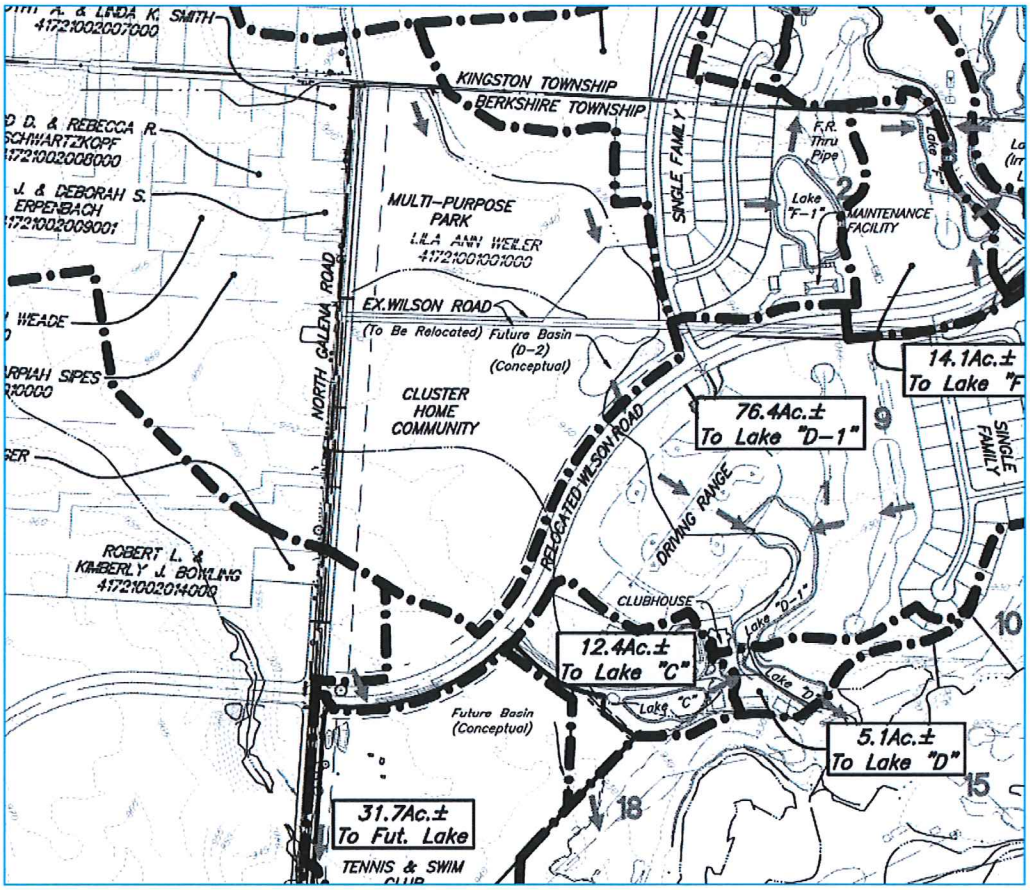
1. Goldwell Drive has an eyebrow. Road Structures with Eyebrows are not permitted as per Article VI, Section 601, Part C2jj. Provide an alternate design.
2. The Centerline radius of Goldwell Drive at the eyebrow is only 178-feet where 250 is required for level terrain. Please, provide an alternate design.
3. The main entrance street (Goldwell Drive) is located on the inside of the apex of a horizontal curve with mounding looking right (west) for departing traffic. Please, ensure the intersection has proper sight distance with respect to the mounding. In addition determine if the angle of sight is such that it does not exceed 90^0 from the forward position.

Figure 1



4. Devon Drive needs to be constructed as a loop street because of the substandard centerline radius at Lot 85 and 86.
5. Devon Drive centerline radius or centerline deflection at Lot 65 and 66 is not permitted. Provide an alternate design (i.e. 250-feet).
6. Provide detention and outlets as per EMHT Master Drainage Plan (see attached clip from SWM).
7. The centerline radius of Goldwell Drive at Lot 52 and 53 appears to be substandard for level terrain (175-feet). Provide an alternate design (i.e. 250-feet).
8. The County is researching the vacation of the abandoned section of Wilson Road.
9. Basin D-2 will need to be constructed as per the Master Drainage Plan by EMHT with the first section.
10. Basin D-2 must have 4:1 foreslope above and below the water surface.
11. What is the planned depth of Basin D-2?
12. Please, note that the Storm Water Management Report by EMHT shows approximately 200-acres of flow go to Basin D-2 according to EMHT SWM. Provisions will need to be made to facilitate this flow in accordance to the Storm Water Department.
13. The centerline radii of Greenburst and Landrace are substandard. Provide an alternate design (i.e. 250-feet).
14. The connecting road (to Wilson) that serves Goldwell Drive to the east will need to be constructed for a secondary access for 119 lots.

Figure 2


KINGSTON TOWNSHIP
BERKSHIRE TOWNSHIP
MULTI-PURPOSE PARK
LILA ANN WEILER
41721001001000
EX. WILSON ROAD
(To Be Relocated) Future Basin (D-2) (Conceptual)
CLUSTER HOME COMMUNITY
NORTH GALENA ROAD
RELOCATED WILSON ROAD
SINGLE FAMILY
F.R. Thru Pipe
Lake "F-1"
MAINTENANCE FACILITY
14.1Ac.± To Lake "F
76.4Ac.± To Lake "D-1"
DRIVING RANGE
CLUBHOUSE
Lake "D-1"
12.4Ac.± To Lake "C"
Lake "C"
Lake "D"
Future Basin (Conceptual)
5.1Ac.± To Lake "D"
31.7Ac.± To Fut. Lake
TENNIS & SWIM
ROBERT L. & KIMBERLY J. BOWLING
41721002014000

Delaware County Engineer

Chris Bauserman, P.E., P.S.

08/16/18

Site Review Comments
Drainage Maintenance & DESC Permit

Northstar Goldwell Neighborhood

1-Offsite drainage co-mingling with onsite drainage will require treatment of Water Quality Volume per OEPA Construction Permit.

2- All drainage infrastructure will go on County Drainage Maintenance Program.

2-A General DESC permit will be required for this project.

3- A Jurisdictional Waters Delineation Report will be required as part of the DESC permit to determine any impacts requiring 401/404 permits and mitigation.

I can be reached at ksimmons@co.delaware.oh.us or 740 833-2434 with further questions.

Kurt Simmons
Storm Water Programs Manager

ORANGE TOWNSHIP

Trustee Lisa Knapp • **Trustee** Debbie Taranto • **Trustee** Ryan Rivers
Chair

Zoning Department
Michele Boni, Planning and Zoning Director

Maintenance & Parks Department
Beth Hugh. Maintenance & Parks Director

General Comments for Preliminary Subdivision Review

Michele Boni, Planning & Zoning Director

- Zoning District and Rezoning Application Number shall be labeled first page of plat.
    - Plat must be in compliance with Approved Rezoning Application. Otherwise, a variance or an amendment to the rezoning may be required.
- All lots shall be labeled with lot widths, lot depths, lot size, building lines, setbacks, easements and etc.
- Provide a development data chart which shall include but not limited to front, side & rear yard setbacks for both building and parking, and maximum lot coverage for both building and total impervious area.
- Identify all no-build/no-disturb areas when applicable.

*Plat shall comply with Orange Township Zoning Resolution and other standards stated within the applicable planned district.

Beth Hugh, Maintenance & Parks Director

Park Comments:

- Applicant should refer to the Orange Township Trail Master Plan on the Orange Township website. If property is adjacent to trails on the Master Plan applicant is requested to provide a twenty-five (25') easement outside of the right-of-way and construct the ten (10') foot trail along the property frontage consistent with the Trail Master Plan.
- Orange Township Park Dept shall provide on-going maintenance of trails identified in the Trail Master Plan and constructed within a Trail Easement.
- Trail Easements shall be determined with final engineering drawings and recorded on final plat or conveyed through an Easement to Board of Trustees of Orange Township.
- Trail construction consists of a ten (10') foot wide asphalt trail with one (1') foot gravel shoulders on each side al over eight (8") inches of ODOT 304 stone base. Trail specifications are available upon request.
- All trail sections shall be ADA compliant included ADA compliant ramps and detector strips where appropriate.

Maintenance/Roads Comments:

- Trees are prohibited within Orange Township right-of-way. Trees may be planted a minimum of four (4) feet behind the sidewalk outside of the right-of-way.

- Each Phase will need to provide for road maintenance, including but not limited to snow plow and maintenance access. Streets that are phased and do not continue thru to a connector or cul-de-sac shall provide a "T" turn around.
- All road, street name, and traffic control signs must comply with the National Standard for retro reflectivity.

*A more detailed review shall be provided by the Maintenance/Road Department upon formal submission.

Mike Clark, Lieutenant of Fire Prevention

- Per **OFC Section 503.2.4 Turning radius:** The required turning radius of a FAAR shall be sixty-five (65) feet outside and thirty-five (35) feet inside.
- In relation to **OFC Section 503.1.2 Additional access:**
    - The fire code official is authorized to required more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
    - one-family and two-family dwelling subdivisions having 1-30 dwellings, and not accessible from a public and/or private street having a boulevard-style entrance with at least the minimum characteristics of a FAAR, shall require a boulevard-style FAAR entrance.
    - one-family and two-family dwelling subdivisions having more than 30 dwellings shall comply with **Section D-107.1 One- or two-family residential developments** and **Section D-104.3 Remoteness** of **Appendix D Fire Apparatus Access Roads**. A public and/or private street having at least the same minimum characteristics of a FAAR may be substituted for a FAAR.
- Fire hydrants shall be placed with a distance of no more than four hundred (400) feet between hydrants; within fifty (50) feet of intersecting streets or roads; and within one hundred fifty (150) feet of the terminus of a FAAR, dead end, stub street, or cul-de-sac.
- All water lines and hydrants shall be in service prior to any above ground construction
- No parking signs shall be posted on the fire hydrant side of the streets.
- All road ways shall be in place prior to any above ground construction.
- **Traffic Light Priority Control System-** In the event that a traffic light is required for any development, a Opticom ® GPS Priority Control System manufactured by Global Traffic Technologies to include the provision for a M575 confirmation light Kit for each direction, and LED bulbs shall be installed at the developer's expense and shall be compatible with Orange Township's GPS equipment without modifications.
- In relation to **OFC Section 503.6 Security gates:** Security gates across a FAAR shall be required to have a Knox Box® residential hinged door key box or Knox Key Switch for emergency operation or unlocking. Security gates across a FAAR which are equipped with an electric opener shall be required to have a Siren Operated Sensor (SOS).

*Plat shall comply with the Orange Township Specific Provisions related to the 2017 Ohio Fire Code.

Please note, additional comments and/or requests may be provided when Orange Township receives Final Plat Application for formal approval.

-END-