Delaware County
Regional Planning Commission
109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP *Executive Director*

September 19, 2018

David Glimcher – david@goblueshorseshoe.com
Mike Reeves – mike.reeves@kimley-horn.com

Re: **Planet Oasis South (18-17-S) – Berkshire Township – 6 lots / 244.95 acres**

Mr. Glimcher,

On September 13, 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?
No; a development plan will need to be approved through the Township for the PMUD to be applied.

Does the proposed development conform with the local comprehensive plan?
Yes; the proposal is located within Berkshire's southeast quadrant of the I-71/36/37 Interchange, with a Planned Mixed Use District overlay.

Are there any known archeological, historical or natural resources on this site that could effect this development?
Natural resources include several drainage courses running south and east, wooded areas, and wetlands.

Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?
Yes: the public road extension of an east-west collector to S. Galena Road.

Is the road configuration and lot layout appropriate for the site?
Generally, yes.

(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., and pending the results of the Traffic Impact Study.

Other comments:

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

Delaware County Engineer

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

September 13, 2018

Planet Oasis – Site Review Comments

Berkshire Township

1. A major east-west road will be required as a connection to South Galena Road. Refer to Berkshire Township's Comprehensive Land Use Plan.
2. We are coordinating comments with ODOT for the Memorandum of Understanding (MOU) that was submitted concerning the Traffic Study. As noted above, an additional road will be required to connect to South Galena Road.
3. Improvements to South Galena Road will need to be made as determined by the Traffic Study and as specified by County Regulations, including pavement widening, turn lanes and required ditch setbacks. All obstructions shall be required to be removed or relocated beyond the clear zone.
4. Right-of-way along existing public roads shall be dedicated as required by County regulations.
5. The plan submitted should show how the site is to be developed with respect to internal infrastructure. The Sketch plan merely shows creating acreage tracts.
6. Provide an ADT Exhibit for a 20-year infrastructure design and a 30-year pavement design for internal and external streets for all six zones depicted in the Zoning Exhibit (CT Consultants).
7. All internal streets serving fee-simple lots are required to be public or private roads built to public standards.
8. Provide design speeds of all roads (public and private).
9. The salt water lake cannot directly discharge into a waterway without provisions being made to desalinate the runoff. Provisions may need to be addressed by the sanitary department for the maintenance of that facility. Downstream agricultural areas may be affected by untreated runoff.
10. A regional stormwater management facility, separate from the salt water lake, is required to be provided for the development as per DCEO Standards.
11. Verify there is an adequate drainage outlet for the development, per DCEO Standards.
12. Existing ponds, or remnants thereof, that are to be used for stormwater management shall require geotechnical investigation.
13. All work shall comply with Delaware County Engineer's Design, Construction & Surveying Standards.
14. Variances to DCEO Standards shall be addressed during Preliminary Engineering Review.

Delaware County Engineer

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

09/24/18

Site Review Comments
Drainage Maintenance & DESC Permit

Planet Oasis South

1- A General DESC permit will be required for this project. Submit the DESC permit to my attention at the final engineering stage. The Drainage Maintenance review will be concurrent to DESC permit review.

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

3- Further discussion will be had regarding storm sewer infrastructure required to go on County Drainage Maintenance Program.

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

5- Onsite drainage easements for existing subsurface and surface drainage will be required. There are many County subsurface tiles that traverse the proposed project and must be accounted for during plan design.

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

Kurt Simmons
Storm Water Programs Manager

Bennetch, Philip

From: Thiel, Kelly
Sent: Thursday, September 13, 2018 11:25
To: Bennetch, Philip
Subject: Site Review comments - sanitary

DCRSD comments from today…

18-15-S Radnor: We would expect a 20' exclusive sanitary easement along Lawrence Road.

18-16-S Northlake: No comments.

18-17-S Planet Oasis South: We will expect continued communication on proposed development and phasing.

18-18-S Slate Ridge: We will review the plat when submitted.

Thanks,

Kelly Thiel, PE
Delaware County Regional Sewer District
50 Channing Street
Delaware, Ohio 43015
(740) 833-2240