Delaware County Engineer

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

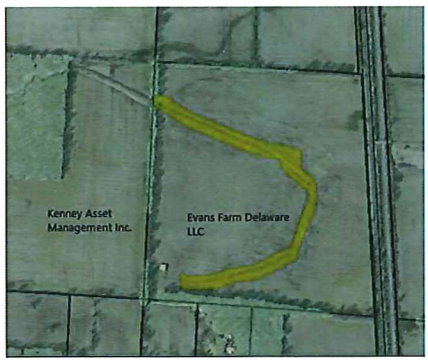
February 14, 2019

BERLIN MEADOWS

SITE REVIEW COMMENTS

1. All site improvements shall comply with current County Design, Construction and Surveying Standards.
2. Variances to the County Standards must be addressed in Preliminary Engineering.
3. Provide 40-foot half Right-of-Way (R/W) for Peachblow Road. Additional R/W may be necessary based on required improvements
4. Provide a Master Storm Water Management Report for the proposed commercial sites.
5. The Terminus of North Road at Peachblow must be coordinated with the adjacent development to the north and to the east. If a signal is warranted, the intersection shall be relocated outside of the powerline easement.
6. North Road will be designed using Urban criteria, with a design speed limit of 40 mph (posted speed of 35 mph).
7. The exhibit shows a centerline radius of 1,000 feet that terminates at Peachblow. Since the road is to be designed at 40 mph (urban), super elevation is required. Increase the radius to remove the need for super elevation, and/or revise the alignment of North Road such that it is tangent section the intersection with Peachblow Road. The length of tangent shall include the runout length of super at a minimum.
8. According to recent aerial photos, it appears that a diversion swale may have been constructed in the property to the east. This diversion may add an additional 30-acres of drainage across the development site. Please verify.

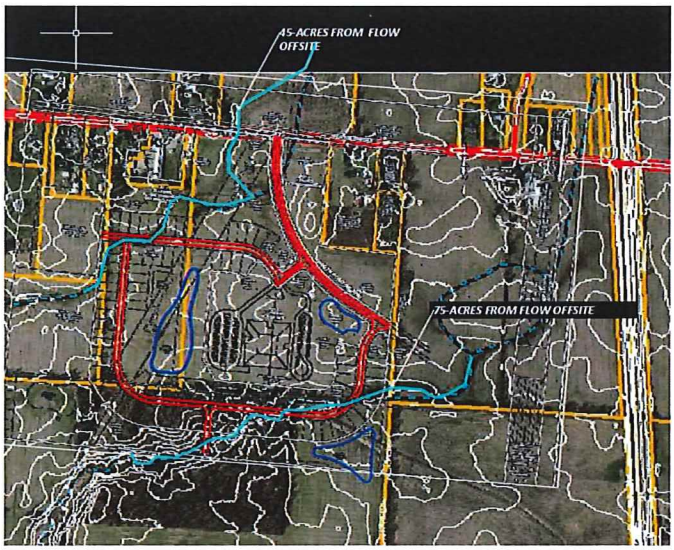
Figure 1



9. A Traffic Study is required. If a signal warrant is met, the County may require a roundabout Be constructed.
10. Ensure retention ponds have a maximum slope above and below the water surface of no steeper than 4:1.
11. Ensure that the local streets connecting to North Road have road widths of 36-feet that will accommodate 100-feet of left turn storage and a 50-foot divergent taper.

12. Ensure that accommodations are provided for the culvert crossing Peachblow Road (approximately 220-feet west of intersection shown). Twin culverts will not be permitted. Coordinate relocation with the adjacent development.
13. The retention ponds shown in exhibit appear to be located on high points on the site. Revise the layout such that detention facilities are located strategically at a point upstream and near the point where the hydraulic path crosses the property line (See Figure 2 below).
14. The west pond will require the clearing of trees (See Figure 2 below).
15. The most southern stub street terminates into the center of the stream (hydraulic path) that is tributary to significant flow from a drainage that is greater than 75-acres (See Figure 2 below). This stub street will also require a temporary turnaround due to length. Please, consider an alternate design.
16. The pork-chop-retention-pond is located on the opposite side of the outlet stream and is considered infeasible (See Figure 2 below). Please, explain design.
17. The retention located between the two proposed local streets that connect to North Road can only be used for improvements on the opposite side of North Road (pond is upstream of improvements west of North Road). Please, explain how the 100-year storm will be conveyed across North Road without overtopping that road in that event (See Figure 2 below).
18. The most southern road is located in the Griffith Ditch swale for a distance of 900-feet and will require stream relocation (See Figure 2 below). Please, provide an alternate design.

Figure 1



19. Provide proof of an adequate storm outlets.
20. Provide Proof adequate Sight distance.
21. The Design Storm for a storm sewer for North Road is 10-year storm with a 25-year check.
22. The proper curb for North Road is Type 2 curb, if curb and gutter is used. Confirm road section with Township.
23. The proper curb inlets for North Road is an ODOT CB-3 (maximum depth 6-feet) and an ODOT CB 3A (maximum depth 4.5-feet).
24. ODOT Item 302 should be used for North Road in lieu of ODOT Item 301.

PLAT NO: 1906S

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: Click here to enter text.

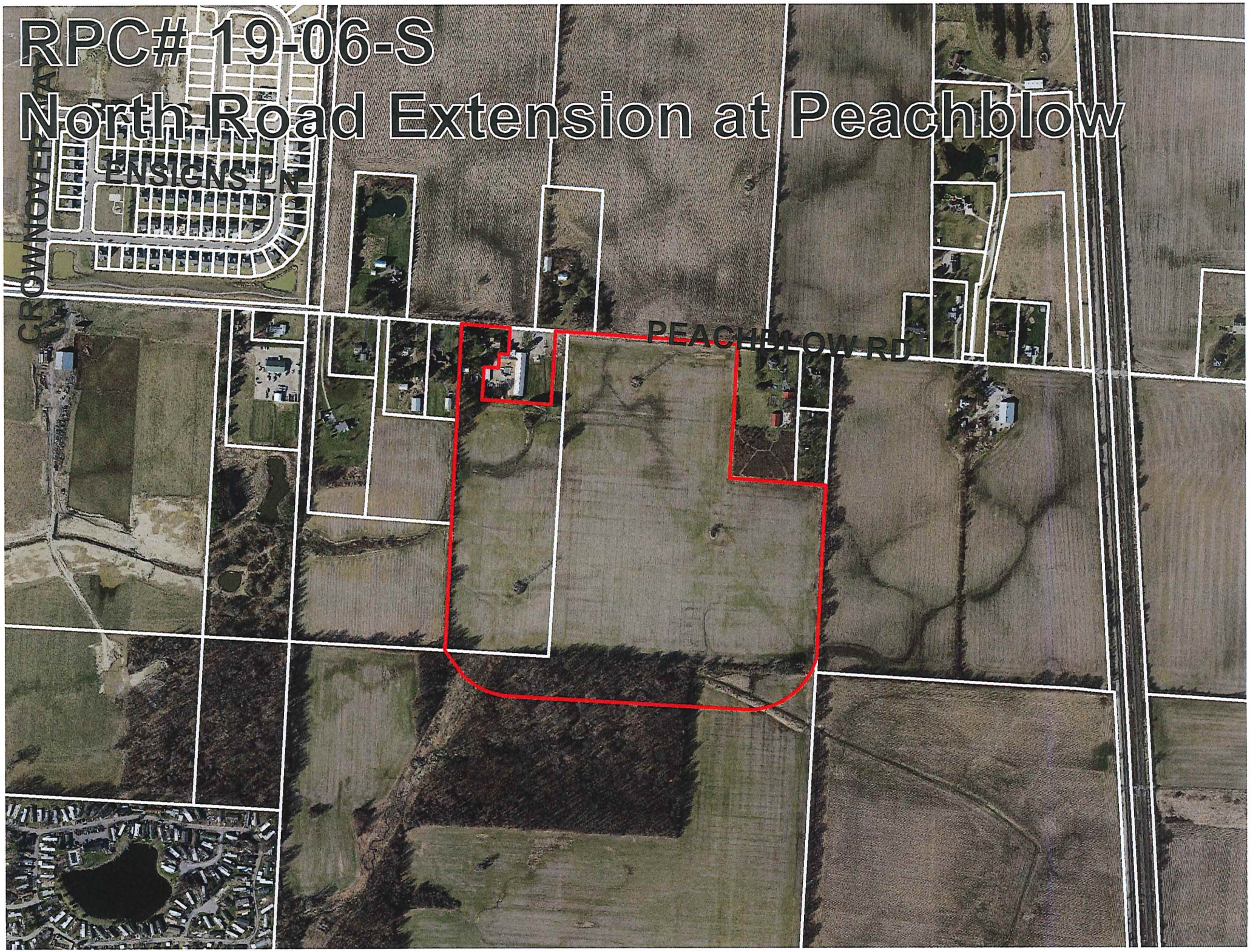
_____ __tile in field. Needs to have outlets. Griffin ditch/tile main on this parcel

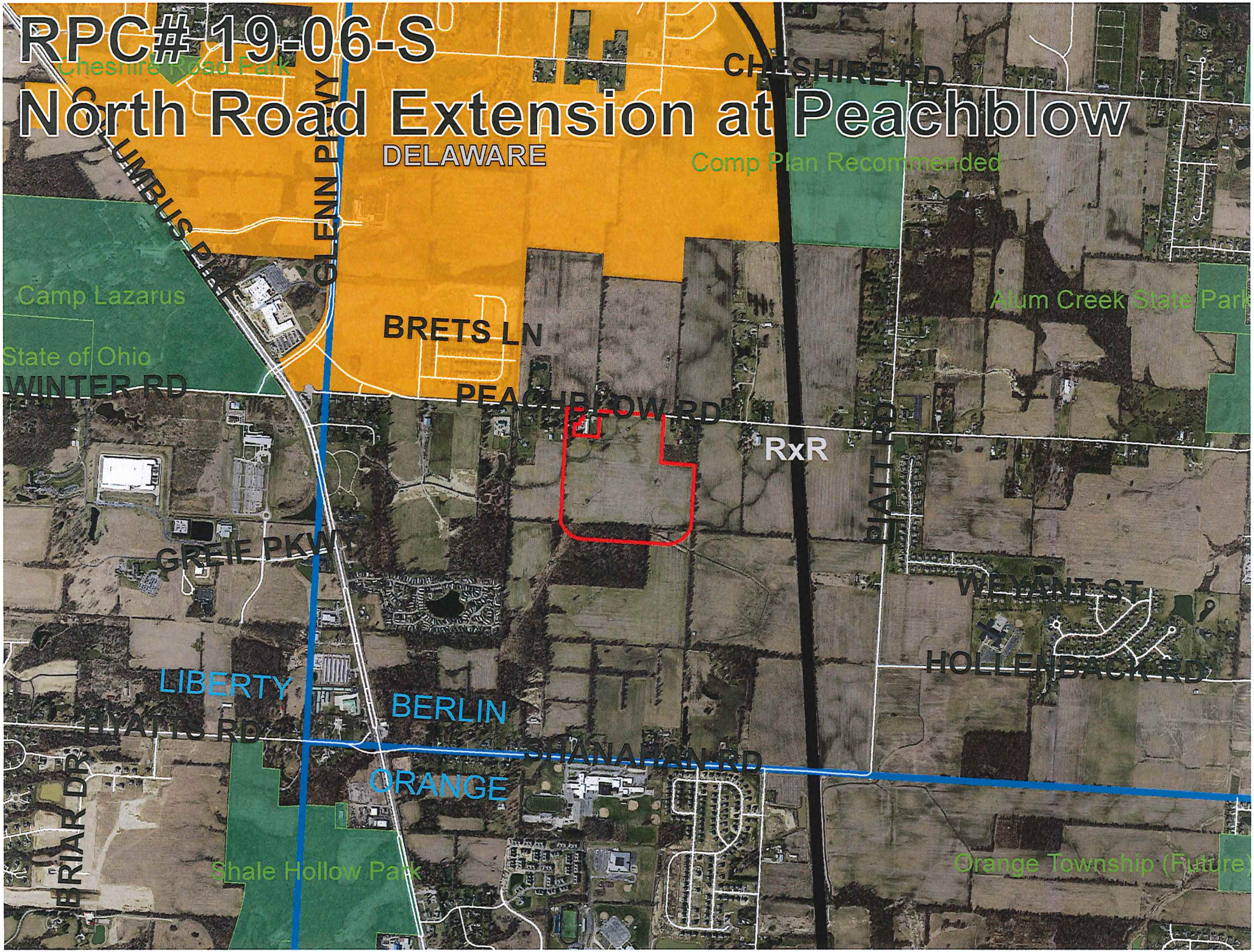
_____

_____

_____

_____


RPC# 19-06-S
North Road Extension at Peachblow
ENSIGNS LN
CROWNOVER PL
PEACHBLOW RD


RPC#19-06-S
North Road Extension at Peachblow
Cheshire Road Park
CHESHIRE RD
COLUMBUS PIKE
GLENN PKWY
DELAWARE
Comp Plan Recommended
Camp Lazarus
Alum Creek State Park
BRETS LN
State of Ohio
WINTER RD
PEACHBLOW RD
RxR
PLATT RD
GREIF PKWY
WRYANT ST
HOLLENBACK RD
LIBERTY
BERLIN
HYATTS RD
SHANAHAN RD
ORANGE
BRIAR DR
Shale Hollow Park
Orange Township (Future)

RPC# 19-06-S
North Road Extension at Peachblow
PEACHBLOW RD
948
950
952
946
944
942
Riverine