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 3, 2020

ATTN: Nicholas Butler (summerwoodext1@gmail.com)

Re: **Summerwood Extension Phase I – Berlin Township – 14 Lots / 18.6 Acres**

Mr. Butler,

On Thursday, September 3rd, 2020 the Regional Planning Commission staff conducted a sketch plan/site review of the above referenced site. Following is a list of areas reviewed. 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/development plan?
The proposed plan does seem to largely conform to Berlin Township's Zoning Resolution regarding minimum lot size and frontage. Exact measurements for frontage on the corner lots were not provided, but they do visually look to conform by providing the required frontage (150 feet within 75 feet of the right-of-way).

Does the proposed development conform to the local comprehensive plan?
Partially, but more detail is needed to ensure compliance. This property is located in Planning Area 10, and will need to include sidewalks, as well as a vehicular and pedestrian connection to Phase II of the proposed extension.

Are there any known archeological, historical or natural resources on this site that could affect this development?
Wooded areas cover almost half of Phase I, though the continued use of FR-1 zoning would help to preserve some of these wooded areas. There may be a wetland within the wooded areas as well, so be sure to design house orientations in a way that will preserve it.

Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?
No, all of the surrounding properties are either developed or part of the park system for Alum Creek Reservoir.

Is the road configuration and lot layout appropriate for the site?
Yes. The proposed layout maximizes the use of the property while preserving the lot sizes, however, a connection to the roads in Phase II is desired. If no vehicular connection is made, a pedestrian connection should be made. Roads must meet the design standards of DCEO which will require the radius to be amended. This may impact lot count. It may be acceptable to create a Common Access Driveway section to gain additional lots from the road extension, if all other standards are met.

(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?
Yes, the proposal provides additional housing in conformance with the Comprehensive Plans. The inclusion of pedestrian connections will further advance the connectivity.

Other comments:
Thinking ahead, Phase II will need to utilize the section of the existing property which is not shown to be included. The comprehensive plan recommends pedestrian connections and trails, and this section of the property would provide an excellent opportunity to provide a trail to 3 B's and K Road, and the middle school.

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,

Jonathan P. Miller, AICP, GISP
jpmiller@co.delaware.oh.us
(740) 833 - 2263

Delaware County Engineer

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

September 3, 2020

SUMMERWOOD EXTENSION PHASE 1
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 proof of an adequate drainage outlet in addition to providing evidence that the watersheds are being maintained in both Pre and Post Construction development.
4. Parcel 41844001006000, 25.286 Acres according to County GIS. How will the parcel be split in order to create only Phase 1 at this point?
5. The 100 year storm shall be checked on all drainage flood routes to insure no downstream property damage occurs. Flood routes need to be contained and include a 1' freeboard and have an adequate outlet.
6. A complete storm water management report must be included with the submittal of the engineering plans. The report must verify that all Delaware County detention requirements for the density type of the Phase 1 development will be met. Refer to Article III, Article IX and Article VI for storm water management requirements.
7. Summer Crest Drive will need to be built to public standards using DCEO Design, Construction, and Surveying Standards.
8. The cul-de-sac design does not appear to meet County Design Standards (Table 601-1 & 601-2).
9. This development will need to be platted.

Delaware County Engineer's Office, 50 Channing Street, Delaware, Ohio 43015
PHONE: (740) 833-2400 FAX: (740) 833-2399 WEB: www.engineer.co.delaware.oh.us

PLAT NO: 20-19-s

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: [illegible]

__Water coming out of the woods from lot 7 to lot 12, road culvert may be needed. Water will need to be picked up from lot 7 and get to the south west corner of lot ! into the existing storm catch basin.

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Delaware County

CODE COMPLIANCE

Building Regulations | **Floodplain Regulations** | **Zoning Regulations**

9/3/20

Delaware County Regional Planning Commission
Sketch Plan Review Committee Notes
September 3rd, 2020

20-19-S	Summerwood Extension, Ph. 1	Berlin	14 lots / 18.6 acres

1.) Floodplain – the flood zone shall be listed along with other floodplain map information. Floodplain map information for the site is as follows:

Map Number 39041C0255K, Date: April 16, 2009, Flood zone "X"

2.) Provide finish grade elevations for proposed house pads. The finish grade elevation shall be set at an elevation that will provide proper drainage of surface water away from the foundation walls. The grade shall fall a minimum of 6" within the first 10' beyond the foundation (Residential Code Section 401.3). Finish Grade Elevations will be checked at time of the final engineering submittal.

50 Channing Street (South Wing), Delaware, Ohio 43015 Phone: 740-833-2200 Fax: 740-833-2199
http://www.co.delaware.oh.us/codecomp