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*

January 14, 2021

ATTN: Garrett Gandee (ggandee@gandee.net) and Gandee Heydinger Group, LLC (aheydinger@ghgcivil.com)

Re: **The Bluffs at Alum Creek – Brown Township – 22 Lots / 86.34 Acres**

Mr. Gandee,

On Thursday, January 14, 2021 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?
Ostensibly. The property is zoned Farm Residential (FR-1) which comes with a 2-acre minimum. All lots fulfill the minimum lot size requirements, and look to fulfill their respective minimum frontages based on their acreages (ranging between 225 feet and 350 feet). Pay attention to building location and orientation when siting the residences.

Does the proposed development conform to the local comprehensive plan?
The Comprehensive Plan recommends a maximum density of 1 unit for every 5 acres for land within 1,000 feet of the 100-year floodplain. Almost the entirety of the property falls within this range, but the proposal would result in a density of q units for every 3.92 acres. The comprehensive plan also calls for the preservation of natural areas, though development of the southern-most lots will require substantial tree removal.

A buffer/landscape area is provided along the drainage course on the property though, which does serve to protect the natural areas by protecting the landscapes natural water runoff.

Are there any known archeological, historical or natural resources on this site that could affect this development?
Yes, there is a drainage course (with associated excessive slopes) which runs through the middle of the property, and wooded areas which cover the southern parcels. Care should be given to avoid impacts to the drainage course and to retain as much of the wooded areas as possible to ensure the environmental health of Alum Creek.

Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?
Yes, the properties to the east and to the south are vacant agricultural properties. A road stub for a connection should be made to the property to the east. Due to environmental constraints, a connection to the south may not be necessary.

Is the road configuration and lot layout appropriate for the site?
Yes, the proposed layout limits crossings over the drainage to course to only one, while providing enough frontage to maximum lots. A road stub should be incorporated from the eastern cul-de-sac to the property to the east for a future connection.

(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, insomuch as the proposal is for additional housing. Care needs to be given to avoid excessive impacts to Alum Creek.

Other comments:
When submitting preliminary plans, be sure to include floodplain and building envelope information, such as proposed building pads, proposed size of home (number of bedrooms), and finished grade elevations. Also, the Delaware County Subdivision Regulations requires sidewalks on at least one side of a street, except in the case of CADs. For the preliminary plan submittal, be sure to include the location of any proposed sidewalks and pathways.

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.

Jan 14, 2021

BLUFFS AT ALUM CREEK
SITE REVIEW COMMENTS

1. All improvements shall comply with current County Design, Construction and Surveying Standards.
2. All variances to the County Standards must be addressed in Preliminary Engineering. Variances will not be granted during Final Engineering Review.
3. Evidence of adequate sight distance per the current ODOT Location and Design Manual is needed prior to receiving preliminary engineering approval. The sight distance exhibit shall be based on a field survey prepared by a professional engineer or professional surveyor, registered in the state of Ohio.
4. Evidence of an adequate drainage outlet is required prior to receiving preliminary engineering approval per Article IV, Section 901 of the County Engineer's Standards.
5. Speed limit on existing Beard Road is 55mph. Recommend that the township do an REA to evaluate a possible speed limit reduction.
6. Provide an emergency access easement from the proposed north/south road to the east (near the 3.61 acre lot)
7. Storm sewer design for open ditch roads must be designed for the 10-year storm flowing full with a 25-year hydraulic check. Given the ravine that the proposed shared access drive is shown crossing, you may want to consider increasing this design. It looks like there is significant vertical relief so that this may not be hard to do.

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

Delaware County

CODE COMPLIANCE

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

1/11/21

`Delaware County Regional Planning Commission

Sketch Plan Review Committee Notes

January 14th, 2021

21-01-S The Bluffs at Alum Creek Brown 22 lots / 86.34 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 39041C0150K, Date: April 16, 2009, Flood zone "X" & "A".

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.

21-02-S Hoover View CAD Genoa 5 lots / 16.76 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 39041C0286K, Date: April 16, 2009, Flood zone "X" & "A".

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