



*A unit of American Electric Power*

**AEP Ohio**  
850 Tech Center Drive  
Gahanna, OH 43230  
AEPOhio.com

12/3/2017

Mr. Benjamin A. Siembida, P.E./ Project Manager  
Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Rd., Suite 250  
Worthington, Ohio 43085

RE: AVAILABILITY OF ELECTRICAL SERVICE

Southeast of the Intersection of Tussic Street Road and Oxbow Road

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project, a single family residential development located in Genoa Township, Delaware County, Ohio, will consist of approximately 42.8 acres with 70 lots. This project is located southeast of the intersection of Tussic Street Road and Oxbow Road situated on Benalcazar Parcels.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

A handwritten signature in cursive script that reads 'Dave Bowen'.

Dave Bowen  
Customer Design Technician



*A unit of American Electric Power*

**AEP Ohio**  
850 Tech Center Drive  
Gahanna, OH 43230  
AEPOhio.com

12/3/2017

November 1, 2017

Benjamin A. Siembida, P.E. / Project Manager  
Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road, Ste 250 · Worthington, OH 43085

Re: CEC 174-470: Benalcazar Parcels - Columbia Gas Service

Thank you for your interest in clean, efficient natural gas. This letter is to confirm that Columbia Gas of Ohio does have facilities available in the vicinity of the proposed project. Gas facilities are located on the Oxbow DR. Although Columbia Gas of Ohio has facilities nearby, further investigation will need to take place to ensure that there is sufficient capacity to serve your proposed site. Once site plans are available, please forward them to my attention so that we may complete our feasibility study; as well as determine any costs that may be required.

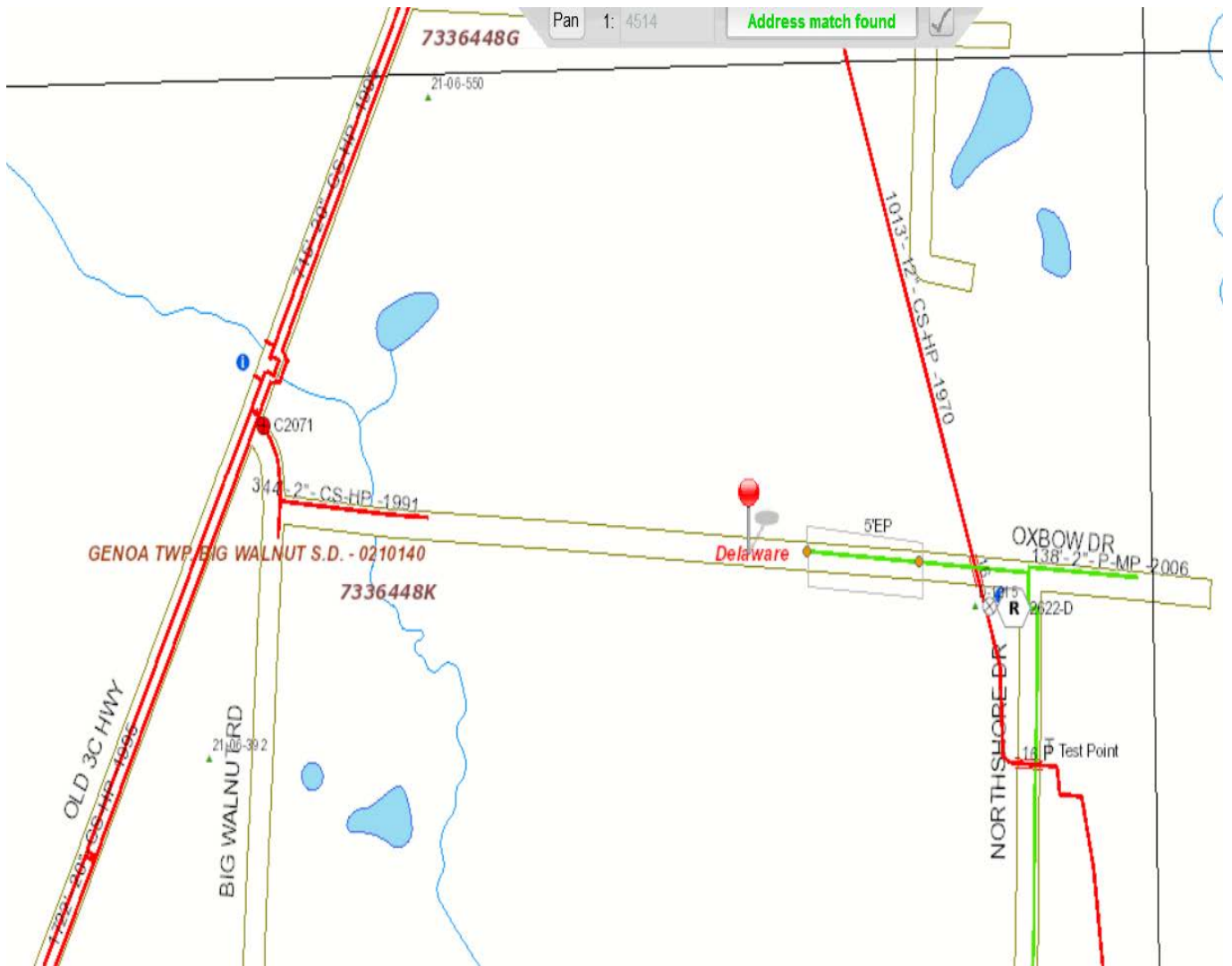
**Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary**

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 614-460-6354. I look forward to partnering with you on this and future projects.

Sincerely,



Joe Codispoti  
New Business Development Manager  
Columbia Gas of Ohio, Inc.



**Notice**

**This map reflects only the approximate location of active mains & must not be used to commit Columbia Gas of Ohio, Inc. until locations are verified and field checked by the company. Before digging call the Ohio Utilities Protection Service at 1-800-362-2764 or 811.**



## DELAWARE COUNTY REGIONAL SEWER DISTRICT

MICHAEL A. FROMMER, P.E., EXECUTIVE DIRECTOR  
TIFFANY M. MAAG, P.E., DEPUTY DIRECTOR

October 27, 2017

Ben Siembida, P.E.  
Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road, Suite 250  
Worthington, OH 43085

Re: **Request for Sewer Capacity**  
Benalcazar Parcels  
Parcels: 31713001036000, 31713001036002, 31713001036001, 31713001036003,  
31713001036004, 31713001036005, 31713001038000, 31713001029000

Dear Mr. Siembida:

The Delaware County Regional Sewer District (the "County") has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 70 Equivalent Residential Unit(s) (ERU).

Capacity is conditionally available to serve the proposed project. Please be aware that downstream improvements to the Vinmar pump station will be conducted by the County and construction sequencing might impact future phasing of the proposed development.

The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Thiel".

Kelly Thiel  
Staff Engineer II  
Delaware County Regional Sewer District

cc: Mike Frommer  
Project File  
Correspondence File

*Officers*

TIMOTHY D. McNAMARA  
*President*  
DAVID A. BENDER  
*Vice President*  
ROBERT W. JENKINS  
*Secretary*  
G. MICHAEL DICKEY  
*Treasurer*  
GLENN MARZLUF  
*General Manager/CEO*  
SHANE CLARK  
*Chief Operating Officer*



6658 OLENTANGY RIVER ROAD  
DELAWARE, OHIO 43015  
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Phone (740) 548-7746 • Fax (740) 548-6203

*Directors*

BRUCE A. BLACKSTON  
BRIAN P. COGHLAN  
WILLIAM E. COLE  
DOUGLAS D. DAWSON  
J. MICHAEL SHEETS  
PERRY K. TUDOR

October 30, 2017

Benjamin A. Siembida, P.E.  
Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road, Ste. 250  
Worthington, Ohio 43085

RE: Water Availability – Benalcazar Parcels Oxbow Road

Via Email: [bsiembida@cecinc.com](mailto:bsiembida@cecinc.com)

Dear Mr. Siembida:

As requested, this is to inform you that Del-Co Water is able to provide water service to the site described below upon plan approval and payment of the required fees:

Proposed Land Use: ±70 single-family homes  
Location: Southwest corner of Oxbow Road and Tussic Street Road  
Acreage: ±42.8 acres

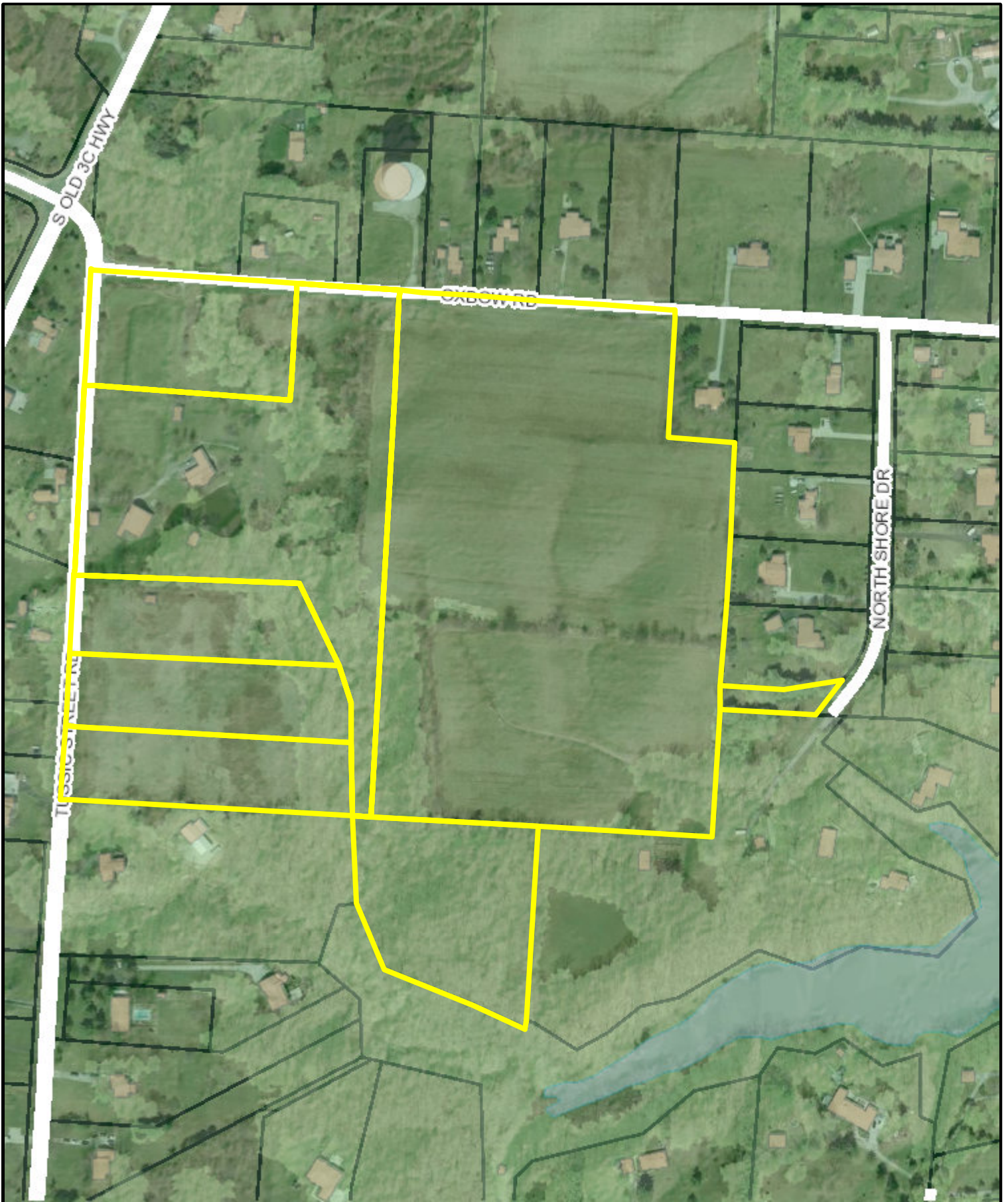
This site can be served from an existing 12-inch waterline located on Tussic Street Road and a 16-inch waterline on Oxbow Road

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,  
DEL-CO WATER COMPANY, INC.

A handwritten signature in black ink, appearing to read "Shane F. Clark".

Shane F. Clark, P.E.  
Deputy General Manager



## Benalcazar Parcels



Delaware County Auditor  
George Kaltsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us).

Prepared by: Delaware County Auditor's GIS Office

Printed on 5/8/2017





# GENOA TOWNSHIP FIRE DEPARTMENT

GARY HONEYCUTT  
FIRE CHIEF

JOE PONZI  
DEPUTY CHIEF

CRAIG SKEEL  
FIRE MARSHAL

December 8, 2017

Benjamin A. Siembida, P.E. / Project Manager  
Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road, Ste 250 · Worthington, OH 43085

Dear Mr. Siembida,

The Genoa Township Fire Department has reviewed the preliminary plans for *the Ravines at Hoover* and has the following comments:

1. Fire department access roads shall have a minimum width of 20 feet.
2. Fire apparatus roads 20 to 26 feet wide shall be posted on both sides "No Parking, Fire Lane" and installed per the Ohio Manual of Uniform Traffic Control Devices (OMUTCD).
3. Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road "No Parking, Fire Lane" and installed per the OMUTCD.
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
5. Minimum inside turning radiuses shall be 28 feet.
6. Cul-de-sacs shall be a minimum diameter of 96 feet.
  - a. If the cul-de-sac has an island, the minimum road width around the island shall be 26 feet.
    - i. Exception: Where there is not a fire hydrant within 50 feet of the island, the road width may be reduced to 20 feet.
7. The "Emergency Access" road is considered to be a fire department access road and subject to the above stipulations.
8. Fire hydrants shall be installed at a maximum separation of 400 feet.
9. The first fire hydrant shall be located at or before the first residence.
10. There shall be a minimum fire flow of 1000 gallons per minute for structures that do not exceed 3600 ft<sup>2</sup>. See Ohio Fire Code Appendix B for structures in excess of 3600 ft<sup>2</sup>.
11. Fire apparatus access roads shall not exceed 10 percent in grade.

Please contact me with questions.

Sincerely,

Craig Skeel  
Fire Marshal  
[cskeel@genoatwp.com](mailto:cskeel@genoatwp.com)



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**From:** Piccin, John [<mailto:jp Piccin@co.delaware.oh.us>]  
**Sent:** Thursday, December 7, 2017 4:42 PM  
**To:** Siembida, Ben <[bsiembida@cecinc.com](mailto:bsiembida@cecinc.com)>  
**Cc:** Lescody, Chris <[clescody@cecinc.com](mailto:clescody@cecinc.com)>; Mackling, Erik <[EMackling@co.delaware.oh.us](mailto:EMackling@co.delaware.oh.us)>; Love, Michael <[mlove@co.delaware.oh.us](mailto:mlove@co.delaware.oh.us)>  
**Subject:** RE: CEC 174-470: Ravines at Hoover - Preliminary Site Review

Ben:

We received a Traffic Study for this development; however, the review fee was not included. We will schedule the TIS review as soon as the fee is received.

As for drainage, please indicate the locations where the site will discharge. In preliminary discussions, I believe we've agreed to consider storm matching for this development if the discharge is directly to the lake (via a ditch or stream and not over adjacent properties).

As for access, the layout appears to be acceptable. Please note that ditch setback improvements will be required along the entire frontage of both Tussic Street Road and Oxbow Road. Pavement widening is required along Oxbow Road, along with relocation of existing above-ground utilities beyond the Clear Zone. The pavement widening along Oxbow Road shall include a 12' wide travel lane plus 2' full-depth, paved shoulder, 6' graded shoulder, then the typical ditch section per DCED-R2130. Above-ground utility relocation will not be required along Tussic Street Road, if it is determined that the existing pavement does not have to be widened.

Please do not hesitate to call should you have any questions or require additional information.

Sincerely,



**John Piccin, P.E., P.S.**  
*Deputy Development Engineer*  
Delaware County Engineer's Office  
a: 50 Channing St., Delaware, OH 43015  
p: (740) 833-2435  
e: [jp Piccin@co.delaware.oh.us](mailto:jp Piccin@co.delaware.oh.us)  
w: [www.delawarecountvengineer.org](http://www.delawarecountvengineer.org)