

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



August 19, 2020

ATTN: Romanelli & Hughes Building Company c/o Vince Romanelli (vromanelli@RH-Homes.com)

Re: 5481 Worthington Road – Genoa Township – 30 Condominiums (1 existing SF Lot) / 18.2 Acres

Mr. Romanelli,

On Thursday, August 13th, 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 the Genoa Township Zoning Resolution. Rezoning to PRD with Conservation standards at 2.2 dwelling units per net developable acre would be in line with the recommendations of the Comprehensive Plan and comply with the Zoning Resolution.

Does the proposed development conform to the local comprehensive plan?

Yes. The proposal is located in Planning Area 1 which recommends residential uses in planned development areas in accordance with the zoning resolution.

Are there any known archeological, historical or natural resources on this site that could affect this development?

Yes, there are a few natural resources located on the property including a pond and associated wetland area and a few areas with excessive slopes. The proposal, however, successfully avoids any impact to these.

Wooded areas also cover a significant portion of the periphery of the property, but also with minimal impact.

Are there opportunities for vehicular/pedestrian/open space connections to adjacent lands?

A pedestrian connection would also be beneficial for both communities.

Is the road configuration and lot layout appropriate for the site?

Yes. The lots are limited to a portion of the property which is currently being farmed. The natural resources are largely untouched, and potential connections are limited.

(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 and preserves much of the property as open space and natural land.

Other comments:

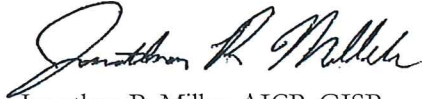
None.

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,

A handwritten signature in black ink, appearing to read "Jonathan P. Miller". The signature is fluid and cursive, with the first name "Jonathan" being more prominent than the last name "Miller".

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



Delaware County Engineer

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

August 13, 2020

5481 WORTHINGTON ROAD 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. Will the 1.36 Acre proposed single family lot be split from parcel 31723003001000 using the RPC lot split process?
4. Evidence of adequate intersection sight distance per the current ODOT Location and Design Manual is required. 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.
5. Evidence of an adequate drainage outlet is required per Article IV, Section 901 of the County Engineer's Standards.
6. What is the future plan for the private road terminating after unit 17? The fire department will want to review for adequate turnaround options.
7. A preliminary engineering approval will be required if this development will be platted. Will this development be platted?
8. A traffic study is needed to provide evidence that an eastbound right turn lane is not warranted off Big Walnut Road.
9. A complete storm water management report is required which meets the Delaware County Supplemental Specifications, Appendix B, and the County Design, Construction and Surveying Standards. All site flood routes and basin release rates must meet County Standards.
10. Ensure that storm report contains both a predevelopment and post development tributary map showing all hydraulic flow paths, with TC, Acreage, CN, Offsite runoff, and adequate outlets. All outlets must be maintained for both the Pre and Post conditions.
11. Is the existing pond going to be used for retention purposes? Where is the outlet designed to go and where is the flood route intended to flow throughout the proposed site and to the next downstream structure or property? Are there existing drainage easements in place? What is the capacity of the adjacent condo storm system and existing basin if flood routing continues onto the adjacent eastern property?
12. Include the Big Walnut Road improvement plans with the grading plan of the proposed site to provide an adequate flood route to the onsite retention basin. Offsite runoff may bypass the retention basin.
13. Retention Basins should have 4:1 slopes above and below the water surface and meet DCED-S441 A, B Standards.
14. Submerged outlets are not permitted.

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.](#)

___The adjacent condo both have concerns with water issues. The new basin outlet will need to be tied into the adjacent storm line. Tile out in the field will need to be dug out to the property and removed or crushed.

Delaware County

CODE COMPLIANCE



**Building
Regulations**

**Floodplain
Regulations**

**Zoning
Regulations**

8/11/20

Delaware County Regional Planning Commission
Sketch Plan Review Committee Notes
August 13th 2020

5481 Worthington Road 20-16-S Genoa 31 lots / 18.2 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 39041C0270K, 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.

Rt. 61 CAD 20-17-S Kingston/Porter 05 lots / 38.907 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 39041CO165K Date: April 16, 2009, Flood Zone “X”
- 2.) Provide proposed house pad locations along with finish grade elevations. 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.



Delaware County

Regional Sewer District

Executive Director
Michael A. Frommer, P.E.

Director/Sanitary Engineer
Tiffany M. Maag, P.E.

August 7, 2020

Listed below are the Delaware County Regional Sewer District Comments for the **August 13th Sketch Plan** meeting. These comments are preliminary in nature and are provided to inform the developer and/or engineer of foreseen design concerns. During detailed plan review, additional design concerns may be determined.

20-16-S 5481 Worthington Road

- Our office will be interested in seeing a Waters of the US report since it appears that sanitary will have to cross a wetland.

20-17-S Rt. 61 CAD

- There should be a sanitary easement along the R/W of SR 61.

20-18-S Garrabrant Fancher CAD

- There should be a sanitary easement along the R/W of Fancher Road.

Our office may make additional comments upon receipt of any future submittals. I can be reached at (740) 833-2240 if there are any questions.

Sincerely,

Kelly Thiel
Delaware County Regional Sewer District