



Delaware County Engineer

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

January 16th, 2024

Ric Irvine
Concord Township
6385 Home Road
Delaware, Ohio 43015

Re: Dulin Farm

Dear Ric:

The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout submitted to our office on January 15th, 2024 for the development of Dulin Farm. The proposed conceptual layout appears to be generally feasible. Storm water management will be required to conform to current Delaware County Standards and is expected to be analyzed in more detail during the preliminary engineering phase.

We offer the following comments:

- 1) A traffic impact study is required. DCEO has received a TIS submission, but it has not yet been reviewed.
- 2) Access to/from Bean-Oller Road and Clarkshaw Road will be determined in the TIS.
- 3) An adequate drainage outlet(s) must exist for the proposed development. A detailed storm water management engineering report is required. Offsite drainage easements would need to be established and recorded prior to final plan approval.
- 4) All subdivision entrance streets are considered to be Collectors with respect to pavement width to the first intersection or a length determined necessary (per Standards Manual Article VI). The conceptual layout appears to show a smaller street width for the north entrance.
- 5) The T-turnaround on the east-west street that ends in a cul-de-sac (turnaround located along the western property line) may not be required due to the proximity to the intersection.
- 6) Mailbox NDCBU locations should be considered as early as possible to avoid conflicts with utilities or other infrastructure. They are required to be shown on Preliminary Engineering Plans but it would benefit all parties to show them on the Sketch Plan, Preliminary Plan, etc.
- 7) Drainage maintenance and drainage, erosion and sedimentation control (DESC) requirements would most likely be required.

Please note that the reviewed plans are preliminary in nature and, therefore, only address the conceptual layout. Preliminary and/or Final Engineering Plans will need to be submitted that comply with the current edition of the Delaware County Engineer's Design, Construction and Surveying Standards Manual. All variances from the Delaware County Design, Construction and Surveying Standards Manual are required to be requested and approved prior to plan approval. Subject to the Township's approval, we will review the detailed engineering plans for this site.

Sincerely,

William Ferguson III, P.E.
Development Review Engineer

cc: Scott Sanders AICP, DCRPC
Kevin Kershner, Kimley-Horn

Delaware County Engineer's Office
1610 State Route 521 P.O. Box 8006 Delaware, Ohio 43015-8006
PHONE: (740) 833-2400 FAX: (740) 833-2399 WEB: www.co.delaware.oh.us/engineer

EXHIBIT E-2