



Delaware County Engineer

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

May 10th, 2024

Ric Irvine
Concord Township
6385 Home Road
Delaware, Ohio 43015

Re: Farneman Property REVISION

Dear Ric:

The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout submitted to our office on May 8th, 2024 for the development of the Farneman Property. The proposed conceptual layout appears to be generally feasible. Stormwater 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) Access will need to be coordinated with ODOT.
- 2) Roadway design (i.e. width, radii, etc.) will need to comply with the current DCEO Standards Manual.
- 3) An adequate drainage outlet(s) must exist for the proposed development. A detailed stormwater management engineering report is required. Any required offsite drainage easements would need to be established and recorded prior to final plan approval. Overland flood routing for the proposed development and any upstream development must be provided.
- 4) The roadways identified as "Future Road" and "Future Road E" within the bold boundaries of the property will be designed and constructed as part of the same Final Engineering Plan as the rest of the internal roadways.
- 5) 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.
- 6) Final Engineering Plan shall comply with drainage maintenance and drainage, erosion and sedimentation control (DESC) requirements.

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.
Deputy Development Engineer

cc: Scott Sanders AICP, DCRPC
Mike Reeves, P.E., Kimley-Horn
Sarah Stratil, P.E., Kimley-Horn

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EXHIBIT E-2