



Delaware County Engineer

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

October 11th, 2023

Ric Irvine
Concord Township
6385 Home Road
Delaware, Ohio 43015

Re: Epcon Development Concord Road

Dear Ric:

The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout submitted to our office for the development on Concord Road (parcel number 31921001049000) for a potential Epcon development. 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 engineering phase.

We offer the following comments

- 1) A Traffic Access Study (TAS) will be required
- 2) Speed limit on Concord Road is legally 45mph
- 3) There is a slight hill on Concord Road, make sure there is adequate sight distance for the proposed entrance
- 4) Layout appears to be a "Condo" type development (i.e. not fee simple lots), therefore the streets will not be required to be design/constructed to public standards.
- 5) Verify that there is an adequate drainage outlet(s) that for the site
- 6) Any offsite drainage easements would need to be established Drainage maintenance and drainage, erosion and sedimentation control (DESC) requirements will be required
- 7) The proposed development's parcel shares a driveway with the adjacent parcel (60034202017002), how will the adjacent parcel get access to their home and barn?
- 8) Road R/W may need dedicated per the County's thoroughfare plan

Please note that the reviewed plans are preliminary in nature and, therefore, only address the conceptual layout. 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 during final engineering design phase.

Thank you for the opportunity to comment on this proposal. Subject to the Township's approval, we will review the detailed engineering plans for this site.

Sincerely,

Michael A. Love, P.E., PTOE
Deputy Development Engineer

cc: Scott Sanders AICP, DCRPC
Chris Schneider, Kimley Horn

EXHIBIT E-2