



Delaware County Engineer

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

February 10, 2020

Concord Township Zoning Board
6385 Home Road
Delaware, Ohio 43015

Re: Concord Highlands – Farneman Tract - Concord Township

Dear Zoning Board Members:

The Delaware County Engineer's Office (DCEO) has reviewed the attached, proposed conceptual layout dated February 17, 2020 (future) for the development of 757 units on approximately 254.4-acres along the east side of Concord Road, north of Duffy Road in Concord Township. The proposed conceptual layout, including storm water management, appears to be feasible.

A traffic study is required for this project and will require approvals from both ODOT and our office. If turn lanes are required along Dublin Road, the proposed layout may require revisions unless offsite easements can be obtained. Access is not being requested along Concord Road; however, improvements may be required including widening the existing pavement and setting the ditch back the ditch along Concord Road. These improvements will be determined during Preliminary Engineering review. The traffic study will determine where additional onsite and possibly offsite roadway improvements are required. All obstructions within the Clear Zone of Concord Road will be required to be removed or relocated.

It should be noted that all proposed points of access need to meet sight distance requirements outlined in our standards. The entrance from Road "N" to the proposed condo development at the southeast corner of the site is questionable, given its location is near the inside of a curve with mounding proposed to the east. This issue will be evaluated during Preliminary Engineering.

The layout should contemplate access to the adjacent properties, specifically the three Grant parcels located at and behind 6884 Dublin Road and possibly the Maloney property located at 6842 Dublin Road. One access from the north and one from the south would suffice. In addition, the right-of-way line should extend to the northern property line of the Gingerich property located at 7250 Dublin Road to avoid having a "spite strip" at this location.

Please note the plans reviewed are preliminary in nature and, therefore, only address the conceptual layout. Final engineering plans will need to be submitted that comply with the Delaware County Engineer's Design, Construction and Surveying Standards Manual. 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,

John Piccin, P.E., P.S.
Deputy Development Engineer

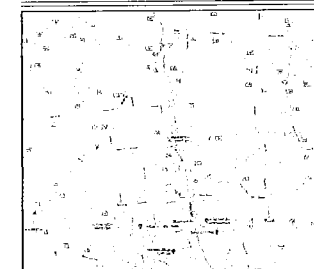
cc: Todd Cooper, Ric Irvine, Concord Township
Joe Thomas, Jr., Metro Development
Jeffrey Guggenbiller, David Denniston, Advanced Civil Design
Todd Faris, Faris Planning and Design
Rob Riley, Mike Love, DCEO
Scott Sanders, DCRPC

encl

EXHIBIT E-8



VICINITY MAP



SITE DATA

TOTAL ACRES	2254.38 ACRES
TOTAL UNITS	757
DENSITY	~2.97 D.U./AC.
65' X 130' LOTS	443
75' X 130' LOTS	97
GARDEN UNITS	120
CONDOS	97

*HOUSING CONCEPT MAY BE ADJUSTED TO ACCOMMODATE FINAL ENGINEERING

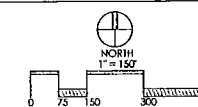
PRELIMINARY DEVELOPMENT PLAN

CONCORD HIGHLANDS

PREPARED FOR METRO DEVELOPMENT

DATE: 2/17/20

EXHIBIT C-1



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