June 11, 2019

Berlin Township Zoning Board
3271 Cheshire Rd.
Delaware, OH 43015

Re: Piatt Preserve – East and West, Berlin Township

Dear Zoning Board Members:

The Delaware County Engineer’s Office (DCEO) has reviewed the conceptual layout, dated April 18, 2019 for a residential subdivision north of Cheshire Road and east of Gregory Road in Berlin Township. A copy of the conceptual plan is attached for reference.

The conceptual layout appears to be feasible; however modifications are required due to upcoming improvements to Piatt Road and Cheshire Road. The layout will be required to include a cul-de-sac at the southern terminus of Gregory Road, near lot 60. The access road from Piatt Road at Reserve “A” shall be 36’ wide with 70’ of R/W for a minimum distance of 100 feet plus a 50’ taper, as outlined in Article VI, Section 601, Part C. The access road from Piatt Road between Reserves “K” and “L” shall be 36’ wide with 70’ of R/W to the first intersection. Also, lots 1, 2, 21 and 22 will not have access to this collector street. Reconfigure these four lots to take access from the internal subdivision streets. A variance request may be considered by our office if the developer elects to reduce the required 36’ pavement width and 70’ R/W for the two roads that take access from Gregory Road due to the anticipated reduction of traffic on Gregory Road.

It appears that the conceptual layout proposes stormwater management controls, which will be required for this project. The developer will need to verify that an adequate drainage outlet exists for this development or provide one if none is found. A Drainage, Erosion and Sedimentation Control (DESC) Permit is also required. Per a discussion with the project’s engineer, the existing pond located at the northeast corner of Cheshire Road and Piatt Road will not be used for stormwater management as part of this development. A detailed stormwater analysis is required as it appears there may be a stormwater diversion being requested. Such a diversion will need to be analyzed in detail and it should not be assumed that the diversion will be granted.

A revised Traffic Study has been submitted and will be reviewed in the near future. The developer will be responsible for any improvements noted in the approved study. As previously mentioned, a cul-de-sac will be required to be constructed on Gregory Road, north of Cheshire Road, as part of this project.

Please note the plan reviewed is preliminary in nature and therefore only addresses the conceptual layout. Preliminary and 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.

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: Jim Watkins, Jim Finley - Watcon Engineering
David Lovelass - Berlin Township Zoning Inspector
Scott Sanders - DCRPC
Rob Riley, Mike Love, Tiffany Jenkins, Cindy Davis - DCEO

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