



Engineers, Surveyors, Planners, Scientists

November 3, 2020

Berlin Township Zoning Board
3271 Cheshire Road
Delaware, OH 43015

Subject: Celebration Kia Expansion, Delaware County Permitting

Dear Zoning Board Members,

In preparing the zoning plan, EMH&T reviewed the Delaware County Engineering requirements to ensure the proposed site plan address the requirements of the engineer's office, particularly with respect to storm water management. In addition to the existing detention basin, an additional wet detention basin is proposed for water quality and water quantity treatment. Off-site flow that passes through the site will be conveyed through the site and its existing outlet. In addition to the stormwater management controls, the project will also obtain a Drainage, Erosion and Sedimentation Control (DESC) permit.

We have reached out to the Engineer's office and provided a conceptual site plan. Subject to township approval we will prepare preliminary and final engineering plans and stormwater management report for review by the county in accordance with the Delaware County Engineering Standards. Mike Love, PE, the County's Deputy Development Engineer, will providing a letter of support and this will be provided to the Township once received.

If you have any questions or need any additional information you can reach me at mstypula@emht.com or (614) 775-4369

Sincerely,

Matthew J. Stypula, PE
Senior Project Manager

Copies: Brian Reynolds – Renier Construction
Alyssa Lowry – Architectural Alliance
Tom Hart – Isaac Wiles
Molly Gwin – Isaac Wiles





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Berlin Township Zoning Board
3271 Cheshire Road
Delaware, OH 43015

Subject: Celebration Kia Expansion, Berlin Township Fire

Dear Zoning Board Members,

EMH&T has prepared a conceptual plan for review the Berlin Township Fire department showing site access and existing fire hydrant locations showing compliance with the necessary fire code regulations. The fire department is currently reviewing the conceptual plan.

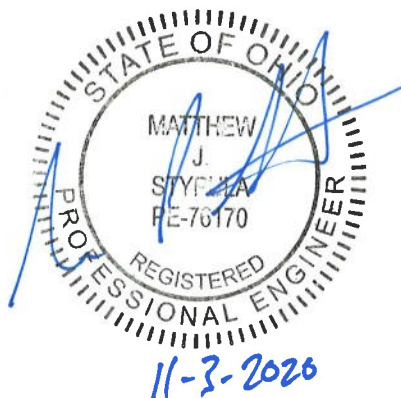
We will continue to coordinate with the County and provide the Township with documentation of the final comments from the Fire Department and make any necessary adjustments to obtain their approval. If you have any questions or need any additional information you can reach me at mstypula@emht.com or (614) 775-4369

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Stypula".

Matthew J. Stypula, PE
Senior Project Manager

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Berlin Township Zoning Board
3271 Cheshire Road
Delaware, OH 43015

Subject: Celebration Kia Expansion, ODOT Coordination

Dear Zoning Board Members,

Through the preliminary design of the Celebration Kia project, EMH&T has reviewed the proposed access to State Route 23. In order to install the proposed right in/right out access point, a Right of Way permit (formerly MR-505 permit) through the Ohio Department of Transportation (ODOT) District 6 will be required. The site access will be required to meet the requirements of the ODOT State Highway Access Management Manual.

At the proposed access point, State Route 23 is classified as a Category 3 route, and based upon preliminary analysis this access point will be classified as a Low Volume. Based upon a low volume classification no variance will be required for the proposed access and a Traffic Analysis or Traffic Impact Study will not be required. Preliminary Information has been provided to ODOT district 6 to begin coordination. Subject to Township approval, the necessary permit will be submitted to ODOT. If ODOT requires either a Traffic Analysis or Traffic Impact Study to be provided, one will be completed and submitted to ODOT.

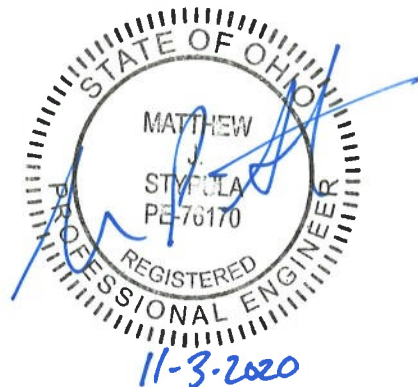
The proposed access point does provide for better traffic flow for the development, particularly for larger vehicles such as car haulers and sanitation vehicles. If ODOT were to decline the permit for this access point, all the other improvements could still be constructed and provide a functioning site.

We will continue to coordinate with ODOT and provide the Township with documentation of the final resolution. If you have any questions or need any additional information you can reach me at mstypula@emht.com or (614) 775-4369

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Matthew J. Stypula, PE
Senior Project Manager

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Berlin Township Zoning Board
3271 Cheshire Road
Delaware, OH 43015

Subject: Celebration Kia Expansion, Ohio EPA Compliance

Dear Zoning Board Members,

As a part of EMH&T's preliminary work on the Celebration Kia project we have reviewed necessary permitting requirements through the Ohio Environmental Protection Agency (OEPA). This project will not require the extension of any sanitary sewer main and/or water main and therefore we will not need to obtain a Permit to Install (PTI) for the project. Additionally, the site has been reviewed for wetlands and jurisdictional waterways using the US Fish and Wild Life Wetlands Inventory mapping, which has also been confirmed through a review of the existing site conditions. Therefore, no permit will be required for any impacts to jurisdictional waterways. The project will be required to obtain a general permit (Notice of Intent) for construction stormwater through the Ohio EPA. The current OEPA general permit, No. OHC00005, requires an acceptable Stormwater Pollution Prevention Plan (SWPPP) be submitted to the regulated MS4 entity (Delaware County) prior to submission of the NOI. Subject to the Township's approval, EMH&T will submit the required plans to the County and assist the owner and contractor in obtaining the permit prior to the start of construction as required by the OEPA.

In addition to the construction stormwater measures indicated in the SWPPP, the site will also be required to comply with the OEPA requirements for post construction water quality. The proposed design includes provisions for water quality treatment in the existing and proposed basins. These design features will be reviewed and approved by the County as the MS4 authorized entity. Additionally, slopes on site will be minimized to the extent possible. Erosion control matting will be specified for slopes greater than 3H:1V.

If you have any questions or need any additional information you can reach me at mstypula@emht.com or (614) 775-4369

Sincerely,

Matthew J. Stypula, PE
Senior Project Manager

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11-3-2020