



Delaware County Engineer

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

June 9th, 2021

David Weade
Berkshire Township
1454 Rome Corners Road
Galena, Ohio 43021

Re: Camping World

Dear David:

The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout submitted to DCRPC on June 1st, 2021 for the development of Camping World as part of the Northstar Section 1 Phase A Subdivision. The proposed conceptual layout appears to be generally feasible, with some relatively minor modifications to conform to DCEO Standards as noted below. Storm water 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) Based on the proposed user, access to/from Wilson Road is generally acceptable.
- 2) A traffic impact study (TIS) was previously prepared in 2005. The developer is currently working with DCEO to update this study. The scope of the update has been agreed upon. The traffic volumes generated are generally unchanged. Therefore it is anticipated no additional major roadway improvements will be required.
- 3) The Loop Road (along this frontage) will need constructed/bonded as part of this development.
- 4) Verify that there are adequate drainage outlets that exist for the site. There is an existing basin south of the site which could possibly serve as an adequate outlet; however, a detailed storm water management engineering design is required before this determination can be made. Offsite drainage easements would need to be established and recorded prior to final plan approval.
- 5) Drainage maintenance and drainage, erosion and sedimentation control (DESC) requirements would most likely be required.
- 6) A subdivision re-plat will be required through DCRPC.

Please note that the reviewed plans are preliminary in nature and, therefore, only address 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. All variances from the Delaware County Design, Construction and Surveying Standards Manual are required to be requested and approved during preliminary 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
Mike Williamson PE, Terrain Evolution