

Joe Clase

From: Fisher, Brad <BFisher@co.delaware.oh.us>
Sent: Friday, August 2, 2024 10:55 AM
To: Joe Clase
Cc: Sanders, Scott
Subject: RE: Stallion Ranch Development

Good morning Joe,

Unfortunately, I can't provide much of a comment here regarding access. This is an unofficial CAD that was never reviewed by RPC and we do not have additional comments other than what is noted in our [Staff Report](#). Being that this is not a CAD that was reviewed by our office, we are not aware of any maintenance agreement that meets the standards of the Regional Planning Commission. I spoke to the Delaware County Engineer's office and they were not able to provide additional comments as this site is fully within ODOT's jurisdiction.

Respectfully,

Brad Fisher, *Senior Planner*
Delaware County Regional Planning Commission

From: Joe Clase <joe@plan4land.net>
Sent: Friday, August 2, 2024 9:12 AM
To: Fisher, Brad <BFisher@co.delaware.oh.us>
Cc: dlaurent@cmtran.com
Subject: FW: Stallion Ranch Development

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Brad,

Per our discussion yesterday, below is the response that we are hoping you can help provide us a written response to address. ODOT wants us to justify the new "commercial" driveway and we know it not a good idea to use the existing CAD. They want to know what is driving that statement. Hoping you can help... thanks!

Joe

From: Kristine.Norfolk@dot.ohio.gov <Kristine.Norfolk@dot.ohio.gov>
Sent: Wednesday, July 31, 2024 8:03 AM
To: Drew Laurent <dlaurent@cmtran.com>
Cc: Jessica.Ormeroid@dot.ohio.gov; Andrew.Hurst@dot.ohio.gov; Joe Clase <joe@plan4land.net>; Leiana Yates <lyates@cmtran.com>
Subject: RE: Stallion Ranch Development

Drew,

The developer was to provide documentation from the township/county as to why the existing drive cannot be used. This information was never provided so we have not been able to coordinate with our real estate group.

Thanks,

Kristi Norfolk, PE, PTOE
Transportation Engineer
ODOT District 6

400 E. William Street
Delaware, Ohio 43015
D: 740.833.8253

kristine.norfolk@dot.ohio.gov



**Department of
Transportation**

From: Drew Laurent <dlaurent@cmtran.com>
Sent: Wednesday, July 31, 2024 8:00 AM
To: Norfolk, Kristine <Kristine.Norfolk@dot.ohio.gov>
Cc: Ormeroid, Jessica <Jessica.Ormeroid@dot.ohio.gov>; Hurst, Andrew <Andrew.Hurst@dot.ohio.gov>; Joe Clase <joe@plan4land.net>; Leiana Yates <lyates@cmtran.com>
Subject: RE: Stallion Ranch Development

Good morning, Kristi and Drew,

I hope all is well! I'm following up on our conversation last month regarding access for the proposed Emerald Farm development. We understand you all would be having conversations with ODOT's real estate group. Please let me know if any of those conversations have progressed.

Thank you!

Drew Laurent, AICP
Carpenter Marty Transportation
614.656.2421

From: Drew Laurent
Sent: Wednesday, June 19, 2024 11:36 AM
To: Kristine.Norfolk@dot.ohio.gov
Cc: Jessica.Ormeroid@dot.ohio.gov; Andrew.Hurst@dot.ohio.gov; Joe Clase <joe@plan4land.net>; Leiana Yates <lyates@cmtran.com>
Subject: RE: Stallion Ranch Development

Good morning, Kristine.

Attached is our updated access study and disposition letter for this development. Please note, the name has been changed from Stallion Ranch to Emerald Farms. We would like to schedule a web meeting to discuss the project and next steps with ODOT. Would you let me know your team's availability next week? We should only need 30 minutes.

Thank you!

Drew Laurent, AICP
Carpenter Marty Transportation
614.656.2421

From: Kristine.Norfolk@dot.ohio.gov <Kristine.Norfolk@dot.ohio.gov>
Sent: Friday, May 3, 2024 7:19 AM
To: Drew Laurent <dlaurent@cmtran.com>
Cc: Jessica.Ormeroid@dot.ohio.gov; Andrew.Hurst@dot.ohio.gov
Subject: Stallion Ranch Development

Drew,

We have completed our review of the Stallion Ranch TIS dated March 18, 2024 and ODOT's comments are below:

1. Refer to Sections 4.1 and 4.2 of ODOT's SHAMM for allowable access and driveway spacing. Based on the site drawing provided, the 360' minimum spacing is not met at the current location. Consider using the existing Dublin Road access point to maintain adequate spacing. Additionally, only one driveway per parcel or contiguous parcels under the same owner is permitted.
2. ODOT recommends analyzing the entering volumes during the PM peak hour of the roadway since start times will vary and may occur during this time.
3. Apply Peak Hour to Design Hour Factors to the count volumes.
4. Please contact MORPC for growth rates.
5. The full capacity of the venue should be used for the trip generation. In previous studies, ODOT has accepted an average trip generation rate of 0.40* (capacity) for event centers.
6. Update the turn lane warrant labels to Entry/Exit peaks instead of AM/PM.
7. Provide a sight distance drawing at the proposed drive.

Thanks,

Kristi Norfolk, PE, PTOE
Transportation Engineer

ODOT District 6

400 E. William Street
Delaware, Ohio 43015
D: 740.833.8253

kristine.norfolk@dot.ohio.gov



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