

**First Hearing Report
Daventry Park
Section 1, Phases 2, 4, and 5
Drainage Petition Per O.R.C. 6131
March 2, 2023**

This report has been prepared for the first hearing on a drainage petition filed by the Daventry Park Association and others on September 6, 2022. The petition was signed by representatives of 19 out of the 63 lots.

The general location and course of the requested improvements is stated on the petition as follows:

“In Delaware County, Liberty Township, within the Daventry Park Section 1 Phase 2, Daventry Park Section 1 Phase 4, and Daventry Park Section 1 Phase 5 subdivision and generally following, but not limited to, the course and termini of the existing improvements.”

This petition specifically asks for:

“To generally improve the drainage, both surface and subsurface, to a good and sufficient outlet, by replacing, repairing, or altering the existing improvements as required and/or creating new surface and subsurface drainage mains and laterals, as requested, by this petition, and to maintain these improvements per the associated engineering plans.”

Petition Process

This petition has been submitted according to Section 6131 of the Ohio Revised Code, which authorizes the County Commissioners to act on behalf of benefited property owners to make drainage improvements and maintain those improvements. Should the Commissioners decide to proceed with this petition, the existing storm water drainage system will be evaluated for any deficiencies or immediate maintenance needs.

The decision to approve a petition project is a 3-step process. First, a viewing of the proposed drainage petition is conducted for the Commissioners to familiarize themselves with the site. The Commissioners conducted the viewing for this project on December 12, 2022. Next, the preliminary hearing, which is before us this morning, is held to consider the initial feasibility and benefit of the request. If the petition is approved at this preliminary hearing, a final hearing will be conducted to further consider the petition. At that time, final details, such as any required repairs or modifications to the existing system, and a schedule of assessments to benefited landowners will be available.

Existing Conditions

The development's infrastructure was constructed between 1996 and 1998. A preliminary review of the existing storm water management system plans and records has been conducted. As part of this preliminary review, it has been determined that the existing storm water management system appears to be accurately reflected by the available records.

Pending approval at this preliminary hearing, a detailed inventory and evaluation of the existing storm water drainage system will be conducted. Based on this inventory and evaluation, any necessary repairs and the estimated cost can be calculated.

It is important to keep in mind the storm water management system is separate from the sanitary sewer system, and this review did not include the sanitary sewer system. This petition and associated information pertains to the storm water management system only.

Current Value of Infrastructure and Drainage Maintenance Assessment Estimate

The current value of the storm water infrastructure and the share of that value for each of the parcels would be estimated as follows:

Estimated current value of original improvement:	\$ 440,898.66
Per lot share of current value (Based on 63 lots)	\$ 6,998.39

NOTE:

- **It is important to understand that the above estimate is preliminary and made in the absence of a detailed investigation of the existing storm water infrastructure in the Daventry Park subdivision.**
- **Should the project fail to be approved at the final hearing, the benefiting land owners, as defined by O.R.C. 6131, may still be responsible for the actual cost of project administration, survey, and design.**

The annual maintenance assessment per lot is calculated by multiplying the per lot share of current value by the percentage to be collected. On average, 2% to 5% of the full project value is collected annually. Based on the above estimate, a 3% collection rate would produce a per lot assessment of \$209.95.

Factors Favorable/Unfavorable

Section 6131 of the Ohio Revised Code requires the County Engineer to state in a report favorable and unfavorable factors to a proposed project, estimate the cost of the project, and state an opinion as to whether the benefits of the project exceed the cost. The following information is presented for your consideration:

Factors favorable to the improvement:

1. Safeguard property values from decline due to poor drainage.
2. Annual inspection and maintenance of improvements in perpetuity.
3. Reduction in the liability of individual homeowners and the civic association for upkeep and maintenance of the storm water management system.


Factors unfavorable to the improvement:

1. Cost of maintenance assessment may be a burden to some landowners.
2. Potential disruption of landscaping and lawn areas during some maintenance and repair activities.


Delaware County Engineer's opinion concerning benefits versus cost:

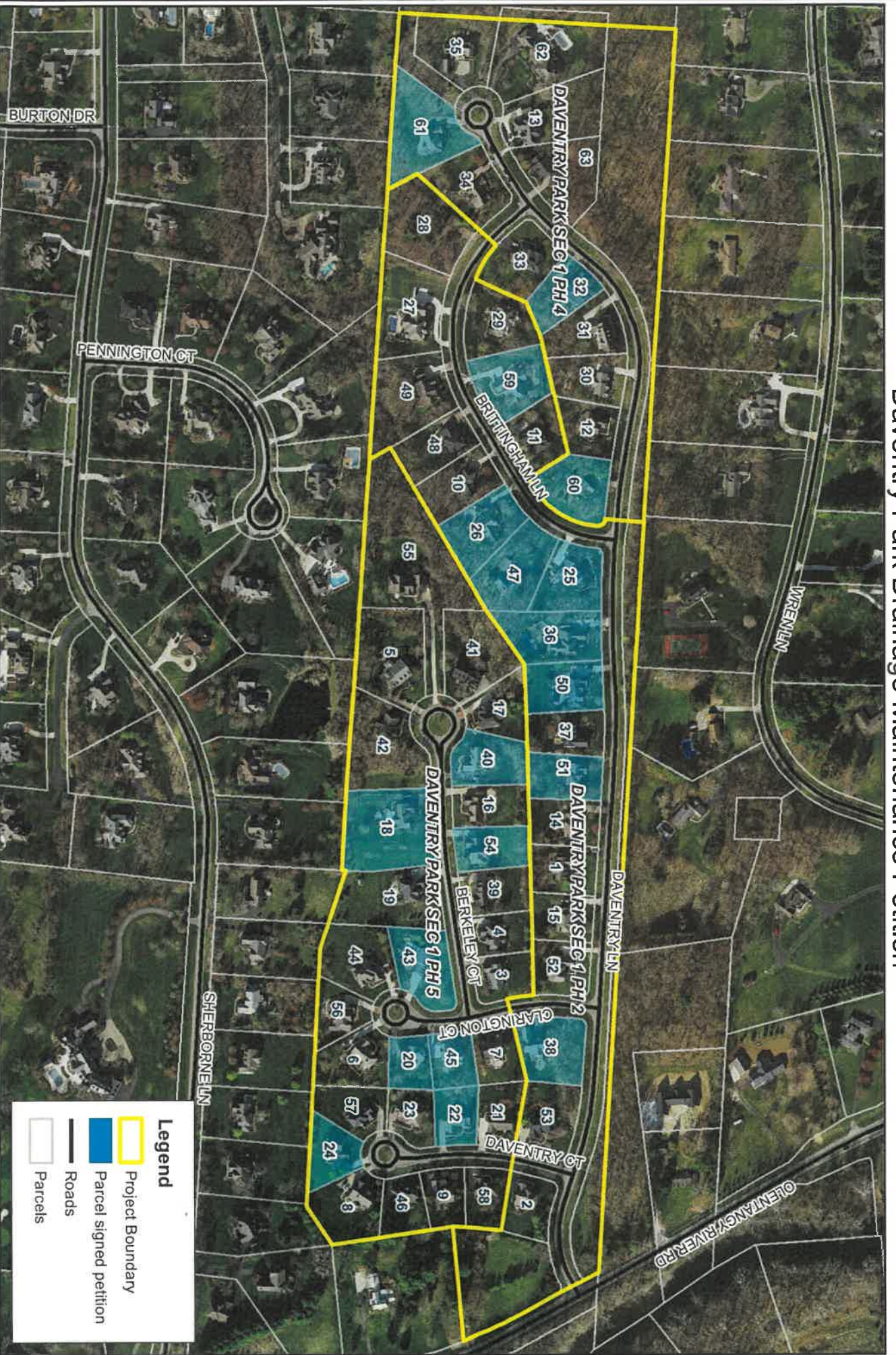
It is my opinion based on the preliminary information gathered that the benefits of the proposed petition request exceed the estimated cost of the drainage maintenance assessment. I also find that the proposed petition is necessary and that it will be conducive to the public welfare. Should this project proceed to a final hearing, detailed plans, specifications, estimated costs and assessments would be prepared. A comprehensive benefit versus cost analysis will also be performed to determine the feasibility of advancing this proposed project.

Prepared by,


Rebecca Longsmith
Resource Conservationist
Delaware Soil and Water
Conservation District

Approved by,


Chris Bauserman P.E., P.S.
Delaware County Engineer



Legend

- Project Boundary
- Parcel signed petition
- Roads
- Parcels



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Note:
 Delaware SWCD makes no guaranty or warranty as to the accuracy of the information on this map.

