



December 4, 2017

RE: 1750(tgc#) Skyland  
Variance Request Reasoning

The two variances being requested with this application are based on the same reasoning: 1. existing project terrain, and 2. conservation of environmentally sensitive areas that result in the inability to provide another egress or stub to an adjacent property.

The proposed project layout has an egress point on SR303 and a second egress point on Stoney Hill Rd. The location of the SR303 egress has changed based on ODOT comments from the original Concept Plan submittal. The location of the Stoney Hill egress is based on the least amount of wetland and stream disturbance in order to build a road from Street A to Stoney Hill. Street C is proposed to start south of the existing pond at the intersection of Street A, and traverse westerly between an existing forested wetland and an existing emergent wetland. Street C continues southwesterly towards Stoney Hill in order to avoid disturbance of an existing pond and cross an existing wetland in the narrowest point possible.

Moving Street C to the north is not possible because of the existing terrain, and existing wetlands. In addition, it would place a public road without a visual buffer closer to a neighboring property not included in the Conservation Development (Weiss Property).

The rationale for not proposing an egress to Stoney Hill between the Iwasevic & Belock properties is the same as above. In addition, the existing terrain has a +/-20' ravine with delineated wetlands and streams; and there is a significant sight distance issue on Stoney Hill Rd at this location. These site constraints make it infeasible to propose an access point in this location.

The rationale for not proposing an egress to Ridge Road on the Sumodi property is the same as above. In addition to the impractical site constraints, a second access point at this location would result in +/-3000 linear feet of road without any needed curb cuts.

Sincerely,

TGC Engineering, LLC

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