

Berlin Farm West

(formerly Longhill)

AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN

Berlin Township – Piatt and Berlin Station Roads
Delaware County, Ohio

February 14, 2022



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DATE FILED: _____
HEARING DATE: _____
FEE \$ _____
RECEIPT # _____

APPLICATION FOR DEVELOPMENT PLAN AMENDMENT

DATE: February 14, 2022 BZC # _____, AMENDMENT # _____

SUBDIVISION NAME: Berlin Farms West (formally Longhill)

SUBDIVISION PHASE: Phases 1 -8 (also referred to as 'Sections')

LOCATION: Northwest of the Piatt and Berlin Station Road intersection

PARCEL # 418-230-01-001-000, 418-230-01-002-000, 418-240-01-056-000,
418-240-01-057-000, 418-240-01-058-000, 418-240-01-058-001

RANGE: 18 TWP: 4 SECTION: 2

ACREAGE: 279.812 ZONING DISTRICT R-3 / PRD

OWNER/DEVELOPER: M/I Homes of Central Ohio, LLC

ADDRESS: 4131 Worth Avenue Suite 310, Columbus Ohio 43219

EMAIL: jbarkan@MIHOMES.com

PHONE: 614-418-8545 FAX: _____

DESCRIPTION OF AMENDMENT:

Revise previously approved Longhill Preliminary Development Plan per this application.

See 'Introduction and Summary' on Page 1 of the Amended Development Text.

Zoning Inspector

Applicant's Name: M/I Homes of Central Ohio LLC
By: Josh Barkan, VP of

Applicant's Signature: 

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Berlin Farm West PRD (Formerly Longhill PRD)

Introduction and Summary.

The property that is the subject of this text consists of 278.81± acres that are located to the northwest of the intersection of Piatt Road and Berlin Station Road. It is to the west of and adjacent to a planned future northward extension of Piatt Road to be undertaken by Delaware County. In 2019, a zoning application and preliminary development plan were approved to create the Longhill PRD. M/I Homes of Central Ohio, LLC seeks to amend the approved preliminary development plan such that the Longhill PRD will be renamed as Berlin Farm West to reflect the continuation of a master plan that includes the Berlin Farm PRD that is to be developed by M/I Homes to the east of this zoning district and which was previously approved by Berlin Township. Berlin Farm West will be subject to the standards set forth in this text, and will be developed in accordance with the site plan which accompanies this application as Exhibit G-1. This residential community will consist of 434 single-family homes among 109.4+/- acres of open space. This is a reduction of 48 units (roughly 10% of permitted density) and an increase of 53.7+/- acres of open space (i.e, over 50% more) as compared to the previously approved preliminary development plan.

The development standards contained within this text and the plans that accompany it are intended to govern the proposed development and replace and supersede the previously approved text and preliminary development plan for the Longhill PRD. This Berlin West PRD is already zoned into the R-3, Residential District High Density base zoning district under the Zoning Resolution of Berlin Township (the "Zoning Resolution"). In the event of a conflict between the standards in this text and those found within the Zoning Resolution, the standards in this text shall govern. To the extent that a development standard is not contained herein, then the provisions of the Zoning Resolution shall govern with respect to that standard including, but not necessarily limited to, those contained in Article 9 of the Zoning Resolution and pertaining to the R-3 zoning district.

This PRD shall include two subareas, namely Subarea A and Subarea B. Subarea A will be known as Aberdeen at Berlin Farm and consists of 104.6+/- acres. Subarea B will be known as Windrow at Berlin Farm and includes 174.25+/- acres.

ARTICLE 11 PLANNED RESIDENTIAL DISTRICT (PRD)

SECTION 11.01: PURPOSE: SEE SECTION 5.055

SECTION 11.02: INITIAL DISCUSSIONS

The applicant is encouraged to engage in informal consultations with the Zoning Inspector, Zoning Commission and the Delaware County Regional Planning Commission prior to formal submission of a development plan and application to amend the zoning map.

No statement by officials of the Township or County made prior to formal submission of a development plan and application to the Zoning Commission under 11.10 shall be binding. Any and/or all such informal consultations may be subject to Ohio's open meeting laws (ORC §121.22) and may be required to be held in an open public meeting.

In addition to any other procedures set out in this Resolution, all applications for amendments to the zoning map to rezone lands to this PRD district shall follow the procedures set forth in Article 11 herein.

SECTION 11.03: LOCATION OF PLANNED RESIDENTIAL (OPEN SPACE) DEVELOPMENTS

Planned Residential Development zoning may be overlaid on FR-1, R-2, R-3, R-4, and TPUD zones pursuant to a zoning map amendment approved by the township. The net density of the underlying zoning shall be used to determine the number of units allowed. All other standards shall be as defined in Article 11.

SECTION 11.04: PERMITTED USES

A) Single Family detached residential dwelling units in FR-1 and R-2, R-3, and R-4 PRDs;

Response: Applicant proposes R-3 single family detached residential dwelling units (434 lots in total). Subarea A shall contain 165 lots and Subarea B shall contain 269 lots.

B) Single family dwellings in R-2, R-3, and R-4 PRDs, or multi-family buildings (including condominiums separated by vertical firewalls) in TPUD PRDs.

Response: No single family attached dwellings are proposed.

C) Common Area: upon approval of the final development plan by the township, the following uses and improvements may be permitted in the common area:

- 1. Outdoor sports (active recreation) and recreational activities.**
- 2. Accessory service buildings and structures incidental and pertinent to the uses set forth in Section 11.04(C)(1) above, where said accessory service buildings and structures are necessary to the pursuit of a permitted recreational use on the premise.**

Response: Applicant proposes ±109.4 acres of open space that generally will be used for open space, recreation, and leisure trail, consisting of 39.2% of the total site acreage and nearly double the required open space (55.7+/- acres) as provided in the Zoning Resolution. The centrally-located 9.0+/- acres of open space will contain a silo, clubhouse, and other amenities which will have a rural character, as well as an outdoor pool. The open space consisting of 17.0+/- acres found in the southeastern portion of the zoning district will provide for community gardens and leisure trails, as will a portion of the 61.0+/- acres of open space that is located in the northwestern portion of the zoning district. These amenities will provide for agricultural opportunities for residents. A dog park is also planned in the open space within the northwestern portion of the property. See Exhibit "I-2 Open Space Plan". All open spaces will be owned and managed by a forced and funded Homeowners' Association.

D) Natural Area: restricted to passive recreational uses such as fishing, swimming, hiking, canoeing, and such other recreation that does not alter any of the natural features of the area. Agriculture may also be used as natural open space, provided it does not permit hog operations, poultry barn, and fur bearing farms or feed lots. Accessory buildings should be discouraged in the natural area.

Response: Areas located outside of those described as having specific amenities in the immediately preceding response will be passive open spaces with leisure trails in many locations. Grading is permitted within these areas to accommodate retention ponds, utilities and other improvements shown on the accompanying plans. Within the open space along the western and southern frontages, no improvements are permitted except for leisure trails and sidewalks.

SECTION 11.05: ACCESSORY USES

A Non-residential uses of a religious, cultural, educational or recreational nature or character to the extent that they are designed and intended to serve the residents of the Planned Residential District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to major thoroughfares as to permit access without burdening residential streets.

Response: No divergence.

B. Schools, if they occupy a lot of not less than 1 acre, with adequate area for indoor and outdoor recreation, and additional setbacks as may be necessary to avoid disruption to adjacent residences.

Response: No divergence.

C. Adult Family Homes as provided for and defined in ORC Chapter 3722.

Response: No divergence.

D. Child Day Care provided in the provider's permanent residence for six or fewer children, who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as a residence.

Response: No divergence.

E. Temporary structures such as manufactured or mobile homes, or mobile offices, and temporary buildings of a non-residential character may be used incidental to construction work on the premises or on adjacent public projects or during a period while the permanent dwelling is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed not more than twice for a total combined period of time under all issued permits not exceeding eighteen (18) months. Renewal of the permit shall be at the discretion of the Zoning Inspector on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal, solid waste disposal, and water supply, as he/she deems necessary. The fees for such permit and renewals thereof shall be established by the Board of Township Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.

Response: Up to two model homes shall be provided in accordance with Exhibits "H-1 Phasing Plan and Model Home Location" and "C-5 Model Home Enlargements and Signage." Downcast lighting shall be required when parking areas next to model homes are illuminated. Notwithstanding anything to the contrary in the Zoning Resolution, prior to the approval of a final plat by Delaware County the developer may commence construction of one of these model homes. Construction of one model home may occur in advance of, or in conjunction with, installation of infrastructure for the subdivision.

F. Conducting of casual sale of goods in what are commonly referred to as garage sales or yard sales provided that such sales shall not be conducted on more than six (6) days in any calendar year or more than three (3) consecutive days. The sale and parking area shall be outside of the right-of-way and shall not interfere with traffic on adjacent thoroughfares. Any signage must be consistent with Article 22.

Response: This development shall adhere to this requirement.

G. Limited home occupation, as prescribed in Section 24.15 of this resolution.

Response: Limited home occupation uses will be in accordance with Section 24.15.

H. Licensed Family Homes as provided for in ORC §5123.19. All such facilities shall possess all approvals and/or licenses as required by state or local agencies.

Response: Licensed Family Home uses will not be included in this development.

SECTION 11.06: CONDITIONAL USES

A) Model Homes in Subdivisions, the same being defined as residential type structures used as sales offices by builders/developers and to display the builder's/developer's product. The same may be furnished within, since its purpose is to display to prospective buyer the builder's/developer's features (such as exterior siding treatment, roofing materials, interior trim, moldings, floor coverings, etc.), in the environment of a completed home. Model homes may be staffed by the builder's/developer's sales force. Model homes shall be subject to the following restrictions:

1. **Lighting:** All exterior lighting, except for security lighting, must be down-lighting, so that no light shall be cast onto adjoining residential properties. All off-street parking areas must be illuminated. All exterior lighting, except for security lighting, shall be extinguished at the closing time of the model home.

Response: No divergence.

2. **Parking:** All model homes shall provide off-street paved parking for the public. Such off-street paved parking shall be located as directed by the Board of Zoning Appeals. The number of required parking spaces shall be six (6) per model home. The driveway of the model home may be utilized for not more than two (2) parking spaces.

Response: No divergence.

3. **Screening and Trash Receptacles:** Landscape drawing shall be required and show adequate landscaping and screening from adjoining residential lots, together with the clear marking of the boundaries of the model home lot. Trash receptacles shall be provided around the model home for use by visitors to the home.

Response: Landscaping for model homes is consistent with the overall landscape and provides adequate landscaping and screening from adjoining lots. Locations of trash receptacles will be identified in the building permit application for each model home.

4. **Termination of Use:** The use of model homes within a residential subdivision, or within any single phase of a multi-phase subdivision, shall terminate after five (5) years from its opening date, or when building permits have been issued for ninety percent (90%) of the lots, whichever comes first.

Response: No divergence.

5. **Model Home Signs:** Model home signs may be approved by the Board of Zoning Appeals provided the following conditions are met:

- a. the sign shall not exceed 16 (sixteen) square feet per side with 32 (thirty two) square feet maximum total display area;

Response: No divergence. Applicant's proposed signage, as shown in accompanying exhibit, complies with the display area requirements.

- b. the overall height of the sign shall be no more than four (4) feet above grade.

Response: No divergence.

- c. model home sign shall be located on the same lot as the model home.

Response: No divergence.

6. If sign information is not presented at the time the development is submitted and approved, the applicant will apply for a conditional use permit to the Board of Zoning Appeals, which will rule on additional sign conditions.

Response: Sign information is being provided at this time for review and approval.

SECTION 11.07: PROHIBITED USES

- A. Uses not specifically authorized by the express terms of this Article of the Zoning Resolution shall not be permitted.**

Response: No divergence. Development will be subject to such prohibited uses.

- B. Outdoor storage of inoperable, unlicensed, or unused vehicles or trailers, for a period exceeding fourteen (14) days is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.**

Response: No divergence. Development will be subject to outdoor storage restrictions.

- C. No trailer of any type, no boats, no motor homes, nor equipment of any type shall be parked in front of the building line on any parcel within this district for more than twenty-four (24) hours in any ten (10) day period. If a dwelling is located on said lot, the building line shall be considered to be the front wall of the dwelling even if said dwelling is located behind the minimum building line established by this code or the restrictions on the plat or subdivision.**

Response: No divergence.

- D. No motor home, mobile home or camper of any type may be occupied by a guest of the resident/owner for more than fourteen (14) days per calendar year and only one (1) occupied motor home or camper is permitted at any time.**

Response: No divergence.

- E. Except as specifically permitted in Section 11.01(G) or approved in the approved development plan, no manufactured/mobile home shall be placed or occupied in this district. This provision does not apply to permanently-sited manufactured homes.**

Response: No divergence.

- F. No trash, debris, unused property, or discarded materials which create an eyesore, hazard, or nuisance to the neighborhood or general public shall be permitted to accumulate on any lot or portion thereof.**

Response: No divergence.

- G. In subdivided areas that meet the requirements of section 711.131 of the Ohio Revised Code, the keeping of livestock and poultry is prohibited.**

Response: No divergence.

- H. Boat or vehicle storage yards of facilities within common open space areas are prohibited.**

Response: No divergence.

SECTION 11.08: DESIGN FEATURES REQUIRED OF A PRD

The development plan shall incorporate the following standards:

- A. Open space shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses;**

Response: No divergence. As shown in Exhibit "I-2 Open Space Plan", the open space has been distributed throughout the development, is visually and functionally harmonious with the development, and provides buffers to surrounding land. Applicant proposes ±109.4 acres of open space that generally will be used for open space, recreation, and leisure trails, consisting of 39.4% of the total site acreage and nearly double the required open space (55.7+/- acres) as provided in the Zoning Resolution. The centrally-located 9.0+/- acres of open space will contain a silo, clubhouse, and other amenities which will have a rural character, as well as an outdoor pool. The open space consisting of 17.0+/- acres found in the southeastern portion of the zoning district will provide for community gardens and leisure trails, as will a portion of the 61.0+/- acres of open space that is located in the northwestern portion of the zoning district. These amenities will provide for agricultural opportunities for residents. A dog park is also planned in the open space within the northwestern portion of the property. See Exhibit I-2 Open Space Plan.

B. The zoning commission may require walkways to connect all dwelling areas with open space and to interconnect the open spaces;

Response: No divergence. Applicant has provided for walkways and interconnected open spaces, as shown in Exhibit I-5.

C. Moderate to thick coverage by trees and natural undergrowth is desirable to most intended functions of the open space. Where such foliage exists naturally, it should be retained where practicable. Where adequate foliage does not exist, the Zoning Commission may require establishment of such tree cover or other foliage as may be necessary to achieve the purpose of the open space and the buffer of adjacent uses;

Response: No divergence. Applicant has incorporated existing foliage into the open space as shown in the accompanying plans.

D. Scenic areas and views shall be preserved to the maximum extent practicable, including views from the adjacent road;

Response: No divergence. Applicant has strategically placed open spaces along the perimeters of the site and centrally within the zoning district. See accompanying plans.

E. Open spaces may be used for the natural disposal of storm water drainage. No features should be designed which are likely to cause erosion or flooding of the proposed or existing houses;

Response: No divergence. Open spaces have been utilized throughout the site plan for the natural disposal of storm water drainage, as shown on Exhibit G-1.

F. Minimum overall tract size for a PRD is 20 acres, unless adjacent to a neighborhood of comparable density or design, in which case the Zoning Commission may permit the tract size to be reduced to 10 acres;

Response: No divergence. Applicant meets and exceeds the 20-acre minimum for a PRD, as this development consists of ±278.81 gross acres.

G. Improvements within the PRD shall conform to the subdivision standards for Delaware County Ohio;

Response: No divergence. Applicant's design will conform to county's subdivision standards, unless otherwise specified in this application or otherwise approved by Delaware County.

H. Wetlands, steep (over 20%) slopes, forests, 100 year floodplains, ravines and noted wildlife habitat are to be preserved to the greatest extent possible;

Response: No divergence.

- I. The permitted density shall not be exceeded.**

Response: No divergence. The Longhill PRD zoning permits 482 lots, while this amended PRD provides for 434 lots.

- J. The required percent of open space shall be provided. The percent of open space required varies according to the zoning district overlaid;**

- 1. FR-1: 40% (of gross tract area) open space**
- 2. R-2, R-3 and R-4: 20% (of gross tract area) open space**

In calculating open space, the areas of fee simple lots conveyed to homeowners shall not be included. Unbuildable areas, (defined as jurisdictional wetlands, floodplains, slopes greater than 20%, utility rights-of-way and existing bodies of water) may count for up to 50% of the required open space. That portion of land dedicated to public purpose that remains either open and unbuilt upon by any structure (including parking) or which houses a recreational facility approved by the Zoning Commission on the Development Plan may count toward the open space requirement.

Response: No divergence. Applicant meets and exceeds this requirement by proposing 109.4+/- acres of open space, which amounts to approximately 39.2% of the gross tract area. In addition, the previously approved Longhill PRD preliminary development plan provided 55.76+/- acres of open space, so the amended plan provides roughly double the amount of open space.

- L. No residential dwelling structures shall be constructed within the 100-year floodplain of any stream or river.**

Response: No divergence.

- M. In FR-1 zones, water supply and sanitary sewage disposal shall be as approved by the Delaware County Board of Health and/or the Ohio EPA. Feasibility shall be indicated by the appropriate agency at the time of the preliminary plan. In the R-2, R-3 and/or R-4 zones, centralized water supply and sanitary sewage disposal systems shall be provided, subject to Delaware County Sanitary Engineer, Board of Health, and/or Ohio Environmental Protection Agency approval. Feasibility of water supply and wastewater disposal systems shall be indicated by the appropriate agencies at the time of the preliminary plan.**

Response: No divergence. Applicant has obtained verifications that public water supply and wastewater disposal systems are available with capacity to serve this project.

- N. The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site. All residential roofs must be a minimum of 5:12 pitch, or as approved by plan. Permanently sited manufactured housing must have a minimum pitch of 3:12.**

Response: No divergence. See Architectural Elevations in Exhibits K and L.

- O. Residential lots shall be fenced for safety if they abut agriculture.**

Response: Divergence requested. No perimeter fencing is being provided, given that significant open spaces abut agricultural uses.

- P. Sidewalks or paths shall be provided. Sidewalks shall be separated from the paved street surface by at least five feet (5') of landscaped or grassed green strip. Deciduous, broad leaf street trees (i.e., maple, oak, sycamore, chestnut, and sweet gum) shall be planted (or saved) at the rate of one per 60**

feet of frontage on both sides of the street. Trees must be at least a 2.5 inch caliper at planting. Trees may not be placed in the 5' green strip between the street and sidewalk. Trees shall be placed in the front lawn of the residences.

Response: No divergence.

Q. Setbacks, front, side and rear: as defined in the underlying zoning district.

Response:

<i>R-3 District Requirements</i>	<i>Applicant's Proposal</i>
<i>Building Setback: Per Section 24.05, as approved in the Development Plan.</i>	<i>No divergence. The minimum building setback shall be 30 feet from the right-of-way line, provided that stoops, steps, and porches shall be permitted to encroach a maximum of five (5) feet within the front yard setback line.</i>
<i>Side Yard Setback: 12.5 ft. minimum to any side lot line.</i>	<i>A divergence is requested. Each lot will provide a minimum of 12.5 ft. side yard on each side of the lot and therefore meet the requirements of the Zoning Resolution, but Applicant requests a divergence to permit side yard encroachments such as eaves, overhangs, bay windows, egress wells, and fences. Air conditioning units shall only be permitted to be located along the rear façade of each home</i>
<i>Rear Yard Setback: 25 ft. minimum for principal buildings.</i>	<i>No divergence, provided that decks, screened porches, and patios shall be permitted to encroach a maximum of 10 feet into the required rear yard setbacks.</i>

R. Minimum lot size: as defined in the underlying zoning district.

Response:

<i>R-3 District Requirements</i>	<i>Applicant's Proposal</i>
<i>10,890 square feet</i>	<i>No divergence. Each lot within Subarea A will have a minimum lot area of 11,250 square feet, and Subarea B will have a minimum lot area of 12,000 square feet..</i>

S. Minimum lot width: as defined in the underlying zoning district.

Response: A divergence is requested. R-3 zoning district, Section 9.06(B) of the Zoning Resolution calls for minimum continuous lot frontage of 80 feet. The Applicant requests that in Subarea A a minimum lot width of 80 feet will be permitted at the minimum building setback line for each lot, and in Subarea B a minimum lot width of 75 feet will be permitted at the minimum building setback line, both to accommodate various conditions for lots located within street curvatures. The divergence is reasonable and consistent with the spirit and intent of the zoning requirement.

T. Detached garages with one-hour fire rated construction may be constructed within ten (10) feet of the lot line provided the garage is located to the rear of the house, and that the garage does not abut an adjacent residence.

Response: No divergence.

- U. Street layouts should relate to natural topography, and be designed to provide open space views to as many homes as possible.**

Response: No divergence. Street layouts relate to natural topography and seek to maximize open space views to as many homes as possible.

- V. Attached garages shall be setback at least 12 feet from the front building line of the house, if on street parking is not provided.**

Response: No divergence. On-street parking is being provided. Two or three attached car garages will be provided for each lot within the development. All lots within Subarea A will include side-loaded garages. Side-loaded garages shall be permitted but not required in Subarea B.

- W. Porches: A covered porch or portico across some portion of the front of the house is a recommended structural design element.**

Response: No divergence.

- X. Street lighting, if provided, must be of white light, with light standards of traditional or Victorian design (no modern gooseneck lamps or yellow lighting). Maximum height of standards is 16 feet.**

Response: No divergence.

- Y. Building Height Limits: No buildings in this district shall exceed thirty-five (35) feet in height measured from the elevation of the threshold plate at the front door to the highest point of the roof. Chimneys, barns, silos, grain handling conveyors, church spires, domes, flag poles, and elevator shafts are exempted from the height regulation and may be erected to any safe height, not to exceed one-hundred (100) feet in height. No windmills, antennas, or towers shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line of said tract and not to exceed one hundred (100) feet in height.**

Response: No divergence. Applicant's proposal meets the building height limits.

- Z. Building Dimensions: (Floor space requirements): Each detached single family dwelling hereafter erected in this district shall have a living area not less than one-thousand (1000) square feet or eight-hundred (800) square feet of ground floor living area, if the residence is multi-story. All such living areas shall be exclusive of basements, porches, or garages.**

All attached single-family structures constructed within this district shall contain the following minimum living area:

- 1. One (1) bedroom unit: 800 square feet**
- 2. Two (2) bedroom unit: 900 square feet**
- 3. Three or more bedroom units: 1000 square feet**

Response: No divergence. Applicant's proposal meets these requirements.

- AA) Landscaping: All yards, front, side and rear, shall be landscaped, and all organized open spaces or non-residential use areas shall be landscaped and shall meet the requirements of Article 26, unless a variation from these standards is specifically approved as part of the final development plan. A**

landscape plan showing the caliper, height, numbers, name, and placement of all material, prepared by a licensed landscape architect shall be approved as a part of the final development plan.

Response: Landscaping to be provided in accordance with approved final development plans. Individual lots shall include landscaping in the front, rear, and side yards, with the selection of plantings to be determined by individual home buyers.

BB.) Parking: Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan, the provisions of Article 24 of this Resolution, when appropriate, shall be incorporated.

Response: Off-street parking will be provided in garages. In addition, each home shall provide for a minimum of 2 automobiles to park on the driveway.

CC.) Signs: Except as provided under the provisions of this Article for home occupations or as controlled by Article 25 (Signs) of this Resolution and except as permitted by the Board of Zoning Appeals incidental to Conditional Uses, no signs shall be permitted in this district except a "For Sale" or "For Rent or Lease" sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side.

Response: A divergence is requested. Applicant requests a divergence to permit all signage as shown and detailed in accompanying exhibit.

DD.) The owner or developer of a subdivision or similar area, upon the conditions and for the time period established by the Zoning Commission, may erect one (1) sign not exceeding thirty-two (32) square feet in area per side advertising said subdivision, development or tract for sale.

Response: Applicant will erect such sign in accordance with the conditions and for the time period established by the Zoning Commission.

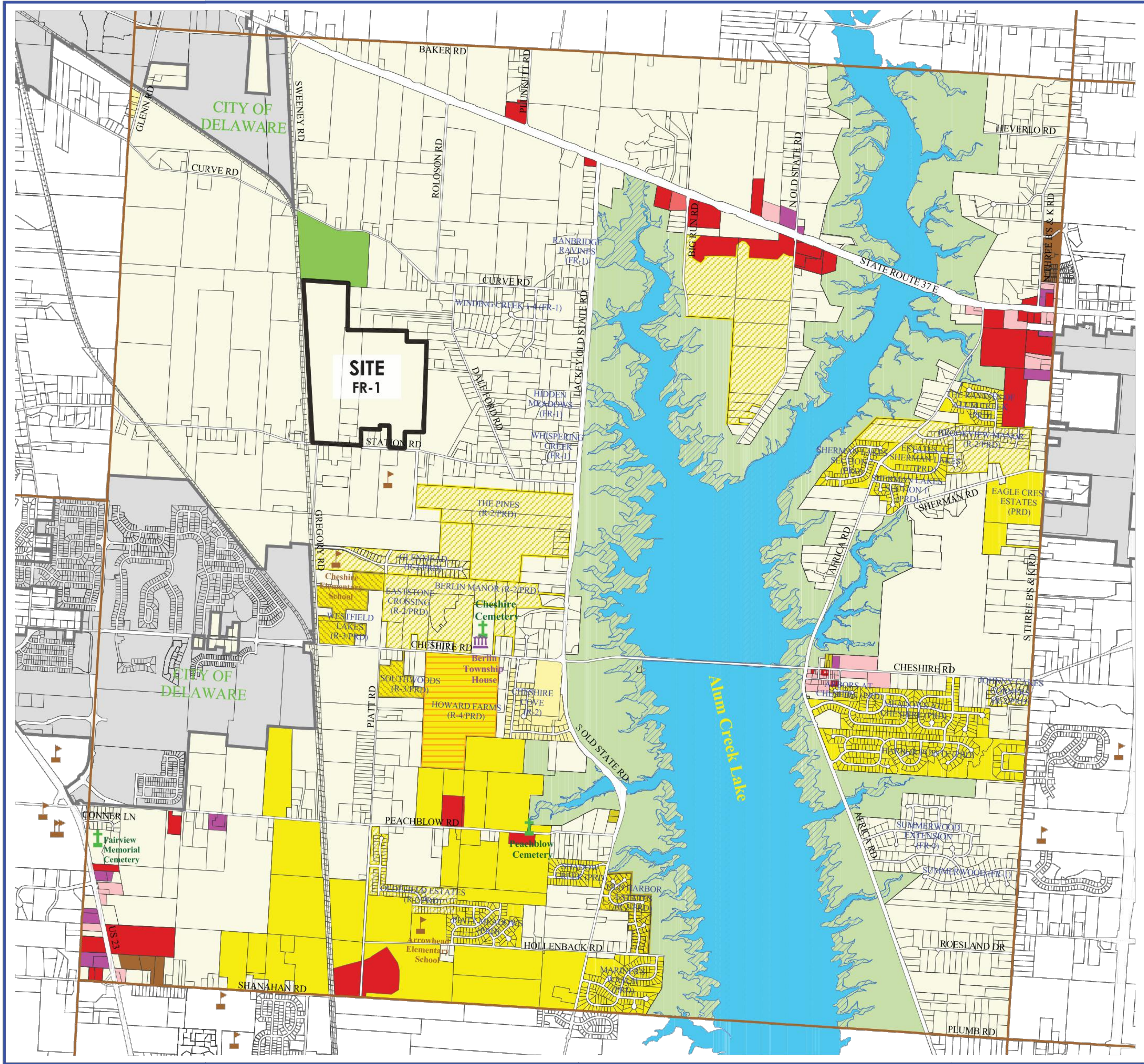
EE.) Exterior Lighting: All exterior lighting shall meet the lighting requirements of Article 24 of this zoning resolution, unless a variation from these standards is specifically approved as part of the final development plan.

Response: A divergence is requested to accommodate development signs, which will provide shielded lighting directed toward the sign in a manner that does not interfere with driver visibility on adjacent streets.

FF.) Other required provisions as stated in this ordinance. The Berlin Township Zoning Commission and/or Board of Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed, landscaping, development, improvement and maintenance of common open space, and any other pertinent development characteristics.

Response: Delaware County plans to build a roundabout at the intersection of Berlin Station Road and Piatt Road and extend Piatt Road to the north. When requested by the County, the Developer will dedicate right-of-way for the required improvement.

In addition, clustered mailbox units shall be located in at least 5 locations in the community so that all residents are not required to go to a single location to retrieve their mail.



ZONING DISTRICT MAP

Berlin Township Delaware County, Ohio

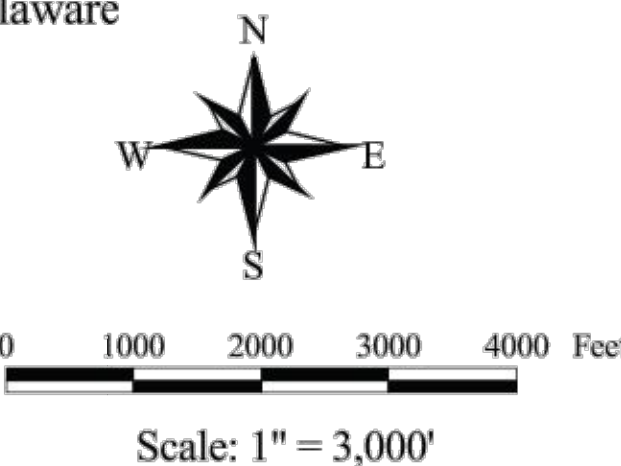
This is the official zoning district map of Berlin Township, Delaware County, Ohio, duly adopted by the trustees of Berlin Township in Resolution on

Official map as amended August 11, 2017

Board of Township Trustees

Zoning Inspector
Berlin Township, Delaware County, Ohio

- Township Hall
- Cemeteries
- Existing Schools
- Township Boundary
- Incorporated Area
- Railroad
- Road Right of Way
- Property Lines
- Incorporated Area
- Berlin Township Zoning
 - Farm Residential District (FR-1)
 - Low Density Residential District (R-2)
 - R-2 with PRD Overlay (R-2/PRD)
 - Multi-Type Residential District (R-3)
 - R-3 with PRD Overlay (R-3/PRD)
 - Multi-Type Residential District (R-4)
 - R-4 with PRD Overlay (R-4/PRD)
 - Planned Residential District (PRD)
 - Neighborhood Commercial District (NCD)
 - Transitional Planned Unit Development (TPUD)
 - Planned Age-Restricted Residential District (PARRD)
 - Planned Office District (POD)
 - Planned Commercial and Office District (PCD)
 - Old Cheshire Planned Unit Development District (OCPUD)
 - OCPUD Overlay Applied
 - Industrial District (ID)
 - Planned Industrial District (PID)
 - Agricultural Conservation District (A-1)
 - Floodplain Regulatory District (FPRD)
 - US Land
 - River
 - City of Delaware



Prepared By: Delaware County Regional Planning Commission (740-833-2260) www.dcrpc.org
Parcel information provided by The Delaware County Auditor's Office.
Further information is available by contacting the Auditor's GIS office (740-833-2070)
Zoning Information provided by Berlin Township (740-548-5217)
(Printed 9/11/2018)

PLAN HAS BEEN MODIFIED BY EMH&T
FEBRUARY 14, 2022

DateFebruary 26, 2019Job No.10086

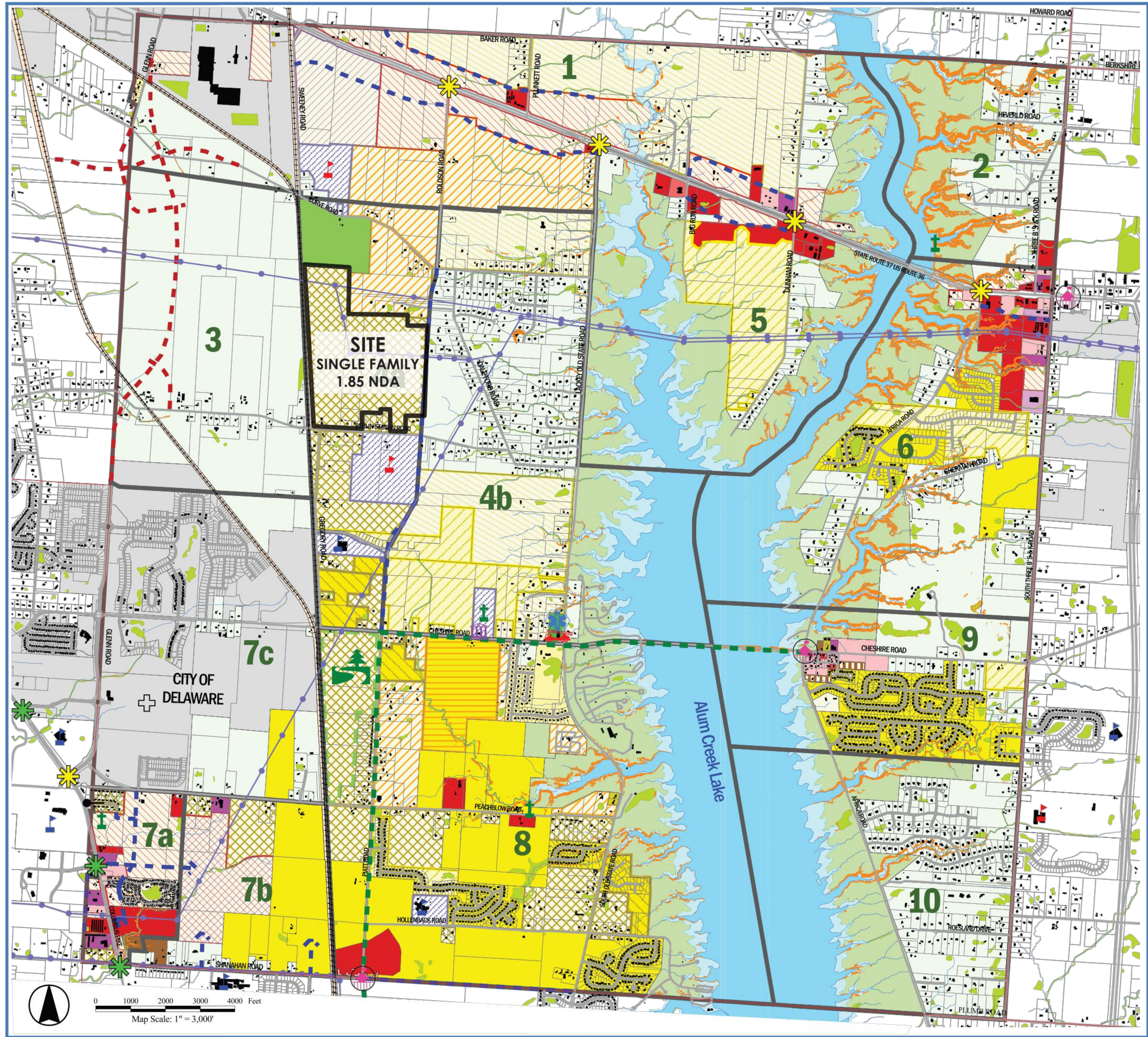
BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BERLIN FARM WEST

**ZONING
DISTRICT MAP**

REVISIONS
MARKDATEDESCRIPTION

SHEET
**EXHIBIT
A**

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
350 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343



Berlin Township Comprehensive
Land Use Plan
Adopted January 10, 2011

- Buildings
- Cemeteries
- Existing Schools
- Future Schools
- Emergency Services
 - Township Hall
 - Fire Departments
 - EMS Station
 - Future Hospital
- Cul-de-sac
- Existing Signals
- Proposed Traffic Signals
- Proposed Entrance Feature
- Township Boundaries
- Power Poles
- Power Lines
- Railroad
- Proposed Bikeway
- Proposed Road
- Proposed Glenn Parkway
- Road Centerlines
- Planning Subareas
- Commercial Buildings
- Property Lines
- Slope > 20%
- Rivers/Lakes
- Streams
- 100-Year Flood Plains
- Wetland (National Wetland Inventory)
- Public Owned Lands
- Township Park within this area
- Incorporated Areas
- Proposed Land Use
 - Single Family at 1 unit/ac to 1 unit/2ac
 - Single Family at 1 unit/ac without centralized sewer
 - or Single Family up to 1.25 unit/ac NDA with Centralized Sewer
 - Single Family at 1.5 unit/ac NDA
 - Single Family at 1.85 unit/ac NDA
 - Historic Cheshire Village, 5 du/ac
 - Planned Industrial
 - Planned Commercial
 - Planned Commercial or Planned Industrial
 - Township Park
- Berlin Township Zoning
 - Farm Residential District (FR-1)
 - Low Density Residential District (R-2)
 - R-2 with PRD Overlay (R-2/PRD)
 - Multi-Type Residential District (R-3)
 - R-3 with PRD Overlay (R-3/PRD)
 - Multi-Type Residential District (R-4)
 - R-4 with PRD Overlay (R-4/PRD)
 - Planned Residential District (PRD)
 - Neighborhood Commercial District (NCD)
 - Transitional Planned Unit Development (TPUD)
 - Planned Age-Restricted Residential District (PARRD)
 - Planned Office District (POD)
 - Planned Commercial and Office District (PCD)
 - Old Cheshire Planned Unit Development District (OCPUD)
 - OCPUD Overlay Applied
 - Industrial District (ID)
 - Planned Industrial District (PID)
 - Agricultural Conservation District (A-1)
 - Floodplain Regulatory District (FPRD)
 - US Land

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (Printed 4/26/2017)
PLAN HAS BEEN MODIFIED BY EMH&T
FEBRUARY 14, 2022

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BERLIN FARM WEST

COMPREHENSIVE
MAP

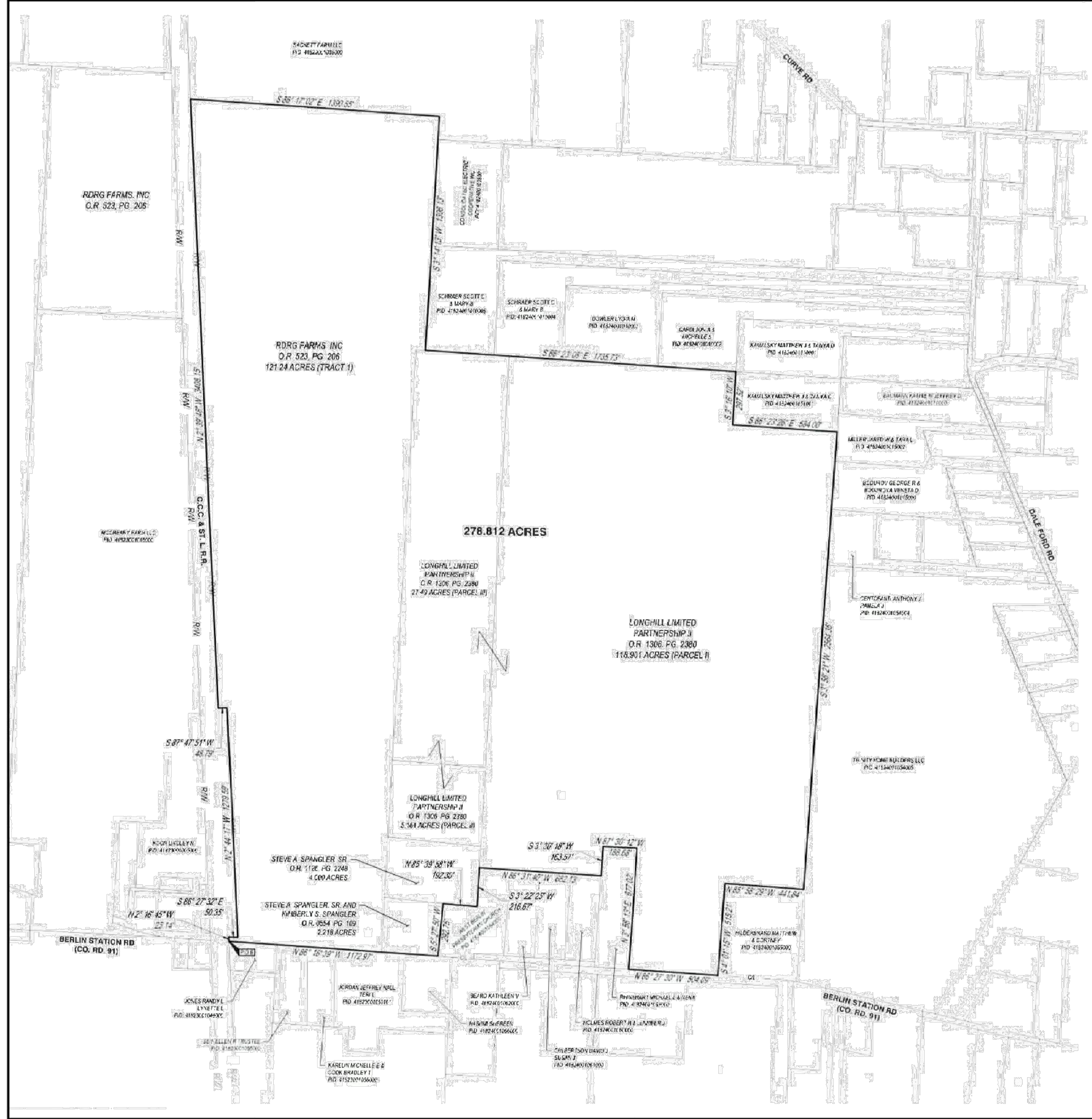
EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
300 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS

MARK	DATE	DESCRIPTION
------	------	-------------

SHEET

EXHIBIT
B



ZONING EXHIBIT OF 278.812 ACRES
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN,
FARM LOT 13 & 15, RANGE 18, TOWNSHIP 4, SECTION 2,
UNITED STATES MILITARY LANDS

THIS EXHIBIT WAS PREPARED FROM EXISTING RECORDS
AND IS FOR ZONING PURPOSES ONLY.

[Signature] 2.20.19
JEFFREY A. MILLER
OHIO P.S. #7211
DATE



PLAN HAS BEEN MODIFIED BY EMH&T
FEBRUARY 14, 2022



BERLIN STATION	
ZONING EXHIBIT	
BERLIN STATION ROAD TOWNSHIP OF BERLIN	DELAWARE COUNTY, OH
SCALE: 1"=300'	DATE: FEBRUARY 2019
DESIGN: N/A	JOB NO: 755968
DRAWN: ALB	SHEET NO: 1 OF 1
CHECKED: JFM	WWW.CESODINC.COM

Date
February 26, 2019

Job No.
18096

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BERLIN FARM WEST

BOUNDARY
MAP

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
230 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS
MARK
DATE
DESCRIPTION

EXHIBIT
C-1

ZONING DESCRIPTION
278.812 Acres

Situated in the State of Ohio, County of Delaware, Township of Berlin, Farm lots 13 and 15, Range 18, Township 4, Section 2, United States Military Lands, and being all out of that 118.901 acre, 27.49 acre and 5.164 acre tracts as conveyed to Longhill Limited Partnership II, of record in Official Record 1306, page 2380, a 121.24 acre tract as conveyed to RDRG Farms, Inc. of record in Official Record 523 page 206, a 4.000 acre tract (tract 1) as conveyed to Steve A. Spangler SR. of record in Official Record 1126 page, 2248, and 2.218 acres as conveyed to Steve A. Spangler and Kimberly S. Spangler of record in Official Record 554, page 109, all deed references refer to the records of the Recorder's Office Delaware County and described as follows:

Beginning at the intersection of the center line of Berlin Station Road with the Easterly Right of Way line of the existing Railroad and the southwesterly corner of the above referenced parcels;

Thence with the perimeter of the above reference parcels the following courses:

North 02°16'45" West a distance of 25.14 feet to a corner thereof;

South 86°27'32" East a distance of 50.35 feet to a corner thereof;

North 02°44'17" West a distance of 1,279.59 feet to a corner thereof;

South 87°47'51" West a distance of 48.79 feet to a corner thereof;

North 02°39'48" West a distance of 3,408.15 feet to a corner thereof;

South 86°17'02" East a distance of 1,390.55 feet to a corner thereof;

South 03°14'13" West a distance of 1,306.13 feet to a corner thereof;

South 86°23'08" East a distance of 1,735.73 feet to a corner thereof;

South 03°16'10" West a distance of 297.52 feet to a corner thereof;

South 86°23'26" East a distance of 584.00 feet to a corner thereof;

South 03°58'21" West a distance of 2,564.35 feet to a corner thereof;

North 85°58'29" West a distance of 441.84 feet to a corner thereof;

South 04°01'15" West a distance of 515.21 feet to a corner thereof in said center line;

North 86°27'30" West with said center line a distance of 504.09 feet to a corner thereof;

North 03°58'13" East a distance of 677.02 feet to a corner thereof;

North 87°30'12" West a distance of 188.68 feet to a corner thereof;

South 03°30'18" West a distance of 163.57 feet to a corner thereof;

North 86°31'40" West a distance of 682.13 feet to a corner thereof;

South 03°22'25" West a distance of 216.67 feet to a corner thereof;

North 85°39'58" West a distance of 192.30 feet to a corner thereof;

South 05°27'50" West a distance of 292.75 feet to a corner thereof in said centerline;

North 86°16'39" West with said center line a distance of 1,172.97 feet to the TRUE PLACE OF BEGINNING and containing 278.812 acres, more or less.

This description was prepared from existing records and is for zoning purposes only.

CESO, Inc.

Jeffrey A. Miller, P.S.
Registered Surveyor No. 7211



755908-SURV-278.812 acres Zoning desc.docx
11/9/2018

PLAN HAS BEEN MODIFIED BY EMH&T
FEBRUARY 14, 2022

Date
February 26, 2019

Job No.
18096

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BERLIN FARM WEST

LEGAL
DESCRIPTION

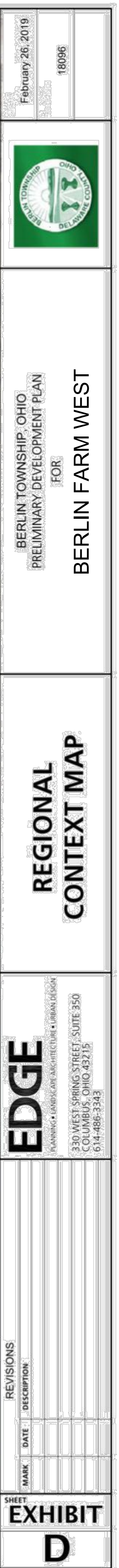
EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
230 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS	DATE	DESCRIPTION

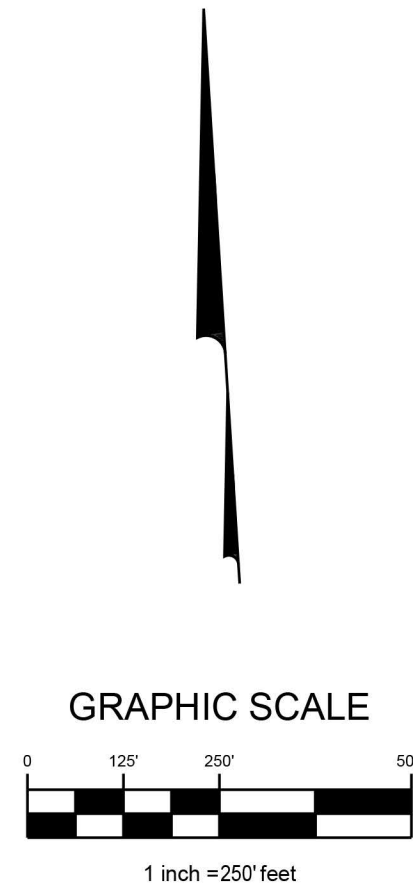
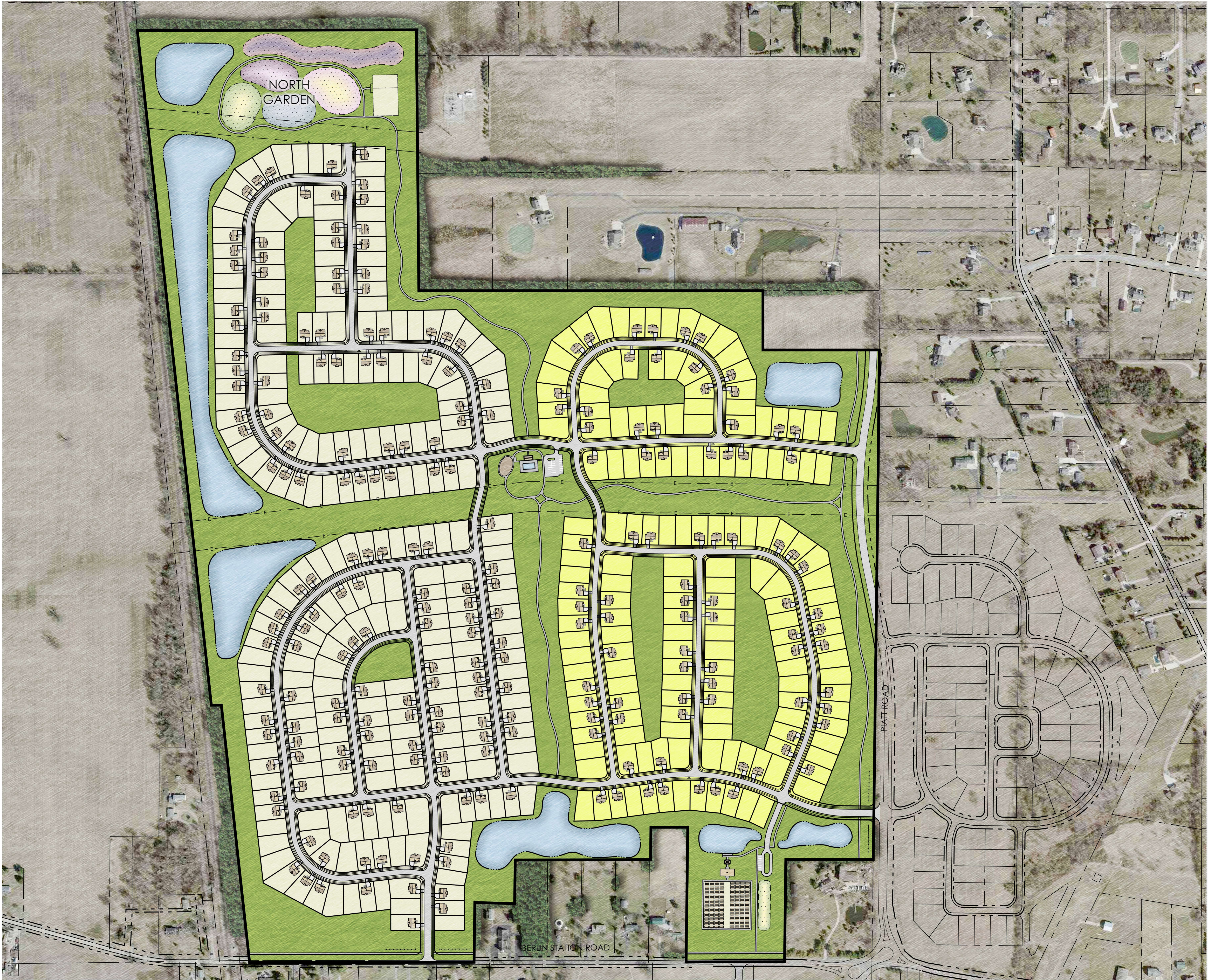
SHEET

EXHIBIT

C-2



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LEGEND:

	ABERDEEN
	WINDROW

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

ILLUSTRATIVE
SITE PLAN

PREPARED FOR:

M/I HOMES
mihomes.com
4331 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

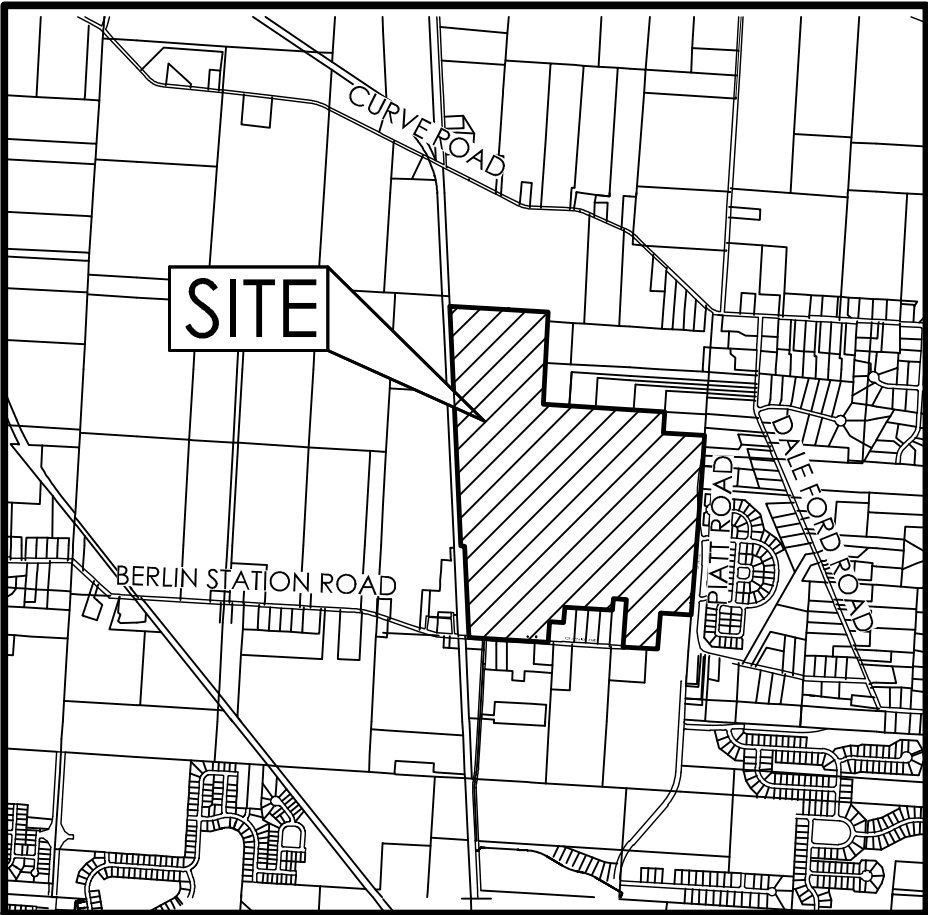
PREPARED BY:

EMHT
Evans, Weichardt, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
4331 North Avenue, Suite 310
Columbus, Ohio 43219
Phone 614.775.4500 Fax 614.775.3448
emht.com

DATE: FEBRUARY 14, 2022
REVISED: _____
REVISED: _____
REVISED: _____
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REVISED: _____

EXHIBIT "F-1"

J:\20220132 Dwg\04Streets\Preliminary Development Plan\G-1 Overall Site Planning.dwg, Last Saved By: jicoby, 2/14/2022 12:05 PM



LOCATION MAP

SITE STATISTICS:

TOTAL ACREAGE:	±278.81 ACRES
NET DEVELOPABLE AREA:	±224.87 ACRES
-15% REDUCTION FOR STREETS & UTILITIES:	±41.82 ACRES
-UNDEVELOPABLE AREAS:	±12.12 ACRES
(278.81 AC. - 41.82 AC. - 12.12 AC.) =	224.87 ACRES
TOTAL NUMBER OF LOTS:	434 LOTS
SUBAREA "A" (75' X ±150'):	165 LOTS
SUBAREA "B" (80' X ±150'):	269 LOTS
GROSS DENSITY:	±1.56 LOTS/ACRE
NET DENSITY:	
434 LOTS/±224.87 ACRES:	±1.93 DU/NET ACRE
NET DENSITY ALLOWED (SEE NOTE 1)	±2.18 DU/NET ACRE
OPEN SPACE:	
REQUIRED (±278.81 ACRES X 20%):	±55.762 ACRES
PROVIDED:	±109.4 ACRES (39.2%)
EXISTING ZONING:	R-3 PRD

DENSITY CALCULATION:

GROSS ACREAGE:	±278.81 ACRES
DEDUCTING 15% FOR STREETS, JURISDICTIONAL WETLANDS/ WATERS U.S., SLOPES OVER 20%, UTILITY EASEMENTS, AND BODIES OF WATER:	±53.94 ACRES
NET DEVELOPABLE AREA:	±224.87 ACRES

DESIGN STANDARDS:

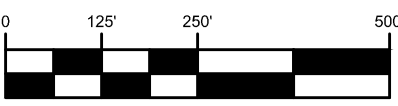
SUBAREA "A": ABERDEEN	
MINIMUM LOT FRONTAGE (BUILDING LINE):	80 FEET
MINIMUM LOT AREA:	12,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	30 FEET (BUILDING LINE)
MINIMUM SIDE YARD SETBACK:	12.5 FEET (TOTAL 25 FEET)
MINIMUM REAR YARD SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
SUBAREA "B": WINDROW	
MINIMUM LOT FRONTAGE (BUILDING LINE):	75 FEET
MINIMUM LOT AREA:	11,250 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	30 FEET (BUILDING LINE)
MINIMUM SIDE YARD SETBACK:	12.5 FEET (TOTAL 25 FEET)
MINIMUM REAR YARD SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

DEVELOPMENT DATA COMPARISONS

	R-3 PRD	LONGHILL	BERLIN FARMS WEST
NUMBER OF LOTS	±489 (note 1)	±482	±434
GROSS DENSITY		±1.72 DU/AC	±1.56 DU/AC
NET DENSITY	2.18 DU/AC	±2.14 DU/AC	±1.93 DU/AC
OPEN SPACE	55.76 AC (20%)	±93.49 AC	±109.4 AC

Note 1
Per Longhill Exhibit G Calculation:
- Net Developable Area / Conventional Lot Size = Permitted Units
- 9,795,380.7 sf / 20,000 sf = 489.769
- 489.769 / 224.871 NDA = 2.18 DU/NET ACRE

GRAPHIC SCALE



1 inch = 250' feet

DATE:	FEBRUARY 14, 2022
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REVISED:	
REVISED:	
REVISED:	

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Engineers • Surveyors • Planners • Scientists
10000 W. Main Street, Suite 100
Columbus, OH 43240
Phone: 614.775.4500
Fax: 614.775.3446
emht.com

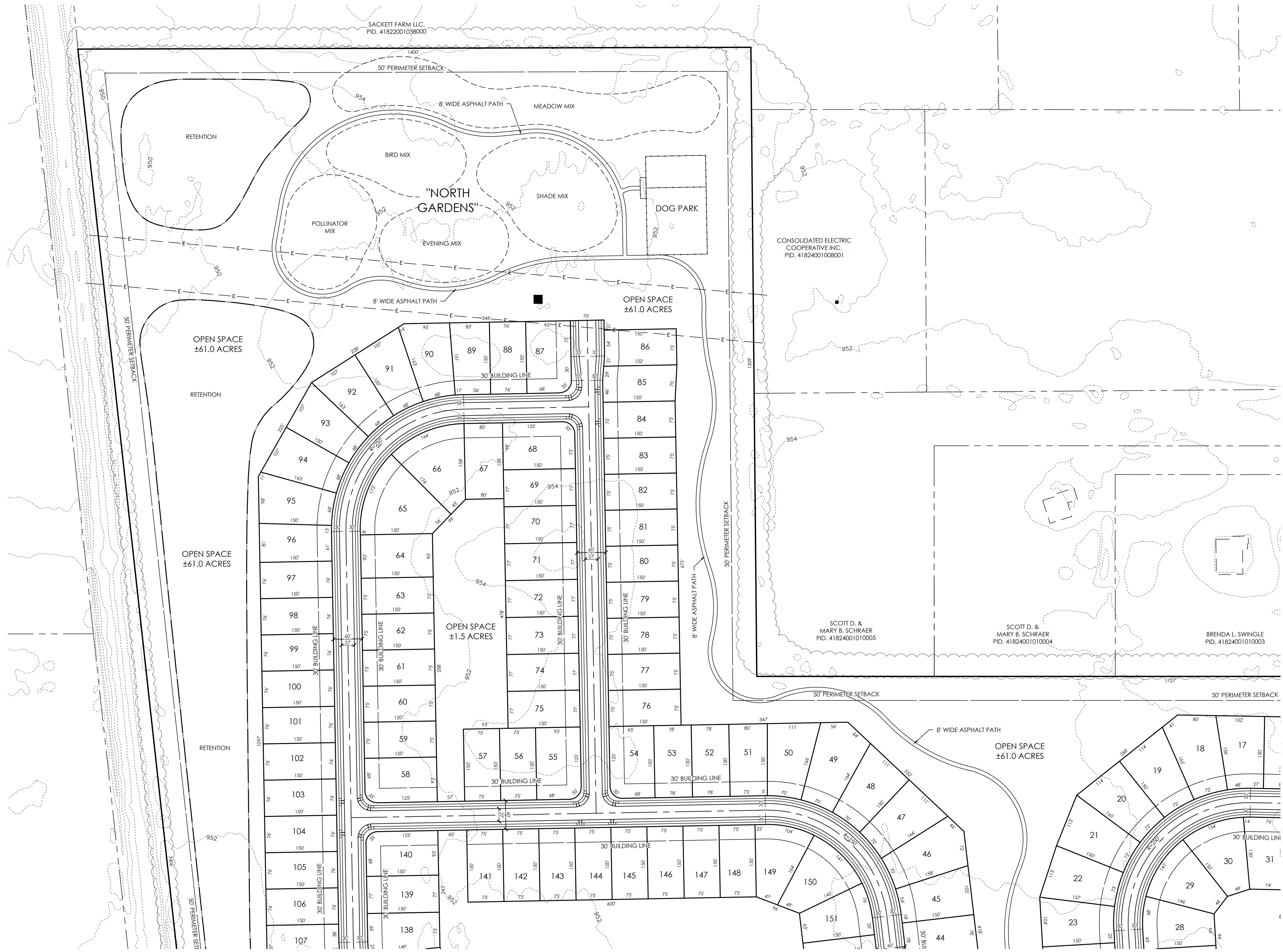
PREPARED BY:
M/I HOMES
mihomes.com
431 WEST AVE. SUITE 310
COLUMBUS, OHIO 43215

OVERALL SITE
PLAN

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

EXHIBIT "G-1"

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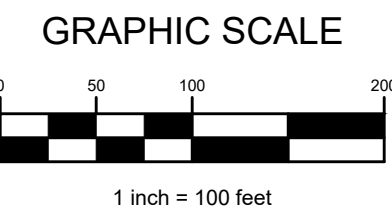
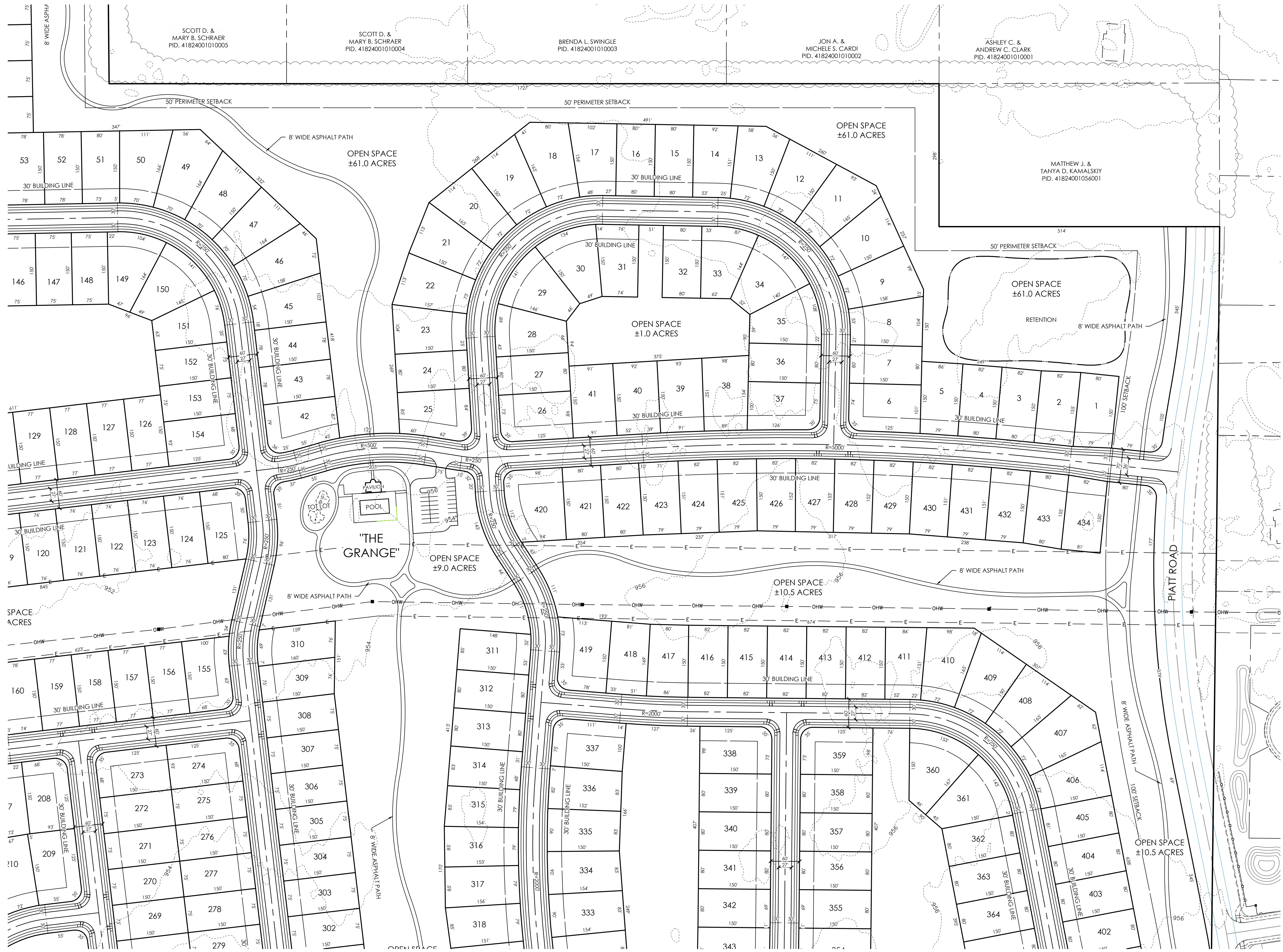


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Evans, Wechwart, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
4331 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219
Phone: 614.775.4500
Fax: 614.775.3446
emht.com

PREPARED BY:

M/I HOMES
mihomes.com
4331 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

SITE PLAN
ENLARGEMENTS-2

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

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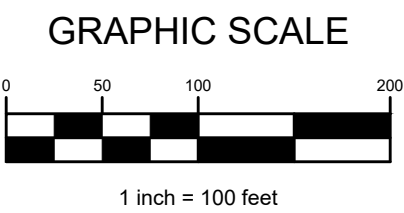


EXHIBIT "G-2"

DATE:	FEBRUARY 14, 2022
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4331 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219
Phone 614.775.4500
Fax 614.775.3448
emht.com

PREPARED BY:


M/I HOMES
mihomes.com
4331 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

PREPARED FOR:

SITE PLAN ENLARGEMENTS-3

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

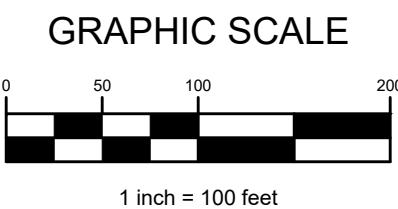
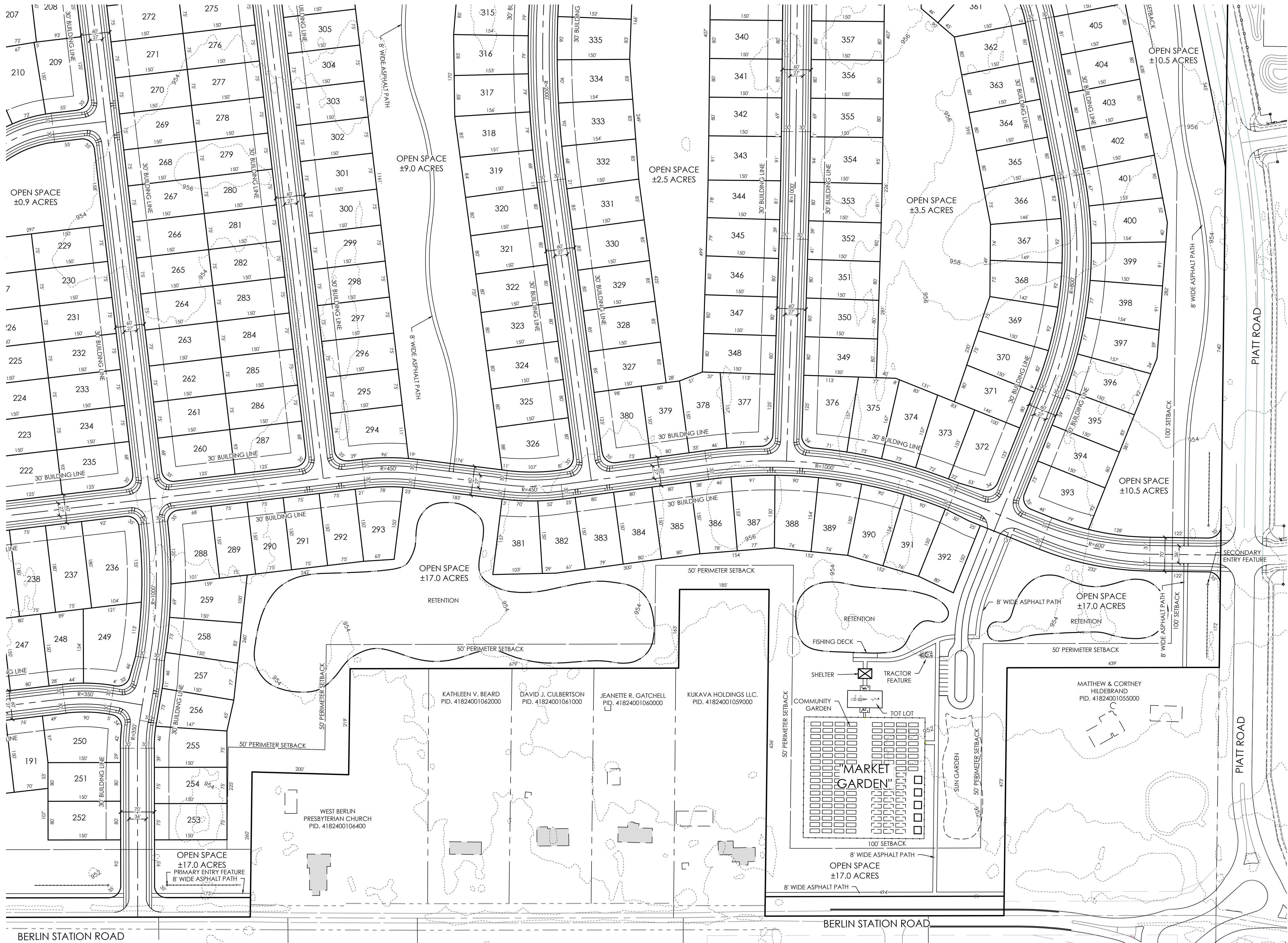


EXHIBIT "G-2"

DATE: FEBRUARY 14, 2022

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COLUMBUS, OHIO 43219
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Fax: 614.775.3446
emht.com

PREPARED BY:
M/I HOMES
mihomes.com
4331 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

SITE PLAN
ENLARGEMENTS-5

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

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SITE STATISTICS:

SECTION 1:	43 LOTS
SECTION 2:	59 LOTS
SECTION 3:	51 LOTS
SECTION 4:	57 LOTS
SECTION 5:	55 LOTS
SECTION 6:	56 LOTS
SECTION 7:	68 LOTS
SECTION 8:	45 LOTS

TOTAL: 434 LOTS

NOTE:

PHASING IS SUBJECT TO CHANGE DUE TO MARKET CONDITIONS. MULTIPLE PHASES OR A PORTION OF A PHASE MAY BE CONSTRUCTED TOGETHER.



- CENTRAL MAIL BOXES
- APPROXIMATE LOCATION
- APPROXIMATELY ONE PER PHASE

GRAPHIC SCALE

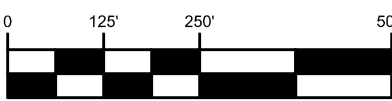


EXHIBIT "H-1"

DATE:	FEBRUARY 14, 2022
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Evans, Wechtow, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
10000 Woodloch Forest Drive, Suite 100
Columbus, OH 43240
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Fax: 614.775.4500
emh.com

PREPARED BY:

M/I HOMES
mihomes.com
4331 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

PREPARED FOR:

PHASING PLAN

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

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LEGEND:

- OPEN SPACE
- RETENTION
- 5' CONCRETE SIDEWALK
- 8' WIDE ASPHALT PATH

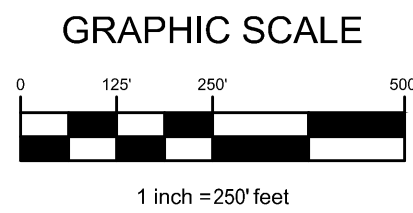


EXHIBIT "I-1"

DATE:	FEBRUARY 14, 2022
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1100 North Avenue, Suite 310
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Phone: 614.775.4500
Fax: 614.775.4500
emht.com

PREPARED BY:
M/I HOMES
mihomes.com
4131 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43217

CIRCULATION
PLAN

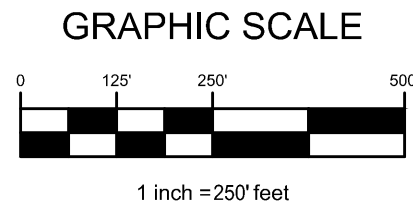
BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

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LEGEND:

- OPEN SPACE (MOWED TURF)
- RETENTION
- PROPOSED BUFFER / STREET TREES
- EXISTING TREES
- MEADOW SEED MIX AREA
- NO-MOW AREA



DATE:	FEBRUARY 14, 2022
REVISED:	
REVISED:	
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REVISED:	
REVISED:	

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4331 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219
Phone: 614.775.4500
Fax: 614.775.3448
emht.com

PREPARED BY:

M/I HOMES

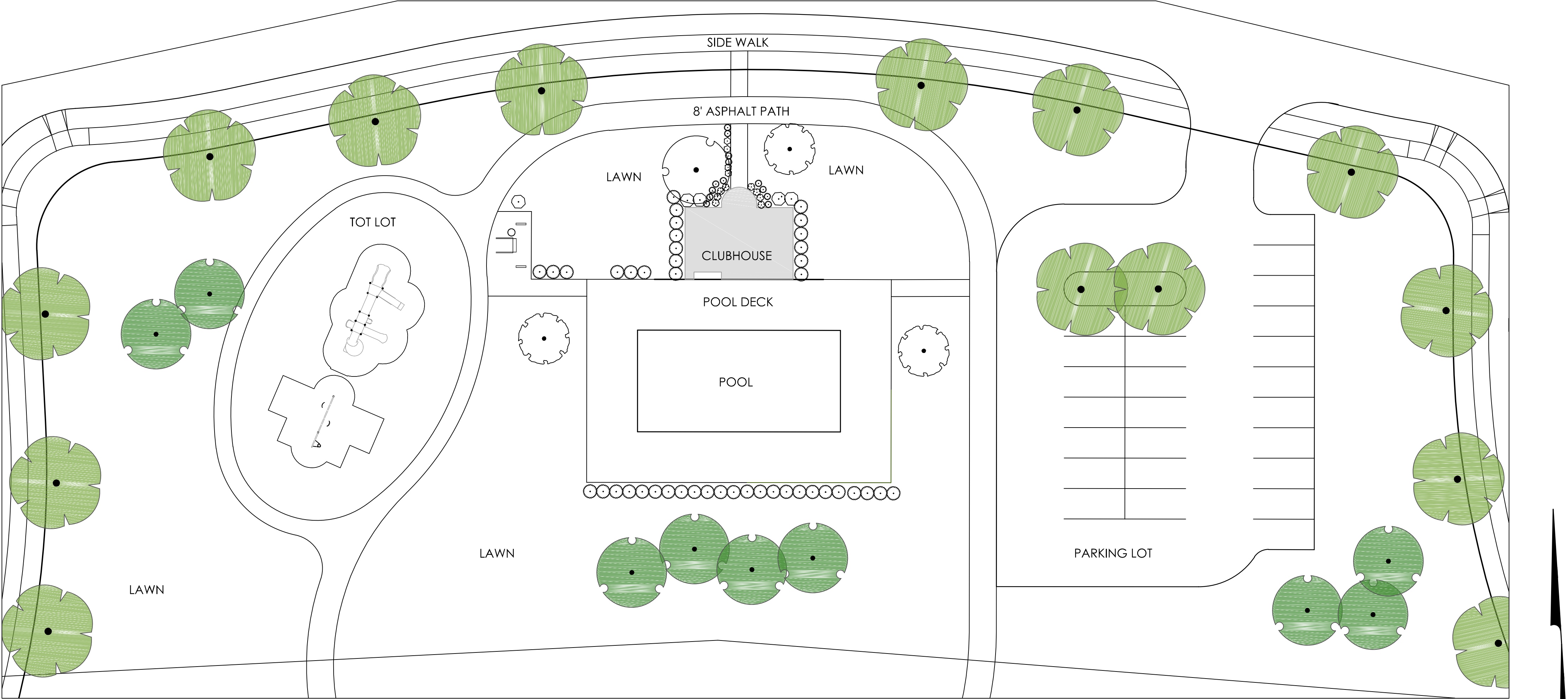
mihomes.com
4331 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

OPEN SPACE
PLAN

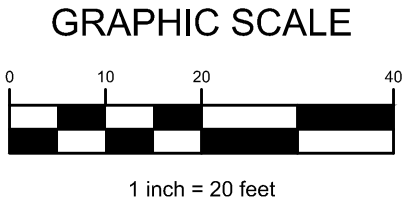
BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

EXHIBIT "I-2"

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"THE GRANGE" LANDSCAPE ENLARGEMENT



CONCEPTUAL TOT LOT



CONCEPTUAL CLUBHOUSE

EXHIBIT "J-2"

DATE: FEBRUARY 14, 2022

REVISED: _____

REVISED: _____

REVISED: _____

REVISED: _____

REVISED: _____

EMHT

Evans, Mechwart, Hambleton & Thon, Inc.

Engineers • Surveyors • Planners • Scientists

4331 WORTH AVENUE, SUITE 310

COLUMBUS, OHIO 43217

Phone: 614.775.4520 Fax: 614.775.3448

emht.com

PREPARED BY:

M/I HOMES

mihomes.com

4331 WORTH AVENUE, SUITE 310

COLUMBUS, OHIO 43217

THE GRANGE

LANDSCAPE

ENLARGEMENT

BERLIN FARM WEST

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

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SOUTH GARDENS LANDSCAPE ENLARGEMENT

CONCEPTUAL IMAGERY



CONCEPTUAL MARKET GARDEN



CONCEPTUAL FISHING DOCK



CONCEPTUAL SHELTER

EXHIBIT "J-4"

DATE:	FEBRUARY 14, 2022
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

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Engineers • Surveyors • Planners • Scientists
10000 W. 12th Avenue, Suite 310
Phone: 614.775.4520 Fax: 614.775.3448
emht.com

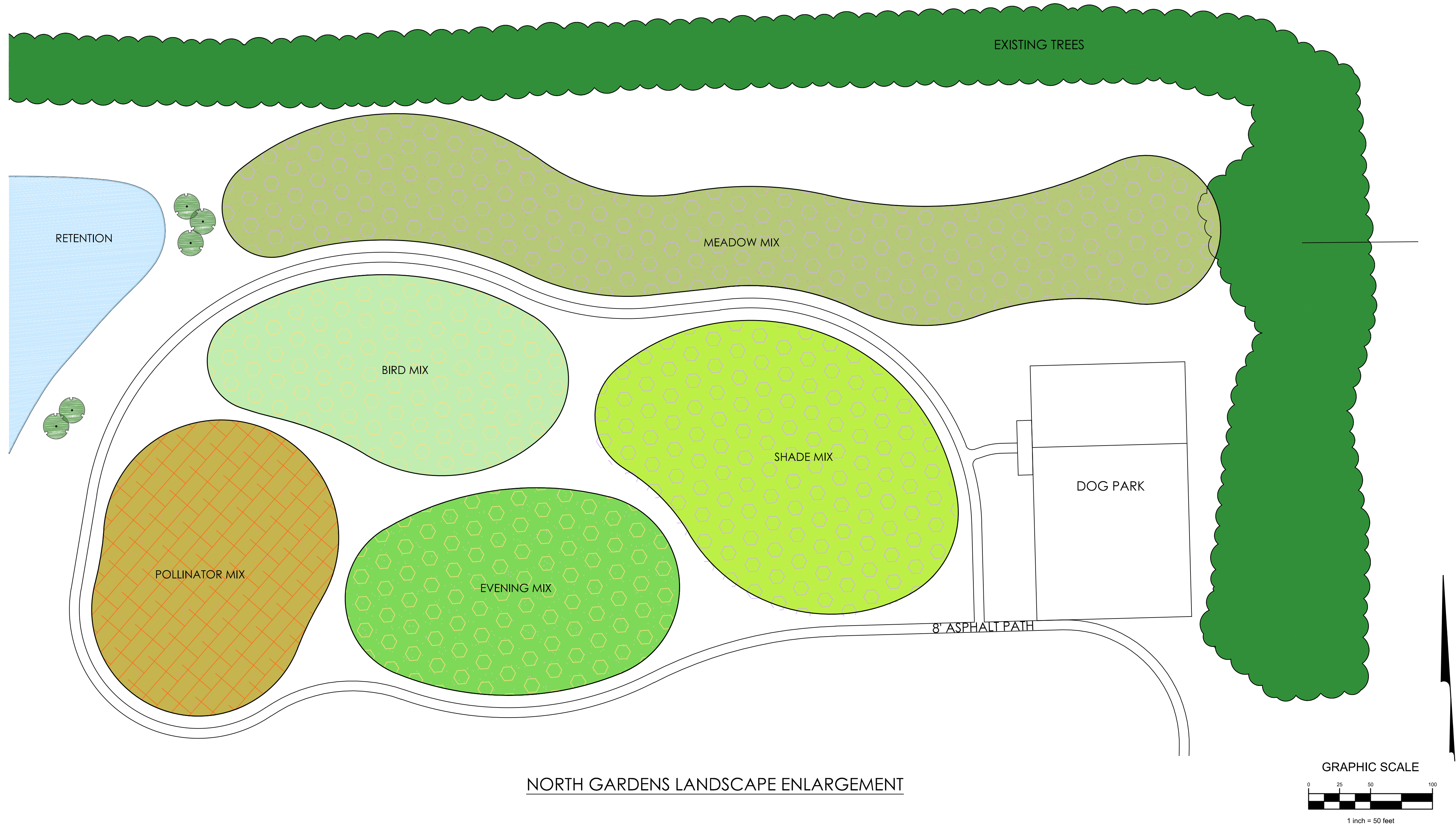
PREPARED FOR:

M/I HOMES

mihomes.com
431 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43215

SOUTH GARDENS
LANDSCAPE
ENLARGEMENT

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



CONCEPTUAL DOG PARK



CONCEPTUAL WALKING PATH



CONCEPTUAL MEADOW MIX

EXHIBIT "J-5"

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

NORTH GARDENS
LANDSCAPE
ENLARGEMENT


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mihomes.com
431 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43215

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Engineers • Surveyors • Planners • Scientists
10000 E. Main Street, Suite 200
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emht.com



DATE:	FEBRUARY 14, 2022
REVISED:	
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REVISED:	
REVISED:	

U:\20220132\Draw\04Sheets\Preliminary Development Plan\K Sub-Area A Product Character.dwg, Lost Saved By: jlooby, 2/11/2022 4:28 PM

Amherst



Elevation E




Elevation B

Elevation D

Square Feet: 2,437-2,581
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

Dartmouth



Elevation A




Elevation B

Elevation C

Square Feet: 2,962-3,106
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

Xavier



Elevation B



Elevation A

Elevation C

Square Feet: 1,807-2,260
Bedrooms: 3-4
Full Baths: 2-3


Half Baths: 0
Garages: 2-3
Stories: 7-2





M/I HOMES

Welcome to Better

Emory



Elevation C




Elevation D

Elevation E

Square Feet: 3,147-3,292
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

Citadel



Elevation E



Elevation B

Elevation D

Square Feet: 2,669-2,949
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

Fordham II
Farms at Jefferson



Elevation C



Elevation A

Elevation B

Square Feet: 3,008-3,407
Bedrooms: 4-5
Full Baths: 2-4


Half Baths: 1
Garages: 2-3
Stories: 2





M/I HOMES

Welcome to Better

Bucknell



Elevation E




Elevation B

Elevation D

Square Feet: 2,514-2,714
Bedrooms: 3-4
Full Baths: 2-3


Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

Wesleyan




Elevation C



Elevation B

Square Feet: 1,924 - 2,680
Bedrooms: 3-4
Full Baths: 2-3

Half Baths: 0
Garages: 2-3
Stories: 1-2



M/I HOMES

Welcome to Better

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SUB-AREA A
PRODUCT
CHARACTER

PREPARED FOR:

M/I HOMES
mihomes.com
4331 WORTH AVE, SUITE 310
COLUMBUS, OHIO 43217

PREPARED BY:

EMHT
Evans, Wechtswat, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
Phone: 614.775.4500 Fax: 614.775.3448
emht.com


DATE:	FEBRUARY 14, 2022
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REVISED:	

EXHIBIT "K-1"



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Smart Series

Bexley




Elevation C



Square Feet: 1,711
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Dearborn




Elevation C



Square Feet: 1,948-1,978
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Worthington




Elevation C - Shown w/ Opt Stone WaterTable



Square Feet: 2,406-2,862
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

Smart Series

Findlay



Elevation A



Square Feet: 2,312-2,336
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Canton




Elevation B



Square Feet: 1,832-1,882
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Erie




Elevation C



Square Feet: 2,161-2,499
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



M/I HOMES

Welcome to Better

Smart Series

Fremont



Elevation C



Square Feet: 1,523-1,976
Bedrooms: 3-4
Full Baths: 2-3

Half Baths: 0
Garages: 2
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Hilliard




Elevation C - Shown w/ Opt Stone WaterTable



Square Feet: 2,207
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Madison




Elevation C - Shown w/ Opt Stone WaterTable



Square Feet: 2,450-2,611
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2




M/I HOMES



Welcome to Better

Smart Series

Riverside




Elevation C



Square Feet: 1,805-1,932
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1




M/I HOMES

Welcome to Better

Smart Series

Granville



Elevation C - Shown w/ Opt Stone WaterTable



Square Feet: 2,549
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M/I HOMES

Welcome to Better

DATE:	FEBRUARY 14, 2022
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

EMHT

Evans, Wechtmar, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
4331 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219
Phone: 614.775.4500
Fax: 614.775.3448
emht.com

PREPARED BY:



M/I HOMES

mihomes.com

4331 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

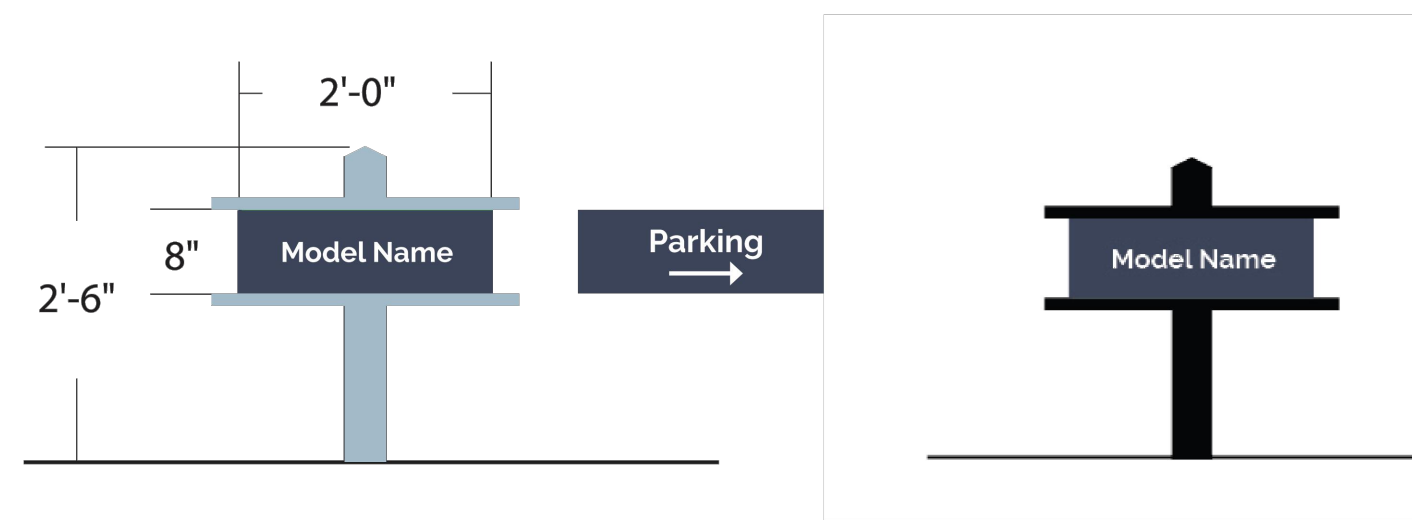
SUB-AREA B
PRODUCT
CHARACTER

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

EXHIBIT "L-1"

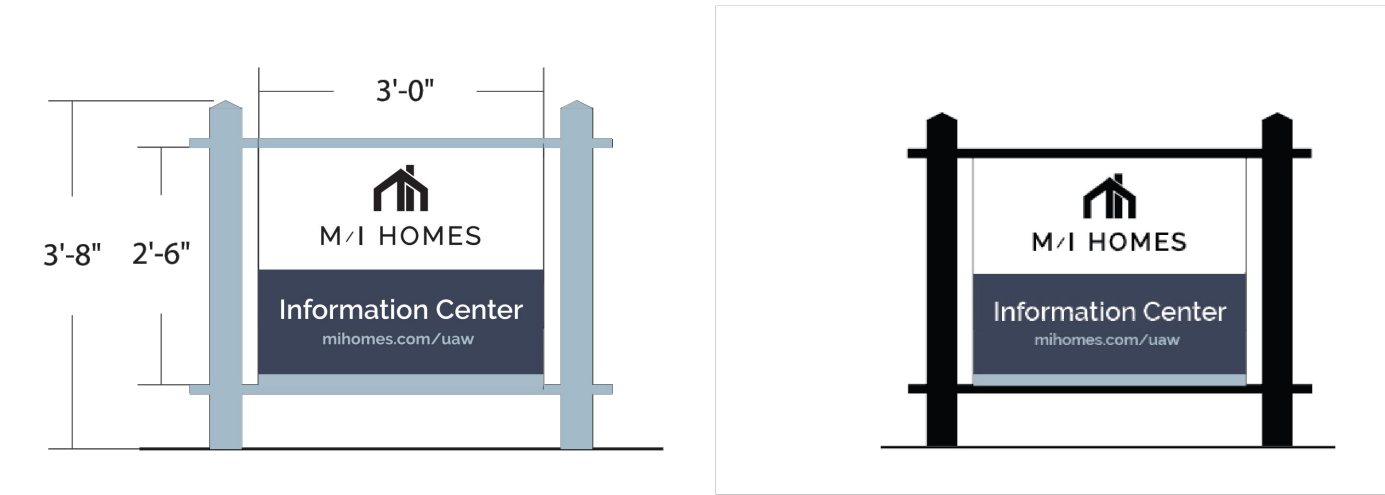
Model ID/Parking Sign

12" X 24" VINYL GRAPHICS ON DOUBLED-FACED ALUMINUM PANEL / CUSTOM BUILT ALUMINUM FRAME



PROD # 8791 (MODEL ID)
PROD # 8793 (PARKING)

Information Center Sign



Aframe

24" X 36" VINYL MOUNTED ON MOLDED PLASTIC A-FRAME - PROD # 6628



Model Door Hours 15" x 12"

HOME GALLERY HOURS

Mon-Wed: 11:00am - 6:00pm
Thurs-Fri: By Appointment
Sat: 11:00am - 6:00pm
Sun: 12:00pm - 5:00pm

WHITE VINYL ON FIRST SURFACE
OF GLASS DOOR

NOTE:
LOCATED AT DECORATED MODEL

CAZ Sign & Safety Sign

16" X 10" SCREENPRINTED
STYRENE PANEL -
PROD # 11277



8' X 4' VINYL MOUNTED TO PLYWOOD WITH PAINTED 4X4 POST. VERTICAL VERSION AVAILABLE UPON REQUEST.

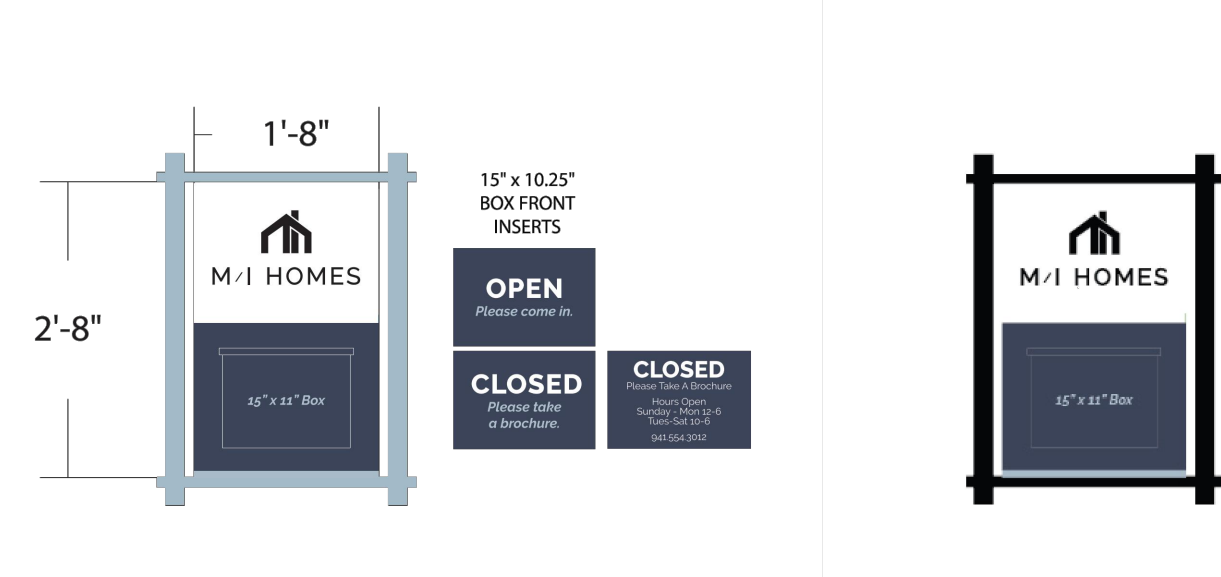


8.5' X 11" SCREENPRINTED STYRENE PANEL



Brochure Box

PVC CONSTRUCTION WITH VINYL GRAPHICS MOUNTED TO TRAILER OR 4X4 METAL POST W/CAP



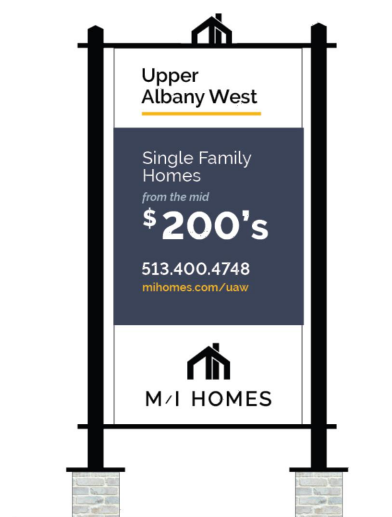
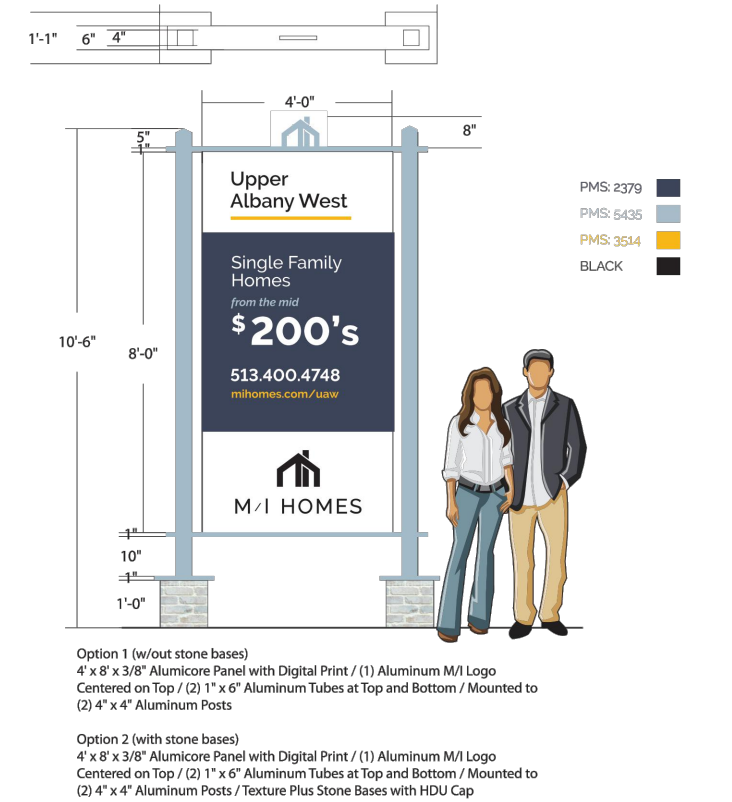
PROD # 8792 (NO POST)

PROD # 9221 (WITH 4X4 POST)

This display can either be affixed to the exterior of the sales office or mounted on a sunken 4x4 post to present a branded greeting and office status.

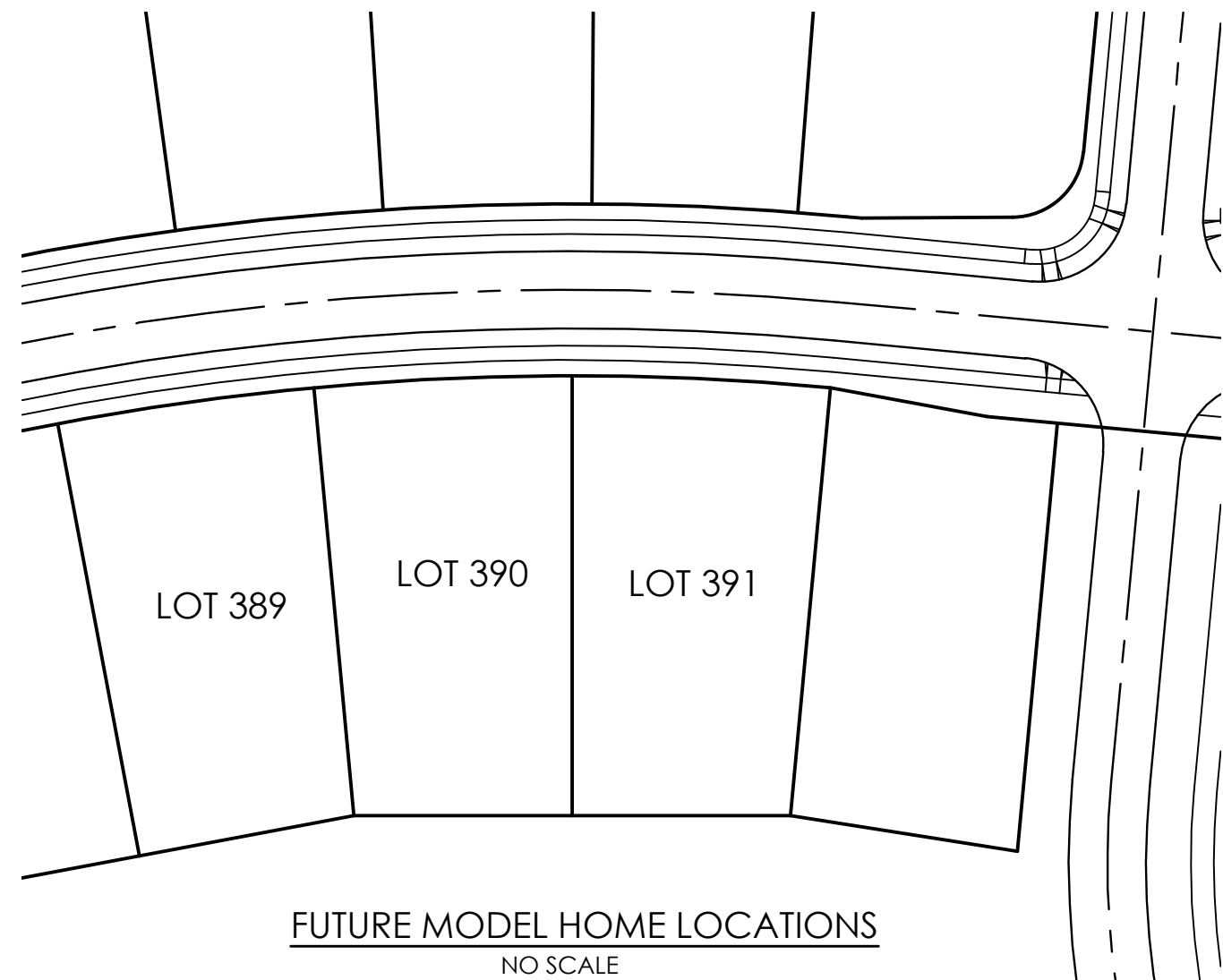
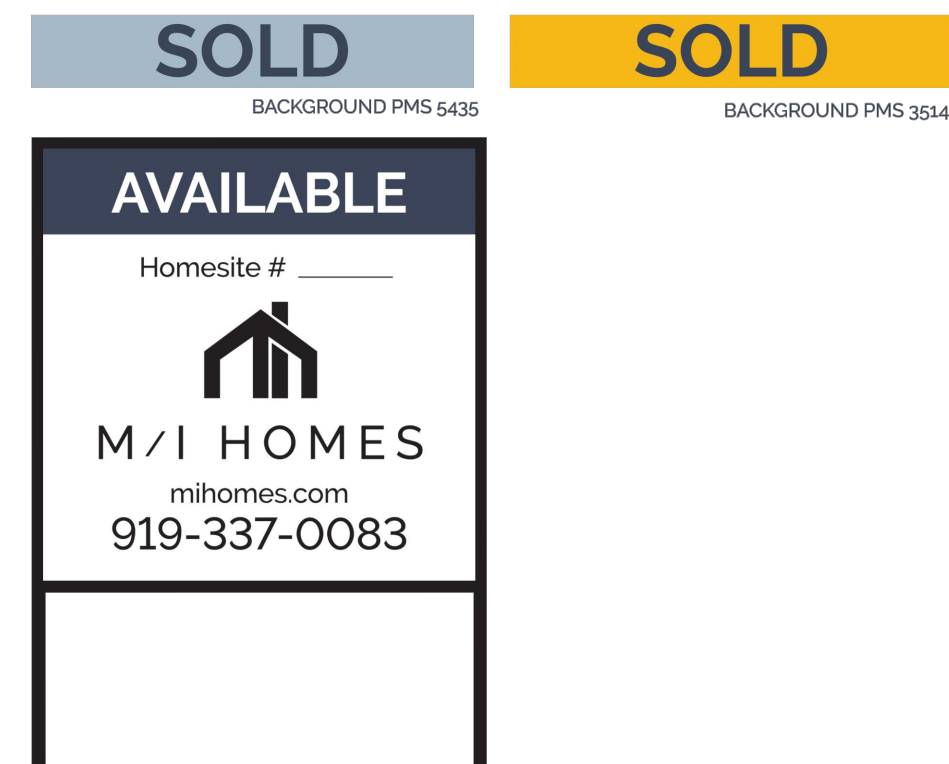
Marketing Sign

VINYL GRAPHICS ON ALUMINUM PANEL / CUSTOM BUILT ALUMINUM FRAME - PR



Lot Signs

24" X 24" LOT SIGN, FRAME AND "SOLD" OVERLAY
PROD # 472 (SOLD DECAL), PROD # 277 (MAIN PANEL), PROD # 309 (FRAME), PROD # 1114 (PHONE CHANGE)



Potential Model Home Sites.

Exact location and quantity of Model Homes shall be presented on the Final Development Plan with the potential for up to 5 model home sites and some off-street parking.

DATE:	FEBRUARY 14, 2022
REVISED:	
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REVISED:	

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Evans, Wechtwar, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

PREPARED BY:

M/I HOMES
mihomes.com
4431 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43217

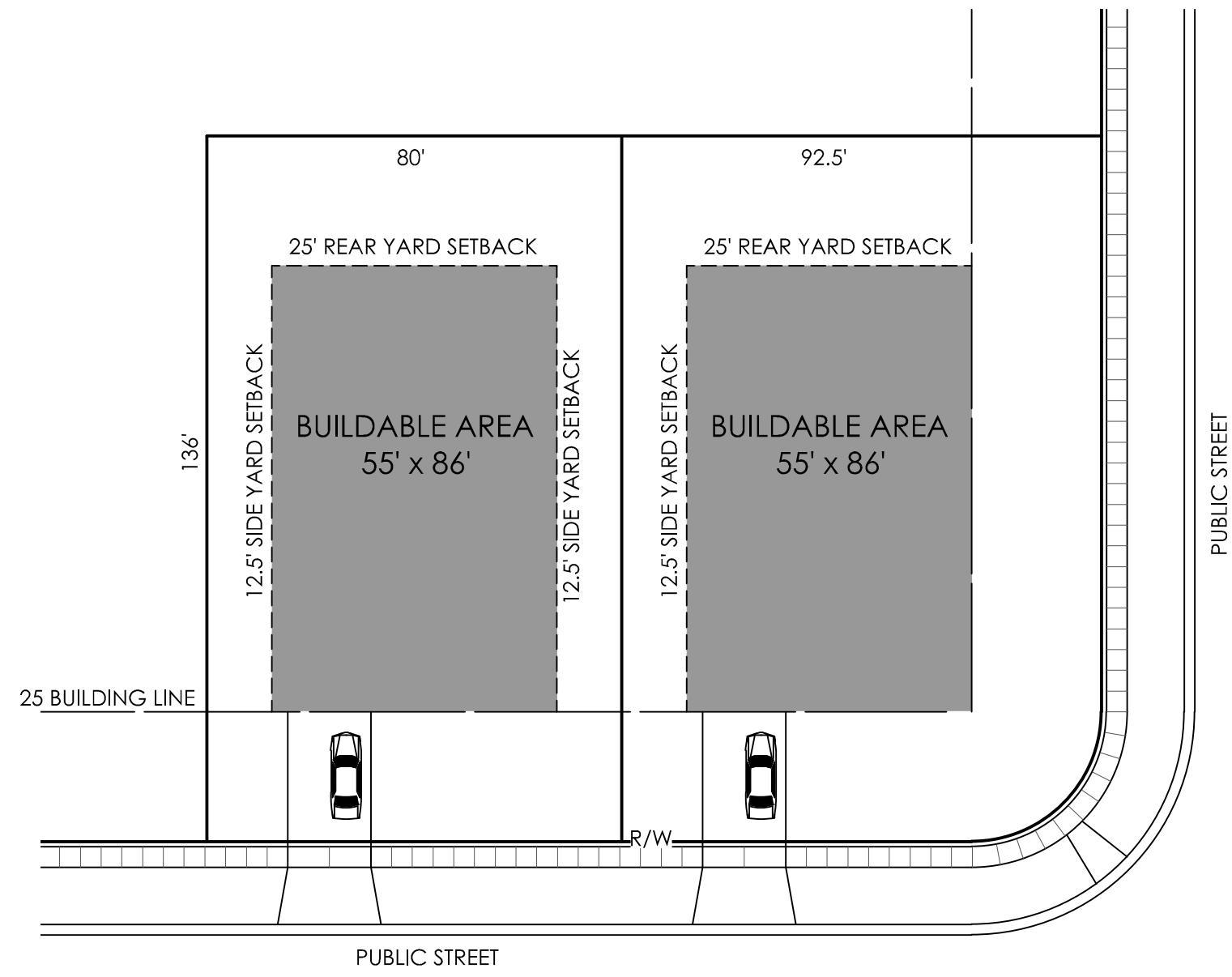
PREPARED FOR:

**MODEL HOME
SIGNAGE**

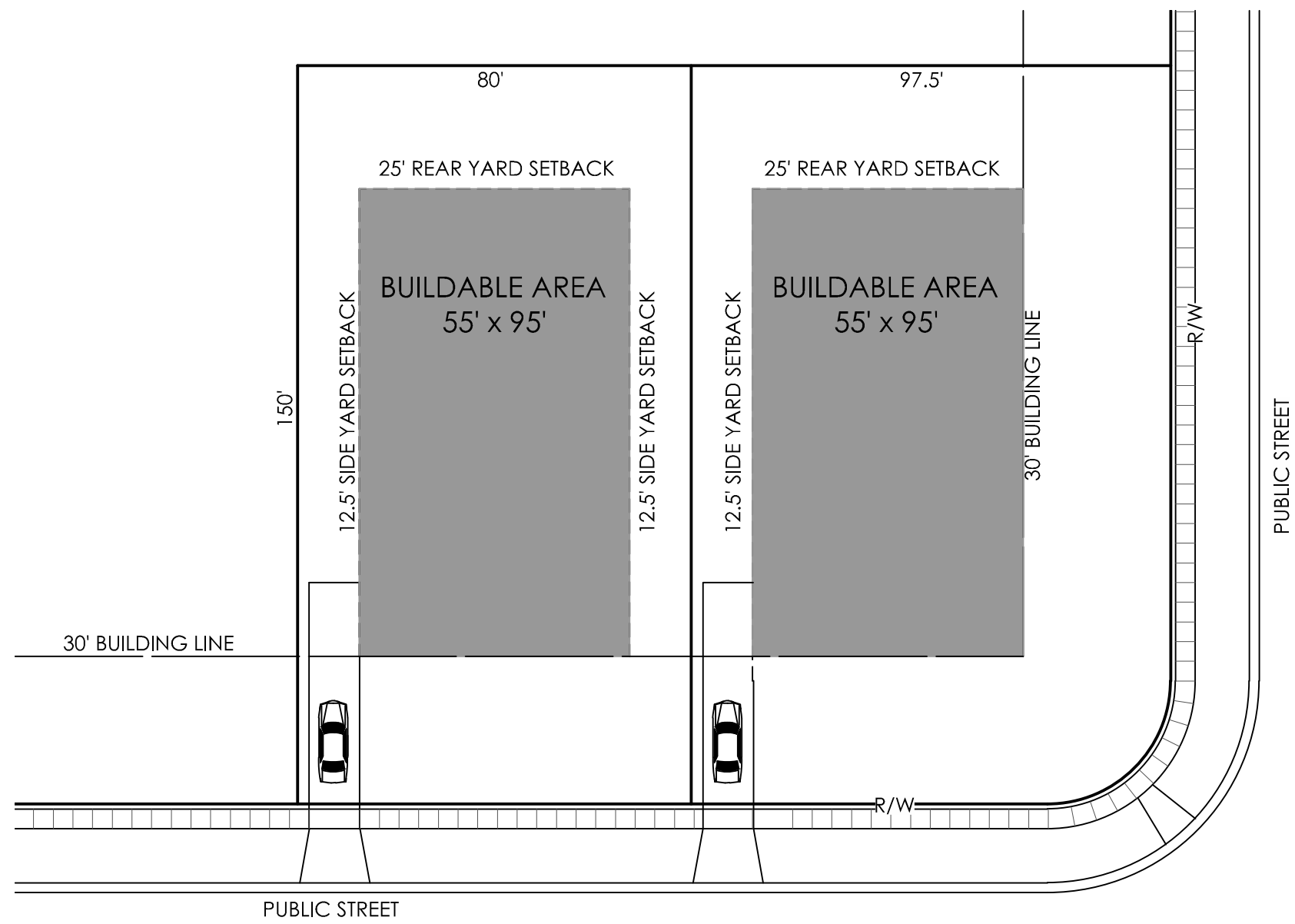
BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

EXHIBIT "M-1"

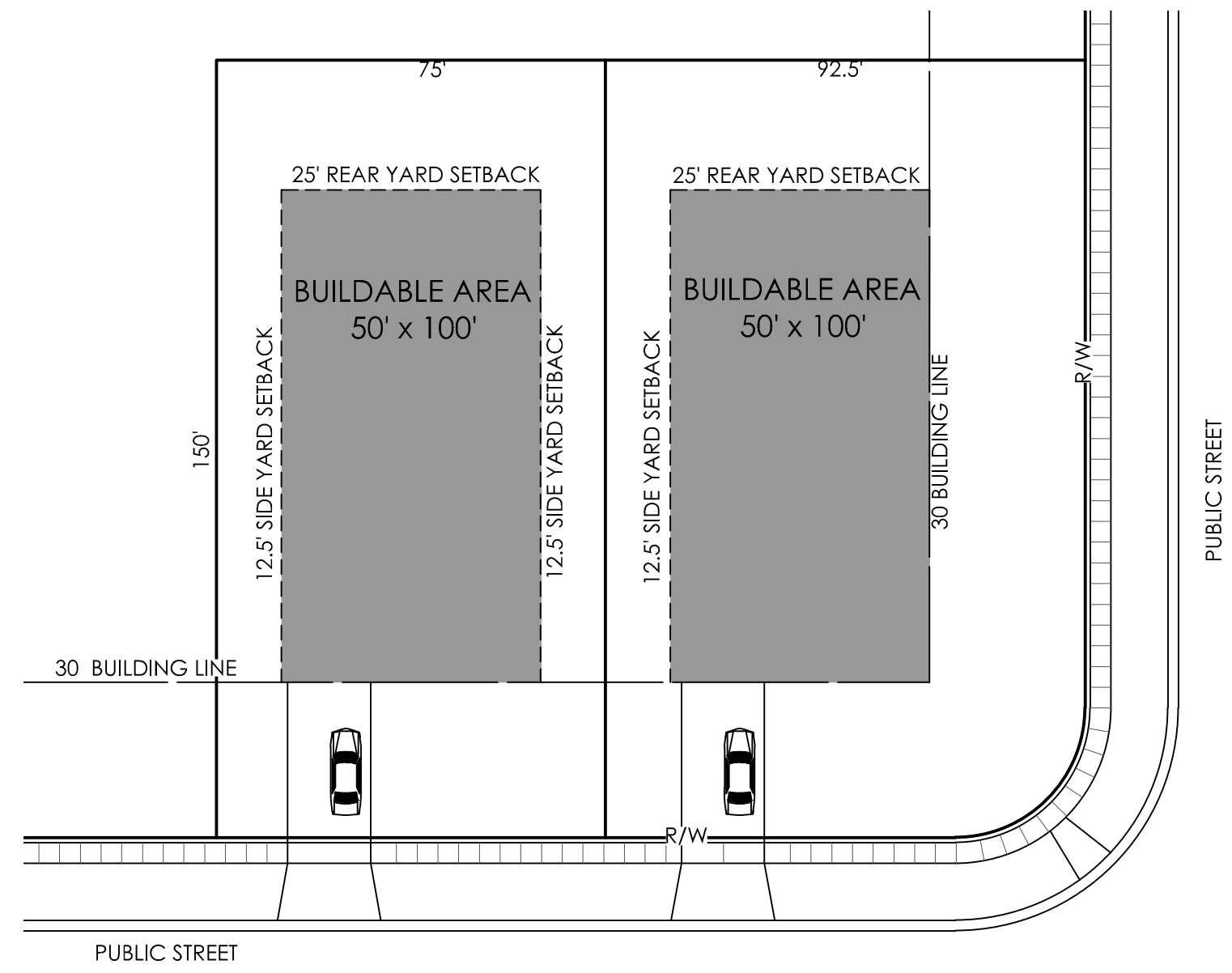
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R-3 / PRD MINIMUM SIZE LOT
NOT TO SCALE



ABERDEEN
SUB-AREA "A"
(80' X ±150')
NOT TO SCALE



WINDROW
SUB-AREA "B"
(75' X ±150')
NOT TO SCALE


BERLIN FARMS WEST			
	PER CODE	PROVIDED	
	R-3 PRD	Sub-Area "A"	Sub-Area "B"
Lot Size	80' X 136'	80' X 150'	75' x 150'
Lot Area	10,880 S.F.	12,000 S.F.	11,250 S.F.
Front Yard Setback	25' Feet	30 FEET	30 FEET
Side yard Setback	12.5 Each Side	12.5' Each Side	12.5' Each Side
Rear Yard Setback	25 FEET	25 FEET	25 FEET
Buildable Width X Depth	55' X 86'	55' X 100'	50' X 100'
Buildable Area Per Lot	4,730 S.F.	5,500 S.F.	5,000 S.F.
Total Number of Lots		269 Lots	165 Lots

EXHIBIT "N-1"

BERLIN FARM WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

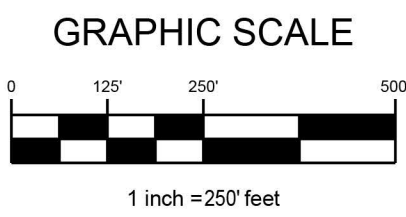
PRODUCT
SUMMARY

PREPARED FOR:
 **M/I HOMES**
mihomes.com
4131 WORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

PREPARED BY:
ON
 **EMHT**
Evans, Weichart, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
10000 W. 10th Avenue, Suite 100
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

DATE:	FEBRUARY 14, 2022
REVISED:	
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J:\2022\132\Drawings\Preliminary Development Plan\F-1 Overall Illustrative Site Plan.dwg, Last Saved By: sohara, 2/17/2022 3:09 PM



BERLIN FARM WEST

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

ILLUSTRATIVE SITE PLAN

PREPARED FOR:

**M/I HOMES**
mihomes.com
4131 NORTH AVENUE, SUITE 310
COLUMBUS, OHIO 43219

PREPARED BY:

**EMH&T**
Evans, Wechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
10000 W. STATE STREET, SUITE 200
PHILADELPHIA, PA 19136
Phone 614.775.4520 Cell/Fax 866.775.3448
emht.com

DATE:	FEBRUARY 14, 2022
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	



November 14, 2018

Mr. Dan Pardi
Longhill Limited Partnership II
448 W. Nationwide Blvd, Loft 100
Columbus, OH 43215

Re: Utility Availability Summary
Longhill Single-Family Residential Development

Dear Mr. Pardi:

Kimley-Horn has had conversations with local utility providers and investigated the availability of utility connections and service provisions for the proposed Longhill single-family residential development on the northwest corner of Berlin Station Road and Piatt Road in Berlin Township, Delaware County, Ohio. The following is a summary of the available utilities.

Site Access

The Delaware County Engineer has reviewed the proposed conceptual layout for the development of a 531-lot subdivision and has concluded that the layout, including stormwater management, appears generally feasible. The County Engineer requests that the location of the Piatt Road extension be coordinated with the 62.66-acre development parcel to the east and that entry streets be 3-lanes wide with limited driveways in this area.

Stormwater

Stormwater runoff release rates are required to meet county standards. Delaware County Engineering Standards require that the post-construction release rate from the 100-year storm be less than the pre-construction release rate from the 2-year storm. The proposed single-family development site sits at the top of the watershed divide between Alum Creek and the Olentangy River. The site can be separated into 8 separate watersheds. Most of the site drains to the west towards the existing railroad tracks where two 42" culverts and one 36" culvert serve as an adequate outlet for site runoff. A 30" pipe in the Berlin Station right-of-way provides an outlet to runoff the releases southwest. Two watersheds release north and stormwater will be controlled from these releases to continue to feed offsite ponds. The remaining runoff drains east, and adequate outlets will be designed into the Piatt Road extension. A Preliminary Drainage Map and stormwater management summary are attached.

Sanitary Sewer

A 12" sanitary sewer is available with adequate depth and capacity within the Pines subdivision by M/I Homes to serve the proposed development. M/I has extended the sewer to the end of Phase 1 of the development and will extend the sewer to the northern property line of their project as part of future phases. An offsite extension from the Pines to Berlin Station Road will be part of the effort to bring sanitary sewer service to the proposed development.



Water

A 12" waterline exists on the Berlin High School property along Piatt Road. An offsite extension of a 16" waterline is required along Piatt Road to bring water service to the site. The developer will be required to extend a 16" waterline along the Piatt Road extension.

Electric

American Electric Power has facilities available at the site and will provide service to the proposed development.

Gas

Columbia Gas has facilities available at the single-family developments along Piatt Road between Cheshire Road and Berlin Station Road. Gas service will be available by extending facilities from these developments to the proposed development.

Communications

Frontier Communications has facilities available at the site and will provide service to the proposed development.

Cable

Spectrum has facilities available at the site and will provide service to the proposed development.

Closure

The information provided in this summary letter is based on communication with the Delaware County Engineer's Office, Delaware County Sewer District, Del-Co Water and utility service providers. Letters are provided attached to this summary detailing communications.

We appreciate the opportunity to provide this summary to you.
Sincerely,

Kimley-Horn and Associates, Inc.

Michael C. Reeves

Michael C Reeves, P.E.
Associate

Officers
DAVID A. BENDER
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK
Deputy General Manager



6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • Fax (740) 548-6203

Directors
BRUCE A. BLACKSTON
BRIAN P. COGHLAN
WILLIAM E. COLE
DOUGLAS D. DAWSON
PAMALA L. HAWK
TIMOTHY D. MCNAMARA

October 25, 2018

Benjamin A. Siembida, P.E.
Kimley-Horn
2400 Corporate Exchange Dr., Suite 120
Columbus, Ohio 43231

Via Email: Ben.Siembida@kimley-horn.com

RE: Water Availability – Berlin Station Road Property

Dear Mr. Siembida:

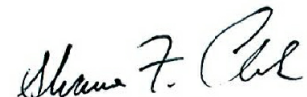
As requested, this is to inform you that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Development: Berlin Station Property
Proposed Land Use: ±531 single-family homes
Location: Northwest corner of Berlin Station Road and Piatt Road Extended
Land Size: ±301.97 acres

Water is available where an existing 12-inch waterline currently ends on Piatt Road at Olentangy High School No. 4 (a.k.a Berlin High School). The developer will be required to extend a new 16-inch waterline along Piatt Road and the proposed Piatt Road extended.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.


Shane F. Clark, P.E.
Deputy General Manager



Delaware County
Regional Sewer District

Executive Director
Michael A. Frommer, P.E.
Director/Sanitary Engineer
Tiffany M. Maag, P.E.

November 8, 2018

Michael C. Reeves, P.E.
Kimley-Horn
2400 Corporate Exchange Drive, Suite 120
Columbus, OH 43231
sent via email: Mike.Reeves@kimley-horn.com

Re: Request for Sewer Capacity
Berlin Station
Parcels: 41823001002000, 41823001001000, 41824001058001, 41824001058000,
41824001057000, 41824001056000


Dear Mr. Reeves:

The Delaware County Regional Sewer District (the “County”) has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 531 Equivalent Residential Unit(s) (ERU).

Capacity is conditionally available to serve the proposed project. Extensions from the sanitary sewer currently under construction on the property at 1856 Lackey Old State Road will be necessary to provide service to the proposed lots.

The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

Kelly Thiel
Staff Engineer III
Delaware County Regional Sewer District

cc: Correspondence File

Date
February 26, 2019

Job No.
18096



BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL

SERVICEABILITY
LETTERS


PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
230 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS	DATE	DESCRIPTION

SHEET
EXHIBIT
P



**Berlin Township
Fire Department**
2708 Lackey Old State Road
Delaware, Ohio 43015
(740) 548-6031

*Fire Chief Craig Hall
Lt. Steve Arnold, Fire Prevention*

Date: 11/08/2018
To: Benjamin A. Siembida, PE
From: Lt. Steve Arnold
Subject: Letter of Berlin Twp. Fire Department Service

I am writing in response to your request regarding the proposed land use development known as Berlin Station Road Property parcels 418-240-01-056-000, 418-01-057-000, 418-240-01-058-000, 418-230-01-002-000, 418-230-01-001-000, 418-240-01-058-001 This Section of land is located in Berlin Township and Berlin Township Fire Department does provide fire protection for this area.

We appreciate the opportunity to work with you in the future and thank you for your interest in Berlin Township. If we can be of any further assistance please do not hesitate to call or visit our 2708 Lackey Old State location.

Respectfully,

Lt. Steve Arnold, CFSI



DELAWARE COUNTY SHERIFF'S OFFICE
Sheriff Russell L. Martin

Administration Division 149 N. Sandusky Street Delaware, OH 43015
Phone (740) 833-2810 Fax (740) 833-2809

November 12, 2018

Benjamin A. Siembida, P.E.
Kimley-Horn |
2400 Corporate Exchange Drive, Suite 120
Columbus, OH 43231

Mr. Siembida,

This letter is to complete your request for written verification that the Delaware County Sheriff's Office provides services for a specific property.

The Delaware County Sheriff's Office is the primary law enforcement responder 2807 Berlin Station Road.

If you have any other questions please feel free to contact me at 740-833-2863.

Sincerely,
Russell L. Martin

Sheriff Russell L. Martin, C.L.E.E.
Delaware County

Protecting People, Their Property, and Their Rights

Date
February 26, 2019

Job No.
18096

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL

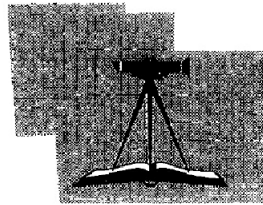
SERVICEABILITY
LETTERS

EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
230 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS	DATE	DESCRIPTION

SHEET
EXHIBIT
Q



Delaware County Engineer

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

Robert M. Riley, P.E.
Chief Deputy Engineer

November 5, 2018

Berlin Township Zoning Board
3271 Cheshire Rd.
Delaware, OH 43015

Re: Berlin Station Road Property Development – Pardi Property, Berlin Township

Dear Zoning Board Members:

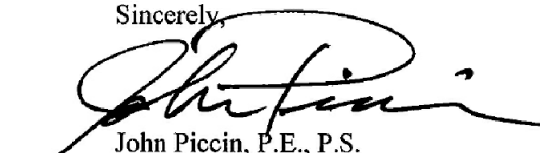
The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout dated November 15, 2018 for the development of a 531 lot, single family development on approximately 301.97-acres along the north side of Berlin Station Road, west of the future extension of Piatt Road in Berlin Township. The proposed conceptual layout, including storm water management, appears in general to be feasible; however, we recommend the following modifications:

- 1) Coordinate the location of Piatt Road with the adjacent 62.66-acre development parcel to the east.
- 2) Remove the extension of the road bearing north between lots 375-C and 376-C, towards the 7.50-acre tract with PID number 41824001010002.
- 3) The entry streets into the development are required to be 3-lanes wide, per County standards. The westerly entrance from Berlin Station Road and the entrance from Piatt Road will be required to be 3-lanes to the first intersection. The easterly entrance from Berlin Station Road must have 3-lanes to include 100-feet of storage plus a 50-foot divergent taper per Article VI, Section 601 Part C. Our preference would be to not have residential drive access in this area.

A traffic impact study is required to determine if any on-site and/or off-site roadway improvements are required. We have received the MOU for this project and are currently reviewing it.

Please note the plans reviewed are preliminary in nature and, therefore, only address the conceptual layout. 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. 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,


John Piccin, P.E., P.S.
Deputy Development Engineer

cc: John Pardi, Developer
Mike Reeves, Kimley-Horn
David Loveless, Berlin Township Zoning Inspector
Scott Sanders, DCRPC
Rob Riley, Mike Love, Doug Riedel, Erik Mackling, DCEO

encl

50 Channing Street, P.O. Box 8006, Delaware, Ohio 43015-8006
E-Mail: delcoeng@co.delaware.oh.us Web Site: www.delawarecountyengineer.org
(740) 833-2400 • (740) 548-7313, Ext. 2400 • Fax: (740) 833-2399



An AEP Company

BOUNDLESS ENERGY™

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

10/25/2018

Benjamin A. Siembida, P.E.
Kimley-Horn
2400 Corporate Exchange Dr, Suite 120
Columbus, OH 43231

RE: AVAILABILITY OF ELECTRICAL SERVICE
Berlin Station Road Property

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; a 531-single family residential development is located on the north side of Berlin Station Rd and west of Piatt Rd, in Berlin Township, Delaware County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor

Date April 8, 2019
Job No. 18096



BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL

SERVICEABILITY
LETTERS

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
230 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS	
DATE	DESCRIPTION

SHEET
EXHIBIT
R



SUBURBAN NATURAL GAS COMPANY
ESTABLISHED 1882

211 FRONT STREET, P.O. BOX 130
CYGNET, OHIO 43413-0130
(419) 655-2345
FAX: (419) 655-2274
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035-9206
(740) 548-2450
FAX: (740) 549-4939

October 24, 2018

Ben Siembida
Kimley-Horn
2400 Corporate Exchange Dr, Suite 120
Columbus, OH 43231

Re: Berlin Station Rd in Delaware County, OH

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed project. This letter is to confirm COH does have facilities in the area along Cheshire Rd. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 614-506-7023 Monday-Friday, 8:00am to 4:30pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

Todd Schwarz

Columbia Gas of Ohio a Nisource Company
Todd Schwarz
Development Manager

April 8, 2019

John Pardi
Longhill PL II
4050 Lyon Drive
Columbus, Ohio 43220

RE: Spangler, RDRG, and Longhill PL II Premises

Dear Mr. Pardi:

In response to your request for natural gas service availability to the approximately 301.964 acres located on the east of Dale Ford Road and north of Berlin Station Road, Delaware County, Ohio, Suburban Natural Gas Company does have natural gas service available to the above described location.

As always, natural gas service to the area as well as any other served or to be served by Suburban Natural Gas Company is subject to the terms and conditions of our PUCO tariff.

We look forward to working with you on the proposed project. If you have any questions, feel free to contact me directly.

Cordially,


Aaron Roll
Vice President
System Development

AR/hc

cc: Andrew Sonderman

Date
April 8, 2019

Job No.
18096



BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL

SERVICEABILITY
LETTERS

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S-1

SUBURBAN NATURAL GAS COMPANY
ESTABLISHED 1882

211 FRONT STREET, P.O. BOX 130
CYGNET, OHIO 43413-0130
(419) 655-2345
FAX: (419) 655-2274
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035-9206
(740) 548-2450
FAX: (740) 549-4939

January 4, 2019

Longhill Limited Partnership II
4050 LYON DR
COLUMBUS OH 43220

RE: Parcel # 41824001056000, 41824001057000, 41824001058000

Dear Longhill Limited Partnership II:

In response to your request for natural gas service availability to the approximately 151.556 acres located on the east of Dale Ford Road and north of Berlin Station Road, Delaware County, Ohio, Suburban Natural Gas Company does have natural gas service available to the above described location.

As always, natural gas service to the area as well as any other served or to be served by Suburban Natural Gas Company is subject to the terms and conditions of our PUCO tariff.

We look forward to working with you on the proposed project. If you have any questions, feel free to contact me directly.

Cordially,



Aaron Roll
Vice President
System Development

AR/hc

cc: Andrew Sonderman

SUBURBAN NATURAL GAS COMPANY
ESTABLISHED 1882

211 FRONT STREET, P.O. BOX 130
CYGNET, OHIO 43413-0130
(419) 655-2345
FAX: (419) 655-2274
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035-9206
(740) 548-2450
FAX: (740) 549-4939

January 4, 2019

RDRG Farms Inc.
4050 LYON DR
COLUMBUS OH 43220

RE: Parcel # 41823001002000


Dear RDRG Farms:

In response to your request for natural gas service availability to the approximately 144.190 acres located on the east of Dale Ford Road and north of Berlin Station Road, Delaware County, Ohio, Suburban Natural Gas Company does have natural gas service available to the above described location.

As always, natural gas service to the area as well as any other served or to be served by Suburban Natural Gas Company is subject to the terms and conditions of our PUCO tariff.

We look forward to working with you on the proposed project. If you have any questions, feel free to contact me directly.

Cordially,



Aaron Roll
Vice President
System Development

AR/hc

cc: Andrew Sonderman

Date
April 8, 2019

Job No.
18896



BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL

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LETTERS

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614-486-3343

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S-2



1300 Columbus Sandusky Rd
Marion, Oh 43302

November 15, 2018

Benjamin A. Siembida
Kimley-Horn
2400 Corporate Exchange Drive
Suite 120
Columbus, OH 43231

Reference: Utility Service Request – Berlin Station Rd Property–Residential
Development Berlin Station and Piatt Rd .

Dear Benjamin:

This letter is being issued to you to confirm that Frontier North INC. will provide the telecommunications services required to the proposed + 286 acres, 531 unit residential Development, located on the west side of Piatt Rd extension and North of Berlin Station Rd, in Berlin Township, Delaware Co, OH.

Please provide preliminary & final construction drawings to me, Chris Avery at 1300 Columbus Sandusky Rd, Marion, OH 43302. Should you have any questions or concerns please contact me at 740-383-0551.

Sincerely,

CHRIS AVERY

CHRIS AVERY
Network Engineer – Frontier North INC.

P.O. Box 2553
Columbus, Ohio 43216
Tel. (614) 481-5263
Fax (614) 255-6428



November 7, 2018

Benjamin A. Siembida
Kimley-Horn
2400 Corporate Exchange Drive
Suite 120
Columbus, OH 43231

RE: Berlin Station Road Property, Berlin Township, Delaware County, OH

Dear Mr. Siembida:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the proposed Berlin Station Road Property, Berlin Township, Delaware County, OH project.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss this project with you.

Thank You!

Kevin D. Rich
Construction Manager
kevin.rich1@charter.com

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

LONGHILL

SERVICEABILITY
LETTERS

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Date February 26, 2019

Job No. 18096





Preliminary Development Plan Storm Event Release Rates for Longhill					
Watershed	Onsite Developable Area Pre-Developed Peak 2-Year Discharge (CFS)	Offsite Pass-Through Area Peak 100-Year Discharge (CFS)	Allowable Post-Developed Peak 100-Year Discharge Including Offsite Flows (CFS)	Calculated Post-Developed Peak 2-Year Release Rate (CFS)*	Calculated Post-Developed Peak 100-Year Release Rate (CFS)*
Watershed A	6.02	0.00	6.02	0.76	3.42
Watershed B	26.47	0.00	26.47	3.25	5.85
Watershed C	22.33	7.16	29.49	0.00	0.00
Watershed D	11.21	0.00	11.21	2.32	10.65
Watershed E	8.62	0.00	8.62	1.49	6.53
Watershed F	4.25	0.00	4.25	0.00	0.00
Watershed G	3.38	0.00	3.38	1.48	3.38
Watershed H	9.14	38.79	47.93	6.11	23.59
Watershed I	0.96	0.00	0.96	0.00	0.00

*All proposed release rates are preliminary and are subject to change due to final engineering. Release rate will not increase to a rate greater than allowable.

DateFebruary 26, 2019

Job No.18096

BERLIN TOWNSHIP, OHIO

PRELIMINARY DEVELOPMENT PLAN

FOR

LONGHILL

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230 WEST SPRING STREET, SUITE 350

COLUMBUS, OHIO 43215

614-486-3343

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SMART
SERVICES, INC.
Surveying ♦ Environmental ♦ Traffic ♦ CA/CM
An Ohio DBE/EDGE Certified Firm



November 19, 2018

Mr. Michael Reeves, PE
Kimley-Horn & Associates, Inc.
2400 Corporate Exchange Drive
Columbus, OH 43231

Re: Longhill
Berlin Township, Delaware County, Ohio

Dear Michael:

Per your request, please consider this letter a summary of the trip generation for the subject development.

BACKGROUND

The subject site is located on the north side of Berlin Station Road between Gregory Road and the Proposed Piatt Road Extension. The site is planned to be developed with 531 single family lots. There are two accesses proposed on Berlin Station Road and one on the Piatt Road extension. The Delaware County Engineer’s Office (DCEO) is the permitting agency for the accesses.

TRIP GENERATION ANALYSIS

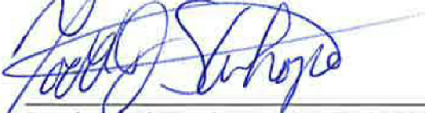
In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual 10th Edition* published by the Institute of Transportation Engineers. The representative land use in *Trip Generation Manual* is “Single-Family Detached Housing” (ITE Code #210). Table 1 attached shows the trip generation calculations.

CONCLUSIONS

Based on the analysis, the proposed land use will generate 382 new trips during the AM Peak hour of the adjacent street and 505 new trips in the PM Peak hour of the adjacent street. The developer is in the process of coordinating with the DCEO to obtain the access. A Memo of Understanding for a traffic impact study was submitted to the DCEO on 11/2/2018.

Please let me know if you have any questions. Thank you.

Sincerely,
SMART SERVICES, INC.


Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

11-19-2018
Date



Submitted: One electronic copy (PDF format) via e-mail

Traffic Study Subarea	Land Use	Time of Day	Data Set from: Trip Generation Manual, 10th Edition (Unless noted Otherwise)	Override with Average	Regression Equation from: Trip Generation Manual 10th Edition	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Single-Family Detached Housing (ITE Code #210)	Daily	Weekday	<input type="checkbox"/>	$\ln(T)=0.92\ln(X)+2.71$	4831	50%	2416	50%	2415
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	$T=0.71(X)+4.80$	382	25%	96	75%	286
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 5 PM	<input type="checkbox"/>	$\ln(T)=0.96\ln(X)+0.20$	505	63%	318	37%	187
TOTALS		<input type="checkbox"/>								
		Daily				4831		2416		2415
		AM Peak				382		96		286
		PM Peak				505		318		187

TABLE 1 - SITE TRIP GENERATION SUMMARY

Longhill Traffic Impact Study - 11/2018



Date
February 26, 2019

Job No.
18096

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL


TRAFFIC IMPACT
ANALYSIS

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	CARDI JON A & MICHELE S 1164 DALE FORD RD DELAWARE OH 43015	CARDI JON A & MICHELE S 1164 DALE FORD RD DELAWARE OH 43015	DOWLER LYDIA M 1158 DALE FORD RD DELAWARE OH 43015	BEARD KATHLEEN V 2945 BERLIN STATION RD DELAWARE OH 43015	BEARD KATHLEEN V 2945 BERLIN STATION RD DELAWARE OH 43015	CULBERTSON DAVID J SUSAN J 2961 BERLIN STATION RD DELAWARE OH 43015
	DOWLER LYDIA M 1158 DALE FORD RD DELAWARE OH 43015	RDRG FARMS INC 1227 BELLE MEADE PL WESTERVILLE OH 43081	RDRG FARMS INC 1227 BELLE MEADE PL WESTERVILLE OH 43081	CULBERTSON DAVID J SUSAN J 2961 BERLIN STATION RD DELAWARE OH 43015	HOLMES ROBERT R & JENNIFER J 2981 BERLIN STATION RD DELAWARE OH 43015	HOLMES ROBERT R & JENNIFER J 2981 BERLIN STATION RD DELAWARE OH 43015
	LONGHILL LIMITED PARTNERSHIP II 4050 LYON DR CCLUMBUS OH 43220	LONGHILL LIMITED PARTNERSHIP II 4050 LYON DR COLUMBUS OH 43220	JONES RANDY L LYNETTE L 2792 BERLIN STATION RD DELAWARE OH 43015	RHINEHART MICHAEL L & NENA 3003 BERLIN STATION RD DELAWARE OH 43015	RHINEHART MICHAEL L & NENA 3003 BERLIN STATION RD DELAWARE OH 43015	BOARD OF EDUCATION OF THE OLENTANGY LOCAL SCHOOL 814 SHANAHAN RD LEWIS CENTER OH 43035
	JONES RANDY L LYNETTE L 2792 BERLIN STATION RD DELAWARE OH 43015	SPARKS MICAH GRIFFITH & MICA L 2048 GREGORY RD DELAWARE OH 43015	SPARKS MICAH GRIFFITH & MICA L 2048 GREGORY RD DELAWARE OH 43015	BOARD OF EDUCATION OF THE OLENTANGY LOCAL SCHOOL 814 SHANAHAN RD LEWIS CENTER OH 43035	HILDEBRAND MATTHEW & CORTNEY 3159 BERLIN STATION RD DELAWARE OH 43015	HILDEBRAND MATTHEW & CORTNEY 3159 BERLIN STATION RD DELAWARE OH 43015
	KARELIN MICHELLE E & COOK BRADLEY T 2820 BERLIN STATION RD DELAWARE OH 43015	KARELIN MICHELLE E & COOK BRADLEY T 2820 BERLIN STATION RD DELAWARE OH 43015	JORDAN JEFFREY HALL TERI L 2862 BERLIN STATION RD DELAWARE OH 43015	TRINITY HOME BUILDERS LLC 2700 E DUBLIN GRANVILLE RD COLUMBUS OH 43231	TRINITY HOME BUILDERS LLC 2700 E DUBLIN GRANVILLE RD COLUMBUS OH 43231	CENTOFANTI ANTHONY J PAMELA J 1372 DALE FORD RD DELAWARE OH 43015
	JORDAN JEFFREY HALL TERI L 2862 BERLIN STATION RD DELAWARE OH 43015	HASHMI SHEREEN 2880 BERLIN STATION RD DELAWARE OH 43015	HASHMI SHEREEN 2880 BERLIN STATION RD DELAWARE OH 43015	CENTOFANTI ANTHONY J PAMELA J 1372 DALE FORD RD DELAWARE OH 43015	BODUROV GEORGE R & BODUROVA VENETA D 1276 DALE FORD RD DELAWARE OH 43015	BODUROV GEORGE R & BODUROVA VENETA D 1276 DALE FORD RD DELAWARE OH 43015
	CONSOLIDATED ELECTRIC COOPERATIVE INC PC BOX 111 MT GILEAD OH 43338	CONSOLIDATED ELECTRIC COOPERATIVE INC PO BOX 111 MT GILEAD OH 43338	SACKETT FARM LLC 6 WESTGATE DR DELAWARE OH 43015	MILLER JARED W & TARA L 1232 DALE FORD RD DELAWARE OH 43015	MILLER JARED W & TARA L 1232 DALE FORD RD DELAWARE OH 43015	BAUMANN KATHIE M JEFFERY D 1224 DALE FORD RD DELAWARE OH 43015
	SACKETT FARM LLC 6 WESTGATE DR DELAWARE OH 43015	MCCREARY FARM INC 2571 BERLIN STATION RD DELAWARE OH 43015	MCCREARY FARM INC 2571 BERLIN STATION RD DELAWARE OH 43015	BAUMANN KATHIE M JEFFERY D 1224 DALE FORD RD DELAWARE OH 43015	KAMALSKY MATTHEW J & TANYA D 1176 DALE FORD RD DELAWARE OH 43015	KAMALSKY MATTHEW J & TANYA D 1176 DALE FORD RD DELAWARE OH 43015
	KOON LINDLEY N 2761 BERLIN STATION RD DELAWARE OH 43015	KOON LINDLEY N 2761 BERLIN STATION RD DELAWARE OH 43015	VERMAATEN ROBERT S & DEBORAH 2753 BERLIN STATION RD DELAWARE OH 43015	SEIF ELLEN R TRUSTEE 1983 GREGORY RD DELAWARE OH 43015	SEIF ELLEN R TRUSTEE 1983 GREGORY RD DELAWARE OH 43015	BERLIN TOWNSHIP TRUSTEES C/O FISCAL OFFICER 3271 CHESHIRE RD DELAWARE OH 43015
	VERMAATEN ROBERT S & DEBORAH 2753 BERLIN STATION RD DELAWARE OH 43015	DUILL ANDY TAMMY L 2754 BERLIN STATION RD DELAWARE OH 43015	DUILL ANDY TAMMY L 2754 BERLIN STATION RD DELAWARE OH 43015	BERLIN TOWNSHIP TRUSTEES C/O FISCAL OFFICER 3271 CHESHIRE RD DELAWARE OH 43015	MILLER JOHN F & CASSIDY JANET L 2922 BERLIN STATION RD DELAWARE OH 43015	MILLER JOHN F & CASSIDY JANET L 2922 BERLIN STATION RD DELAWARE OH 43015
	SCHRAER SCOTT D & MARY B 1146 DALE FORD RD DELAWARE OH 43015	SCHRAER SCOTT D & MARY B 1146 DALE FORD RD DELAWARE OH 43015	SPANGLER STEVEN A SR 2877 BERLIN STATION RD DELAWARE OH 43015	JACKSON B. REYNOLDS, III C/O SMITH & HALE LLC 37 WEST BROAD STREET, SUITE 460 COLUMBUS, OH 43215	JACKSON B. REYNOLDS, III C/O SMITH & HALE LLC 37 WEST BROAD STREET, SUITE 460 COLUMBUS, OH 43215	
	SPANGLER STEVEN A SR 2877 BERLIN STATION RD DELAWARE OH 43015	WEST BERLIN PRESBYTERIAN 257 PENNSYLVANIA AVE DELAWARE OH 43015	WEST BERLIN PRESBYTERIAN 257 PENNSYLVANIA AVE DELAWARE OH 43015	LONGHILL LIMITED PARTNERSHIP II C/O JOHN PARDI 4050 LYON ROAD COLUMBUS, OH 43220	LONGHILL LIMITED PARTNERSHIP II C/O JOHN PARDI 4050 LYON ROAD COLUMBUS, OH 43220	

Date February 26, 2019Job No. 18096

BERLIN TOWNSHIP, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
LONGHILL

SURROUNDING
PROPERTY OWNERS

EDGE

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330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS

MARK	DATE	DESCRIPTION

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W

LONGHILL
4050 LYON DR
COLUMBUS OH 43220

SCHRAER D & MARY B
1134 DALE FORD RD
DELAWARE OH 43015

CARDI A & MICHELE S
1164 DALE FORD RD
DELAWARE OH 43015

SCHRAER D & MARY B
1134 DALE FORD RD
DELAWARE OH 43015

CENTOFANTI J & PAMELA J
1372 DALE FORD RD
DELAWARE OH 43015

GATCHELL R
2981 BERLIN STATION RD
DELAWARE OH 43015

BERLIN PRESBYTERIAN
WEST CHURCH
2911 BERLIN STATION RD
DELAWARE OH 43015

LONGHILL PARTNERSHIP II
2877 BERLIN STATION RD
DELAWARE OH 43015

DUILL & TAMMY L
2754 BERLIN STATION RD
DELAWARE OH 43015

JORDAN HALL & TERI L
2862 BERLIN STATION RD
DELAWARE OH 43015

RDRG FARMS INC
2807 BERLIN STATION RD
DELAWARE OH 43015

GARCIA & KATHRYN E
1224 DALE FORD RD
DELAWARE OH 43015

SWINGLE L
1158 DALE FORD RD
DELAWARE OH 43015

BODUROV R & BODUROVA
VENETA D
1276 DALE FORD RD
DELAWARE OH 43015

HILDEBRAND & CORTNEY
3159 BERLIN STATION RD
DELAWARE OH 43015

CULBERTSON J
2961 BERLIN STATION RD
DELAWARE OH 43015

BOARD OF EDUCATION OF
THE OLENTANGY LOCAL
SCHOOL DI
3140 BERLIN STATION RD
DELAWARE OH 43015

KOON N
2761 BERLIN STATION RD
DELAWARE OH 43015

JONES L & LYNETTE L
2792 BERLIN STATION RD
DELAWARE OH 43015

SEIF R
1983 GREGORY RD
DELAWARE OH 43015

SCHRAER D & MARY B
1146 DALE FORD RD
DELAWARE OH 43015

CLARK C & ANDREW C
1176 DALE FORD RD
DELAWARE OH 43015

SCHRAER D & MARY B
1146 DALE FORD RD
DELAWARE OH 43015

BOWLING A & AMANDA M
1232 DALE FORD RD
DELAWARE OH 43015

LUKAVA LLC
3003 BERLIN STATION RD
DELAWARE OH 43015

BEARD V
2945 BERLIN STATION RD
DELAWARE OH 43015

SACKETT LLC
2826 CURVE RD
DELAWARE OH 43015

VERMAATEN S & DEBORAH
2753 BERLIN STATION RD
DELAWARE OH 43015

SPARKS GRIFFITH & MICA L
2048 GREGORY RD
DELAWARE OH 43015

KARELIN E & COOK
BRADLEY T
2820 BERLIN STATION RD
DELAWARE OH 43015

CONSOLIDATED
COOPERATIVE INC
3368 CURVE RD
DELAWARE OH 43015

SCHRAER D & MARY B
1134 DALE FORD RD
DELAWARE OH 43015

HASHMI
2880 BERLIN STATION RD
DELAWARE OH 43015

SURROUNDING
PROPERTY
OWNERS

PREPARED BY:

FEBRUARY 14, 2022	
DATE:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

EXHIBIT "W-1"