

BERLIN TOWNSHIP ZONING OFFICE
3271 CHESHIRE ROAD
DELAWARE, OHIO 43015
740.548.5217 – PHONE
740.548.7458 – FAX
www.berlintwp.us

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

**APPLICATION FOR MODIFICATION OF
APPROVED ZONING PLAN**

DATE: _____ BZC # _____, AMENDMENT # _____

SUBDIVISION NAME: Maeve Meadows

SUBDIVISION PHASE: N/A

LOCATION: Piatt Road, Delaware, OH 43015

RANGE: 18 TWP: 3, 4 SECTION: 11

ACREAGE: ±23.838 AC. ZONING DISTRICT R-3/PRD

OWNER/DEVELOPER: Pulte Group, LLC

ADDRESS: 475 Metro Place South, Suite 200, Dublin, OH 43017

EMAIL: Jim.Hilz@PulteGroup.com

PHONE: 614-376-1662 FAX: N/A

DESCRIPTION OF MODIFICATION:

Amendment to Maeve Meadows final development plan to modify the location of a
side-loaded garage. Lot 24 will now have a side-loaded garage instead of Lot 1.

Zoning Inspector

Applicant's Name: JIM HILZ

Applicant's Signature: Jim Hilz

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

**REQUIREMENTS FOR THE COMPLETE APPLICATION FOR MODIFICATION OF
APPROVED ZONING PLAN BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

Original completed application form, dated, and signed by the owner or lessee.

All fees **must** be paid in full when application is presented, and are non-refundable, **\$600.00**.

A **certified** real estate tax mailing address list of current property owners within 200 feet of subject property obtained from **Delaware County Auditors Office, with mailing addresses and Two sets of mailing labels, including applicant and/or applicant's representative.**

THESE ITEMS MUST BE PRESENTED WITH THE APPLICATION:

A survey plat signed by a registered Ohio Surveyor showing:

1. Legal Description of the property,
2. Plat Plan of the parcel to scale, including:
 - a.) Area of property including, streets, roadways and parking, and
 - b.) Placement of all existing & proposed buildings,
3. The lot number and/or street address
4. Topographical map

In addition, the survey plat and/or application must include the following as specified in the Berlin Township Zoning Resolution:

5. All setback and frontage dimensions, Article 24.
6. Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25.
7. Landscape Plan, in accordance with the Berlin Township Zoning Resolution, Article 26.

Note: Need text describing design features/standards.

Other requirements to be submitted are as follows:

8. Location of schools, parks and other public facility sites, within one (1) mile,
9. Ability to post bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.
10. The proposed time schedule for development of the site including streets, buildings, utilities and other facilities,
11. If the proposed timetable for development includes developing the land in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Township official's definitive guidelines for approval of future phases.

Include the following original letters if applicable:

Letter approving agent for owner if applicable
Letter from the Del-Co. Water Company attesting to water availability.
Letter from Gas Company attesting to gas availability (if applicable).
Letter from the Delaware County Sanitary Engineer attesting to sewer capability
or Letter from the Delaware County Health Department attesting to septic feasibility.
Letter from Ohio Department of Transportation (O.D.O.T) or a registered engineer, addressing traffic issues.
Letter from Berlin Township Fire Chief addressing protective service issues they may have.
Letter from the Environmental Protection Agency (E.P.A).
Letter from the Delaware County Engineer. (should include county ditch/drainage plan).
All information concerning Model Homes, Signs, Landscaping, Lighting, and Parking, if applicable.
A drainage plan prepared by a registered engineer.

ALL TOWNSHIP DEVELOPMENT STANDARDS MUST BE ADDRESSED.
Refer to Article 24 of the Berlin Township Zoning Resolution.

PROVIDE AN ELECTRONIC COPY (CD) OF ALL DOCUMENTATION TO BE SUBMITTED.

FIFTEEN (15) COPIES OF ALL NECESSARY AND RELEVANT INFORMATION MUST BE SUBMITTED WITH THE APPLICATION.

FIFTEEN (15) COPIES OF ALL AMENDMENTS OR REVISIONS MUST BE SUBMITTED AND AT LEAST 7 DAYS BEFORE ANY TABLING HEARING.

APPLICATIONS WILL ONLY BE PROCESSED WHEN THEY ARE 100% COMPLETE.

A MINIMUM OF THREE SIGNS SHALL BE PROVIDED BY APPLICANT.

Submit any questions to:

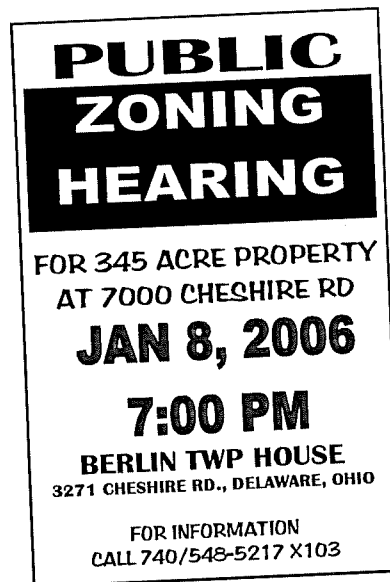
Chet Heid
Berlin Township
Zoning Inspector
Phone: 740.548.5217 ext. 103
Fax: 740.548.7458
zoninginspector@berlintwp.us

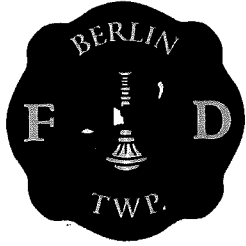
Addendum to BZC Checklist – Signs:

For proposed amendments to the Zoning District Map and/or the Comprehensive Land Use Map the applicant shall provide (3) three signs conforming to the following:

- (a) One sign shall be posted for each 500' of road frontage or at the discretion of the Zoning Inspector on the parcel in the area proposed in the amendment in a location visible from an adjacent street. One sign shall be posted on the corner of the township property located on the northwest corner of Lackey Old State and Cheshire Roads, and one sign shall be posted in front of the township hall.
- (b) The signs shall be two (2) feet by three (3) feet with letters not less than two (2) inches in height notifying the public of the location of the upcoming hearing and the affected parcel as well as a contact number for additional information.
- (c) The signs shall be posted continuously for at least fourteen (14) days prior to the date of the required public hearing and be removed within seven (7) days after board action.
- (d) The signs shall be posted by the applicant with the direction of the zoning inspector or be given to the zoning inspector for posting.

Example:





***Berlin Township
Fire Department***

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

***Fire Chief Adam Miller
Lt. Steve Arnold, Fire Prevention***

- 1) Entry into a subdivision/project development shall have 1 lane in and 2 lanes out. When required by Berlin Township FD there shall be at least 2 entry points into the subdivision/project development.
- 2) No Parking signage shall be on the Fire Hydrant side of the street. This signage shall meet the Delaware County Sheriff's office enforcement requirements.
- 3) There shall be a Fire Hydrant installed within the first 50' going into the project development.
- 4) After the first Fire Hydrant going into the project fire hydrants shall be installed every 300'-throughout the project development.
- 5) Any street stubs or ending point shall have a fire hydrant installed at the end point. If determined by Berlin Township FD a flash hydrant is acceptable to be installed in the project development however once the street extension takes place a fire hydrant shall be installed in place of the flush hydrant at the developer's cost.
- 6) The minimum water main size within any project development shall be at least 8" that shall flow a minimum 1000 GPM. Actual water main size for the project development shall be determined at plan review by Berlin Township Fire Department.
- 7) Cul-de-sac shall meet the turning radius per the Orange Twp. FD attachment of 48'
- 8) Berlin Twp. FD shall have access to all green space. The width of the hard surface shall be a minimum 6'. Berlin Township FD will determine hard service requirements.
- 9) Model homes shall have an EXIT sign non-illuminated in the Office area and a 5# ABC Fire Extinguisher.
- 10) To scale drawings shall be provided for all new and revised projects. The scale can be 1"=100' or 1/2"=100' for large projects.

This is not an all-inclusive list

Rev. 03/22

Planned Residential District

Maeve Meadows

Current Zoning: R-3 with PRD overlay

June 26, 2023

A. Preliminary Development Plan - See Final Development Plan-Tab 3, Exhibit C-1

1. Proposed size and location of the PRD District, at a scale of at least 1"=200', showing topographic contours of at least 5' intervals, wooded areas, wetlands, adjacent (within 200') structures, 100 year floodplains.

The proposed size of the R-3/PRD is approximately ±23.838 acres. The site is located on the south side of Cheshire Road, east of the Piatt Road extension. It is located in Subarea 4b - Suburban Transition, of the Berlin Township Comprehensive Plan. Refer to Tab 3, Exhibit C-1, Final Development Plan.

2. Suggested architectural designs for all structures and signs.

Exterior Appearance and Materials

Finish building materials shall be applied to all sides of the exteriors of buildings. Colors and building materials shall be harmonious and compatible with colors of the natural surrounding and adjacent buildings and improvements.

All front facades shall consist of all natural material. Natural material shall be defined as brick, natural or manufactured stone, stucco; natural or engineered wood siding, or cementitious siding, with painted or stained finish. The maximum amount of stucco allowed on any front facade shall be 30%. Side and rear facades may be high grade vinyl.

Refer to Tab 6, Exhibit F-1 for final architectural elevations

Exterior Colors

Exterior colors of excessively high chroma or intensity are not permitted. No more than two colors in addition to the colors of natural brick, stone or manufactured stone may be used on the

building as a whole. Garage doors shall not be painted in contrasting colors to adjacent wall surfaces; they shall be painted to be similar in color to adjacent wall surfaces and trim.

Roofs

All main roofs shall have a minimum pitch of 6:12. Secondary roofs, such, as at porches, may be a lesser slope and a minimum of 4:12. Roofs shall be finished in standard 3-tab shingle, 25-year warranty. Dimensional shingles may also be used. Roof color shall be consistent from building to building and shall be in the black, brown or gray tones or blends of these colors. Stark white and bright colors shall be prohibited.

Chimneys and Fireplaces

Cantilevered chimneys are permitted but must extend above roofline, cantilevered shed style are not permitted. Direct vent fireplaces are permitted provided they are contained inside the building main walls or cantilevered chimney. Chimneys may be finished in the same material as adjacent wall. Direct vent fireplaces and 90% efficient furnaces may exhaust directly through adjacent wall. Manufactured wood burning fireplaces and furnace exhausts may protrude through roof without enclosure provided pipe size is limited to 8" maximum and is painted a dark color to blend with roof color.

Garages

No dwelling may be constructed on any lot unless an attached enclosed garage for at least two automobiles is also constructed on the same lot. Garage door shall be paneled and of one color and one material. Garage doors shall not exceed 4' in front of the main front façade of the dwelling. Additionally, there will be a total of 8 side-loaded garages, which are lots 2, 3, 20, 23, 24, 33, 34, & 35. Five of these lots are contiguous to the Piatt Road entry and these houses will have minimum of 95' of frontage and shall have side-loaded garages that face to the east.

Signage

Temporary and Permanent signage are proposed for this development. Temporary signage shall be located adjacent main entry from Piatt Road. This sign shall be double sided and is shown on Tab 4, Exhibit D-1. A permanent identification sign is located at the main entry from Piatt. The sign shall be yard arm type sign and have down lighting to illuminate signage. Refer to Tab 4, Exhibit D-2.

3. The intended general provisions for water, fire hydrants, sanitary sewer and surface drainage, to the extent known. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented.

Water shall be provided by DelCo Water. Sanitary sewer has been extended to this site from the north. Refer to the Final Utility Plan by Kimley-Horn, Tab 5, Exhibit E-1, and utility letters, Tab 5, Exhibits E-2 through E-10.

4. The relationship of the proposed development to existing and probable uses and surrounding areas, including easements, rights of way, proposed drainage and public utilities.

The existing development is bordered by existing single-family homes along the north, east and south boundary. To the east is the Howard Farms Development, which this development ties into. See Tab 3, Exhibit C-2 for the Existing Features Plan.

5. A design of the open space and the proposed description of its use and maintenance.

The open space has been designed to preserve existing trees and buffer existing homes around the periphery of the site, and to provide internal pockets of open space for resident's use. Large open spaces along Piatt Road have been accentuated to allow for an attractive entry to the subdivision and provide a large open space for resident's use. All open spaces shall be maintained by the HOA.

Common Open Space A contains the main entry feature and signage, a large retention pond with overlook, as well as landscape buffers along Piatt Road comprised of mounding and landscape, horse fencing, wire farm fencing, playground, shelter, mailboxes (exclusively located on Stogen Court), and

seating areas. The shelter will be 20'x20' and in similar architectural detail to what is shown on Exhibit D-1, incorporating a concrete pad and down lighting. This open space is oriented towards Piatt Road providing open space that is shared with the overall community. A 10' multi use trail is provided along Piatt Road per the comprehensive plan, and crossbuck fencing will be located at the west of the multi-use path along Piatt from north property line to the south, except at the McKenna Drive entrance. Also, an 8' sidewalk will be located around the proposed open space system on site, as well as extending north through the open space to connect to Cheshire Road. The 8' sidewalk connecting to Cheshire will be buffered on both sides with mounding, landscape, and wire farm fencing to be additionally along the east border of Cheryl Butler, Delaware County Parcel Number: 41831001073000 as of 1/24/2022 and west boarder of Cynthia Colvin, Delaware County Parcel Number: 41831001074000 as of 1/24/2022

Natural Open Space 'A' and 'B' likewise contain existing trees and shall be preserved.

Common Open Space B contains mounding, a wire farm fence, and evergreens, excluding white pines, which are 20' on center, a minimum of 6' in height and located on the mounding behind lots 1-14 to buffer the existing home to the south, as well as the southern portion of the entry feature and the temporary marketing sign.

Ponds with headwalls and end walls that are exposed to view shall be treated with real or synthetic stone to resemble stone walls. All stone shall extend to or below the grade of earth so that any exposure due to low water conditions only has exposed stone, not concrete.

Ponds will have aerator fountains to maintain water quality. Fountains shall have a spray pattern of 10' height minimum.

6. Specific statements of divergence from the development standards in this article

Section 9.06 A.) Lot Area.

A divergence was granted at the Preliminary Development Plan approval to allow the lot area to be reduced to a minimum of 10,125 square feet instead of 10,890 square feet. This reduction in lot area allows for the preservation of open space, allowing for large areas of interconnected open space with amenities that residents desire in neighborhoods including walking paths, open green spaces, natural areas, playground, and pond overlook.

Section 9.06 B.) Lot Frontage.

A divergence was granted at the Preliminary Development Plan approval to allow the lot frontage to be reduced to 51' at the right-of-way instead of 80'. With the minimum frontage at the building setback line to be 75'. This reduction in lot frontage allows for the preservation of open space, allowing for large areas of interconnected open space with amenities that residents desire in neighborhoods with amenities that include walking paths, open green spaces, natural areas, playground, and shelter.

7. Proposed locations of all structures.

See Final Development Plan - Tab 3, Exhibit C-1, for locations of all structures. All structures shall be located on a fee simple lot, excluding the proposed pathways, entry feature, pavilion, and signage.

8. Preliminary Traffic Impact Analysis, based on new trip generation.

Refer to Tab 5, Exhibit E-10 for Traffic Impact Study.

9. The responsibility and maintenance of any proposed onsite sewage disposal systems, and letter from the appropriate county or state agency declaring the site feasible for such design.

The site will be served with Delaware County Sanitary Sewer Service

10. All required design features from Section 11.08

- 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.**

Refer to Final Development Plan - Tab 3, Exhibit C-1 and Tab 4, Exhibit D-3 for Open Space distribution.

b. No building shall be constructed within 50 feet of the perimeter property line of the overall PRD tract.

All buildings constructed will maintain a 50-foot setback from the property line of the overall PRD tract.

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

Internal sidewalks are to be located on both sides of internal streets. The intersection of McKenna Drive and Stogen Court shall be a three way stop, with crosswalk markings, and ADA compliant ramps to connect internal sidewalks. Additionally, a 10' multi-use path along Piatt Road will be constructed along the property frontage per the comprehensive plan. Sidewalks will be installed in Common Open Spaces "A" to connect the open spaces within the development.

d. 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 land uses.

The open space design accommodates/preserves buffers adjacent existing single-family homes adjacent the development.

Existing tree rows along project boundaries and along the ditch shall be preserved to greatest extent possible. Utility crossings, roadway crossings, and grading associated with those activities may impact some locations but will be minimized to protect these features.

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

The site is relatively void of natural features other than the existing tree rows at property lines and drainage ditch. Views will be enhanced with addition of ponds and landscape.

f. 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.

Open spaces will be used to handle storm water storage, retention, and discharge in accordance with the Delaware County Engineer's office. No erosion or flooding shall be caused to any proposed or existing structures.

g. Minimum overall tract size for the 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.

The tract size is ± 23.838 acres

h. Improvements within the PRD shall conform to the subdivision standards for Delaware County, Ohio

All improvements within the subdivision shall conform to the subdivision standards of Delaware County, Ohio

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

Existing trees will be preserved to best extent possible along property lines, at main entry and along ditch line as allowed by County Engineer.

j. The permitted density shall not be exceeded.

The permitted density of 1.85 dwelling units per net developable acre shall not be exceeded.

k. The required open space shall be provided. The percent of open space required varies according to the zoning district overlaid.

**FR-1-40% (of gross tract acreage) open space
R-2, R-3, 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, as provided in 11.03 (b), may count for up to 50% of the required open space. That portion of land dedicated to public purposes (see section 11.03,c.) 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.

Provided open space is ± 10.81 acres, or $\pm 45.3\%$. Any increase in required detention area from the preliminary development plan that reduces useable greenspace shall be brought back to the Township Trustees for review and approval.

l. No residential dwelling structures shall be constructed within the 100 year floodplain or any stream or river.

No residential dwelling unit shall be constructed within a 100 year floodplain, stream or river, and none exist on site.

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 zone, centralized water supply and sanitary sewage disposal systems shall be provided. Subject to Delaware County Sanitary Engineer, Board of Health, and 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.

Refer to letters from DelCo Water and DelCo Sanitary engineer for feasibility of water and sewer to this site, Tab 5, Exhibits E-2 and E-3.

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 within 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.

Refer to item A.2 above for architectural criteria. Refer to Final Development Plan, Tab 3, Exhibit C-1 for building areas. There shall not be any manufactured housing on site.

o. Residential lots shall be fenced for safety if they abut agriculture.

No homes directly abut agricultural activities. Wire farm fencing shall be installed along the southern boundary, as well as along the rear of the existing lot by the proposed detention basin, as shown on the landscape plans.

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 broadleaf street trees (i.e., maple, oak, sycamore, chestnut, 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 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.

Sidewalks shall be located on both sides of the street along all the interior streets per Delaware County Standards. Sidewalk connections shall be provided to allow residences to access to open spaces. Street trees will be provided at a minimum of 60' o.c., at 2.5 inch caliper.

q. Setbacks – front, side and rear; as defined in the underlying zoning district

12.5' side yard setback 30' front yard setback (60' from roadway centerline minimum), 25' rear yard setback
Additional setbacks shall be 80' from Piatt Road centerline and 50' from project perimeter for lots backing to project perimeter.

r. Minimum Lot Size – as defined by the underlying zoning

The minimum lot size of .25 acres (10,890 sf) shall not be met and a divergence is requested with 10,125 sf minimum. This divergence applies to 21 of the lots.

s. Minimum Lot Width- as defined by the underlying zoning

The minimum lot width of 80' at the right-of-way shall not be met, and a divergence has been requested to allow 51' at ROW.

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

The subdivision will comply with this regulation

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

The plan has been designed to accommodate this design feature

v. Attached garages shall be set back at least 12' from the front building line of the house, if on street parking is not provided.

On street visitor parking shall be accommodated per the Delaware County Subdivision Standards. All single family homes shall have parking for 2 cars in the garage, with a minimum of 2 car parking in front of each garage, for a total of 4 minimum onsite parking spaces as required by code.

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

Either covered front entries, porches, or porticos shall be encouraged of homebuilders within the subdivision

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.

There will be no street lighting

y). Building Height Limits. – No buildings in this district shall exceed thirty five (35) feet in height as measured from the elevation of the threshold plate at the front door to the highest point on the roof. Chimneys, barns, silos, grain handling conveyors, church spires, dorms, flagpoles, and elevator shafts are exempted from this 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.

No building shall exceed 35' as measured from the threshold Plate at the front door to the highest point on the roof.

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 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

One (1) bedroom unit- 800 square feet

**Two (2) bedroom unit- 900 square feet
Three or more bedroom units 1000 square feet**

Minimum livable building square footage for all residential structures shall be, 1,500 square feet for all residential structures.

aa). Landscaping – All yards, front, side and rear, shall be landscaped, and all organized open spaces shall meet the requirements of Article XXIII, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan showing caliper, height, numbers, name and placements of all material, prepared by a landscape architect shall be approved as part of the final development plan.

Refer to Tab 4, Exhibits D-1 and D-2 for final development plan landscape exhibits.

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 the parking plan, the provisions of Article 24 of this resolution, when appropriate, shall be incorporated.

Parking shall be provided at the time of construction of the main structure or building.

cc). Signs – Except as provided under the provisions of the 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.

All signage shall comply with Article 25.

ff). 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.

The developer requests that 1 sign be allowed for this project. The sign shall be erected at the corner of the entry road from Piatt, and conform to the temporary signage exhibits in Tab 4, Exhibit D-1. The sign may remain in place until 90% of the homes in the subdivision have been sold.

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.

All exterior lighting shall comply with Article 24

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 the 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.

11. Emergency service provisions (letter from fire and police departments)

See Tab 5, Exhibit E-8 for fire department letter

12. Phasing plans.

There will be only 1 phase.

B. Other Submittal requirements

Certified real estate tax mailing address lists for property owners within 200 feet with three sets of labels, including applicant and/or applicant's representative.

The certified real estate tax mailing lists are attached hereto as Tab 1, Exhibit A-1

1. Legal Description

The legal description is attached as Tab 2, Exhibits B-1 and B-2.

2. Plat Plan of the parcel to scale, including
a. area of property including streets, roadways, and parking
b. Placement of all existing and proposed structures

See Final Development Plan Tab 3, Exhibit C-1

3. The lot number and/or street address

Parcel Number Identification - 41831001068000

4. Topographical map

The topography is shown on Tab 3, Exhibit C-2, Existing Features Plan.

5. All setback and frontage dimensions, Article 24,

See Final Development Plan Tab 3, Exhibit C-1

6. Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25,

See section A.2 of the zoning text for architectural design.

7. Landscape plan in accordance with the Berlin Township Zoning Resolution, Article 26,

Landscape plans and site details are attached as Tab 4, Exhibits D-1 and D-2, with buffer and open space descriptions in section A.5 of the zoning text.

Tree requirements for building coverage on individual lots shall be determined and plans submitted at time of permitting each individual structure as they will not be known until that time.

8. Location of schools, parks and other public facility sites, within one (1) mile,

The site is within proximity to Cheshire Elementary School, the Berlin Township Hall, and Cheshire Cemetery, and Alum Creek State Park. Refer to Tab 3, Exhibit C-2.

9. Ability to post bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.

See Tab 7, Exhibit G-2 for WesBanco Letter

10. The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.

It is anticipated that the subdivision construction would begin shortly after approval of a final development plan and final engineering plans and plats are approved, which is likely to occur in the summer of 2022. The site utilities, street, and landscape will be installed, and homes will be constructed.

11. If the proposed timetable for development includes developing the land in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Township official's definitive guidelines for approval of future phases.

There shall only be one phase

12. Letter approving agent for owner if applicable.

See Tab 7, Exhibit G-1 for Owner Approval Letter

D. Final Development Plan – See Final Development Plan–Tab 3, Exhibit C-1

1.) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the proposed Planned Residential District.

Refer to Tab 2, Exhibits B-1 and B-2 for the legal description and boundary survey

2.) The plan will be to scale of at least 1" =100' and will show the proposed uses of the site, location of buildings and structures, streets and roadways, and parking areas, all required design features, and the following:

a.) The general development character of the tract including the limitations or controls to be placed on all uses, with proposed lot sizes, minimum setback requirements. Other development features, including landscaping, entrance features, signage, pathways, sidewalks, recreational facilities, and all commonly owned structures shall be shown in detail which identifies the quantity and type and typical section of each. For example, the landscape plan shall identify each plant, shrub, or tree, its name, its size at planting and rendering of how that section of the development would look in elevation.

Refer to Tab 3, Exhibit C-1 for all proposed uses of the site, location of buildings and structures, streets and roadways, parking areas, lot sizes, and minimum setbacks requirements. Refer to Tab 4, Exhibits D-1 through D-3 for all landscaping, entrance features, signage, pathways, sidewalks, and recreational facilities

b.) Environmentally sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20% shall be mapped. No structure (other than approved drainage structures) shall be constructed within the limits of the 100-year floodplain as mapped by FEMA on the Flood Insurance Rate Maps for Delaware County.

All 100-year floodplains, wetlands, and slopes greater than 20% shall be mapped. Refer to Tab 3, Exhibit C-2 and Tab 5,

Exhibit E-1. No structure shall be constructed within the limits of the 100-year floodplain, and none exist on site. Existing trees will be preserved to best extent possible along property lines, at main entry and along ditch line as allowed by County Engineer.

c.) Architectural design criteria including materials, colors and exact renderings for all structures and criteria for proposed signs, with proposed control procedures. These are specific renderings of the elevations of structures. Any modification of these structures shall require re-approval of the development plan by the Township. Materials and colors shall be submitted for approval.

Exterior Appearance and Materials

Finish building materials shall be applied to all sides of the exteriors of buildings. Colors and building materials shall be harmonious and compatible with colors of the natural surrounding and adjacent buildings and improvements.

All front facades shall consist of all natural material. Natural material shall be defined as brick, natural or manufactured stone, stucco; natural or engineered wood siding, or cementitious siding, with painted or stained finish. The maximum amount of stucco allowed on any front facade shall be 30%. Side and rear facades may be high grade vinyl.

Refer to Tab 6, Exhibit F-1 for final architectural elevations

Exterior Colors

Exterior colors of excessively high chroma or intensity are not permitted. No more than two colors in addition to the colors of natural brick, stone or manufactured stone may be used on the building as a whole. Garage doors shall not be painted in contrasting colors to adjacent wall surfaces; they shall be painted to be similar in color to adjacent wall surfaces and trim.

Roofs

All main roofs shall have a minimum pitch of 6:12. Secondary roofs, such, as at porches, may be a lesser slope and a minimum of 4:12. Roofs shall be finished in standard 3-tab shingle, 25-year warranty. Dimensional shingles may also be used. Roof color shall be consistent from building to building and shall be in the black, brown or gray tones or blends of these colors. Stark white and bright colors shall be prohibited.

Chimneys and Fireplaces

Cantilevered chimneys are permitted but must extend above roofline, cantilevered shed style are not permitted. Direct vent fireplaces are permitted provided they are contained inside the building main walls or cantilevered chimney. Chimneys may be finished in the same material as adjacent wall. Direct vent fireplaces and 90% efficient furnaces may exhaust directly through adjacent wall. Manufactured wood burning fireplaces and furnace exhausts may protrude through roof without enclosure provided pipe size is limited to 8" maximum and is painted a dark color to blend with roof color.

Garages

No dwelling may be constructed on any lot unless an attached enclosed garage for at least two automobiles is also constructed on the same lot. Garage door shall be paneled and of one color and one material. Garage doors shall not exceed 4' in front of the main front façade of the dwelling. Additionally, there will be a total of 8 side-loaded garages, which are lots 2, 3, 20, 23, 24, 33, 34, & 35. Five of these lots are contiguous to the Piatt Road entry and these houses will have minimum of 95' of frontage and shall have side-loaded garages that face to the east.

Signage

Temporary and Permanent signage are proposed for this development. Temporary signage shall be located adjacent main entry from Piatt Road. This sign shall be double sided and is shown on Tab 4, Exhibit D-1. A permanent identification sign is located at the main entry from Piatt. The sign shall be

yard arm type sign and have down lighting to illuminate signage. Refer to Tab 4, Exhibit D-2.

d.) The proposed provisions for water, fire hydrants, sanitary sewer, and surface drainage with engineering feasibility studies or other evidence of reasonableness. Line sizes and locations, detention basins and drainage structures shall be drawn.

Water shall be provided by DelCo Water. Sanitary sewer will be extended to this site from the north. Refer to the Final Utility Plan by Kimley-Horn, Tab 5, Exhibit E-1, and the utility letters, Tab 5, Exhibits E-2 through E-10

e.) A traffic impact analysis by a professional engineer who is skilled at traffic surveys, showing the proposed traffic patterns, public and private streets, and other transportation facilities, including their relationship to existing conditions, topographical and otherwise.

Refer to the Traffic Impact Study by Smart Services, Inc., Tab 5, Exhibit E-10

f.) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.

The existing development is bordered by existing single-family homes along the north, east and south boundary. To the east is the Howard Farms Development, which this development ties into. See Tab 3, Exhibit C-2 for the Existing Features Plan.

g.) Location of schools, parks and other public facility sites, within or adjacent to the site.

The site is within proximity to Cheshire Elementary School, the Berlin Township Hall, and Cheshire Cemetery, and Alum Creek State Park. Refer to Tab 3, Exhibit C-2

h.) The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.

It is anticipated that the subdivision construction would begin shortly after approval of the final development plan and final engineering plans and plats are approved, which is likely to occur in the summer of 2022. The site utilities, street, and landscape will be installed, and homes will be constructed.

i.) If the proposed timetable for development includes developing the land (including open space) in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.

There shall only be one phase

j.) The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.

Refer to Tab 7, Exhibit G-1 for owner approval letter and refer to Tab 5, Exhibit E-9 for letter about engineering feasibility

k.) Specific statements of divergence from the development standards in Articles 24 (General Standards) 25 (Signs) and/or 26 (Landscaping) or existing County Subdivision regulations or standards and the justification therefore, unless a variation from these development standards is specifically approved, the same shall be in compliance. Since the Final Development Plan is an exact rendition of what is intended to be built, all standards for setback, landscaping parking and lot size are per plan.

Section 9.06 A.) Lot Area.

A divergence was granted at the Preliminary Development Plan approval to allow the lot area to be reduced to a minimum of 10,125 square feet instead of 10,890 square feet. This reduction in lot area allows for the preservation of open space, allowing for large areas of interconnected open space with amenities that residents desire in neighborhoods including walking paths, open green spaces, natural areas, playground, and pond overlook.

Section 9.06 B.) Lot Frontage.

A divergence was granted at the Preliminary Development Plan approval to allow the lot frontage to be reduced to 51' at the right-of-way instead of 80'. With the minimum frontage at the building setback line to be 75'. This reduction in lot frontage allows for the preservation of open space, allowing for large areas of interconnected open space with amenities that residents desire in neighborhoods with amenities that include walking paths, open green spaces, natural areas, playground, and shelter.

l.) Evidence of the applicant's ability to post a bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.

Refer to Tab 7, Exhibit G-2 for the WesBanco Letter

m.) In the preparation of the development plan, or the individual drawings used to make up the development plan the respective architect, landscape architect, professional engineer, or surveyor licensed to practice in the state of Ohio shall place his or her seal on his or her own drawings.

All individual drawings shall be stamped with a seal by the landscape architect, professional engineer, or surveyor on their own respective drawings

APPLICANT ADDRESS:	PULTE HOMES OF OHIO LLC 475 METRO PL S DUBLIN OH 43017	
SURROUNDING PROPERTY OWNERS:	DONALD & MARY STULLER 2841 CHESHIRE RD DELAWARE OH 43015	FINCON LIMITED 145 N UNION ST DELAWARE OH 43015
MICHAEL & JUDY GRUBB 3361 PIATT RD DELAWARE OH 43015	WANG JIANMEI & PEI JIANGUO 3133 PIATT RD DELAWARE OH 43015	CURRENT OWNER 3077 PIATT RD DELAWARE OH 43015
BRUCE BAKER 2700 CHESHIRE RD DELAWARE OH 43015	NATHANAEL PAULUS 2728 CHESHIRE RD DELAWARE OH 43015	CHERYL BUTLER 2746 CHESHIRE RD DELAWARE OH 43015
CYNTHIA COLVIN 2802 CHESHIRE RD DELAWARE OH 43015	KATHERINE FREEMAN-CROFT 2838 CHESHIRE RD DELAWARE OH 43015	DANIEL & JILL BISHOP 2880 CHESHIRE RD DELAWARE OH 43015
HOMEWOOD CORPORATION 2700 E DUBLIN GRANVILLE RD COLUMBUS OH 43231		

September 11, 2016

**DESCRIPTION OF 23.838 ACRES
SOUTH OF CHESHIRE ROAD (60' R/W)
EAST OF PIATT ROAD (33' R/W)
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, Berlin Township, Section 3, Township 4, Range 18, Farm Lot 11, United States Military Lands, being all of that 23.838 acre tract of land described as Tract Three in a deed to Barbara G. Schanck, Trustee, of record in Official Record 1376, Page 1645, all references herein being to the records located in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at the intersection of the centerlines of Cheshire and Piatt Roads, being the northwesterly corner of Farm Lot 11, the southwest corner of a 2.998 acre tract of land as described in a deed to Daniel W. and Stacy J. Loddell, of record in Official Record 1283, Page 925, the northwesterly corner of "Schanck Subdivision", a subdivision of record in Plat Book 14, Page 53 and the northeasterly corner of a 50 acre tract of land described as the "Second Tract" in a deed to David F. Gardner, of record in Deed Book 577, Page 2605;

Thence South 2° 54' 03" West, along the centerline of said Piatt Road, the westerly line of said "Schanck Subdivision", the easterly line of said 50 acre tract and the westerly line of a 1.103 acre tract of land as described in a deed to Gregory S. and Dana J. Randall, of record in Official Record 1420, Page 1269, a distance of 470.45 feet to the **TRUE PLACE OF BEGINNING**;

Thence along the southerly and easterly lines of said 1.103 acre tract the following courses;

1. **South 86° 02' 02" East**, a distance of **320.46 feet** to a point;
2. **North 2° 52' 50" East**, a distance of **150.00 feet** to a point in the southerly line of Lot 251 of said "Schanck Subdivision";

Thence along the southerly line of said Lot 251, the southerly lines of Lots 252 and 253 and the easterly line of said Lot 253 of said subdivision, the following courses;

1. **South 86° 04' 10" East**, a distance of **337.16 feet** to a point;

EXHIBIT B-1

2. **North 2° 50' 33" East**, a distance of **320.24 feet** to a point in the centerline of said Cheshire Road, being a point in the northerly line of said Farm Lot 11 and the southerly line of a 53.944 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 805, Page 2238;

Thence **South 86° 01' 56" East**, along the centerline of said Cheshire Road, the northerly line of said Farm Lot 9 and the southerly line of said 53.944 acre tract, a distance of **60.00 feet** to a point at the northwesterly corner of Lot 258 as shown and delineated on the plat entitled "Ruckshire Subdivision", a subdivision of record in Plat Book 14, Page 72;

Thence along the westerly and southerly lines of said "Ruckshire Subdivision" the following courses;

1. **South 2° 49' 54" West**, a distance of **726.22 feet** to a point;
2. **South 86° 03' 36" East**, a distance of **299.88 feet** to a point at the southwest corner of a 5.00 acre tract of land described as Parcel I in a deed to Daniel L. and Jill M. Bishop, of record in Official Record 1307, Page 1795, also being the northwesterly corner of a 2.00 acre tract of land described as Parcel II in said deed;

Thence with the westerly and southerly lines of said 2.00 acre tract the following courses;

1. **South 2° 49' 38" West**, a distance of **290.50 feet** to a point;
2. **South 86° 02' 52" East**, a distance of **300.00 feet** to a point in the westerly line of a 141.380 acre tract of land as described in a deed to Homewood Corporation, of record in Official Record 719, Page 1262;

Thence **South 2° 51' 59" West**, along the westerly line of said 141.380 acre tract, a distance of **340.50 feet** to a point at the northeasterly corner of a 9.082 acre tract of land as described in a deed to Michael P. and Judy A. Grubb, of record in Deed Book 471, Page 625;

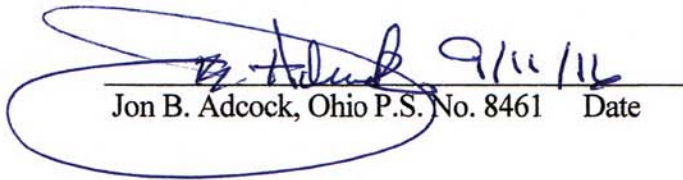
Thence **North 88° 06' 51" West**, along the northerly line of said 9.082 acre tract, a distance of **1318.56 feet** to a point in the centerline of said Piatt Road, also being the a point in the westerly line of said Farm Lot 11 and the easterly line of the previously mentioned 50 acre Gradner tract;

Thence **North 2° 54' 03" East**, along said centerline, the westerly line of said Lot 11 and the easterly line of said 50 acre tract, a distance of **934.42 feet** to the **TRUE PLACE OF BEGINNING** and containing **23.838 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio
Licensed Professional Surveyor No. 8461.

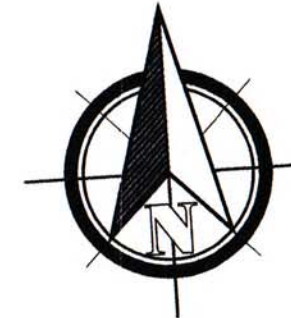
The above described 23.838 acres is all of Delaware County Auditor's Parcel No. 418-310-01-068-
000.


Jon B. Adcock, Ohio P.S. No. 8461 Date



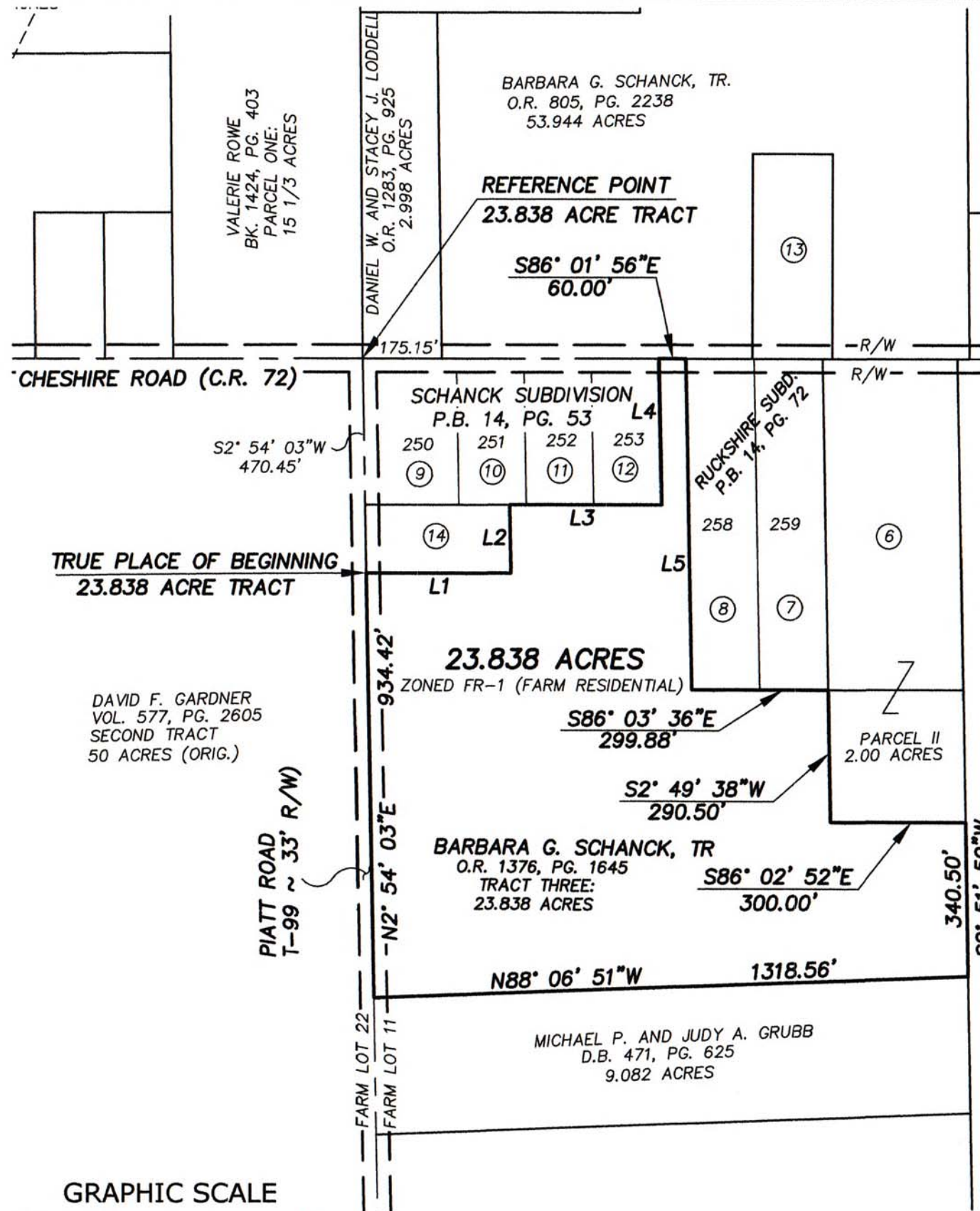
ZONING EXHIBIT

23.838 ACRE TRACT
SITUATED IN
SECTION 3, TOWNSHIP 4, RANGE 18, FARM LOT 11
UNITED STATES MILITARY LANDS
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED
ON GPS OBSERVATIONS, BEING THE
OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD 1983.



LINE TABLE		
L1	S86° 02' 02"E	320.46'
L2	N2° 52' 50"E	150.00'
L3	S86° 04' 10"E	337.16'
L4	N2° 50' 33"E	320.24'
L5	S2° 49' 54"W	726.22'

(1) TIFFANY M. GAFFEY
O.R. 1046, PG. 2887
1.103 ACRES

(2) GARY W. AND TRACI A. ST. AMANT
VOL. 627, PG. 664

(3) BEVERLY A. SAMMONS
VOL. 541, PG. 566

(4) RICHARD S. TAYLOR
VOL. 531, PG. 696

(5) STEVEN G. AND CATHY L.
RIPPEL, CO-TRUSTEES
O.R. 1254, PG. 353

(6) DANIEL L. AND JILL M. BISHOP
O.R. 1307, PG. 1795
PARCEL I
5.00 ACRES

(7) KATHERINE E. FREEMAN-CROFT
VOL. 916, PG. 849

(8) JAMES R. AND CYNTHIA A. COLVIN
VOL. 140, PG. 1140

(9) BRANDAN AND JENNIFER ADKINS
O.R. 1303, PG. 404

(10) BRUCE E. BAKER
VOL. 37, PG. 927

(11) MILDRED DELLA FLORA, TR.
VOL. 85, PG. 2140

(12) CHERYL A. BUTLER
O.R. 1360, PG. 1569

(13) BARBARA G. SCHANCK, TR.
O.R. 1406, PG. 2042
1.808 ACRES

(14) GREGORY S. AND DANA J. RANDALL
O.R. 1420, PG. 1269
1.103 ACRES

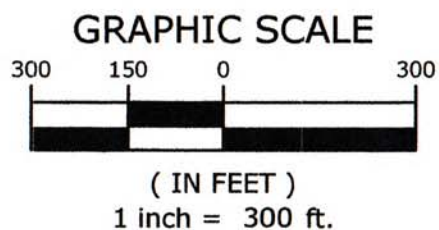


ALS AMERICAN
LAND
SURVEYORS

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on
Excellence

EXHIBIT B-2

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 16-028		
DATE: SEPTEMBER 11, 2016		
SCALE: 1"=300'		
SHEET NO.: 1/1		



1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0604
www.americanlandsurveyors.com










This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



MCKENNA DR									
LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L1	1091.72	S87°12'16.48"E	C1	250.00'	51.34'	N86°54'44"E	51.25'	11°46'00"	25.76'
L2	116.80	N81°01'43.49"E	C2	250.00'	51.34'	N86°54'44"E	51.25'	11°46'00"	25.76'
L3	10.25	S87°12'16.48"E							

STOGEN CT		
LINE TABLE		
LINE	LENGTH	BEARING
L4	516.25	N2°47'43.52"E

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED BUILDING

NOTES

LOTS 2, 3, 33, 34 & 35 WILL HAVE SIDE LOADED GARAGES FACING EAST

LOTS 20, 23 & 24 WILL HAVE SIDE LOADED GARAGES

PONDS WITH HEADWALLS AND END WALLS THAT ARE EXPOSED TO VIEW SHALL BE TREATED WITH REAL OR SYNTHETIC STONE TO RESEMBLE STONE. WALLS SHALL EXTEND TO OR BELOW THE GRADE OF EARTH SURFACE THAT ANY EXPOSURE DUE TO LOW WATER CONDITIONS ONLY HAD EXPOSED STONE, NOT CONCRETE.

PONDS WILL HAVE AERATOR FOUNTAINS TO MAINTAIN WATER QUALITY. FOUNTAINS SHALL HAVE A SPRAY PATTERN OF 10' HEIGHT MINIMUM.

- * TEMPORARY TURNAROUND TO BE CONSTRUCTED IF PRIOR TO CONSTRUCTION OF PROPOSED MCKENNA DR FROM HOWARDS FARM SECTION 3

LOT NO.	AREA (SF)
1	12875
2	12808
3	12825
4	10260
5	10260
6	10260
7	10260
8	10260
9	10260
10	10260
11	10260
12	10260
13	10285
14	10964
15	10125
16	10125
17	10125
18	10125
19	10125
20	12752

LOT SIZE TABLE	
LOT NO.	AREA (SF)
21	10125
22	10125
23	14757
24	14776
25	16226
26	15743
27	15235
28	13763
29	10125
30	10125
31	10125
32	10125
33	15452
34	12825
35	13109

Kimley»»Horn
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7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SITE PLAN

MAEVE MEADOWS
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

DATE:
06/26/2023

KHA PROJECT NO.
190013020

SHEET NUMBER

C-1

OF X