Modification to PDP for

Evans Farm

Hollenback Road Properties

Berlin Township

Submitted On: October 23rd, 2023

Submitted For:

ROCKFORD HOMES

Contact: **Robert Yoakam**
999 Polaris Parkway, Suite 200
Columbus , Ohio 43240
614.785.0015

G2 PLANNING + DESIGN
planning · urban design · landscape architecture

Contact: **Gary Smith, RLA|CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.583.9230

Kimley»Horn

Contact: **Mike Reeves, P.E.**
7965 N. High Street, Suite 200
Columbus, Ohio 43235
614.472.8546

Evans Farm Hollenback Road Properties
Planned Residential Development

INDEX

1-Amendment to Development Text

2-Surrounding Property Owners

3-Preliminary Development Plan Exhibits

- Exhibit C1: Regional Context
- Exhibit C2: Existing Site Conditions
- Exhibit D: Preliminary Development Plan
- Exhibit D1: Lot Diversification Plan
- Exhibit D2: Lot Diversification Plan
- Exhibit D3: Lot Diversification Plan
- Exhibit E: Open Space Plan
- Exhibit F1: Overall Landscape Plan
- Exhibit F2: Buffer Landscape Enlargement Plan I
- Exhibit F3: Buffer Landscape Enlargement Plan II
- Exhibit F4: Buffer Landscape Enlargement Plan III
- Exhibit F5: Central Open Space Landscape Enlargement
- Exhibit G1: Entry Enlargement I
- Exhibit G2: Entry Enlargement II
- Exhibit G3: Landscape Details
- Exhibit G4: CBU Kiosk Plan

4-Conceptual Perspective Renderings

- Exhibit H1: Rendering I
- Exhibit H2: Rendering II

5-Phasing Plan

- Exhibit I: Phasing Plan

November 30th, 2023

Evans Farm PRD Zoning Resolution
Berlin Township Amendment

The following items are the Evans Farm Zoning Resolution amendments and text clarifications proposed for the specific references of the approved Evans Farm zoning resolution/ Development Plan and Development Text.

Article 11 Planned Residential District

Section 11.09, Paragraph D.) Sub-paragraph 2 (c) –

- **Section Positioning, Setbacks & Neighborhood Context - A point of clarification regarding the 2nd paragraph:**

  Clarification: The front façade is not defined in the zoning text. Including the front porch and/or stoop within the front façade definition is not prohibited and is appropriate for traditional styles as they are appropriate to the style, form, mass and scale being an integral element to the front façade of the dwelling. The front façade shall be defined as including the front porch and/or stoop of the residence.

- **Section Doors & Windows, Window Types - A point of clarification regarding the 3rd paragraph:**

  The paragraph specifically references "The double-hung windows as being an appropriate traditional style that complements neo-traditional design and are permitted."

- **Clarification:** Single-hung windows are not included in the description in the 3rd paragraph for permitted window types, but nor are they listed as a prohibited window type in the same paragraph. Single-hung windows, as they are equally appropriate for traditional styles and as they are appropriate to the style, form, mass and scale of the dwelling, are also a permitted window type.

- **Section Exterior Sidings, Finishes & Materials, 1st Paragraph, Sentence 2:**

  Remove: Permitted materials include stone, manufactured stone, brick, wood, or synthetic composition, such as hardi-plank.

  Insert: Permitted materials include stone, manufactured stone, brick, .046 inch thick heavy gauge vinyl siding, wood, or synthetic composition, such as hardi-plank.

- **Section Exterior Sidings, Finishes & Materials, 5th Paragraph:**

  Remove: Piers and exposed foundations shall be finished with permitted exterior siding.

  Insert: Piers and exposed foundations shall be finished with permitted exterior siding material or shall be painted in an approved color.

- **Section Exterior Sidings, Finishes & Materials, 6th Paragraph, Sentence 1:**

  Remove: Vinyl and aluminum siding is not permitted.

  Insert: Vinyl and aluminum siding is not permitted unless the vinyl gauge is .046 inches or greater of which is permitted. Aluminum and/or vinyl shall be permitted for trim details such as soffits, gutters, downspouts, shutters, garage doors, etc.

Development Plan for Evans Farm Property B

Development Plan for Piatt Property (Property B)

- **Development Plan for Property B –**

  Comparison of 2016 and 2023 Property B Development Plans

Item	2016 Plan	2023 Plan
Acreage:	**140.7 ac.**	**140.7 ac.**
Number of SF Lots:	**308**	**276**
Open Space Acreage:	**±37.10 (26.37%)**	**±48.27 (34.31%)**
Gross Density:	**±2.19 du/ac**	**±1.96 du/ac**
Net Density:	**±2.58 du/ac**	**±2.31 du/ac**

  Remove: Previously-approved Evans Farm Property B Development Plan street-, lot- and open space- layout, dated December 19, 2016.

  Insert: Evans Farm Property B Development Plan, dated _____, with amended street-, lot- and open space- layout.

END OF EVANS FARM PRD ZONING AMENDMENT

CORELOGIC
3001 HACKBERRY
IRVING TX 75063

ZILLOW LOANS
10975 EL MONTE ST
SHAWNEE MISSION KS 66211

EVANS DELAWARE
PO BOX 4270
DUBLIN OH 43016

WILLIAMS C
4822 GABLES XING
LEWIS CENTER OH 43035

3 HOMES
PO BOX 278
LEWIS CENTER OH 43035

OLD FARM
4600 OLD STATE RD
LEWIS CENTER OH 43035

DEL-CO COMPANY
6658 OLENTANGY RIVER RD
DELAWARE OH 43015

DELAWARE TREASURER
145 UNION ST
DELAWARE OH 43015

BAVELIS DEVELOPMENT
PO BOX 278
POWELL OH 43065

UNION BANK
8805 GOVERNORS HILL DR
CINCINNATI OH 45249

SHOCKCOR M
3424 WEST BAY CIR
LEWIS CENTER OH 43035

CHASETEK
3141 HOLLENBACK RD
LEWIS CENTER OH 43035

PIATT E
4600 OLD STATE RD
LEWIS CENTER OH 43035

PIATT HOMEOWNERS
P O BOX 203
LEWIS CENTER OH 43035

MEADOWS HOMEOWNERS
PIATT
P O BOX 203
LEWIS CENTER OH 43035

LERETA
901 CORPORATE CENTER DR
POMONA CA 91768

ROEHNER GERALD H
3534 HOLLENBACK RD
LEWIS CENTER OH 43035

INFO PRO LENDER SERVICES
INC
1325 MAIN ST
FOND DU LAC WI 54935

PARKER L
3400 WEST BAY CIR
LEWIS CENTER OH 43035

MARINERS HOA
PO BOX 254
LEWIS CENTER OH 43035

HOOVER APARTMENTS
3600 ORANGE RD
LEWIS CENTER OH

NGUYEN H
4525 MARILYN DR
LEWIS CENTER OH 43035

HEDGES D
3049 HOLLENBACK RD
LEWIS CENTER OH 43035

KEREKES S
4497 MARILYN DR
LEWIS CENTER OH 43035

DUNLOP G
2964 WYSE CT
LEWIS CENTER OH 43035

GUNDLING P
3089 HOLLENBACK RD
LEWIS CENTER OH 43035

ALMASY
4424 GRATHRINE CT
LEWIS CENTER OH 43035

BRENNAN C
4480 HUBER DR
LEWIS CENTER OH 43035

WELLS REAL
AU 37602 P O BOX 14506
DES MOINES IA 50306-9396

AVONLEA
6099 RIVERSIDE DR
DUBLIN OH 43017

LANE M
2540 HOLLENBECK RD
LEWIS CENTER OH 43035

JENNINGS DEVELOPMENT
1308 HAVERHILL CT
DELAWARE OH 43016

BD EDUCATION
7840 GRAPHICS WAY
LEWIS CENTER OH 43015

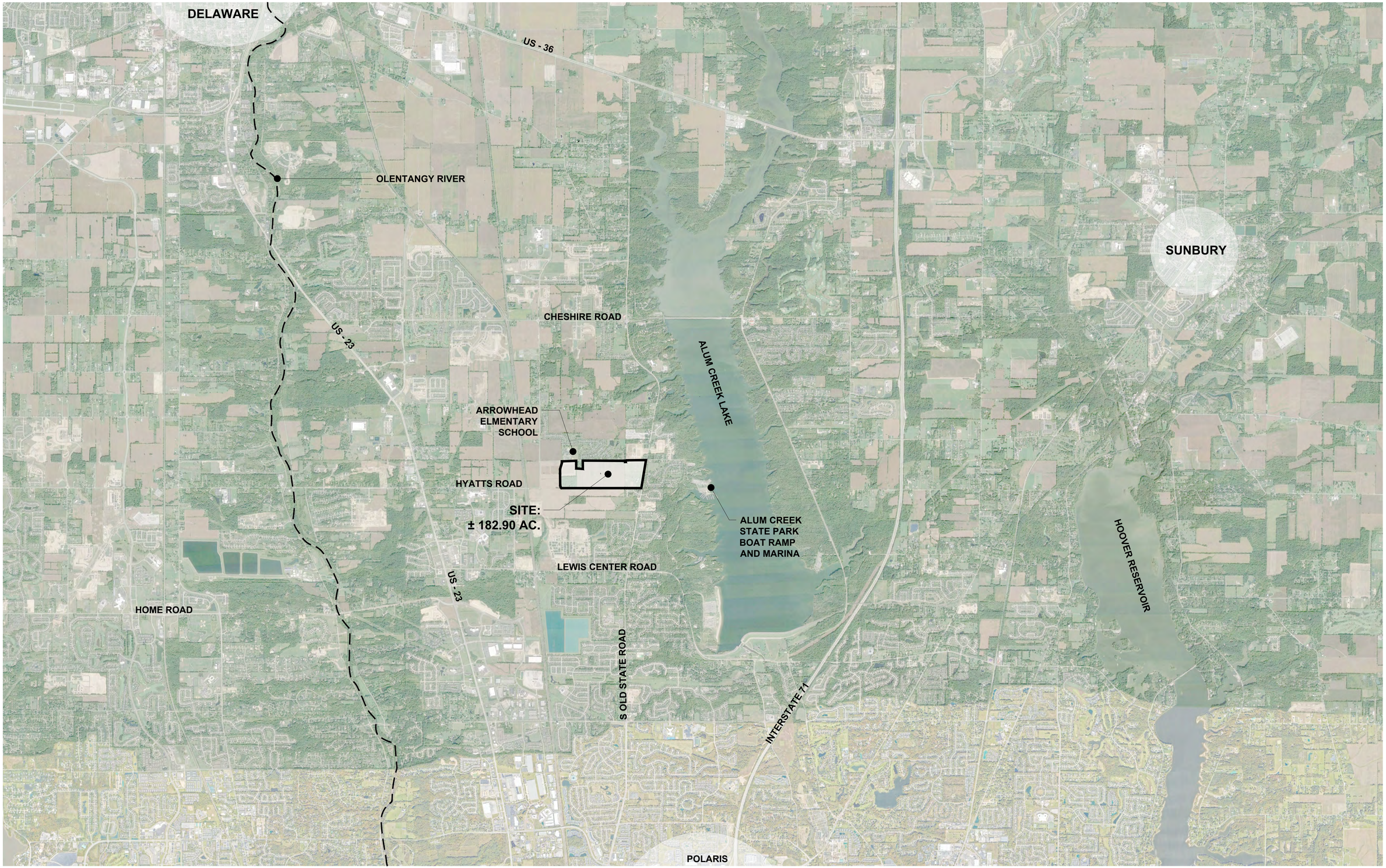


Exhibit C1

Hollenback Road Properties - Regional Context

Berlin Township, Delaware County, Ohio September 15, 2023

Rockford Homes

0 ½ Mile 1 Mile 1 ½ Miles

G2 PLANNING + DESIGN

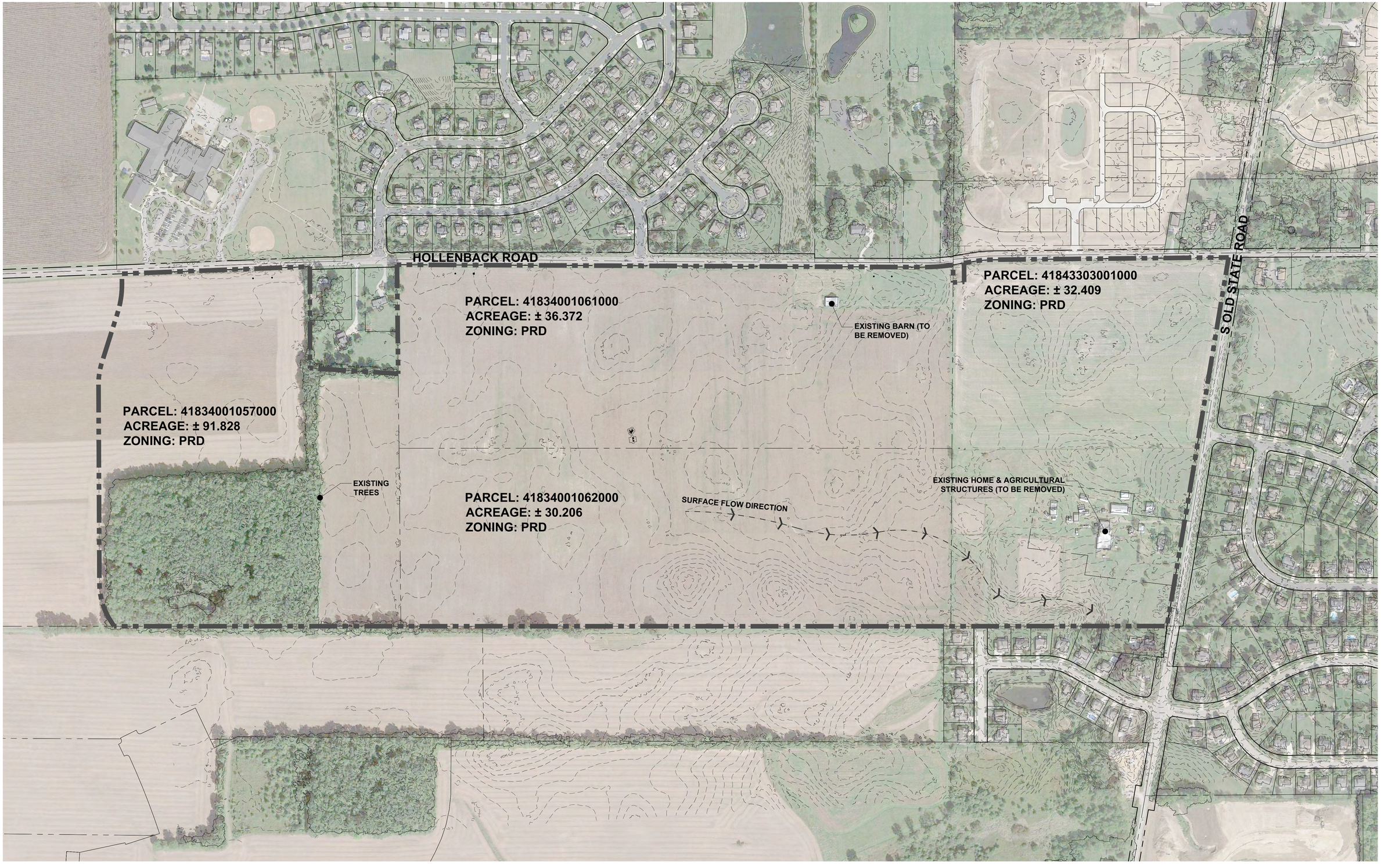


Exhibit C2

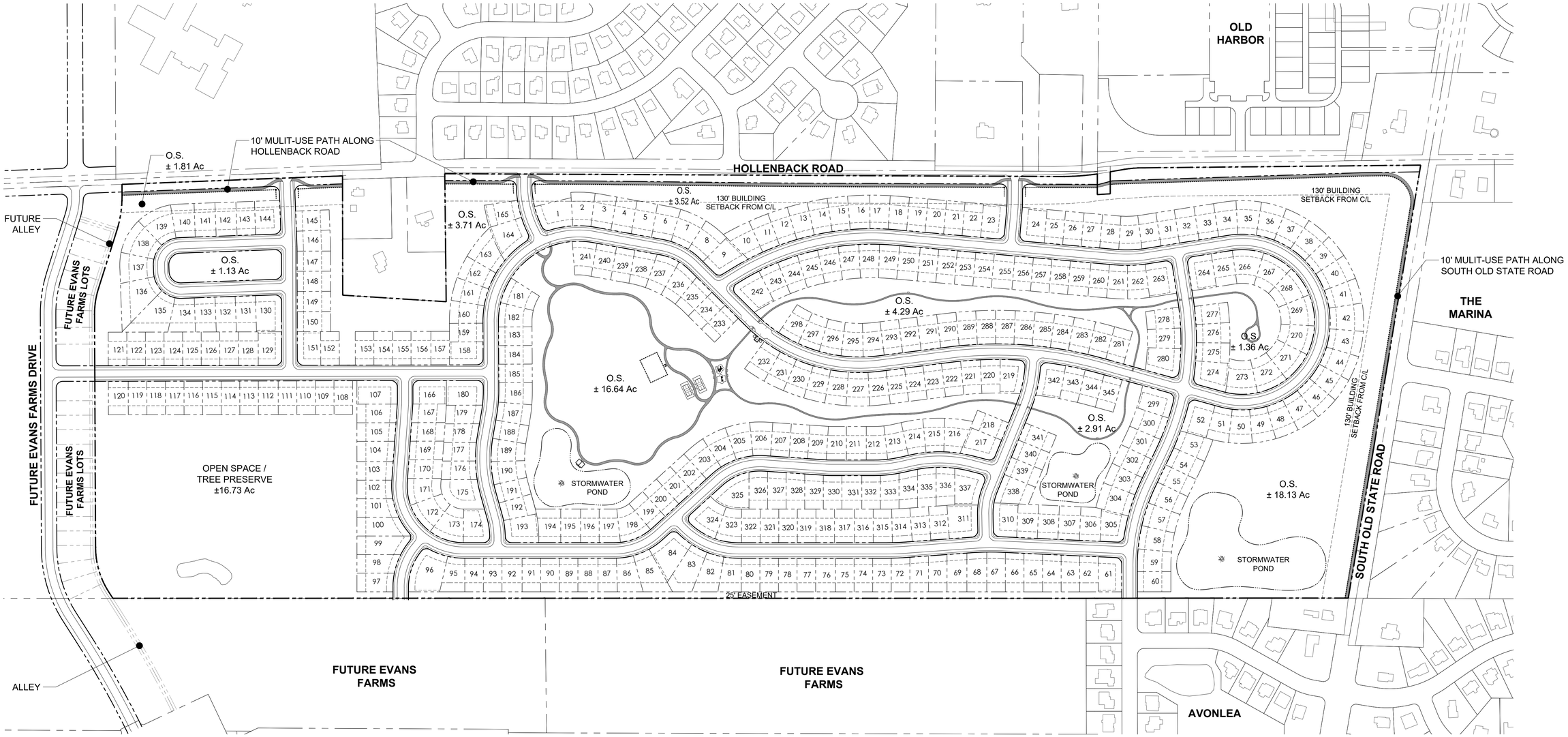
Hollenback Road Properties-Existing Site Conditions

Berlin Township, Delaware County, Ohio September 15, 2023

Rockford Homes

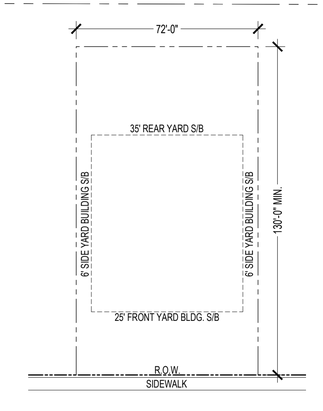
0 200 400 600

G2 PLANNING + DESIGN



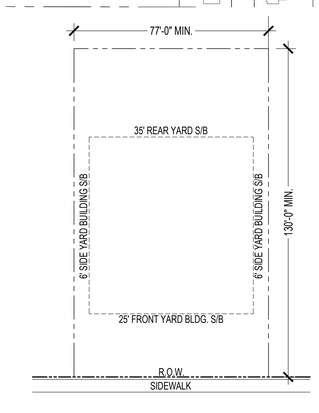
Site Data:

Total Site:	± 182.90 Gross Acres (GIS)
	± 155.47 Net Acres
	(Gross Acres Minus 15%)
Single-Family Homes	
- Total Lots	345
- Lot Width	Varies (72' Min.)
- Lot Depth	Varies (130' Min.)
Open Space	± 70.23 Acres (38.40% of gross)
Gross Density:	± 1.89 du/acre
Net Density:	± 2.22 du/acre



Typical 72' Lot Diagram

SCALE: 1" = 30'



Typical 77'+ Lot Diagram

SCALE: 1" = 30'

NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..

Exhibit D

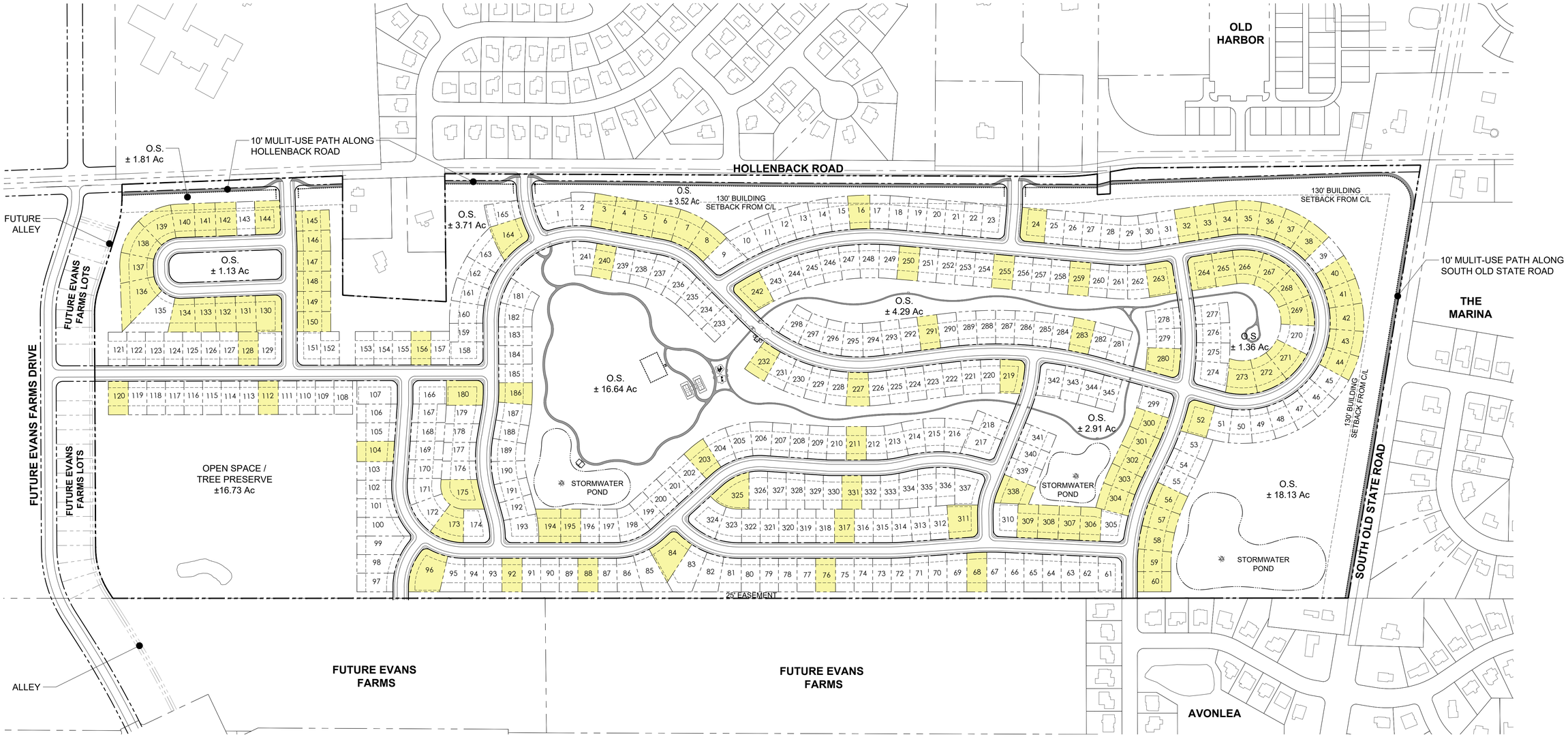
Hollenback Road Properties-Preliminary Development Plan

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

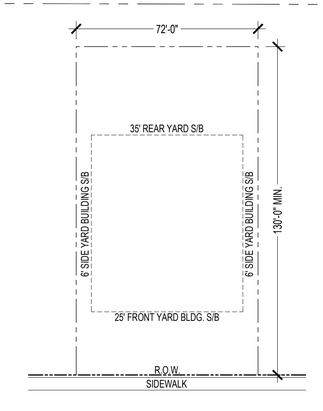
0 200 400 600

G2 PLANNING + DESIGN



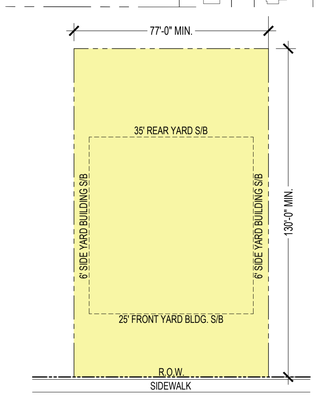
Site Data:

Total Site:	± 182.90 Gross Acres (GIS)
	± 155.47 Net Acres
	(Gross Acres Minus 15%)
Single-Family Homes	
- Total Lots	345
- Lot Width	Varies (72' Min.)
- Lot Depth	Varies (130' Min.)
Open Space	± 70.23 Acres (38.40% of gross)
Gross Density:	± 1.89 du/acre
Net Density:	± 2.22 du/acre



Typical 72' Lot Diagram

SCALE: 1" = 30'



Typical 77'+ Lot Diagram

SCALE: 1" = 30'

NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..

Exhibit D1

Hollenback Road Properties-Lot Diversification Plan

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

0 200 400 600

G2 PLANNING + DESIGN

Site Data:

Total Site:	± 182.90 Gross Acres (GIS)
	± 155.47 Net Acres
	(Gross Acres Minus 15%)
Single-Family Homes	
- Total Lots	345
- Lot Width	Varies (72' Min.)
- Lot Depth	Varies (130' Min.)
Open Space	± 70.23 Acres (38.40% of gross)
Gross Density:	± 1.89 du/acre
Net Density:	± 2.22 du/acre

NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..

Exhibit D2

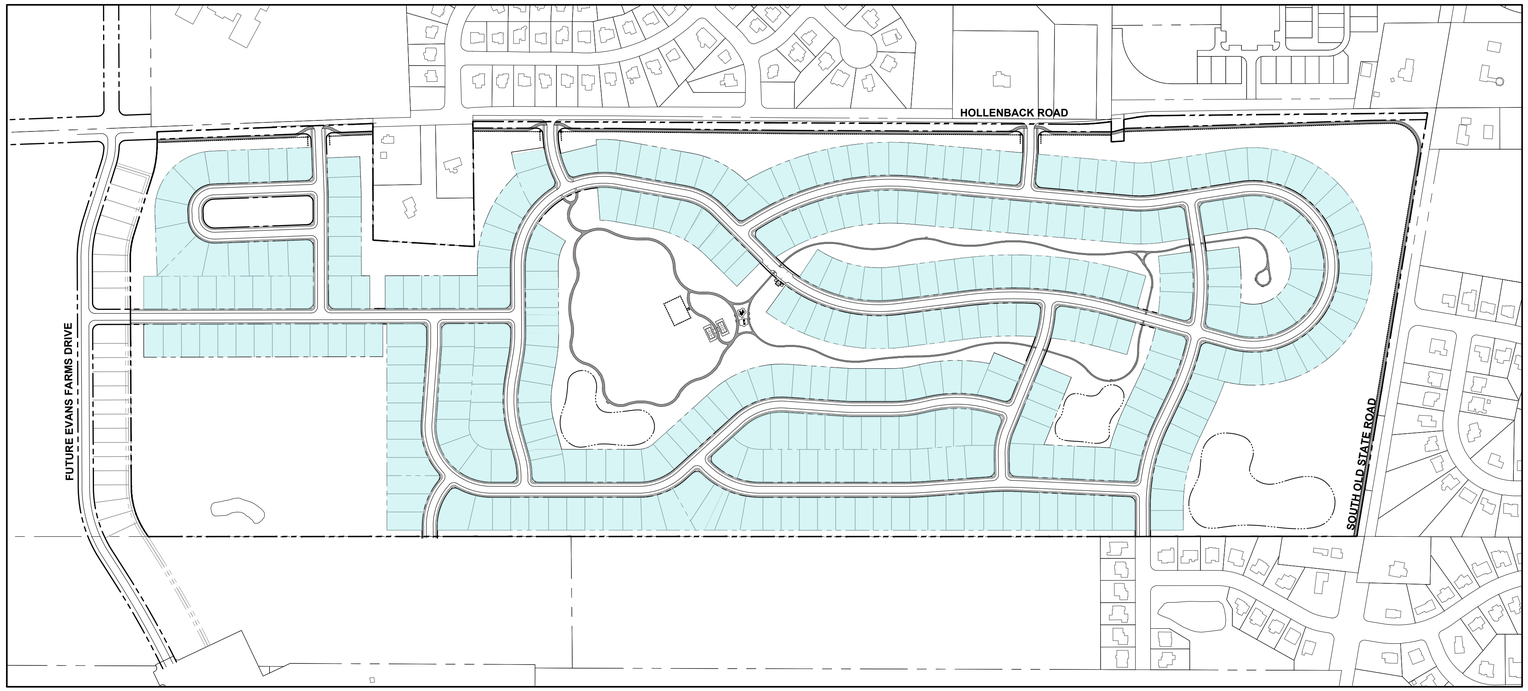
Hollenback Road Properties-Lot Diversification Plan

Berlin Township, Delaware County, Ohio December 11, 2023

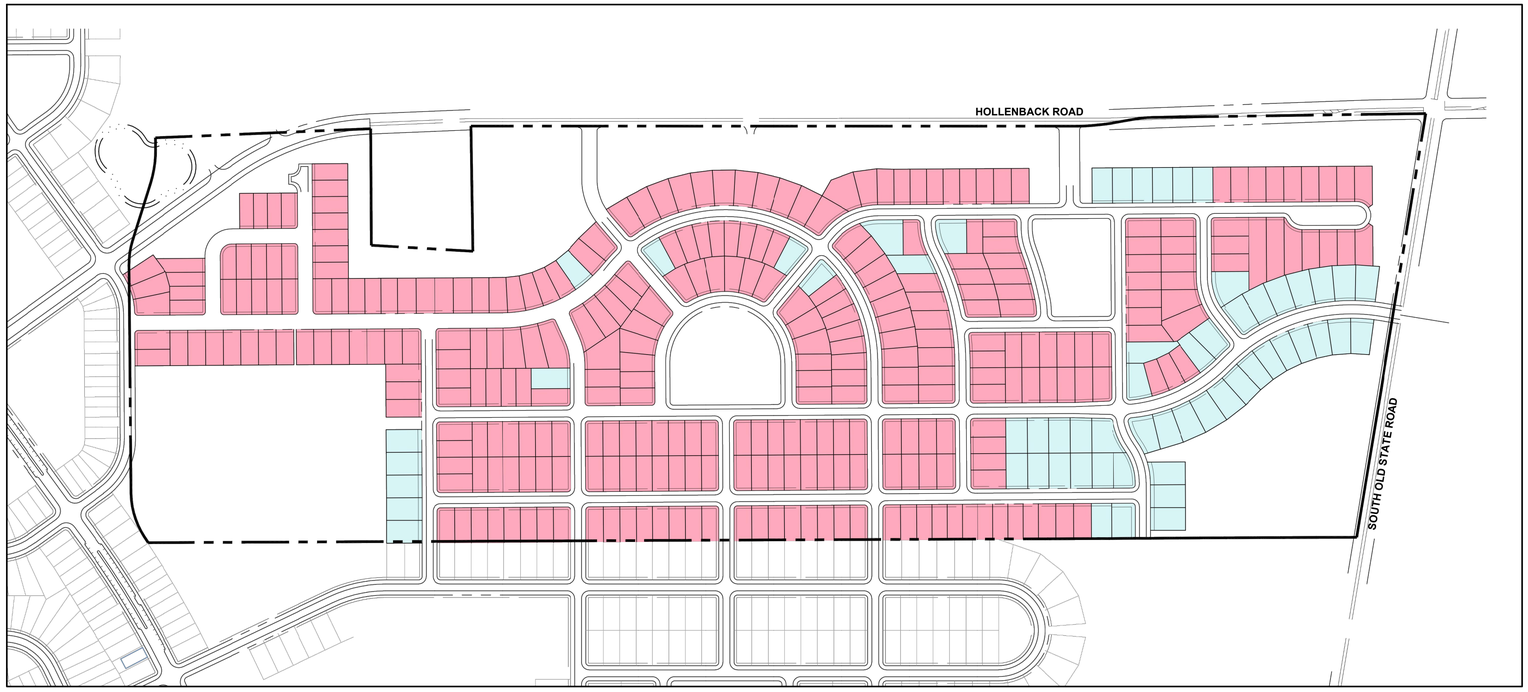
Rockford Homes

0 200 400 600

G2 PLANNING + DESIGN



2023 PROPOSED PRD



2016 EXISTING PRD

Comparison Between 2016 & 2023 Development Plans:

ITEM	2016 PLAN	2023 PLAN	Current Plan Difference
Number of SF Lots	379	345	34 Less Lots
Open Space Acreage	± 59.16 Acres (32%)	± 70.23 Acres (38.40%)	11.07 Acres (6.4%) More Open Space
Gross Density	2.07 DU/Acre	1.89 DU/Acre	0.18 DU Less/Gross Acre
Net Density	2.44 DU/Acre	2.22 DU/Acre	0.22 DU Less/Net Acre
< 72' Wide Lots	319	0	No Lots Below 72' Wide
72' + Wide Lots	60	345	285 More Lots 72' + Wide

Note: Gross and Net Acreages used for all calculations based on currently proposed development plan boundary (±182.90 Gross acres, ± 155.47 Net Acres)

Exhibit D3

Hollenback Road Properties-Lot Diversification Plan

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

0 300 600 900

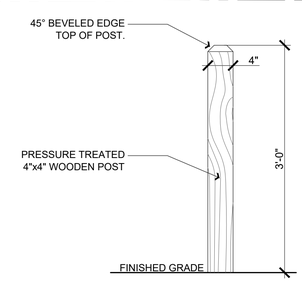
G2 PLANNING + DESIGN

Site Data:

Total Site:	± 182.90 Gross Acres (GIS)
Open Space:	70.23 Acres (38.40% of gross)
Multi-Use Path:	
Backyard Bollard:	

Material References:

Item:	Symbol	Reference
10' WIDE ASPHALT PATH	1	
8' WIDE ASPHALT PATH	2	
5' WIDE ASPHALT PATH	2.1	
PAVILION	3	EXHIBIT E, DETAIL A
PICKLEBALL COURT	5	EXHIBIT F5, DETAIL A
DOG PARK	6	EXHIBIT G3, DETAIL C
BENCH SEATING	7	EXHIBIT G3, DETAIL F
TOT LOT	8	EXHIBIT F5, DETAIL B
BACKYARD BOLLARD	13	EXHIBIT E, DETAIL B



B BACKYARD BOLLARD
SCALE: 1" = 1'-0"

NOTE: IMAGE FOR CONCEPTUAL PURPOSES ONLY, FINAL PAVILION BY OWNER

A PAVILION
SCALE: N.T.S.

Exhibit E

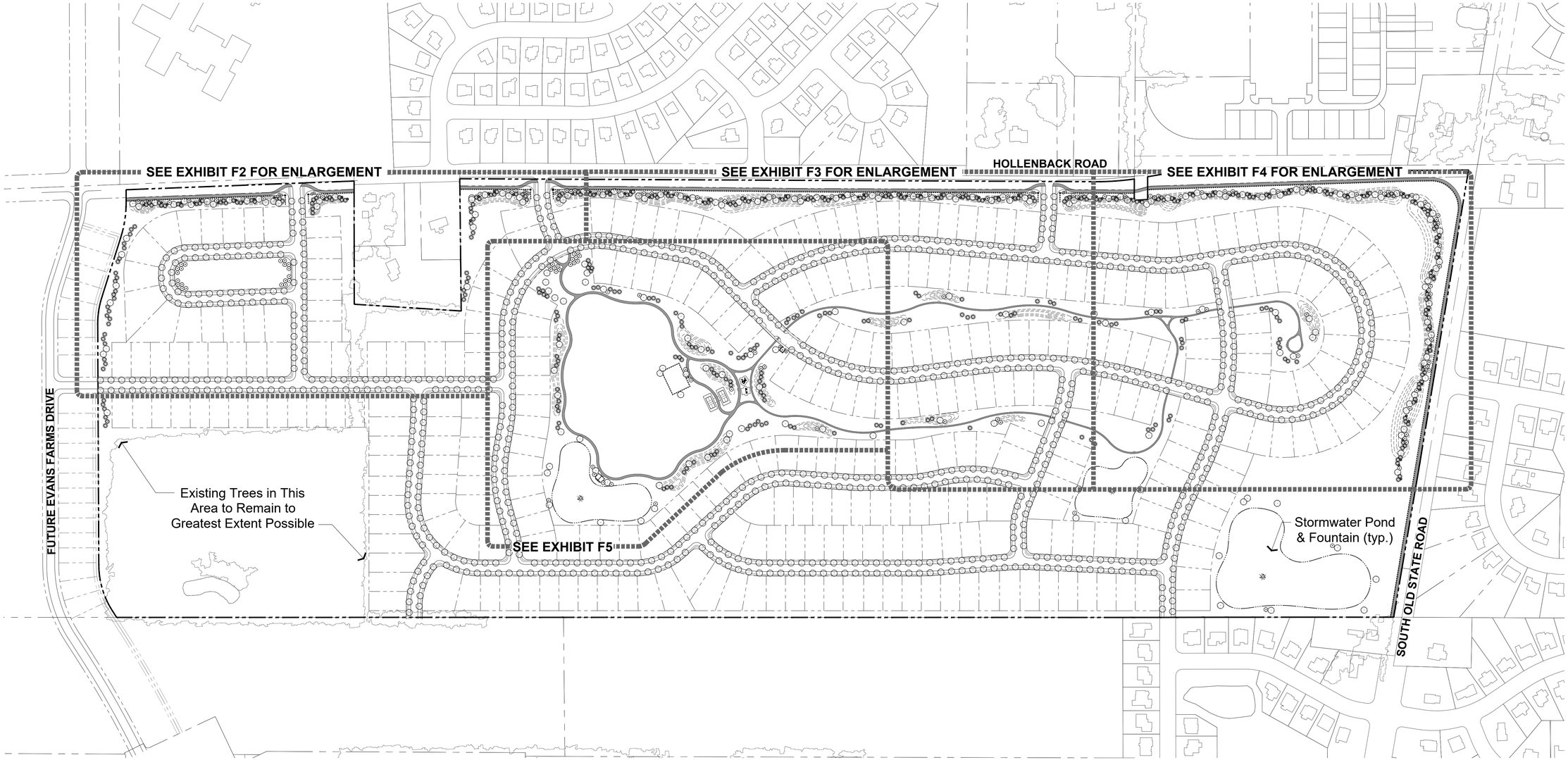
Hollenback Road Properties-Open Space Plan

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

0 200 400 600

G2 PLANNING + DESIGN



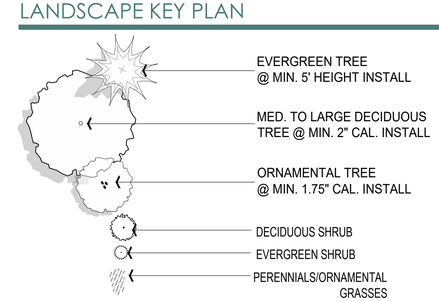
CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS SHADE TREES / STREET TREES				
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN
QU BI	Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN
AC FR	Acer x freemanii 'Sienna Glen8' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN
TI CO	Tilia cordata Little Leaf Linden	2" CAL.	B&B	AS SHOWN
AC AR	Acer × freemanii 'Armstrong' Armstrong Maple	2" CAL.	B&B	AS SHOWN
GY DI	Gymnocladus dioica Kentucky Coffeetree	2" CAL.	B&B	AS SHOWN
LI TU	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2" CAL.	B&B	AS SHOWN
CL KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
SMALL / ORNAMENTAL TREES				
AM CA	Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN
OS VI	Ostrya virginiana Eastern Hop Hornbeam	1.75" CAL.	B&B	AS SHOWN
AM AB	Amelanchier × grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN
EVERGREEN TREES				
AB CO	Abies concolor White Fir	5' HT.	B&B	PER PLAN
JU VI	Juniperus virginiana Eastern Red Cedar	5' HT.	B&B	PER PLAN
PI AB	Picea abies Norway Spruce	5' HT.	B&B	PER PLAN

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
EVERGREEN TREES (CONT.)				
PI ST	Pinus strobus Eastern White Pine	5' HT.	B&B	PER PLAN
PI DE	Picea glauca 'Densata' White Spruce	5' HT.	B&B	PER PLAN
TH OC	Thuna occidentalis American Arborvitae	5' HT.	B&B	PER PLAN

LANDSCAPE KEY PLAN



NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..

Exhibit F1

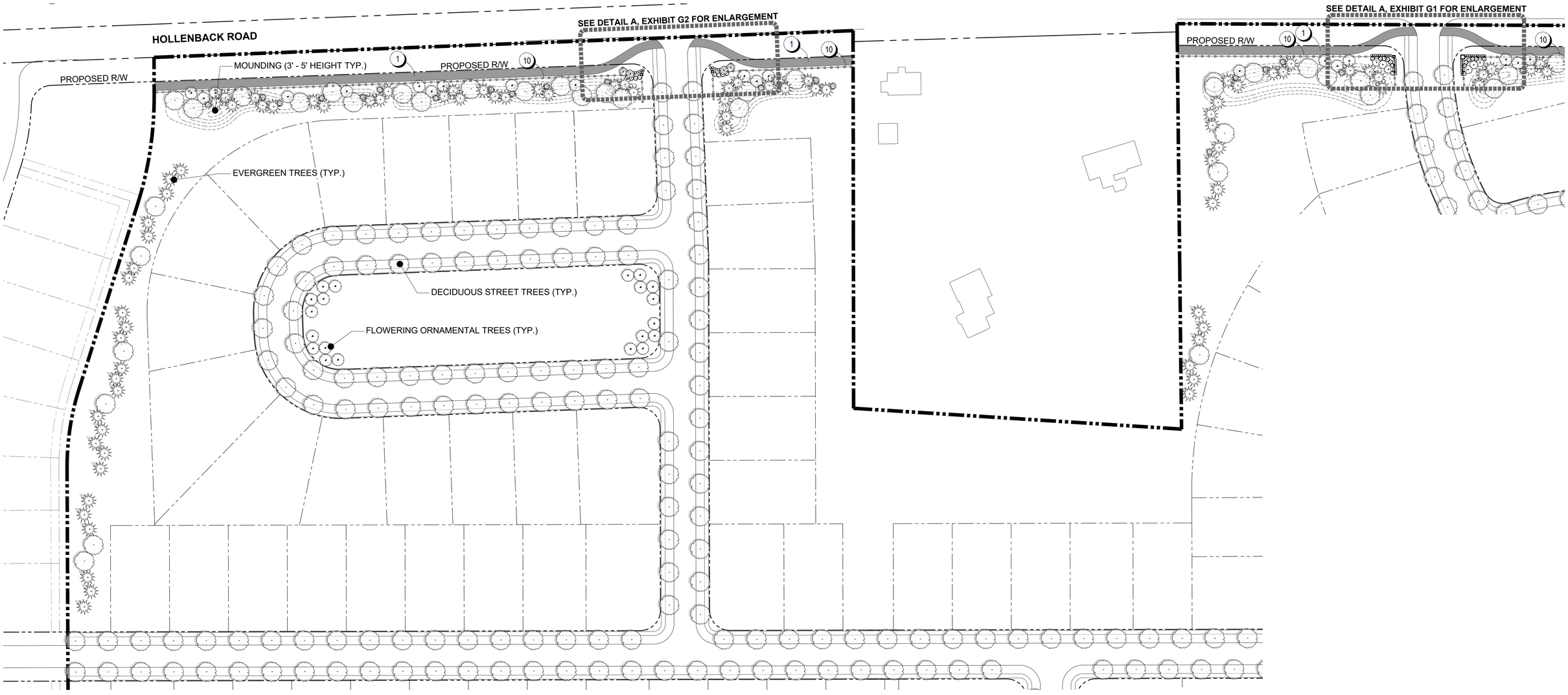
Hollenback Road Properties-Overall Landscape Plan

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

0 200 400 600

G2 PLANNING + DESIGN



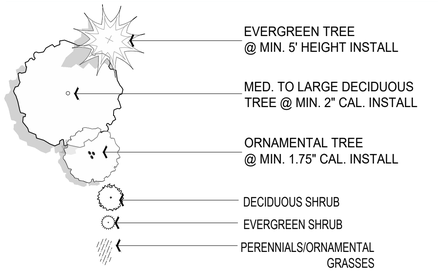
CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS SHADE TREES / STREET TREES				
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN
QU BI	Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN
AC FR	Acer x freemanii 'Sienna Glen8' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN
TI CO	Tilia cordata Little Leaf Linden	2" CAL.	B&B	AS SHOWN
AC AR	Acer × freemanii 'Armstrong' Armstrong Maple	2" CAL.	B&B	AS SHOWN
GY DI	Gymnocladus dioica Kentucky Coffeetree	2" CAL.	B&B	AS SHOWN
LI TU	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2" CAL.	B&B	AS SHOWN
CL KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
SMALL / ORNAMENTAL TREES				
AM CA	Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN
OS VI	Ostrya virginiana Eastern Hop Hornbeam	1.75" CAL.	B&B	AS SHOWN
AM AB	Amelanchier × grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN
EVERGREEN TREES				
AB CO	Abies concolor White Fir	5' HT.	B&B	PER PLAN
JU VI	Juniperus virginiana Eastern Red Cedar	5' HT.	B&B	PER PLAN
PI AB	Picea abies Norway Spruce	5' HT.	B&B	PER PLAN

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
EVERGREEN TREES (CONT.)				
PI ST	Pinus strobus Eastern White Pine	5' HT.	B&B	PER PLAN
PI DE	Picea glauca 'Densata' White Spruce	5' HT.	B&B	PER PLAN
TH OC	Thuna occidentalis American Arborvitae	5' HT.	B&B	PER PLAN

LANDSCAPE KEY PLAN



MATERIAL REFERENCES:

Item:	Symbol	Reference
10' WIDE ASPHALT PATH	1	
CROSSBUCK FENCE	10	EXHIBIT G3, DETAIL G

NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..

Exhibit F2

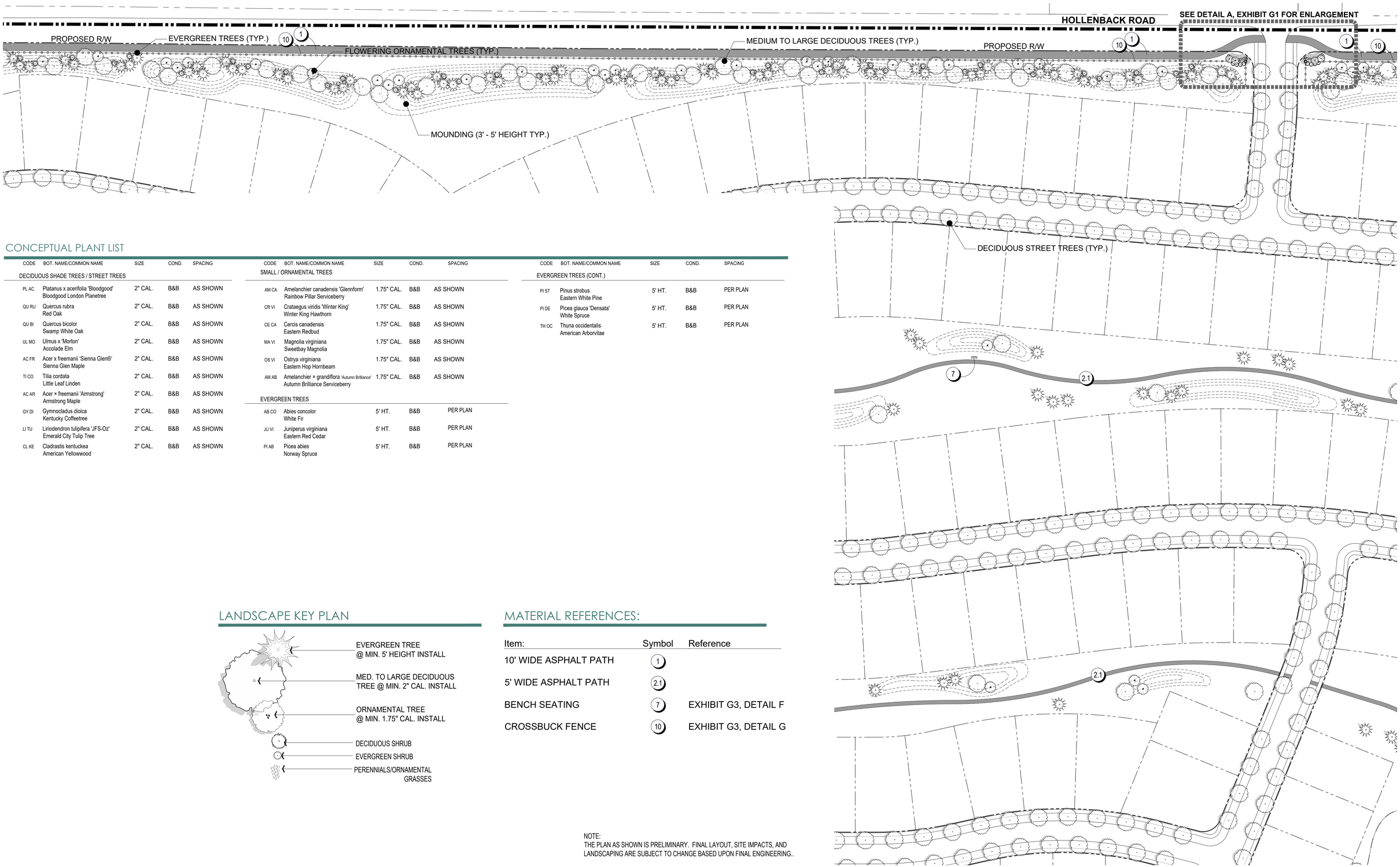
Hollenback Road Properties-Buffer Landscape Enlargement Plan I

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

0 60 120 180

G2 PLANNING + DESIGN



CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS SHADE TREES / STREET TREES				
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN
QU BI	Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN
AC FR	Acer x freemanii 'Sienna Glen8' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN
TI CO	Tilia cordata Little Leaf Linden	2" CAL.	B&B	AS SHOWN
AC AR	Acer × freemanii 'Armstrong' Armstrong Maple	2" CAL.	B&B	AS SHOWN
GY DI	Gymnocladus dioica Kentucky Coffeetree	2" CAL.	B&B	AS SHOWN
LI TU	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2" CAL.	B&B	AS SHOWN
CL KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
SMALL / ORNAMENTAL TREES				
AM CA	Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN
OS VI	Ostrya virginiana Eastern Hop Hornbeam	1.75" CAL.	B&B	AS SHOWN
AM AB	Amelanchier × grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN
EVERGREEN TREES				
AB CO	Abies concolor White Fir	5' HT.	B&B	PER PLAN
JU VI	Juniperus virginiana Eastern Red Cedar	5' HT.	B&B	PER PLAN
PI AB	Picea abies Norway Spruce	5' HT.	B&B	PER PLAN

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
EVERGREEN TREES (CONT.)				
PI ST	Pinus strobus Eastern White Pine	5' HT.	B&B	PER PLAN
PI DE	Picea glauca 'Densata' White Spruce	5' HT.	B&B	PER PLAN
TH OC	Thuna occidentalis American Arborvitae	5' HT.	B&B	PER PLAN

LANDSCAPE KEY PLAN

MATERIAL REFERENCES:

Item:	Symbol	Reference
10' WIDE ASPHALT PATH	1	
5' WIDE ASPHALT PATH	2.1	
BENCH SEATING	7	EXHIBIT G3, DETAIL F
CROSSBUCK FENCE	10	EXHIBIT G3, DETAIL G

NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..

Exhibit F3

Hollenback Road Properties-Buffer Landscape Enlargement Plan II

Berlin Township, Delaware County, Ohio December 11, 2023

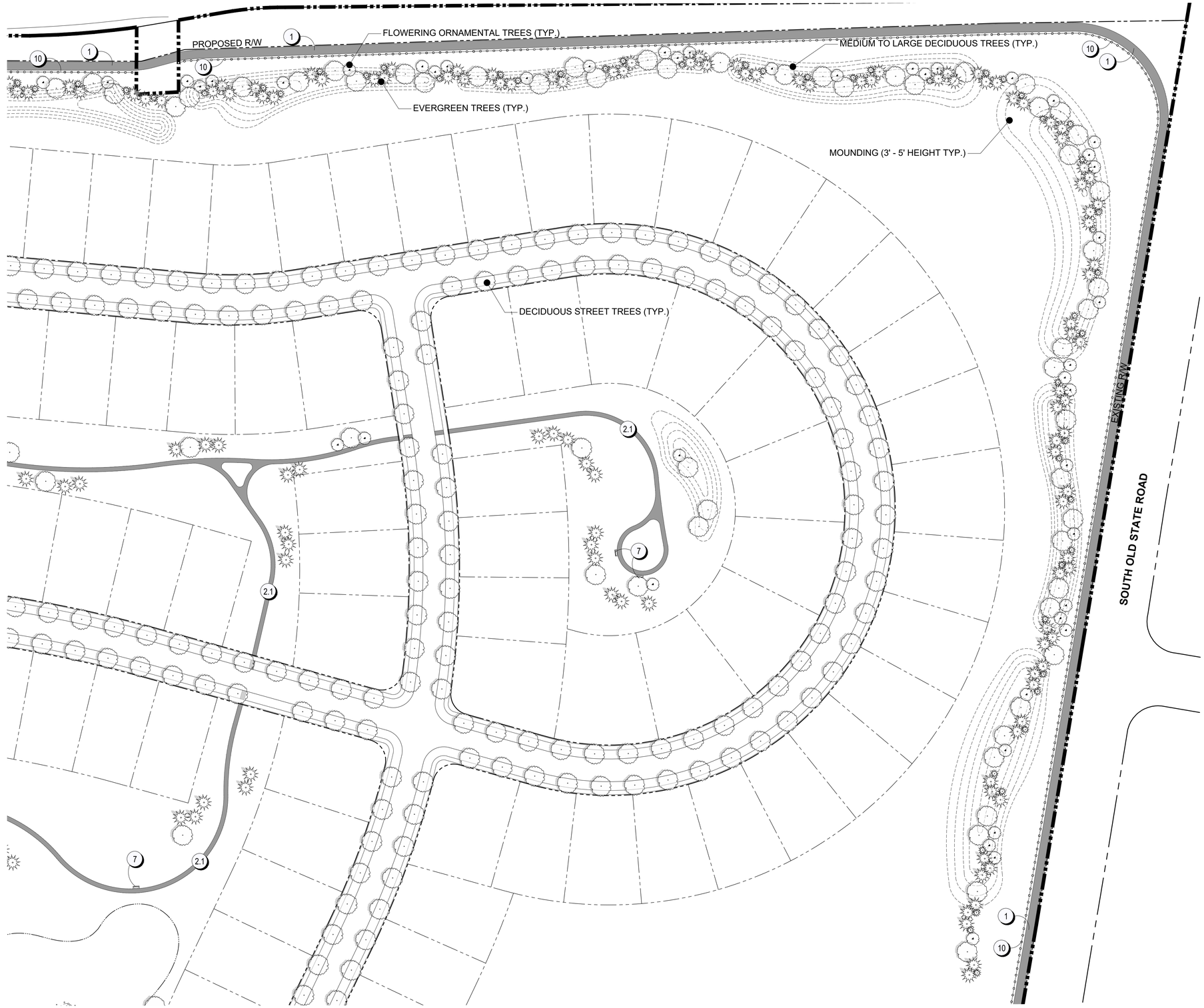
Rockford Homes

0 60 120 180

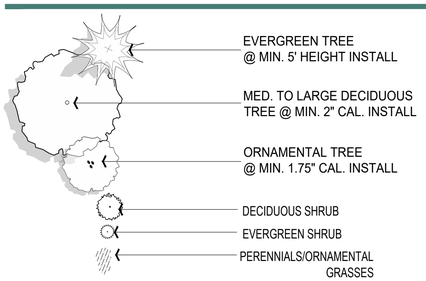
G2 PLANNING + DESIGN

CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS SHADE TREES / STREET TREES				
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN
QU BI	Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN
AC FR	Acer x freemanii 'Sienna Glen®' Sienna Glen Maple	2" CAL.	B&B	AS SHOWN
TI CO	Tilia cordata Little Leaf Linden	2" CAL.	B&B	AS SHOWN
GY DI	Gymnocladus dioica Kentucky Coffeetree	2" CAL.	B&B	AS SHOWN
LI TU	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2" CAL.	B&B	AS SHOWN
SMALL / ORNAMENTAL TREES				
AM CA	Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN
MA VI	Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN
AM AB	Amelanchier × grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN
EVERGREEN TREES				
AB CO	Abies concolor White Fir	5' HT.	B&B	PER PLAN
PI AB	Picea abies Norway Spruce	5' HT.	B&B	
PI ST	Pinus strobus Eastern White Pine	5' HT.	B&B	**PER PLAN**
TH OC	Thuna occidentalis American Arborvitae	5' HT.	B&B	PER PLAN



LANDSCAPE KEY PLAN



MATERIAL REFERENCES:

Item:	Symbol	Reference
10' WIDE ASPHALT PATH	1	
5' WIDE ASPHALT PATH	2.1	
BENCH SEATING	7	EXHIBIT G3, DETAIL F
CROSSBUCK FENCE	10	EXHIBIT G3, DETAIL G

Hollenback Road Properties-Buffer Landscape Enlargement Plan III

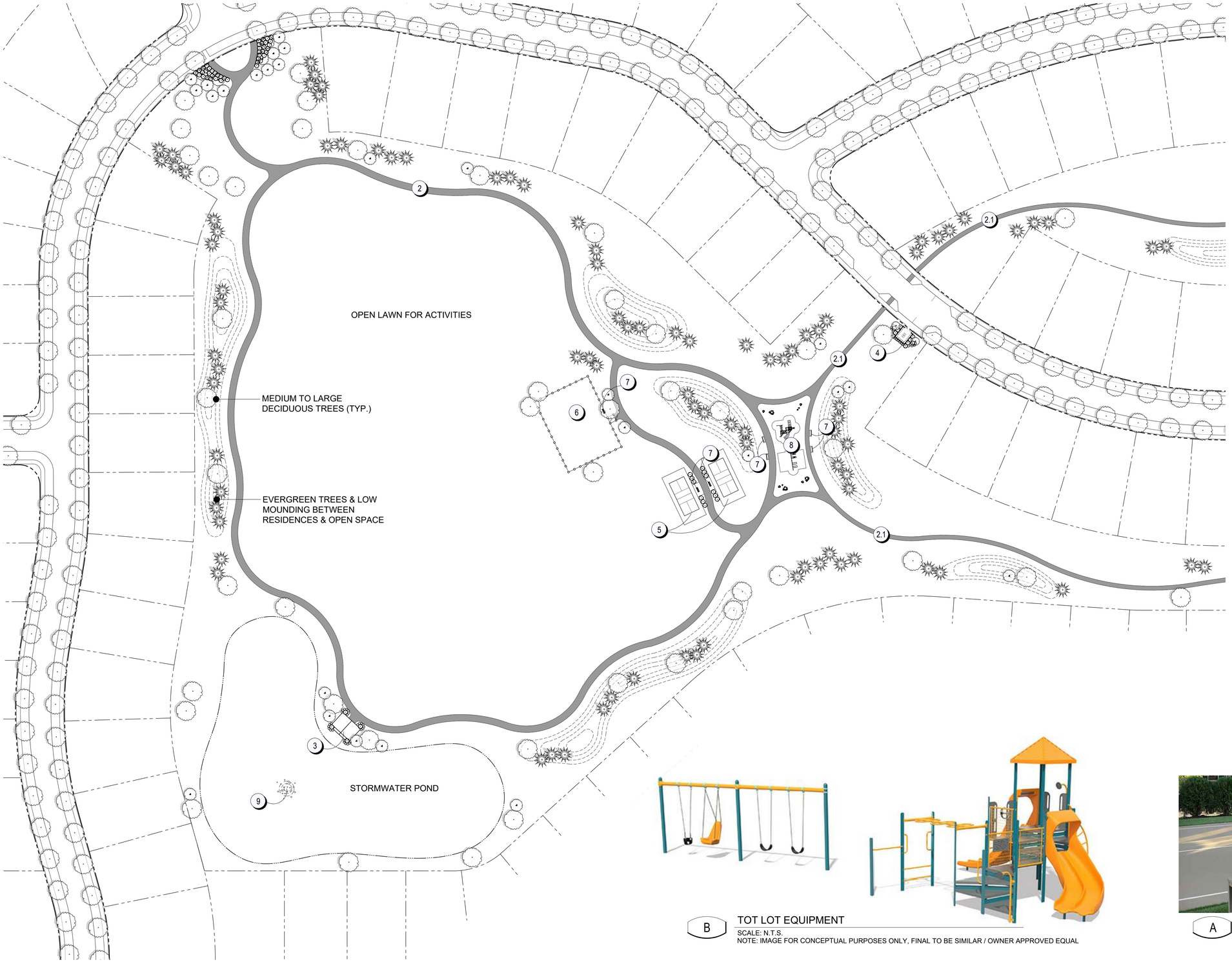
Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

0 60 120 180

G2 PLANNING + DESIGN

Exhibit F4



CONCEPTUAL PLANT LIST

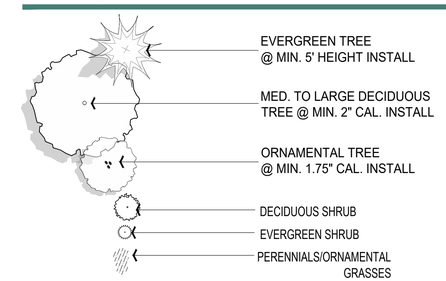
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING
EVERGREEN SHRUBS				
BU GR	Buxus x 'Green Velvet' Green Velvet Boxwood	24" HT.	B&B	PER PLAN
TH BB	Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	18" HT.	#3 Cont.	PER PLAN
LARGE FLOWERING / DECIDUOUS SHRUBS				
VI CA	Viburnum carlesii Koreanspice Viburnum	30" HT.	B&B	PER PLAN
SMALL FLOWERING / DECIDUOUS SHRUBS				
	Fothergilla gardenii Dwarf Fothergilla	24" HT.	**#3 Cont.**	PER PLAN
	Hydrangea paniculata 'Jane' PP #22,330 Little Lime Hydrangea	24" HT.	#3 Cont.	PER PLAN
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
	Coreopsis verticillata Moonbeam Moonbeam Tickseed	-	#1 Cont.	Plant @ 18" O.C.
	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.

NOTE: SEE EXHIBIT F1 FOR CONCEPTUAL TREE PLANTING LIST

MATERIAL REFERENCES:

Item:	Symbol	Reference
8' WIDE ASPHALT PATH	2	
5' WIDE ASPHALT PATH	2.1	
PAVILION	3	EXHIBIT E. DETAIL A
CLUSTER BOX UNIT (C.B.U.)	4	EXHIBIT G4. DETAILS A & B
PICKLEBALL COURT	5	EXHIBIT F5, DETAIL A
DOG PARK	6	EXHIBIT G3, DETAIL C
BENCH SEATING	7	EXHIBIT G3, DETAIL F
TOT LOT	8	EXHIBIT F5, DETAIL B
FOUNTAIN	9	

LANDSCAPE KEY PLAN



B TOT LOT EQUIPMENT
SCALE: N.T.S.
NOTE: IMAGE FOR CONCEPTUAL PURPOSES ONLY, FINAL TO BE SIMILAR / OWNER APPROVED EQUAL

A PICKLEBALL COURT
SCALE: N.T.S.
NOTE: IMAGE FOR CONCEPTUAL PURPOSES ONLY

Exhibit F5

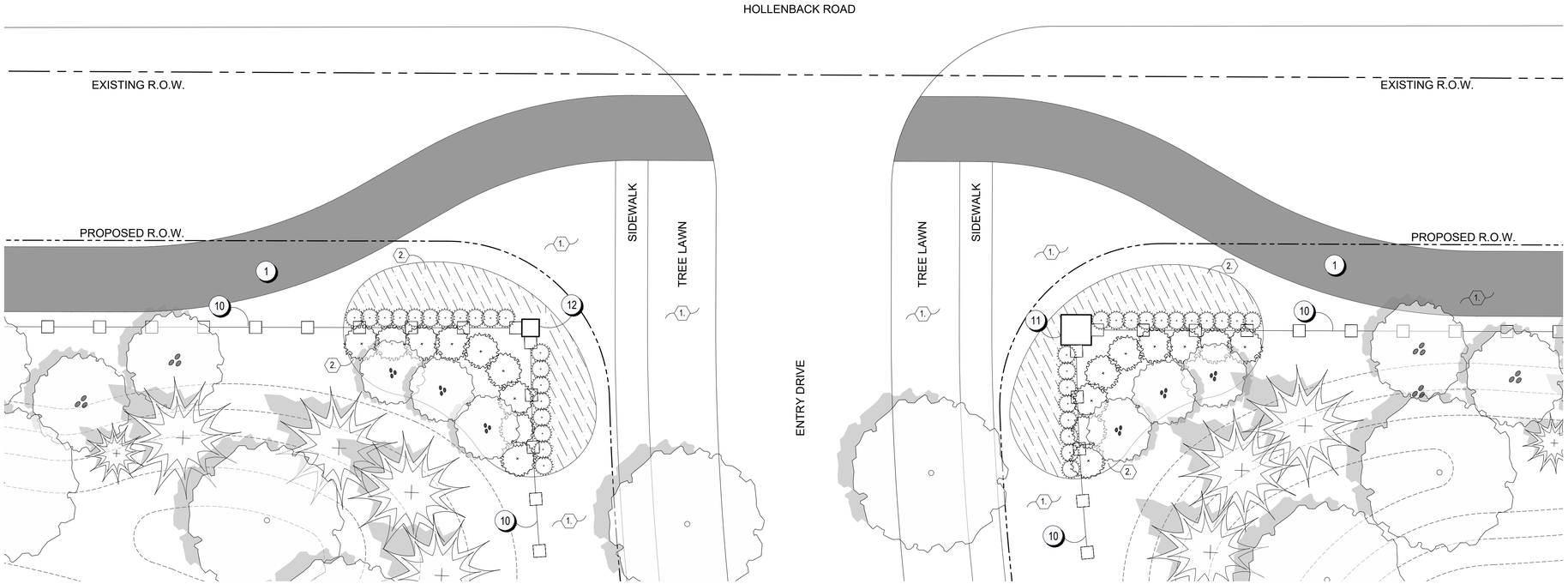
Hollenback Road Properties-Central Open Space Landscape Enlargement

Berlin Township, Delaware County, Ohio December 11, 2023

Rockford Homes

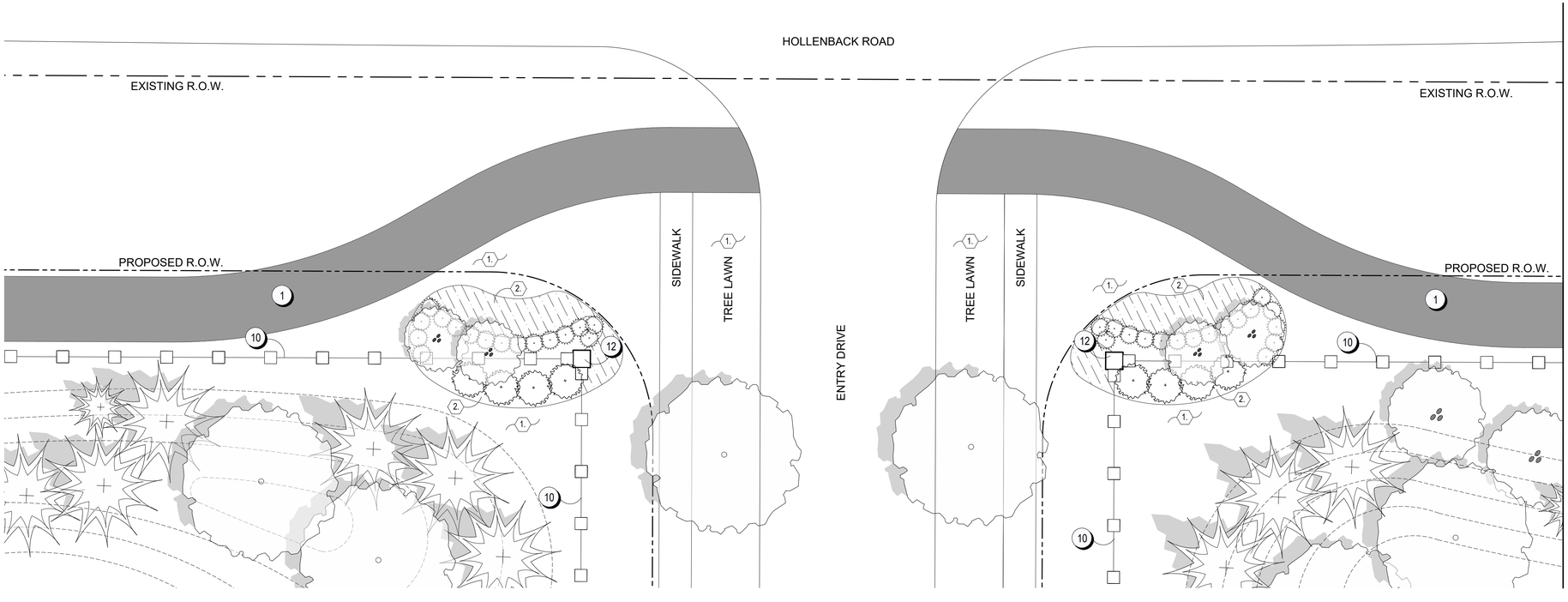
0 60 120 180

G2 PLANNING + DESIGN



A CENTRAL ENTRY AREA ENLARGEMENT CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 10'



B EASTERN ENTRY AREA ENLARGEMENT CONCEPTUAL LANDSCAPE PLAN

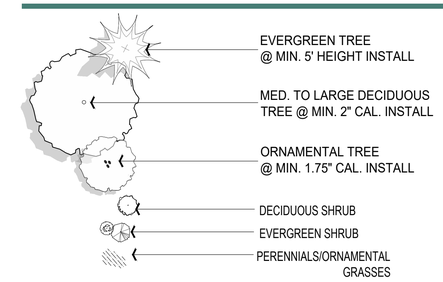
SCALE: 1" = 10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
Buxus x 'Green Velvet' Green Velvet Boxwood	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	30" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea paniculata 'Jane' PP #22,330 Little Lime Hydrangea	24" HT.	#3 Cont.	PER PLAN	
Aronia melanocarpa Low Scape Hedger Low Scape Hedger Chokeberry	18" HT.	#2 Cont.		
LARGE GRASSES & PERENNIALS				
Miscanthus sinensis 'Morning Light' Morning Light Miscanthus	-	#3 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Coreopsis verticillata Moonbeam Moonbeam Tickseed	-	#1 Cont.	Plant @ 18" O.C.	
Salvia x sylvestris 'Snow Hill' Snow Hill Meadow Sage	-	#1 Cont.	Plant @ 12" O.C.	
Hemerocallis 'Going Bananas' Going Bananas Daylily		#1 Cont.	Plant @ 18" O.C.	
Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

NOTE: SEE EXHIBIT F1 FOR TYPICAL TREE PLANTING LIST

LANDSCAPE KEY PLAN



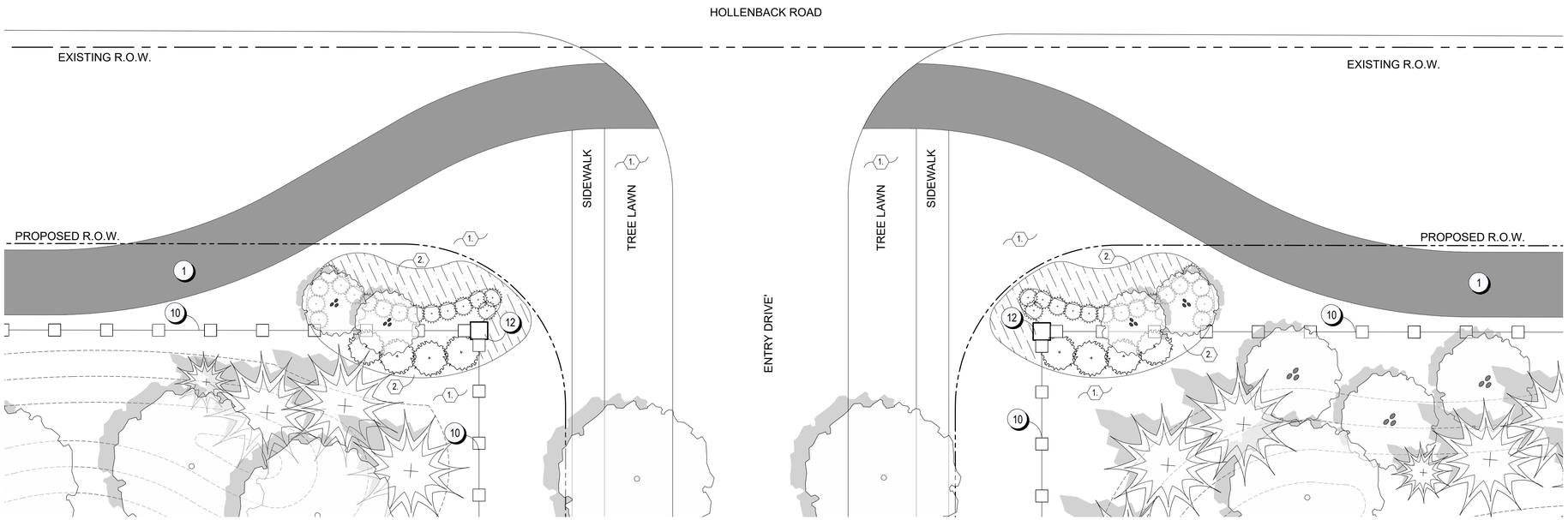
CODED LANDSCAPE NOTES

1. SOD
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

MATERIAL REFERENCES:

Item:	Symbol	Reference
10' WIDE ASPHALT PATH	1	
CROSSBUCK FENCE	10	EXHIBIT G3, DETAIL G
COLUMN "B"	11	EXHIBIT G2, DETAIL B
COLUMN "C"	12	EXHIBIT G2, DETAIL C

Exhibit G1



A WESTERN ENTRY AREA ENLARGEMENT CONCEPTUAL LANDSCAPE PLAN

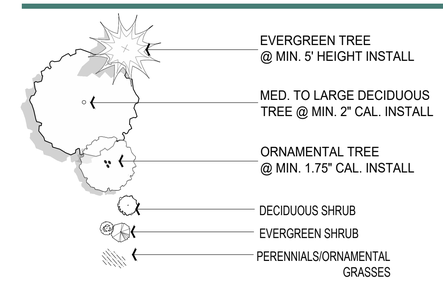
SCALE: 1" = 10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
Buxus x 'Green Velvet' Green Velvet Boxwood	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	30" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea paniculata 'Jane' PP #22,330 Little Lime Hydrangea	24" HT.	#3 Cont.	PER PLAN	
Aronia melanocarpa Low Scape Hedger Low Scape Hedger Chokeberry	18" HT.	#2 Cont.		
LARGE GRASSES & PERENNIALS				
Miscanthus sinensis 'Morning Light' Morning Light Miscanthus	-	#3 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Coreopsis verticillata Moonbeam Moonbeam Tickseed	-	#1 Cont.	Plant @ 18" O.C.	
Salvia x sylvestris 'Snow Hill' Snow Hill Meadow Sage	-	#1 Cont.	Plant @ 12" O.C.	
Hemerocallis 'Going Bananas' Going Bananas Daylily		#1 Cont.	Plant @ 18" O.C.	
Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

NOTE: SEE EXHIBIT F1 FOR TYPICAL TREE PLANTING LIST

LANDSCAPE KEY PLAN

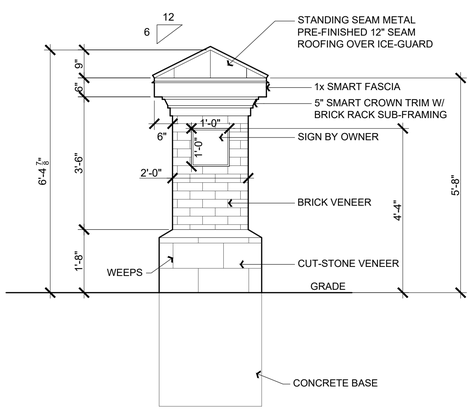


CODED LANDSCAPE NOTES

1. SOD
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

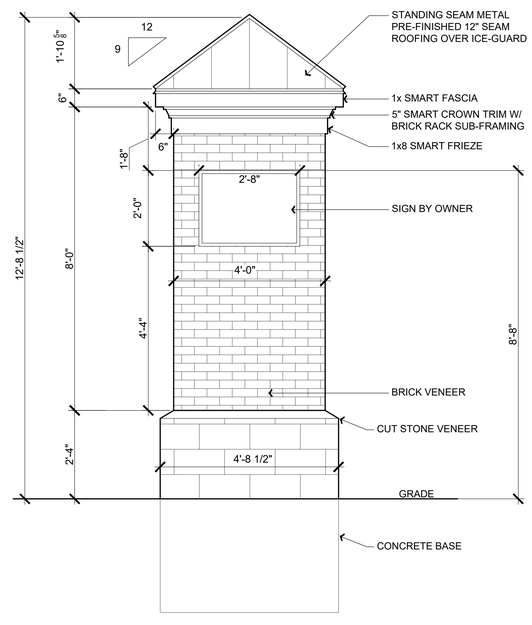
MATERIAL REFERENCES:

Item:	Symbol	Reference
10' WIDE ASPHALT PATH	1	
CROSSBUCK FENCE	10	EXHIBIT G3, DETAIL G
COLUMN "C"	12	EXHIBIT G2, DETAIL C



C COLUMN "C" SECONDARY ENTRY COLUMN SIGN

SCALE: 1/2" = 1'-0"
BLOCK: OBERFIELD'S ASPEN WHITE 8X16, CAP SOLID 4" BLOCK CUT. MORTAR LEHIGH WHITE
BRICK: GLEN GARY "AUGUSTS MODULAR SOLID PAVER. MORTAR REGULAR
ROOF: STANDING SEAM BLACK
TRIM: WHITE



B COLUMN "B" MAIN ENTRY COLUMN SIGN

SCALE: 1/2" = 1'-0"
BLOCK: OBERFIELD'S ASPEN WHITE 8X16, CAP SOLID 4" BLOCK CUT. MORTAR LEHIGH WHITE
BRICK: GLEN GARY "AUGUSTS MODULAR SOLID PAVER. MORTAR REGULAR
ROOF: STANDING SEAM BLACK
TRIM: WHITE

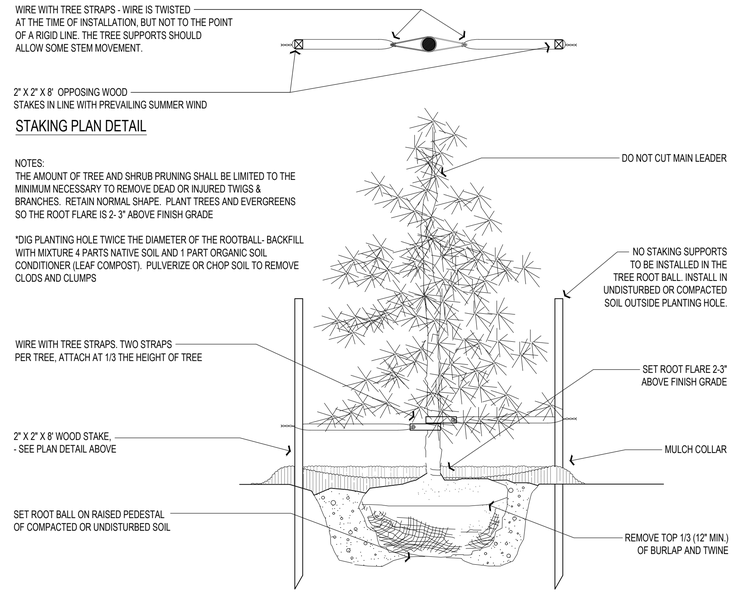
Exhibit G2

SAMPLE DOG PARK GATE, BLACK VINYL COATED CHAIN LINK

SAMPLE DOG PARK FENCE, BLACK VINYL COATED CHAIN LINK

C DOG PARK FENCE & GATE

OR OWNER APPROVED EQUAL
SCALE: N.T.S.

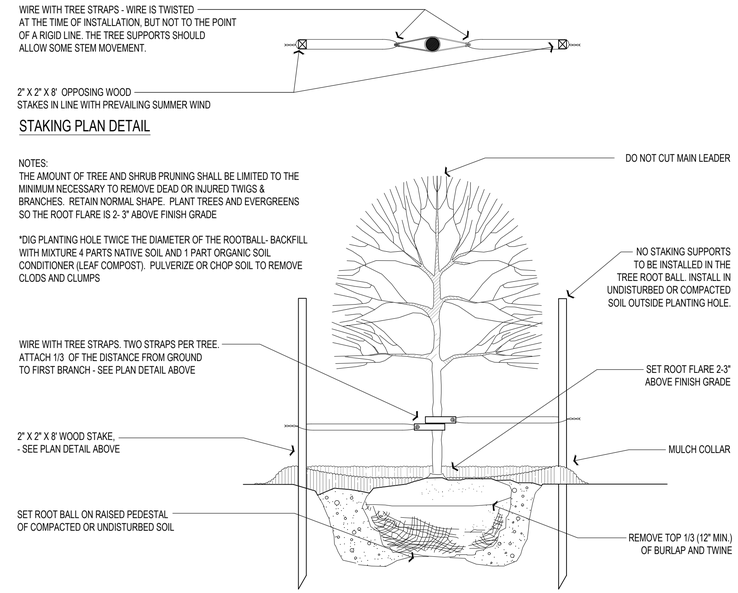


NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

B EVERGREEN TREE

SCALE: 1" = 1'-0"

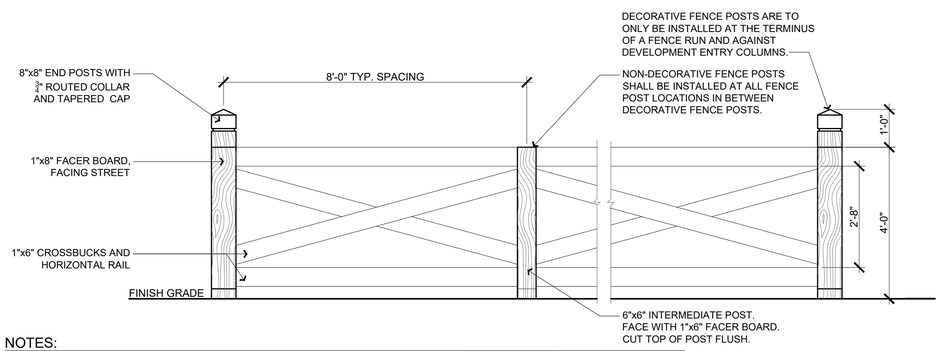


NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

A DECIDUOUS TREE

SCALE: 1" = 1'-0"



NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .

FENCE BOARDS:
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED.
THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

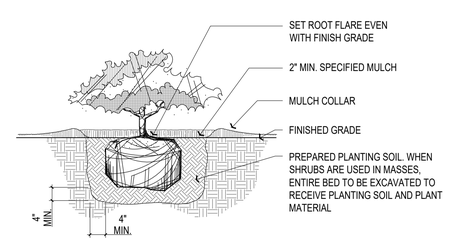
G CROSSBUCK FENCE

SCALE: 1/2" = 1'-0"

PRODUCT INFO: 6' STELLA ALUMINUM BENCH (BLACK), OR OWNER APPROVED EQUAL

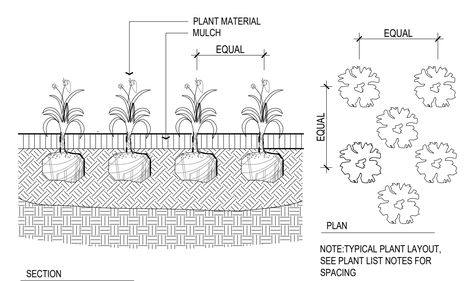
F BENCH

SCALE: NTS



E SHRUB

SCALE: 1/2" = 1'-0"

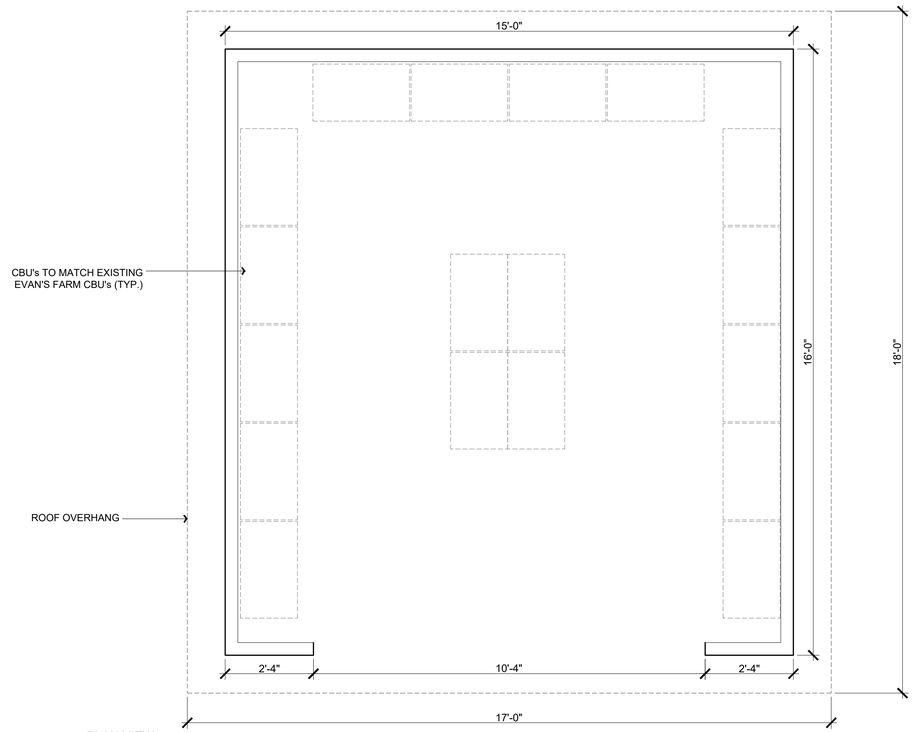


NOTE:TYPICAL PLANT LAYOUT, SEE PLANT LIST NOTES FOR SPACING

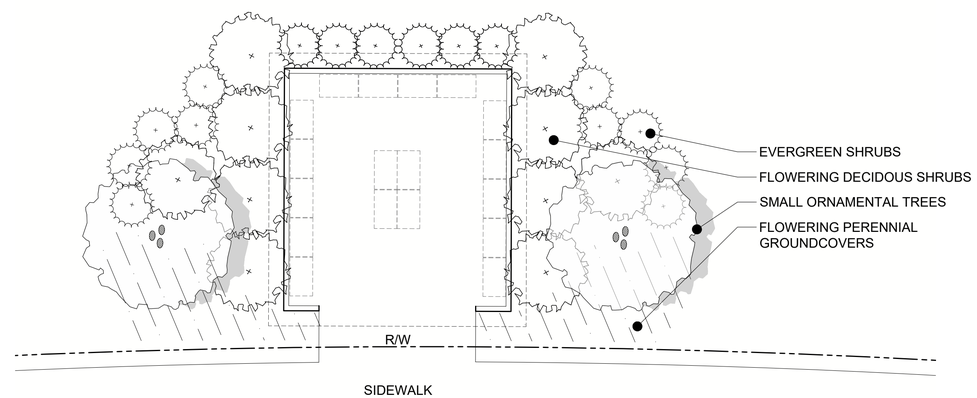
D PERENNIALS & GROUNDCOVER

SCALE: 1" = 1'-0"

Exhibit G3



PLAN VIEW

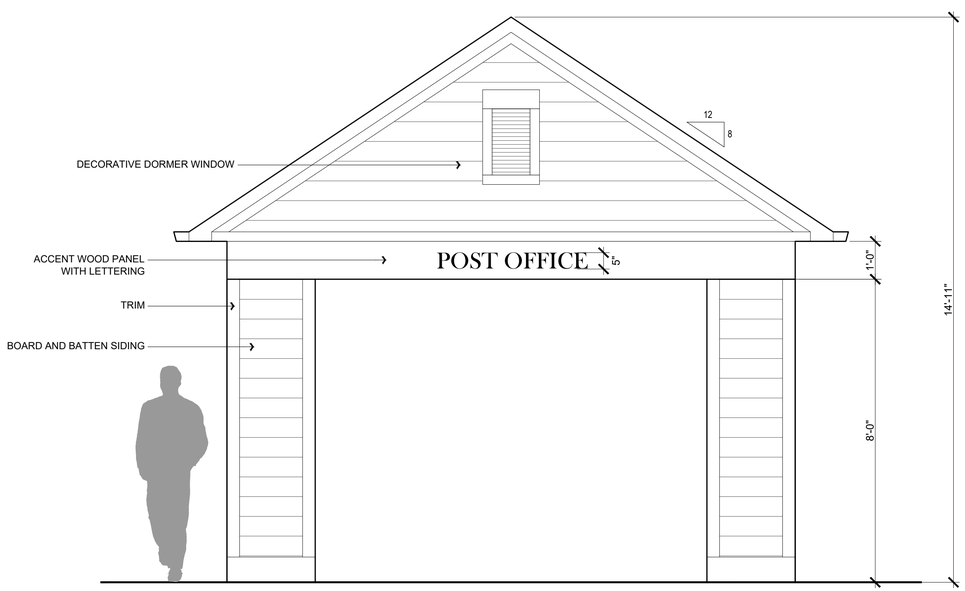


A

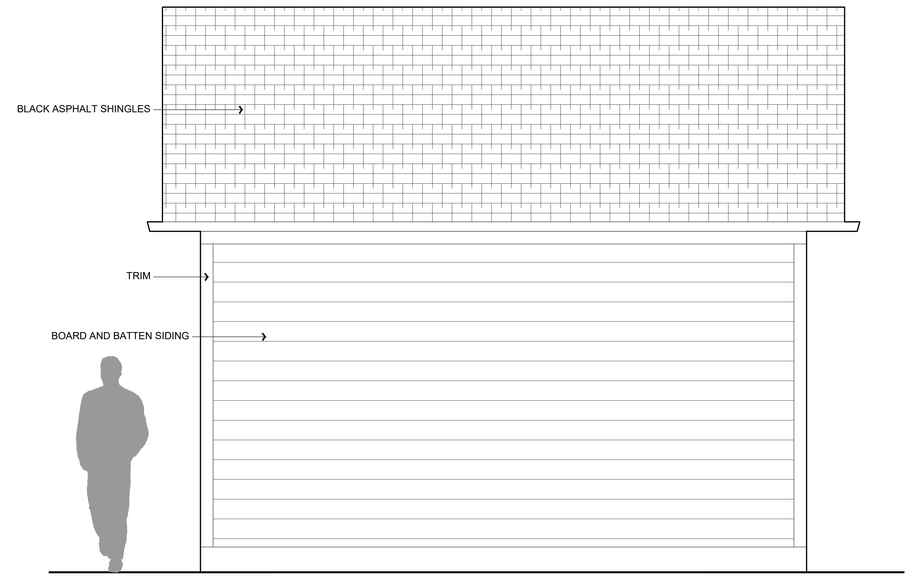
CBU KIOSK CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 5'

0 5 10 15



FRONT ELEVATION



SIDE ELEVATION

NOTE: - ALL WOOD TO HAVE WHITE OPAQUE STAIN FINISH
- FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

B

MAIL KIOSK

SCALE: 1/2" = 1'-0"

Exhibit G4

Hollenback Road Properties-CBU Kiosk Plan

Berlin Township, Delaware County, Ohio September 15, 2023

Rockford Homes

G2 PLANNING + DESIGN

Exhibit H2

Hollenback Road Properties-Rendering II

Berlin Township, Delaware County, Ohio September 15, 2023

Rockford Homes

G2 PLANNING + DESIGN

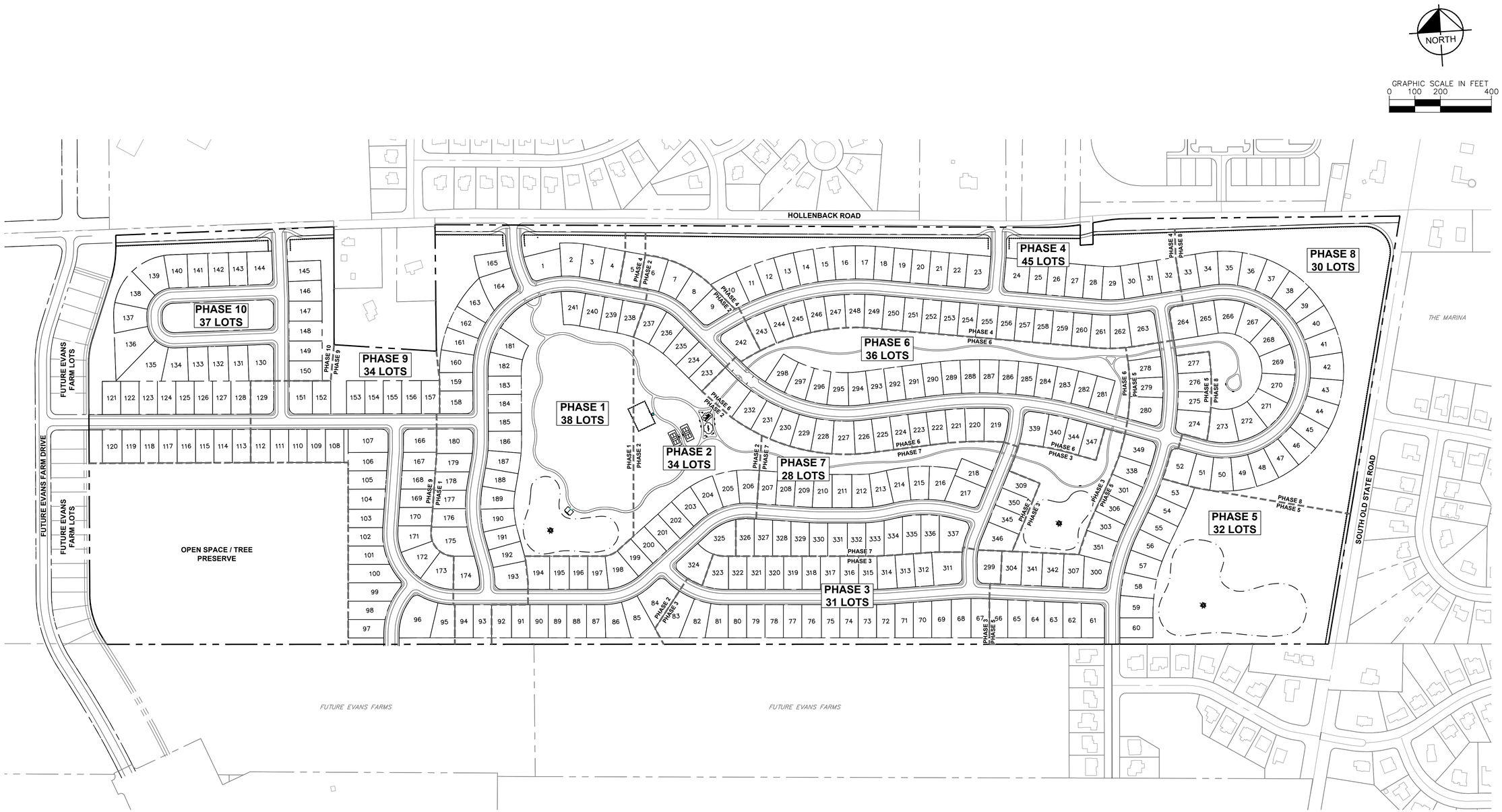
Exhibit H1

Hollenback Road Properties-Rendering I

Berlin Township, Delaware County, Ohio September 15, 2023

Rockford Homes

G2 PLANNING + DESIGN



LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED FACE OF CURB
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED STORMWATER POND

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: 1"=200'
DESIGNED BY: JDW
DRAWN BY: JDW
CHECKED BY: NSS

PHASING PLAN

HOLLENBACK ROAD PROPERTIES

BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/08/2023
KHA PROJECT NO. 190066011
EXHIBIT
I

Drawing name: G:\Marketing\Proposals\Land Development\Rockford Homes\Evans Farms\2 Design\CAD\Exhibits\Phasing Exhibit.dwg Layout1 Dec 08, 2023 10:34am by: chris.schneider
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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.