



**Preliminary Subdivision
Application**
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number
25-01-S

RPC Number 06-25
(RPC Staff will assign)

PROJECT	SEVEN HILLS OF BERLIN	(circle one) Residential Commercial
TOWNSHIP	BERLIN	
APPLICANT/ CONTACT	DREES HOMES – JEFF HEBELER 211 GRANDVIEW DRIVE FORT MITCHELL, KENTUCKY 41017	859-578-4304 JHebeler@Dreeshomes.com

PROPERTY OWNER	SEVEN HILLS OF BERLIN LLC 577 WINTERGREEN WAY DELAWARE, OHIO 43015	614-256-6333 Satya.yeluguri@gmail.com
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SURVEYOR/ ENGINEER	TERRAIN EVOLUTION INC – MATT GERKEN 720 EAST BROAD STREET, SUITE 203 COLUMBUS, OHIO 43215	614-779-0730 mgerken@terrainevolution.com
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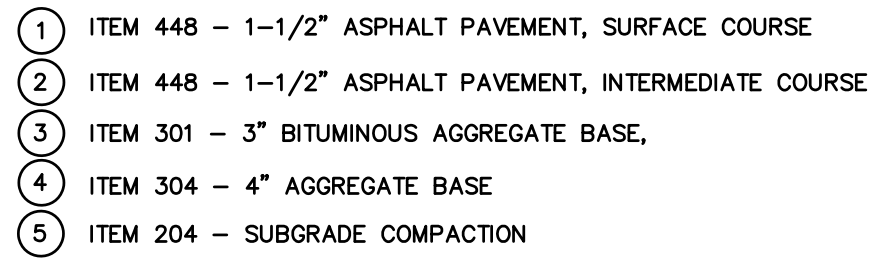
LOCATION	(circle one) N S E (W) side of PIATT ROAD (TWP RD 99) approx. 0 feet N (S) E W of CHESHIRE ROAD (COUNTY RD 72)
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DETAILS	Is a CAD involved? yes (no)
	Current Land Use AGRICULTURE Del-Co Water (yes) no
	Current Zoning District PRD/R-3 Private wells yes (no)
	Buildable lots 88 Sanitary Sewer (yes) no
	Non-buildable 3 Electric Provider AEP
	Total Acreage 61.109 +/- Gas Provider SUBURBAN NATURAL GAS
	Open Space Acreage 24.588 School District OLENTANGY

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	4 Folded full-size copies of the Preliminary Plan, indicating Utility and Grading , and one 11" x 17" copy; Other Preliminary Engineering components shall be provided electronically to DCEO. PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision. Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred); PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the Sanitary Engineer's office, and the Health District (if applicable, including the Soil Scientist Report); Fee - \$500 base, plus \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, plus \$110 per acre; (Refer to Fee Schedule for Soil and Water and Health fees) \$ \$10,380
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Owner (or agent for owner) and Date

3/21/25
JEFF HEBELER, Reg. Dir. LAND

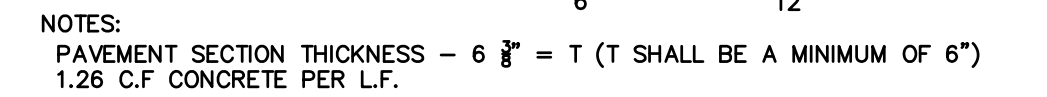


TYPICAL 36'-0" SECTION (70' R/W)
PER DCED-R2135A

SEVEN HILLS DRIVE
 SCALE: 1" = 5'
 ADT < 1500
 CBR=2.9 (WORST CASE); SNc=3.71
 CLASSIFICATION: LEVEL
 DESIGN SPEED = 30 MPH
 STREET PARKING: RESTRICTED TO 1 SIDE
 (OPPOSITE FIRE HYDRANTS)

The drawing includes a plan view at the top showing dimensions such as 17.00', 35.00', 70' R/W, 18.00', 36.00' F/F, 33.00' E/E, 16.50', 8.25', 8.25', 8.25', 12 13/16', 14 7/8', 24", and 2.0% slopes. It also shows a profile view with elevations like 3.00', 5.50', 5.00', 6.00', 0.50', 1.50', 2.13/16', 10 3/4', 12 13/16', and 14 7/8'. A cross-section detail at the bottom left shows a slope of 1/4"/FT and various layers labeled 1 through 7. A callout 'SEE DETAIL' points to a specific area of the road surface.

SEVEN HILLS DRIVE
SCALE: 1" = 5'
ADT < 1500
CBR=2.9 (WORST CASE); SNc=3.71
CLASSIFICATION: LEVEL
DESIGN SPEED = 30 MPH
STREET PARKING: RESTRICTED TO 1 SIDE
(OPPOSITE FIRE HYDRANTS)



*TOP OF PAVEMENT MUST BE FLUSH TO THE GUTTER AT ALL HANDICAP RAMPS.
SLOPE OF THE GUTTER PAN SHALL NOT EXCEED 1.5% AT ALL HANDICAP RAMPS.

ALL EXPOSED SURFACES OF CONCRETE CURB AND GUTTER SHALL HAVE A BROOM FINISH.

CODED NOTES

- 1 ITEM 448, TYPE 1 1-1/2" ASPHALT CONCRETE SURFACE COURSE
- 2 ITEM 448, TYPE 2 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE
- 3A ITEM 301, 3" BITUMINOUS AGGREGATE BASE
(6" MINIMUM RCC ACCEPTABLE ALTERNATE)
- 3B ITEM 301, 6" BITUMINOUS AGGREGATE BASE
(6" MINIMUM RCC ACCEPTABLE ALTERNATE)
- 4 ITEM 304, 4" AGGREGATE BASE
- 5 ITEM 203, COMPACTED SUBGRADE
- 6 6" CONCRETE COMBINED CURB & GUTTER,
PER DRAWING DCED-R2010
- 7 ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
- 8 ITEM 659, SEEDING & MULCHING
- 9 STANDARD SIDEWALK (4" THICK)
PER DRAWING DCED-R2300

DEVELOPER
-ADA HANDICAP RAMPS
-SIDEWALK ALONG OPEN SPACE FRONTAGE

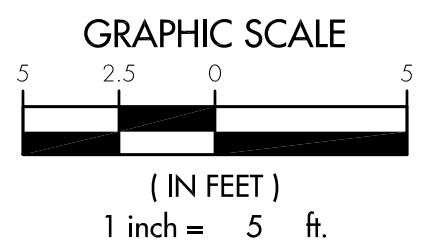
BUILDER
—SIDEWALK ALONG LOT FRONTAGE



PRAIRIE CREST COURT
STA 0+00.00 TO STA 2+63.37
SCALE: 1" = 5'
ADT < 200
CBR=2.9 (WORST CASE); SN₅=2.66
CLASSIFICATION: LEVEL
DESIGN SPEED = 30 MPH
STREET PARKING: RESTRICTED TO 1 SIDE
(OPPOSITE FIRE HYDRANTS)



PRAIRIE CREST COURT
STA 2+63.37 TO END
HORIZON VIEW WAY
POND VIEW LANE
SCALE: 1" = 5'
ADT 200 TO 1500
CBR=2.9 (WORST CASE); $SN_C=3.71$
CLASSIFICATION: LEVEL
DESIGN SPEED = 30 MPH
STREET PARKING: RESTRICTED TO 1 SIDE
(OPPOSITE FIRE HYDRANTS)

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TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

TYPICAL SECTION & DETAILS

T:\25\25-001\DWG\05-Engineering\Street Plans\25001-GN&DET.dwg by:drhine on 04/01/2025 @ 10:02:52 am ~ © Terrian Evolution, Inc.

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	MJG

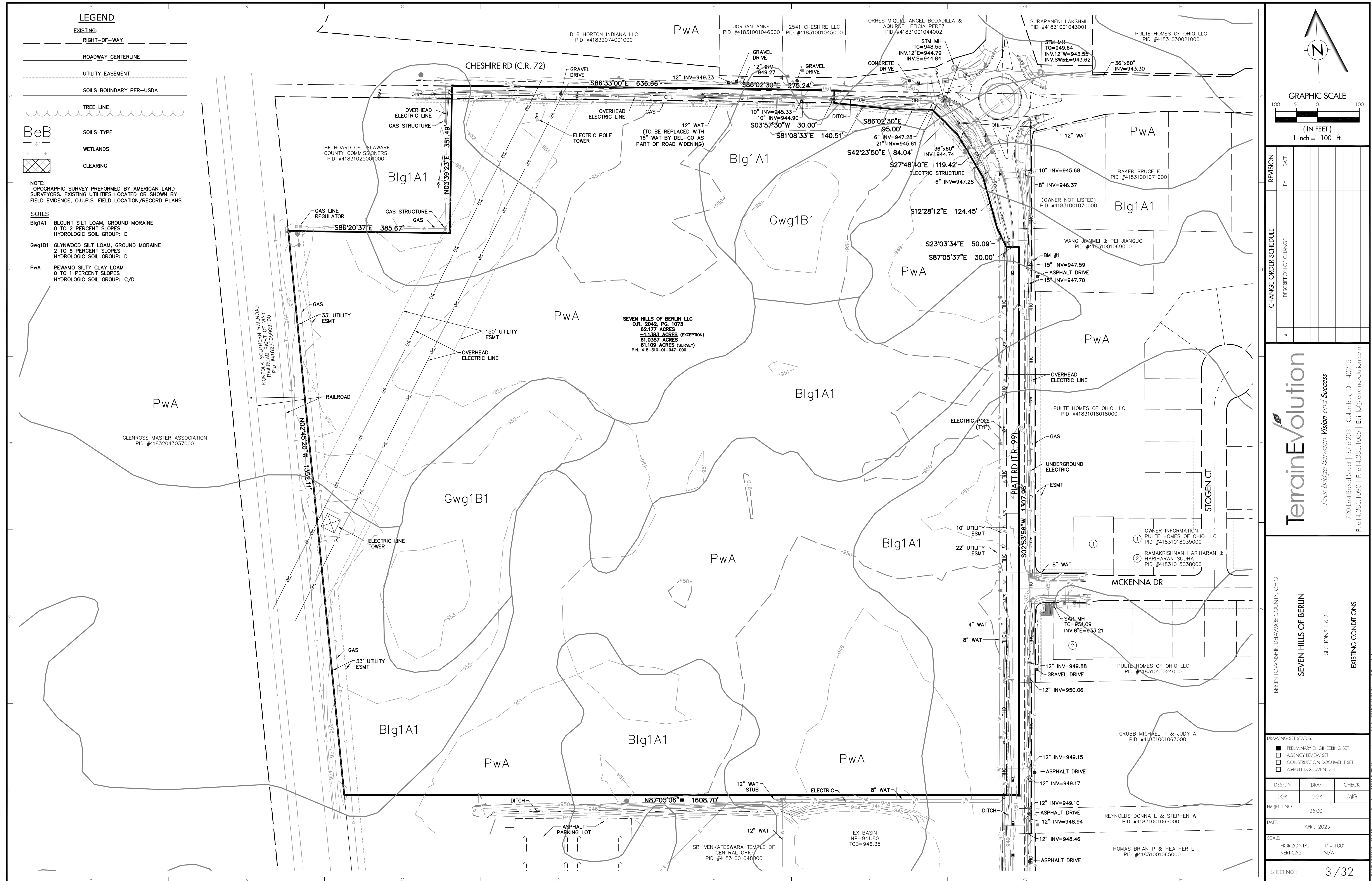
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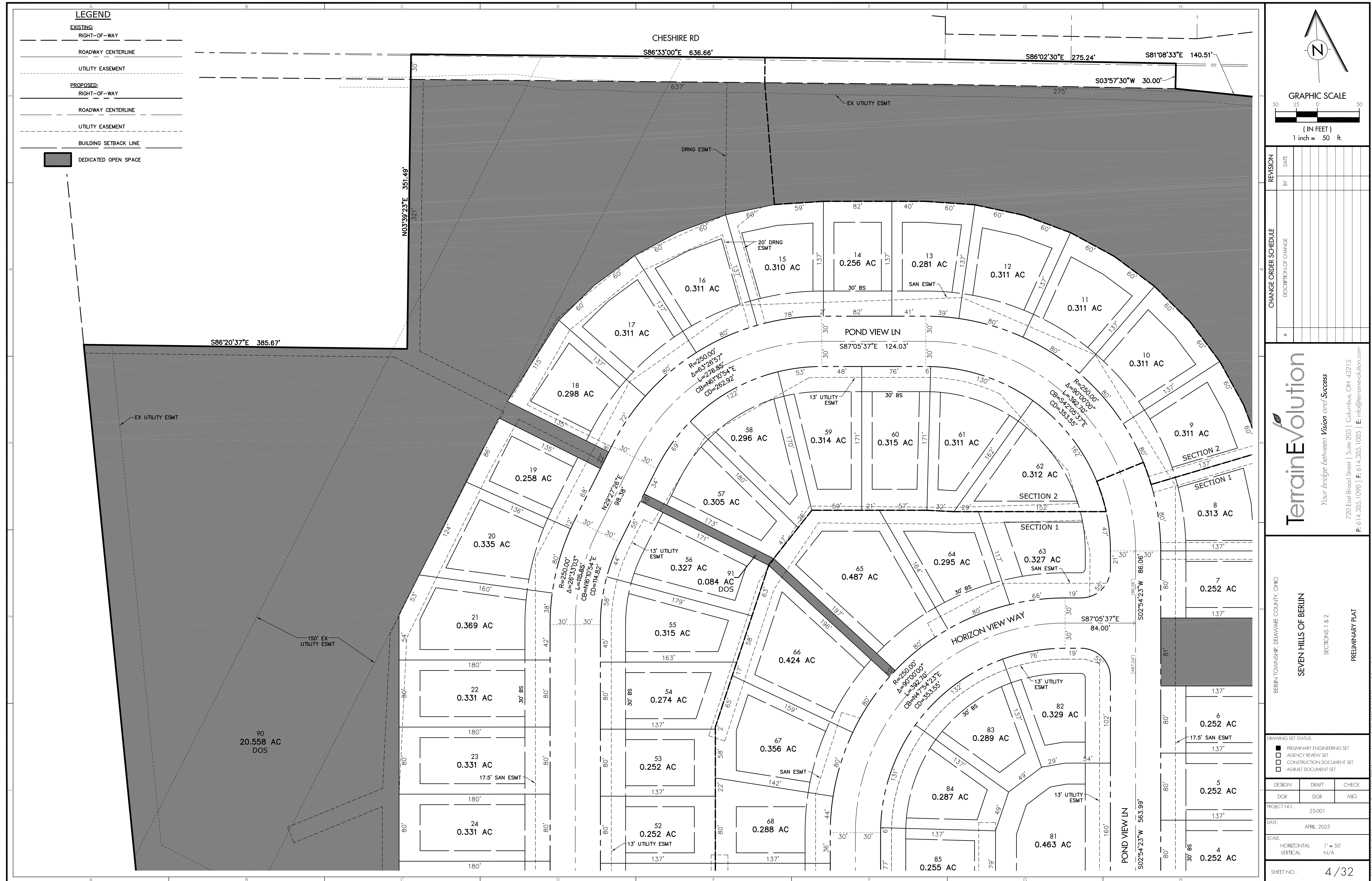
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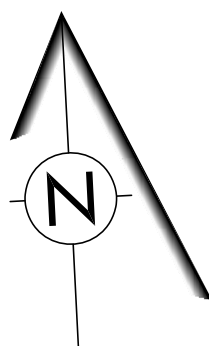
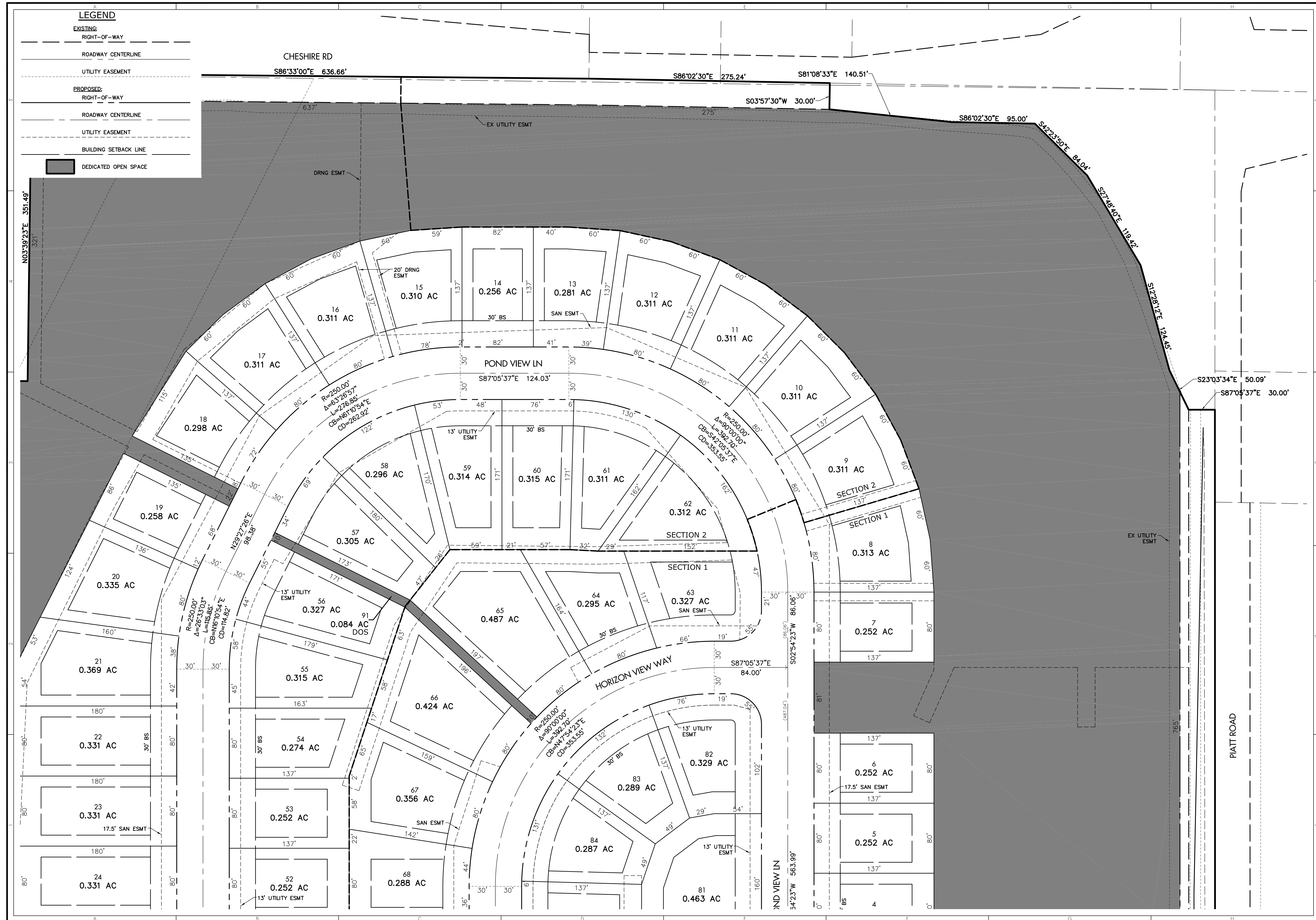
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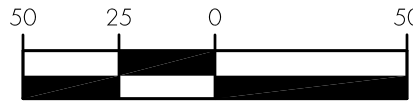
SHEET NO.: 2 / 32







GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

[illegible]

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY PLAT

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

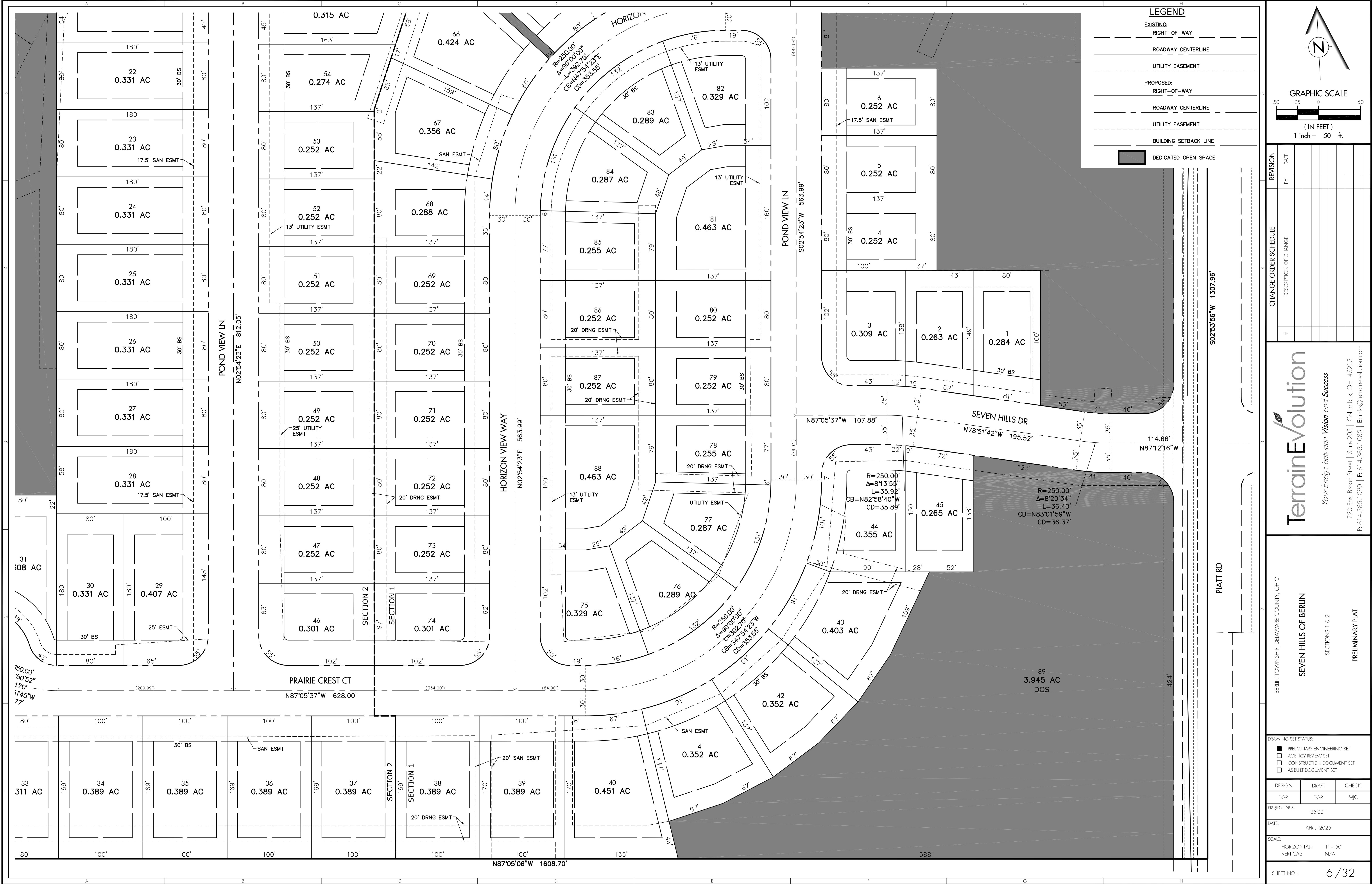
DESIGN	DRAFT	CHE
DGR	DGR	MJ

PROJECT NO.:	25-001
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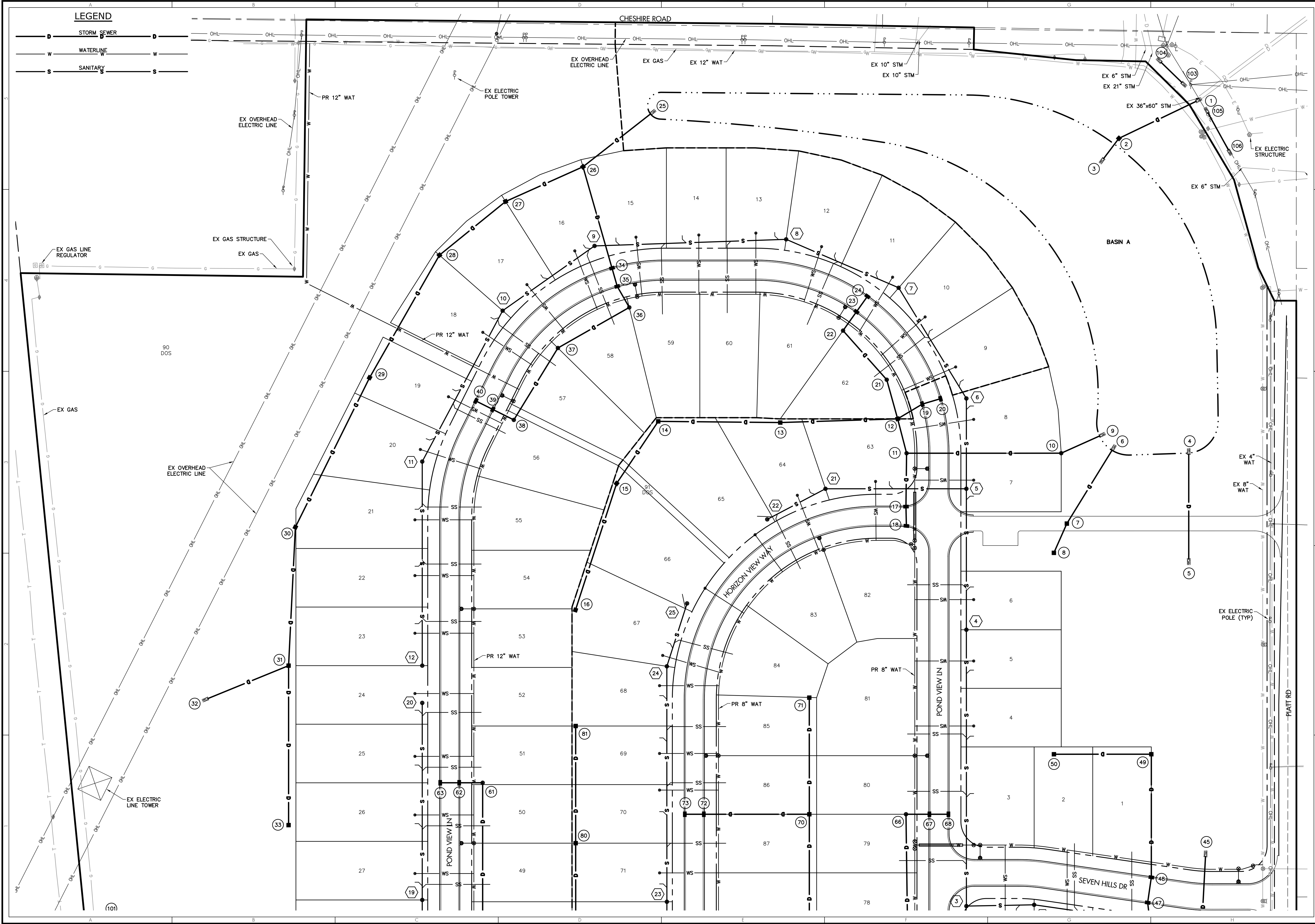
DATE: APRIL 2025

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 5 / 32

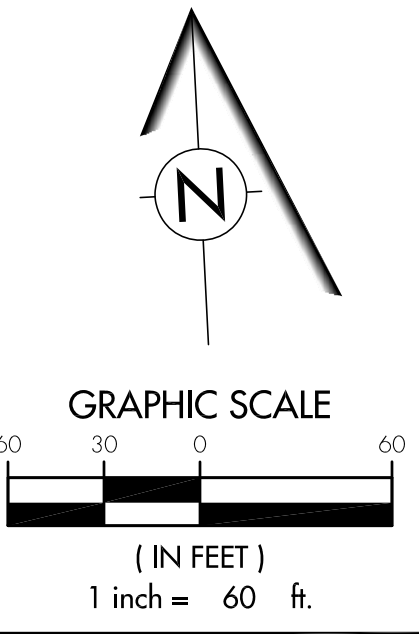







LEGEND

- STORM SEWER
- WATERLINE
- SANITARY



REVISION		DATE	
BY			
CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE	
#			



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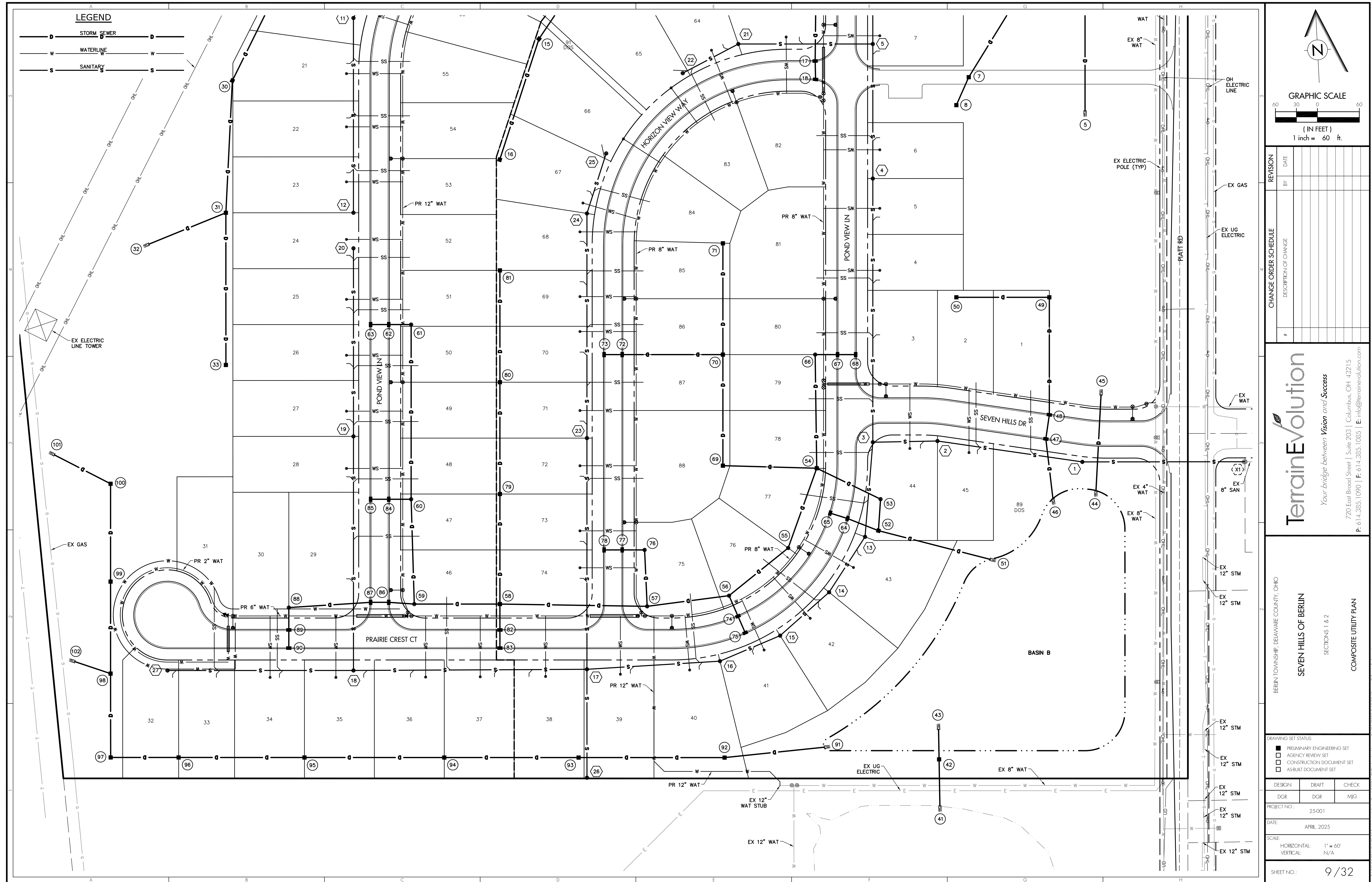
SEVEN HILLS OF BERLIN

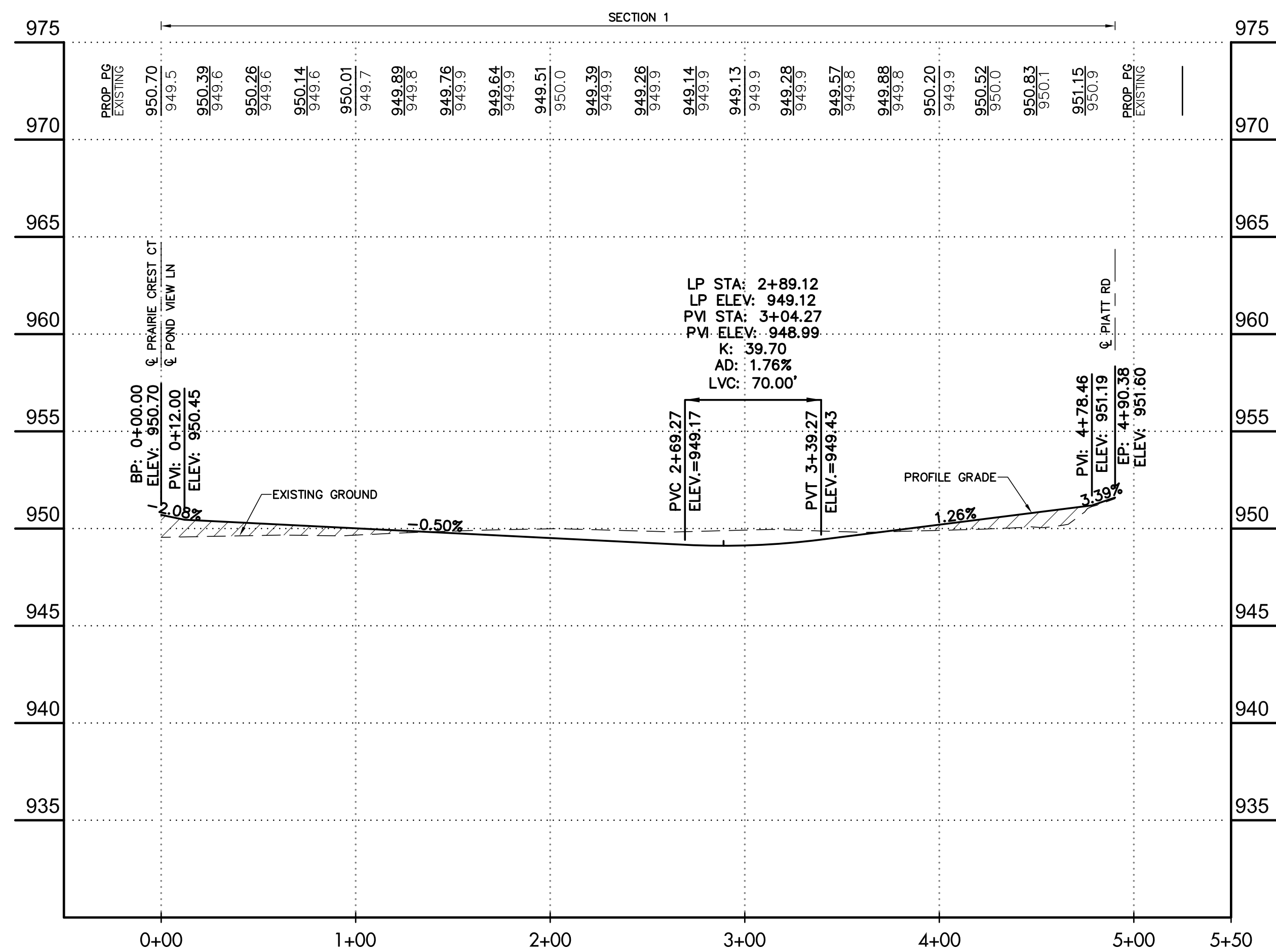
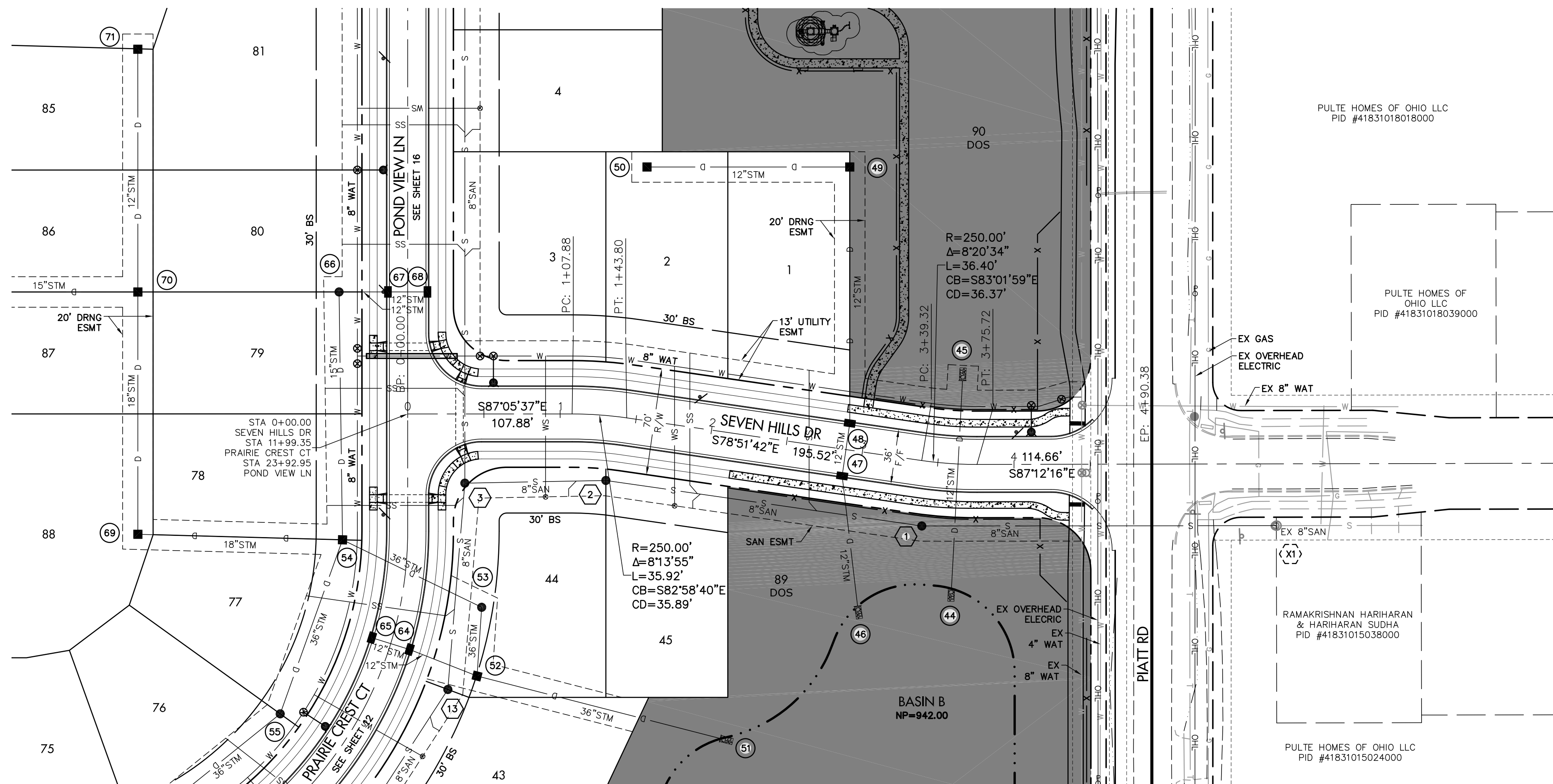
SECTIONS 1 & 2

COMPOSITE UTILITY PLAN

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DESIGN	DRAFT	CHECK
DGR	DGR	MJG
PROJECT NO.: 25-001		
DATE: APRIL, 2025		
SCALE: HORIZONTAL: 1" = 60' VERTICAL: N/A		
SHEET NO.:		8/32

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LEGEND

EXISTING:
 RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
 W ————— W

STORM SEWER
 D ————— D

SANITARY SEWER
 S ————— S

ELECTRIC
 E ————— E

TELEPHONE
 T ————— T

GAS
 G ————— G

PROPOSED:
 RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
 W ————— W

WATER VALVE
 W — (⊗) — W

REDUCER
 W — (▶) — W

FIRE HYDRANT
 W — (⊗) — W

WATER SERVICE
 WS — (⊙) —

STORM SEWER
 D ————— D

STORM SEWER MANHOLE
 D — (⊙) — D

STORM SEWER CATCH BASIN
 D — (■) — D

STORM SEWER CURB INLET
 D — (■) — D

SANITARY SEWER
 S ————— S

SANITARY MANHOLE
 S — (⊙) — S

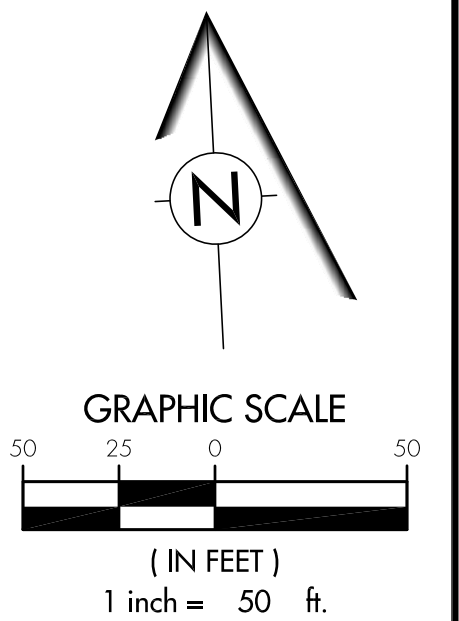
SANITARY SERVICE
 SS — (⊙) —


ODOT 203 FILL
 ** ODOT 203 FILL

COMPACTED GRANULAR BACKFILL
 ** COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE
 DEDICATED OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER
 SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

[illegible]

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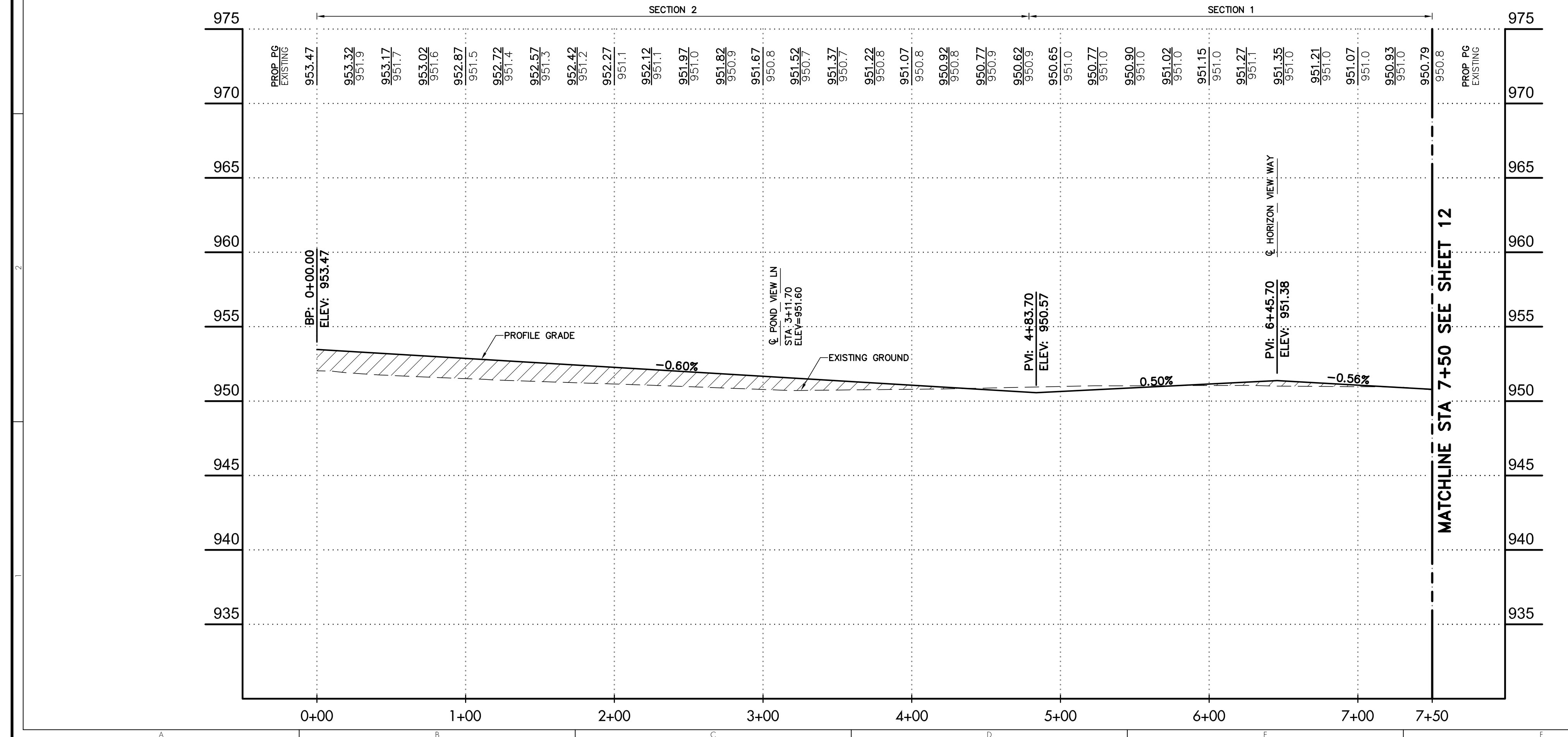
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY STREET PLAN & PROFILE
SEVEN HILLS DRIVE

DRAWING SET STATUS:		
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DESIGN	DRAFT	CHECK
DGR	DGR	MJG
PROJECT NO.: 25-001		
DATE: APRIL, 2025		
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	1" = 5'	
SHEET NO.: 10/32		



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

ELECTRIC

TELEPHONE

GAS

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

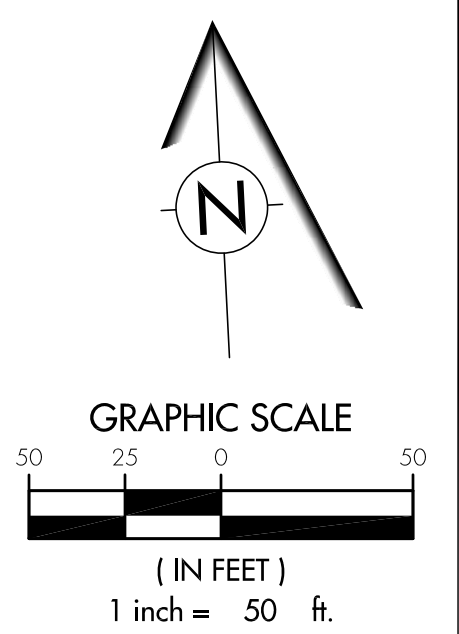
SANITARY SERVICE


ODOT 203 FILL

****** COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

[illegible]

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SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY STREET PLAN & PROFILE
PRAIRIE CREST COURT

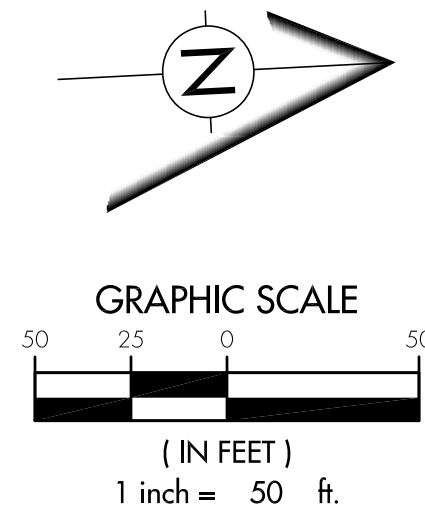
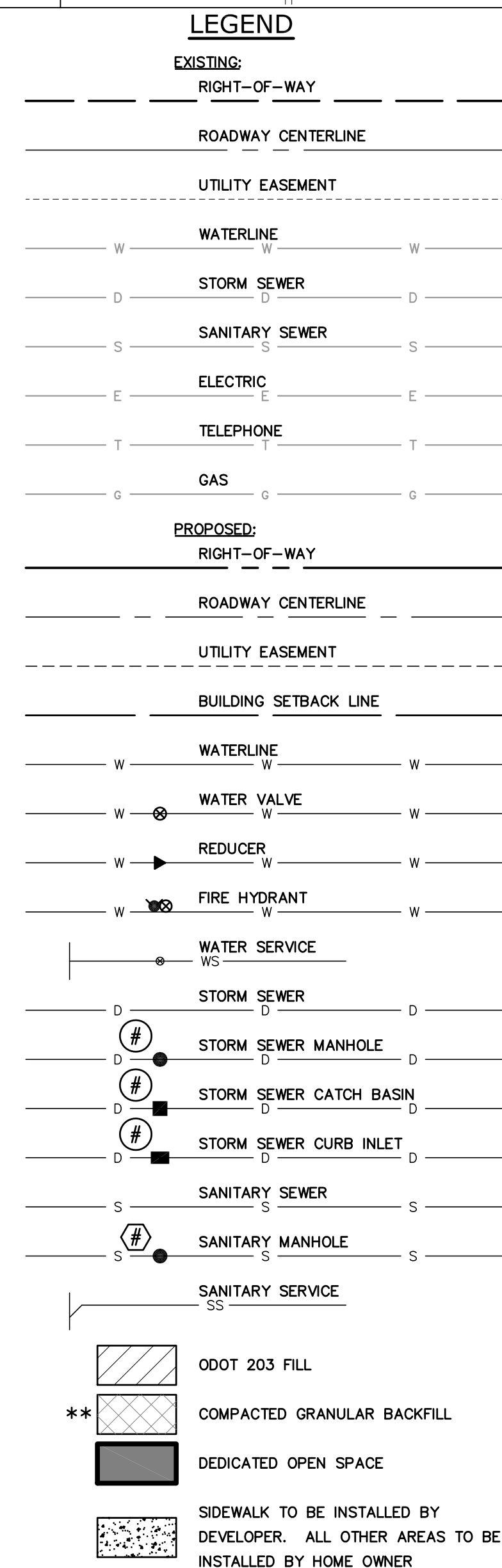
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DESIGN	DRAFT	CHECK
DGR	DGR	M/G

PROJECT NO.:	25-001
DATE:	APRIL 2025

SCALE:	HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'
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SHEET NO.:	11 / 32
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SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY STREET PLAN & PROFILE
PRAIRIE CREST COURT

DRAWING SET STATUS:

☐
☐
☐

PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	MjG

PROJECT NO.:

25.001

DATE:

APRIL, 2025

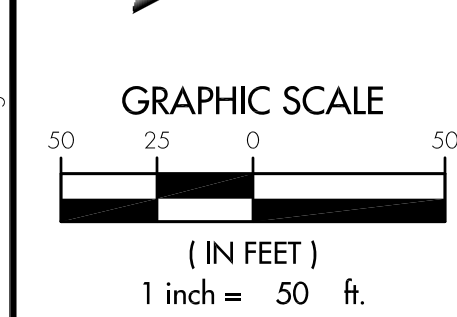
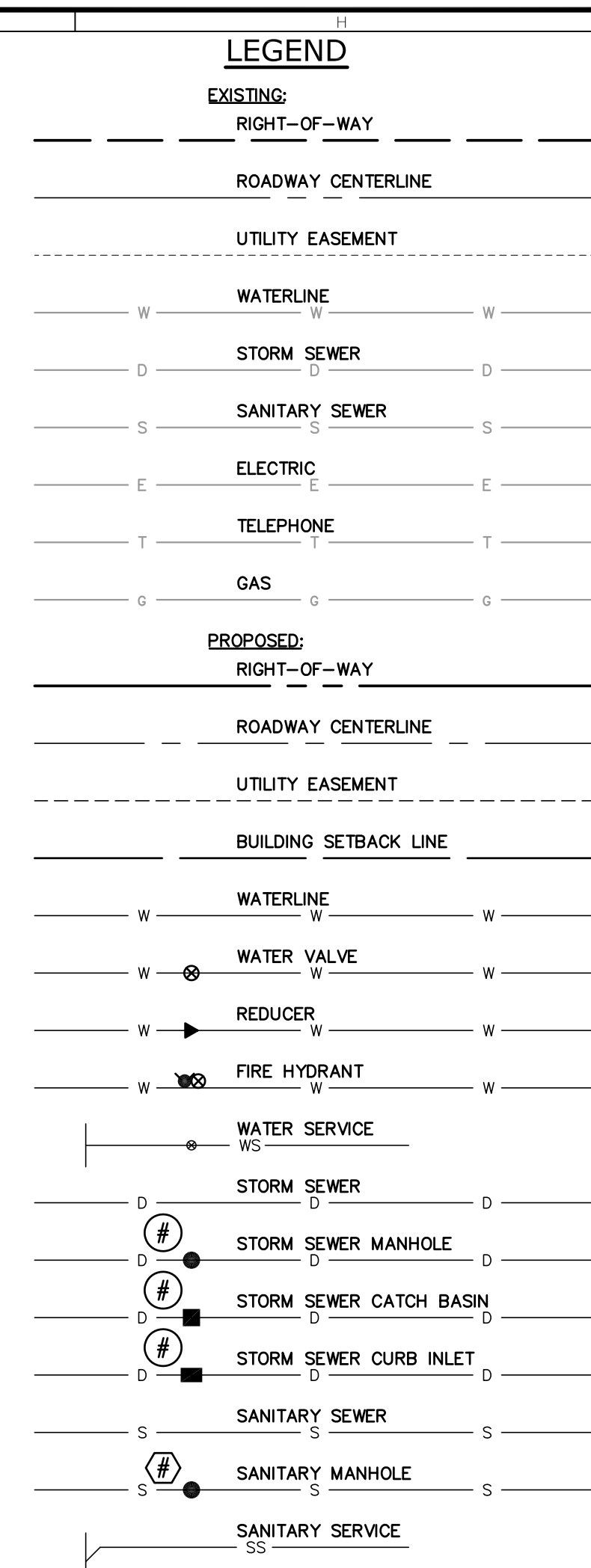
SCALE:

HORIZONTAL:
VERTICAL:

1" = 50'
1" = 5'

SHEET NO.:

12/32

[illegible]

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SEVEN HILLS OF BERLIN

PRELIMINARY STREET PLAN & PROFILE
 HORIZON VIEW WAY

SECTIONS 1 & 2

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	M/JG

PROJECT NO.:

25001

DATE:

APRIL, 2025

SCALE:

HORIZONTAL:

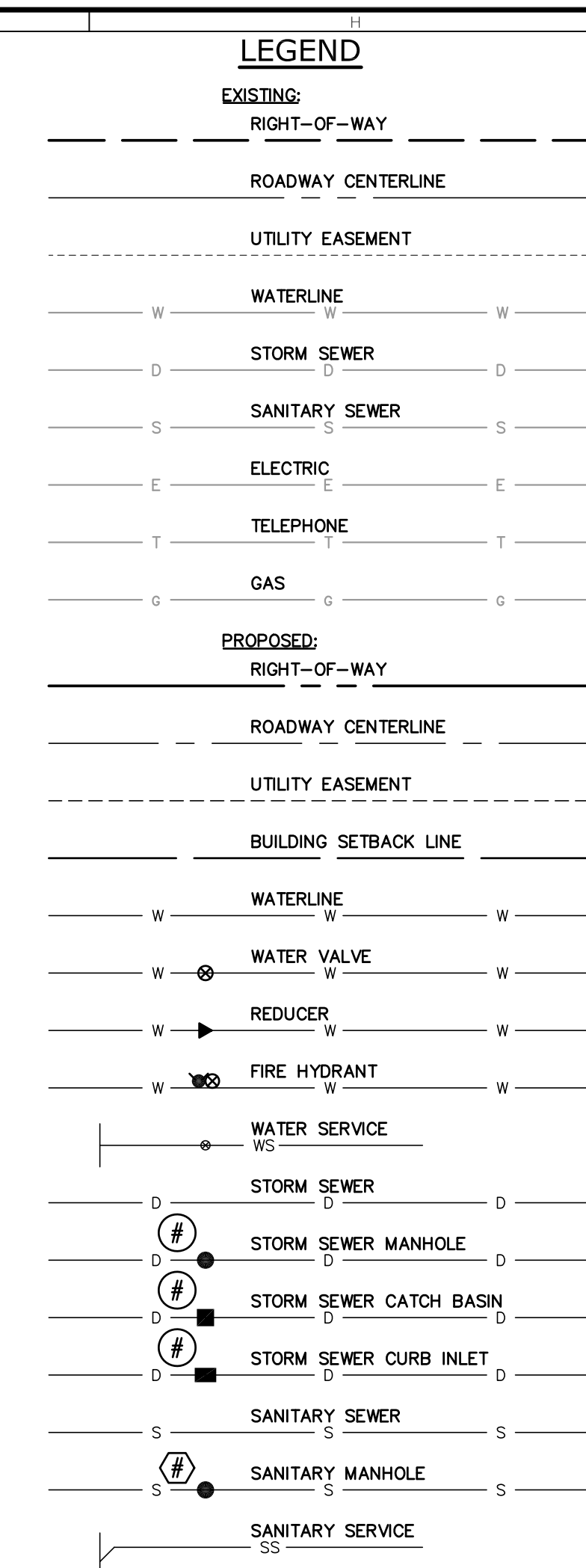
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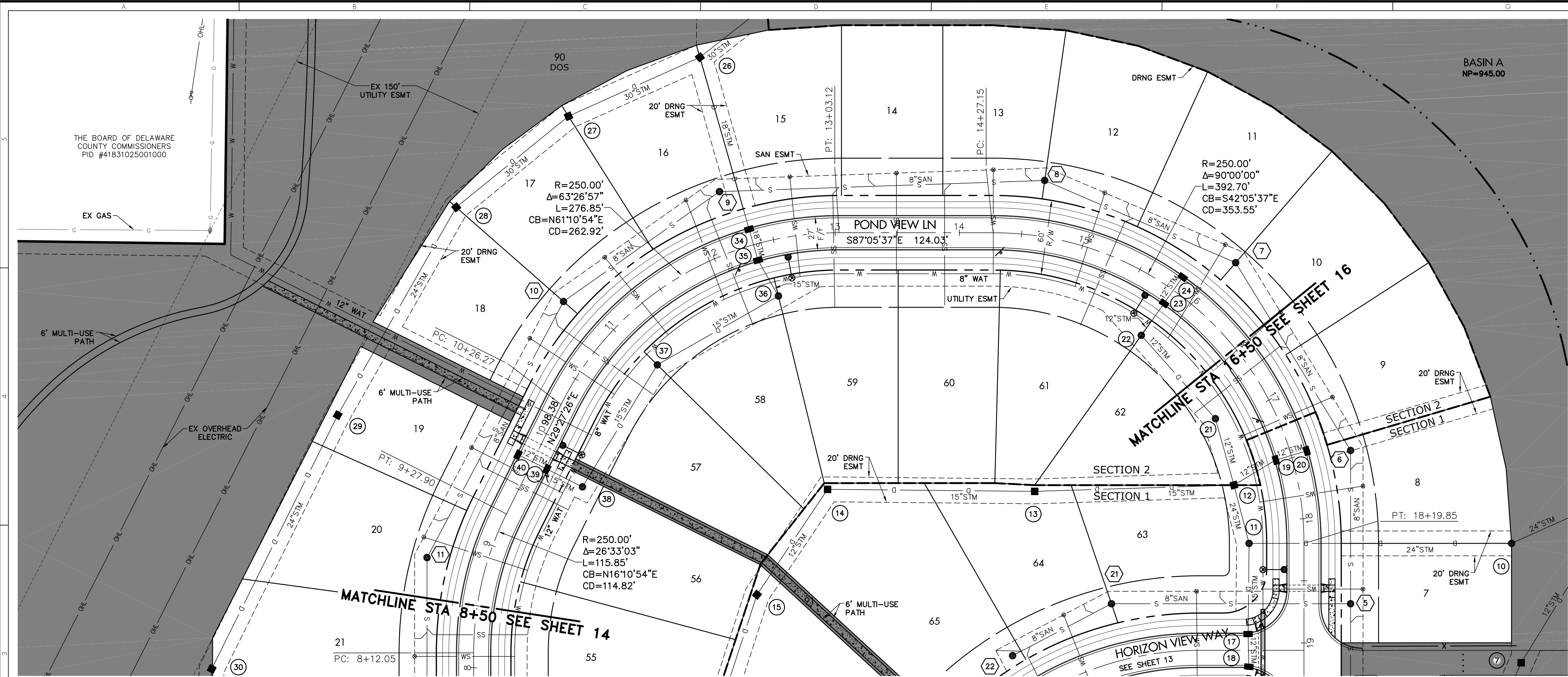
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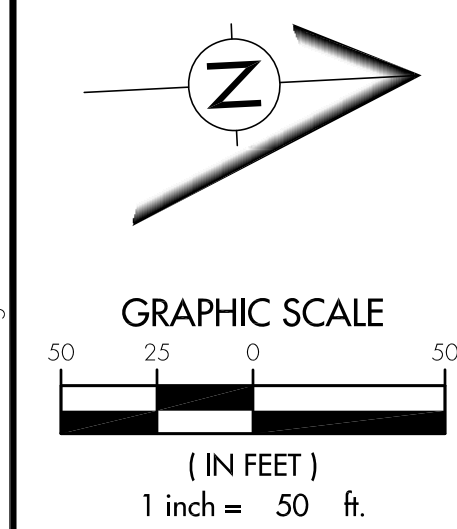
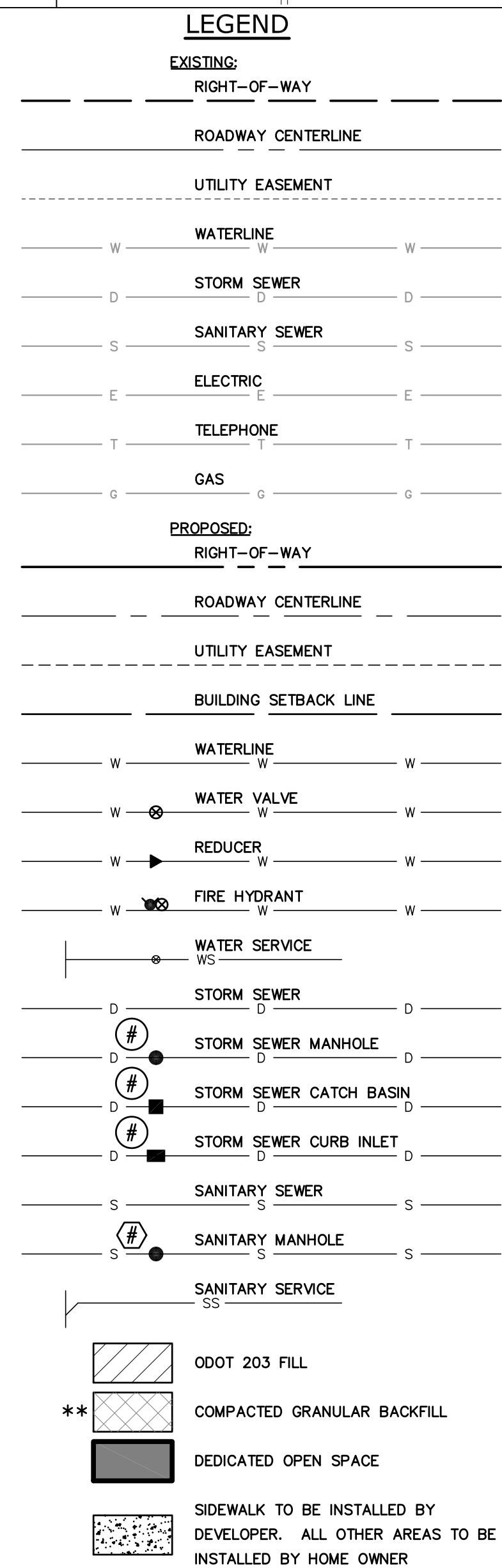
1" = 5'


SHEET NO.:

13/32

[illegible]



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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

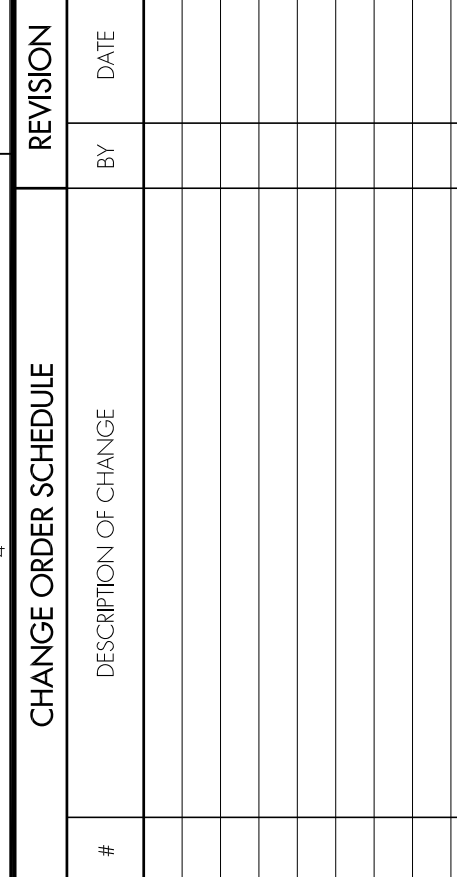
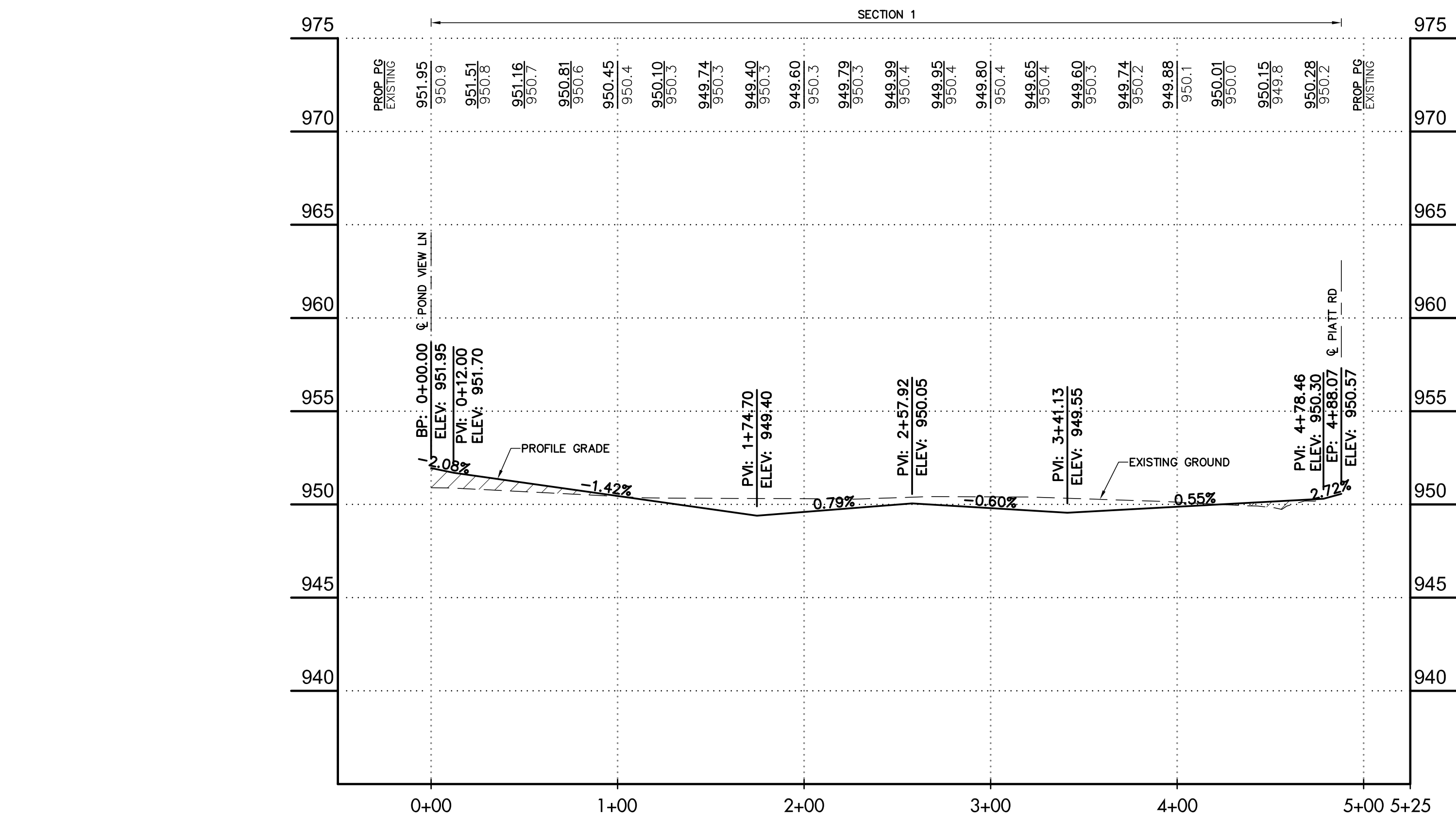
PRELIMINARY STREET PLAN & PROFILE
POND VIEW LANE

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	MJG
PROJECT NO.: 25-001		
DATE: APRIL, 2025		
SCALE:		
HORIZONTAL:		1" = 50'
VERTICAL:		1" = 5'

SHEET NO.: 16 / 32



BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY STREET PLAN & PROFILE
EMERGENCY ACCESS

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	M/JG

PROJECT NO.: 25-001

DATE: APRIL, 2025

SCALE:

HORIZONTAL:

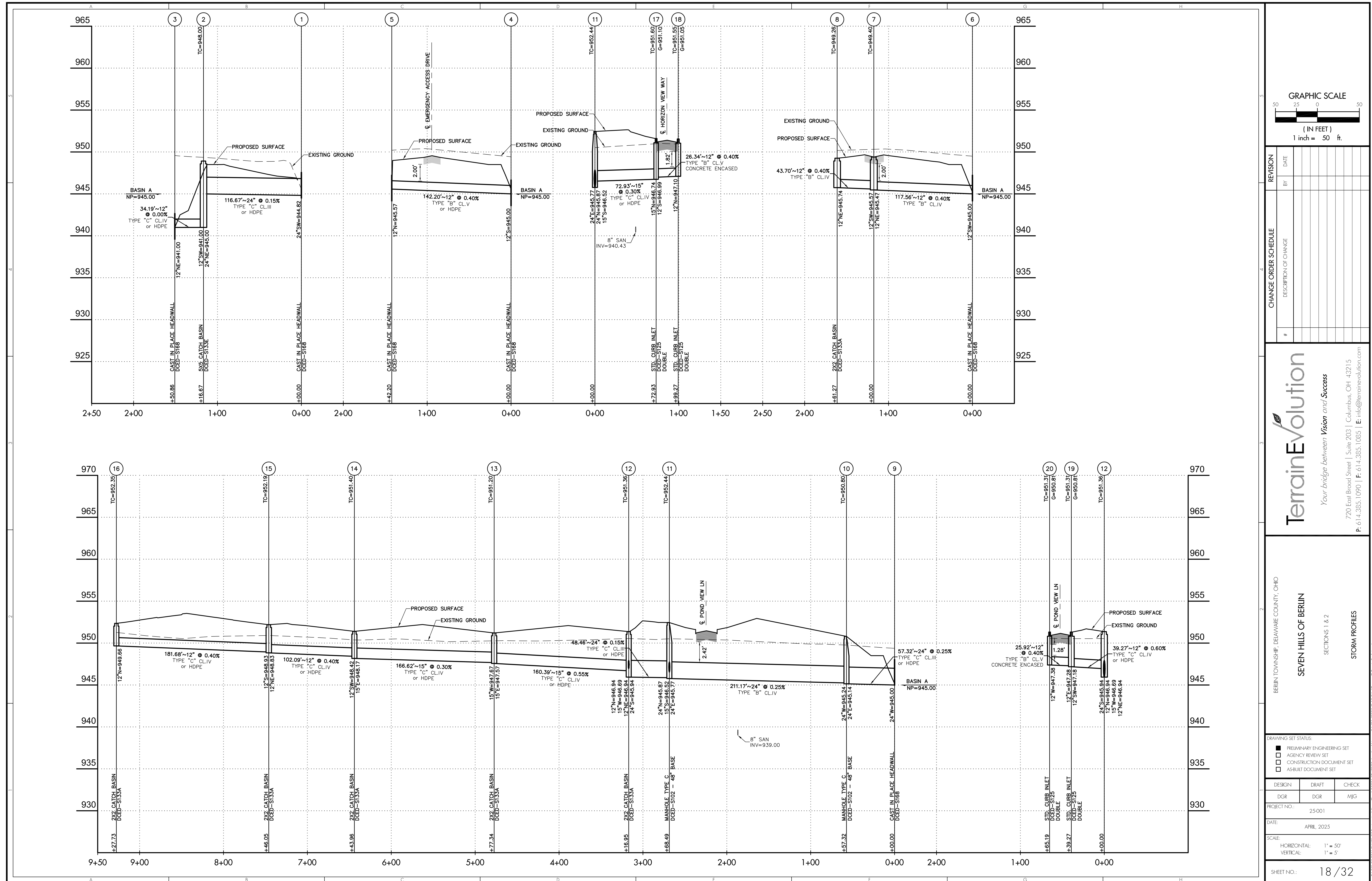
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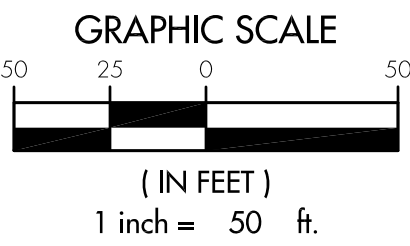
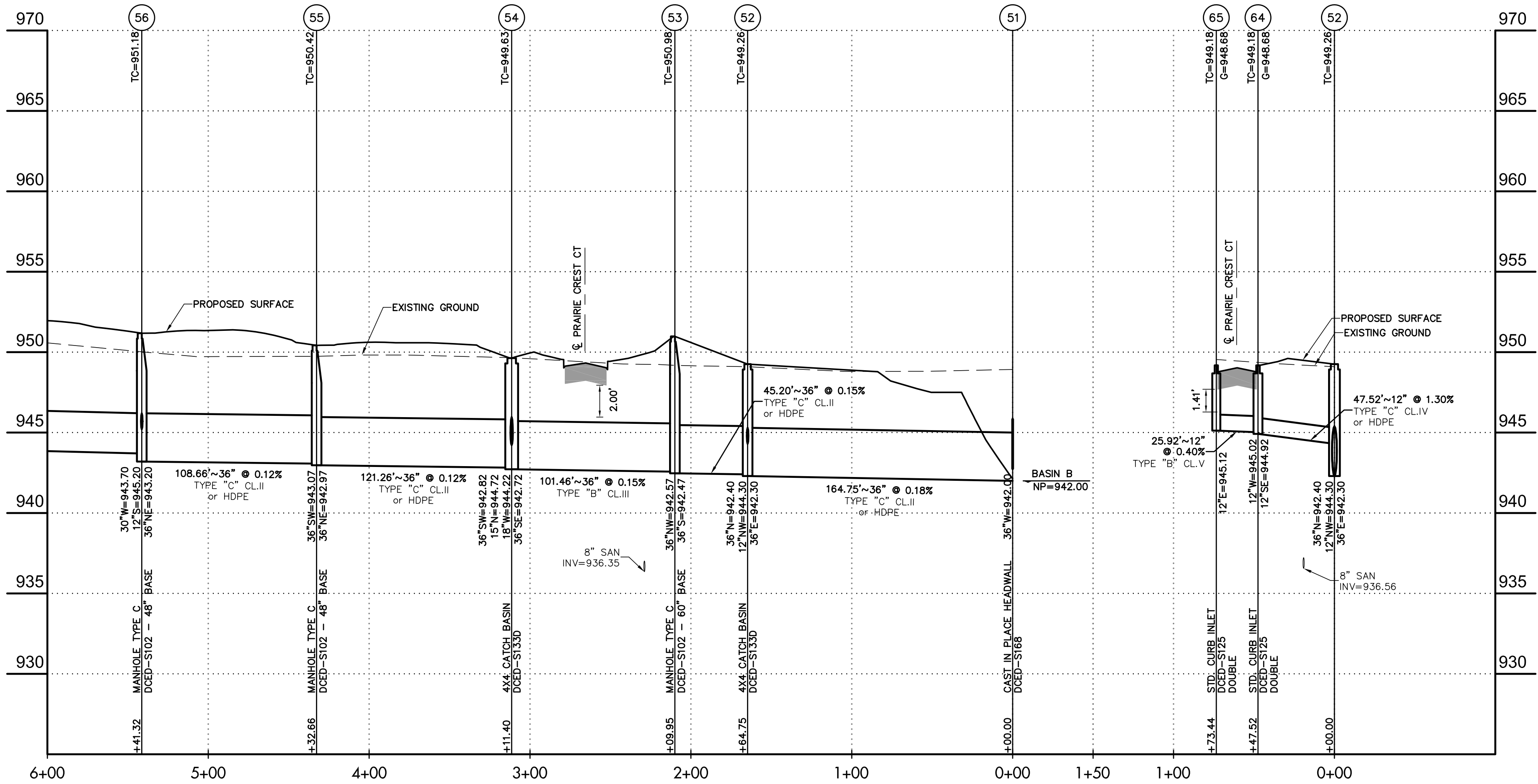
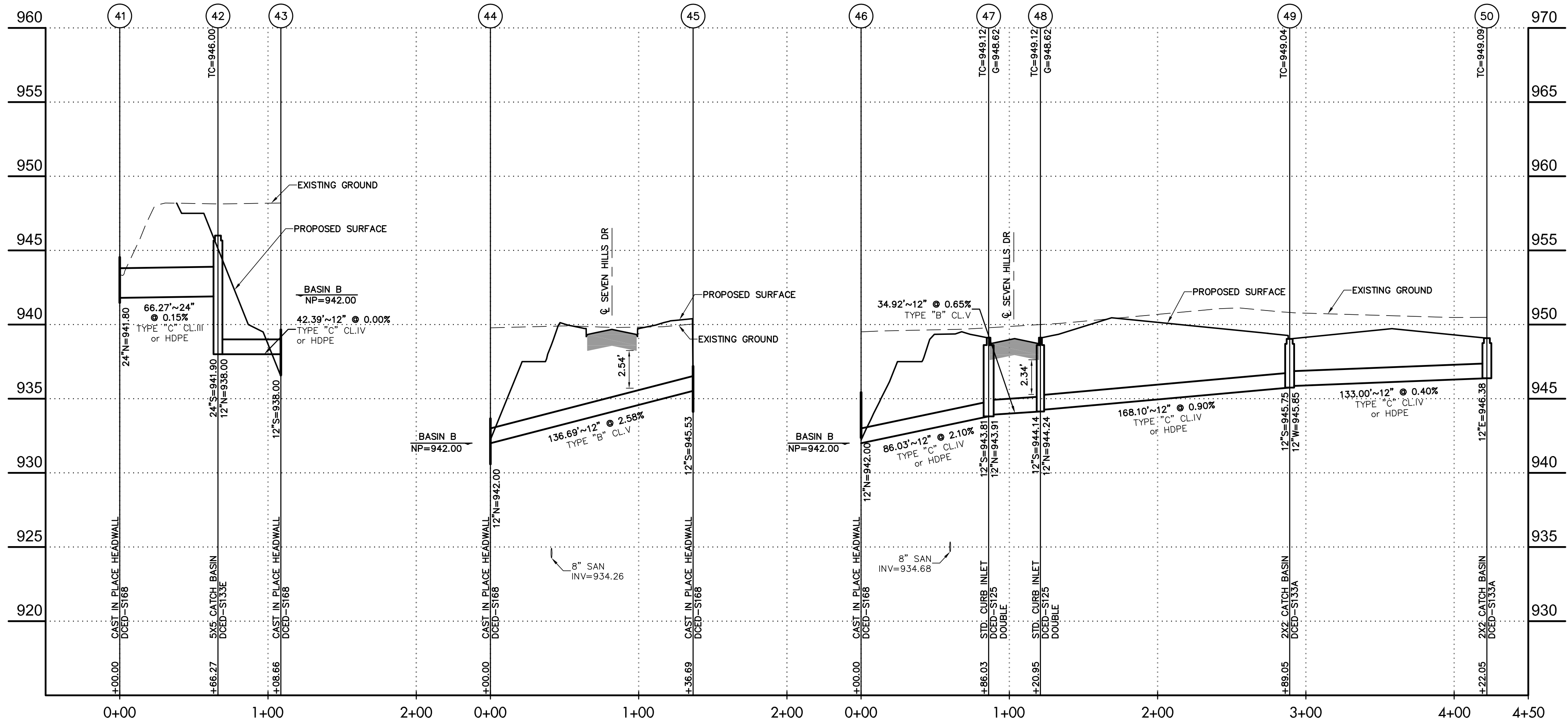
VERTICAL:

1" = 5'

SHEET NO.:

17 / 32

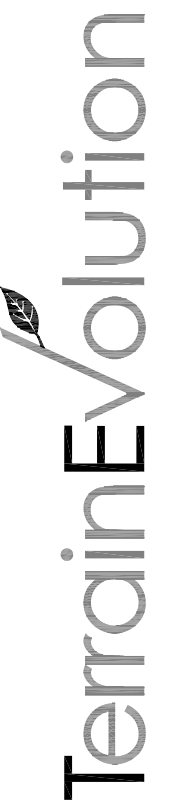




REVISION		DATE	
#	BY		

CHANGE ORDER SCHEDULE

DESCRIPTION OF CHANGE



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SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

STORM PROFILES

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	MJG

PROJECT NO.: 25-001

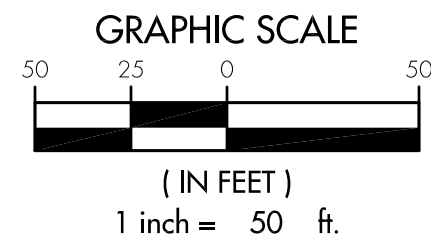
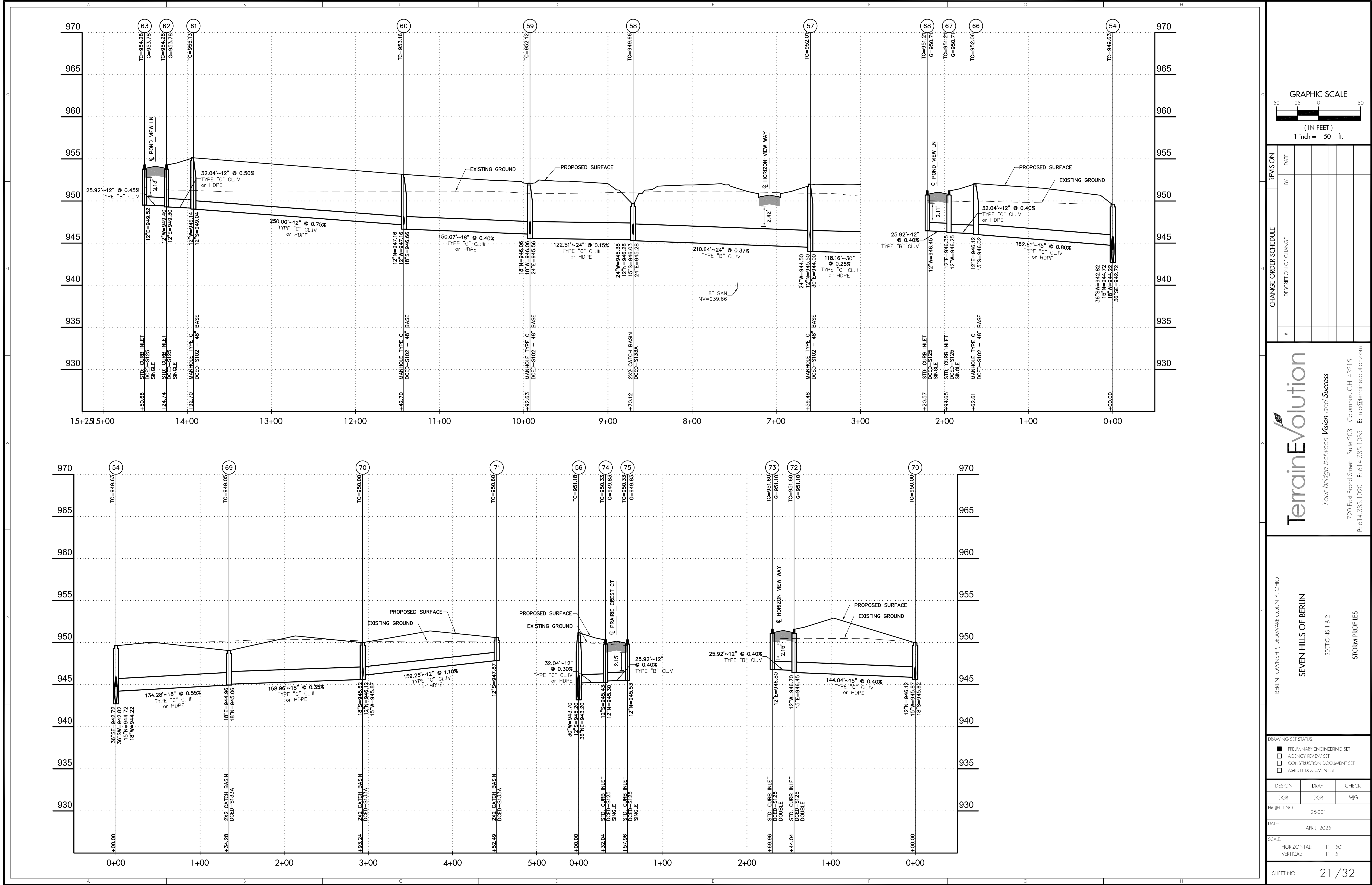
DATE: APRIL, 2025

SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 5'

SHEET NO.: 20/32



REVISION		DATE	BY	DESCRIPTION OF CHANGE
#				

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SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

STORM PROFILES

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

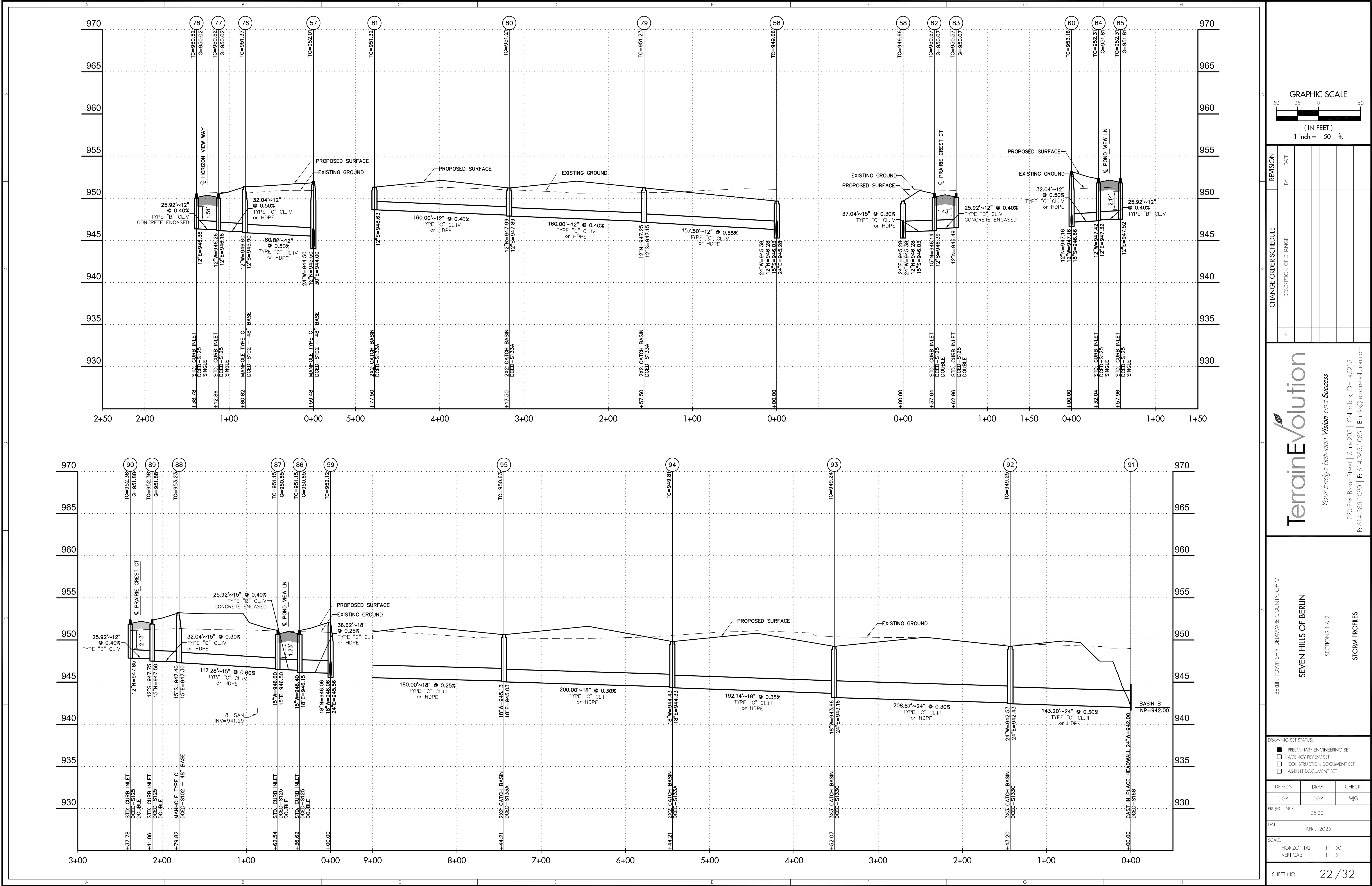
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DGR	DGR	MJG

PROJECT NO.: 25-001

DATE: APRIL, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 21/32



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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

STORM PROFILES

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

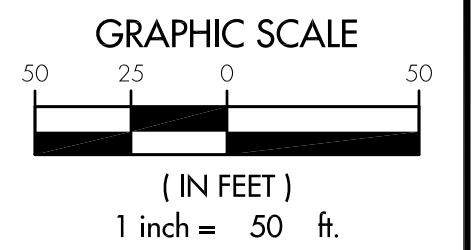
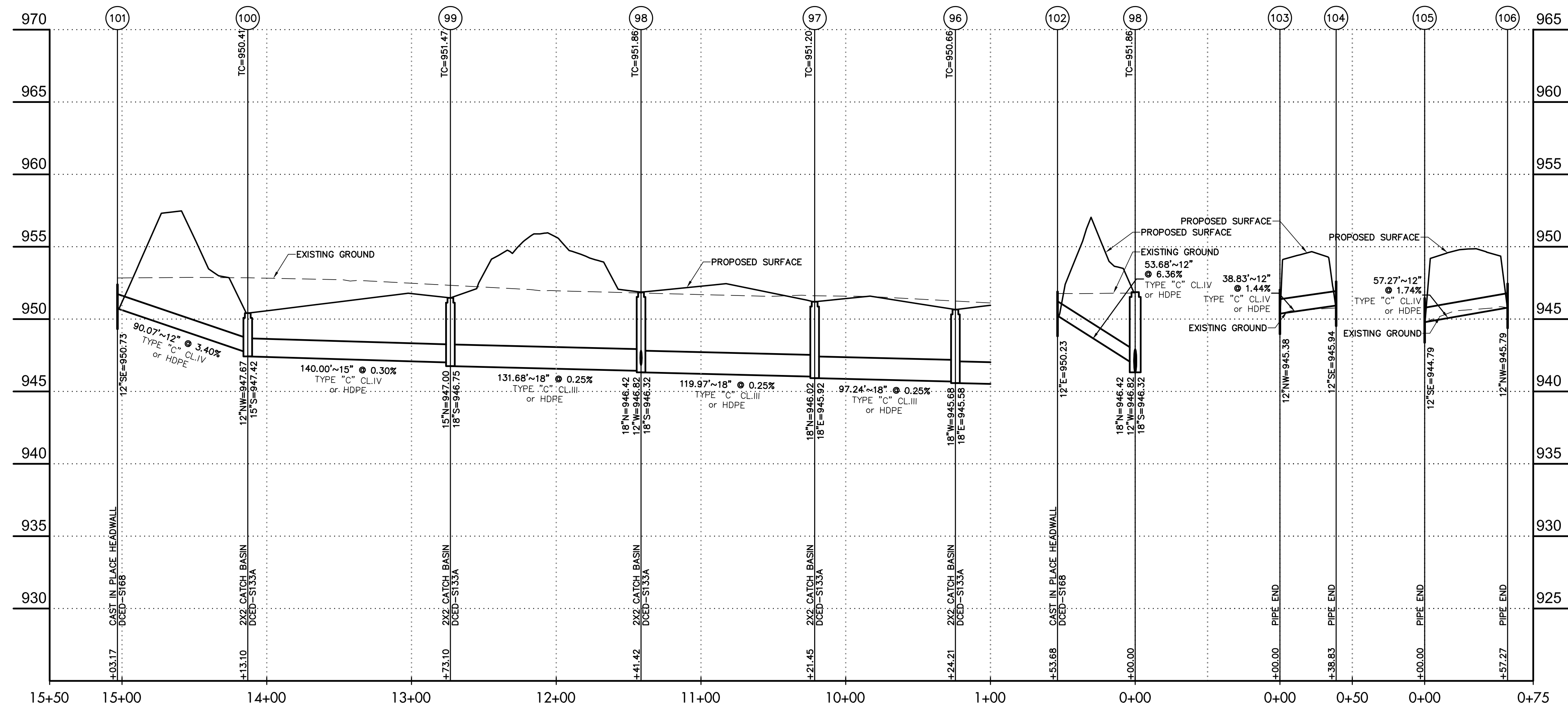
DESIGN	DRAFT	CHECK
DGR	DGR	MJG

PROJECT NO.: 25001

DATE: APRIL, 2025

SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 22 / 32

[illegible]

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

STORM PROFILES

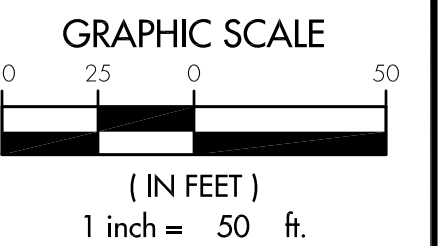
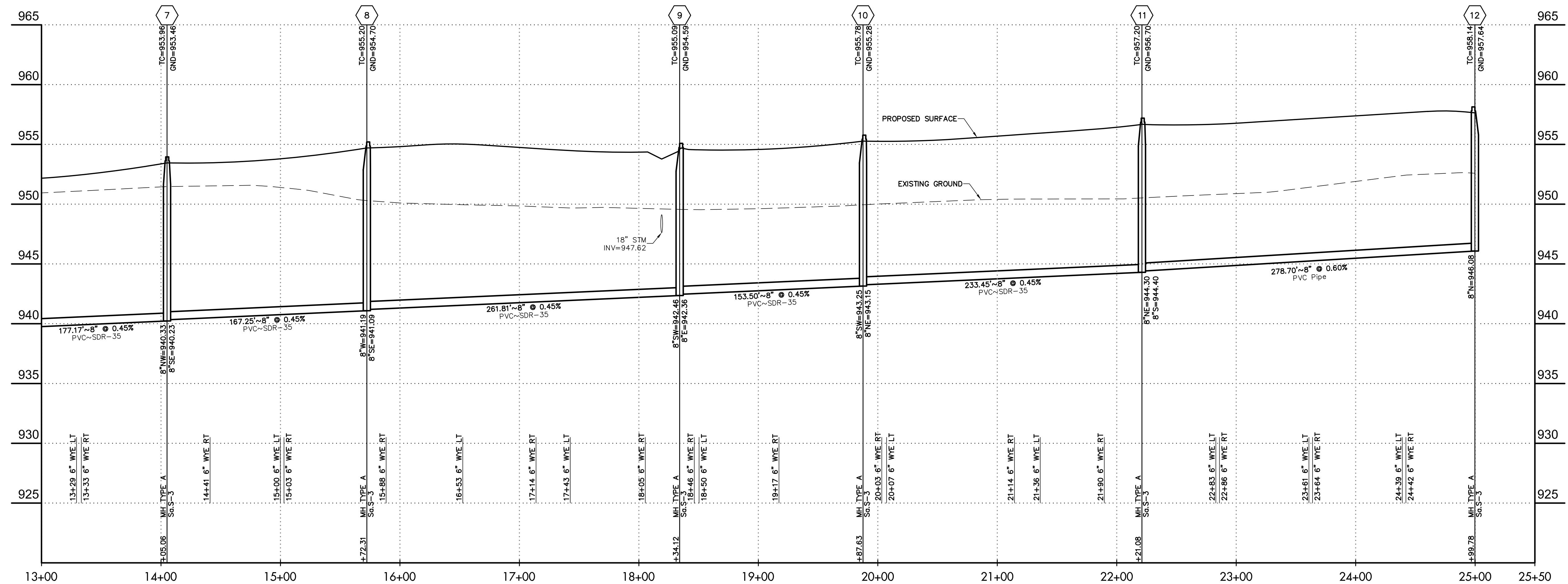
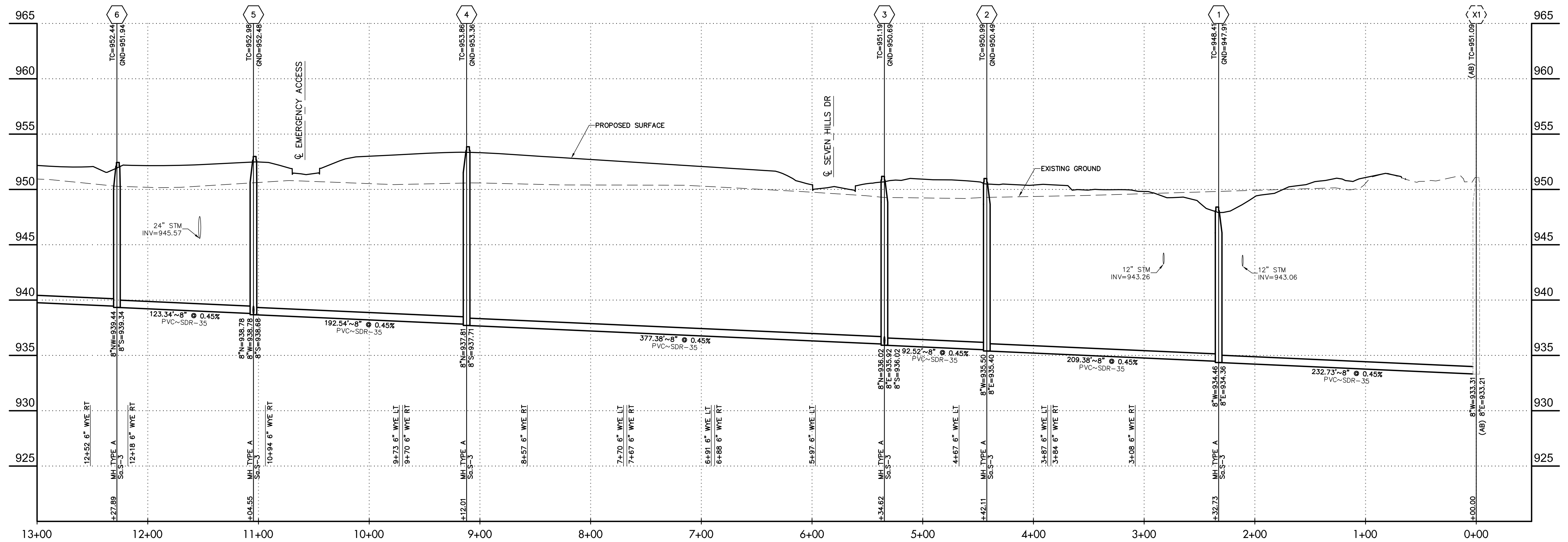
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<input type="checkbox"/>	ASBUILT DOCUMENT SET	

DESIGN	DRAFT	CHECK
DGR	DGR	MJG

PROJECT NO.: 25-001	
DATE: APRIL, 2025	

SCALE:	
HORIZONTAL: 1" = 50'	
VERTICAL: 1" = 5'	

SHEET NO.:	23/32
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[illegible]

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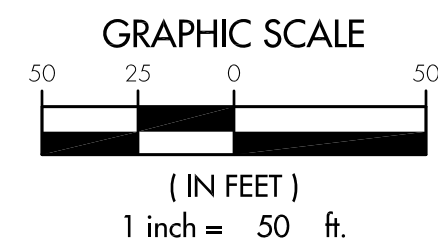
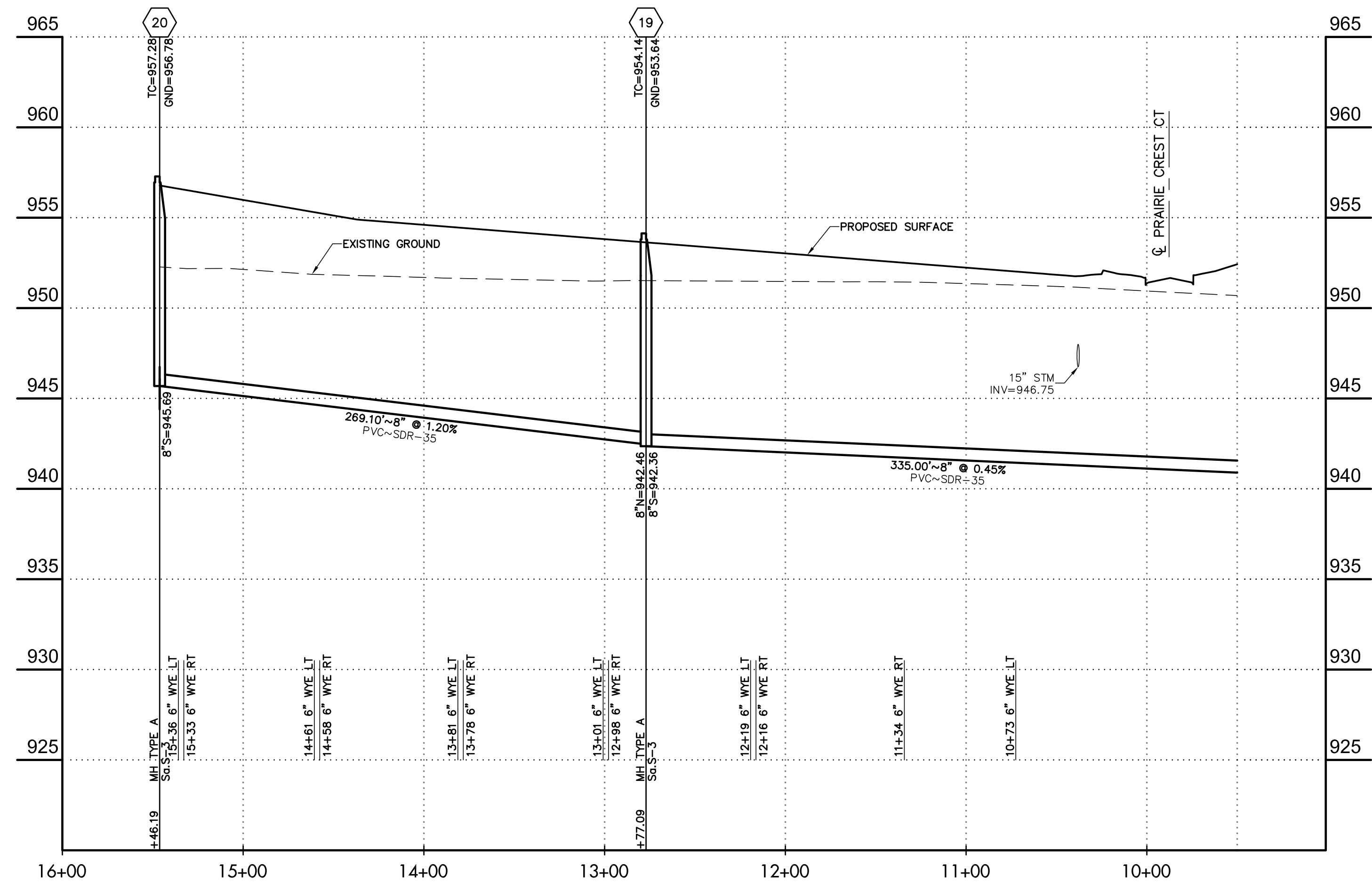
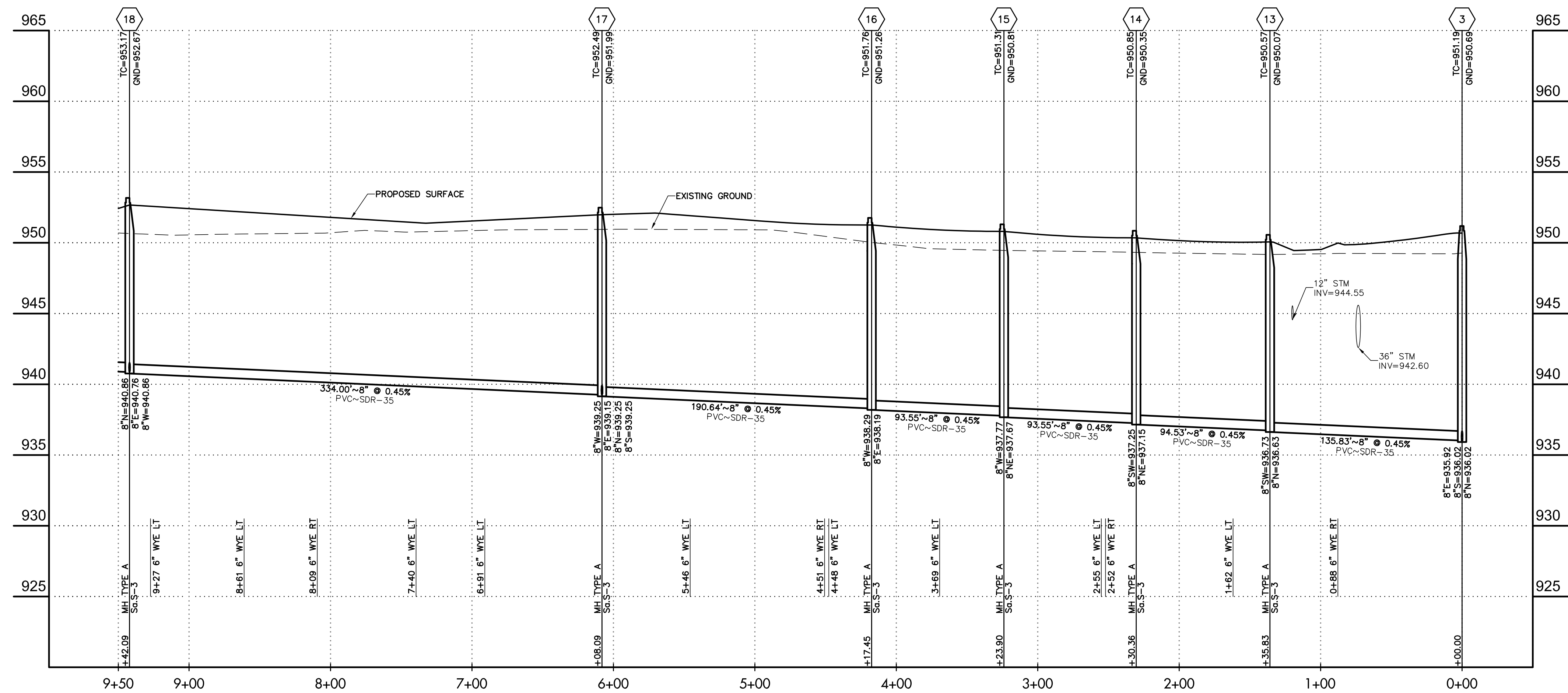
SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

SANITARY PROFILES

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DESIGN	DRAFT	CHECK
DGR	DGR	M/JG
SHEET NO.: 25-001		
DATE: APRIL, 2025		
SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'		
SHEET NO.: 24/32		

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TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

SANITARY PROFILES

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	MJG

PROJECT NO.: 25-001

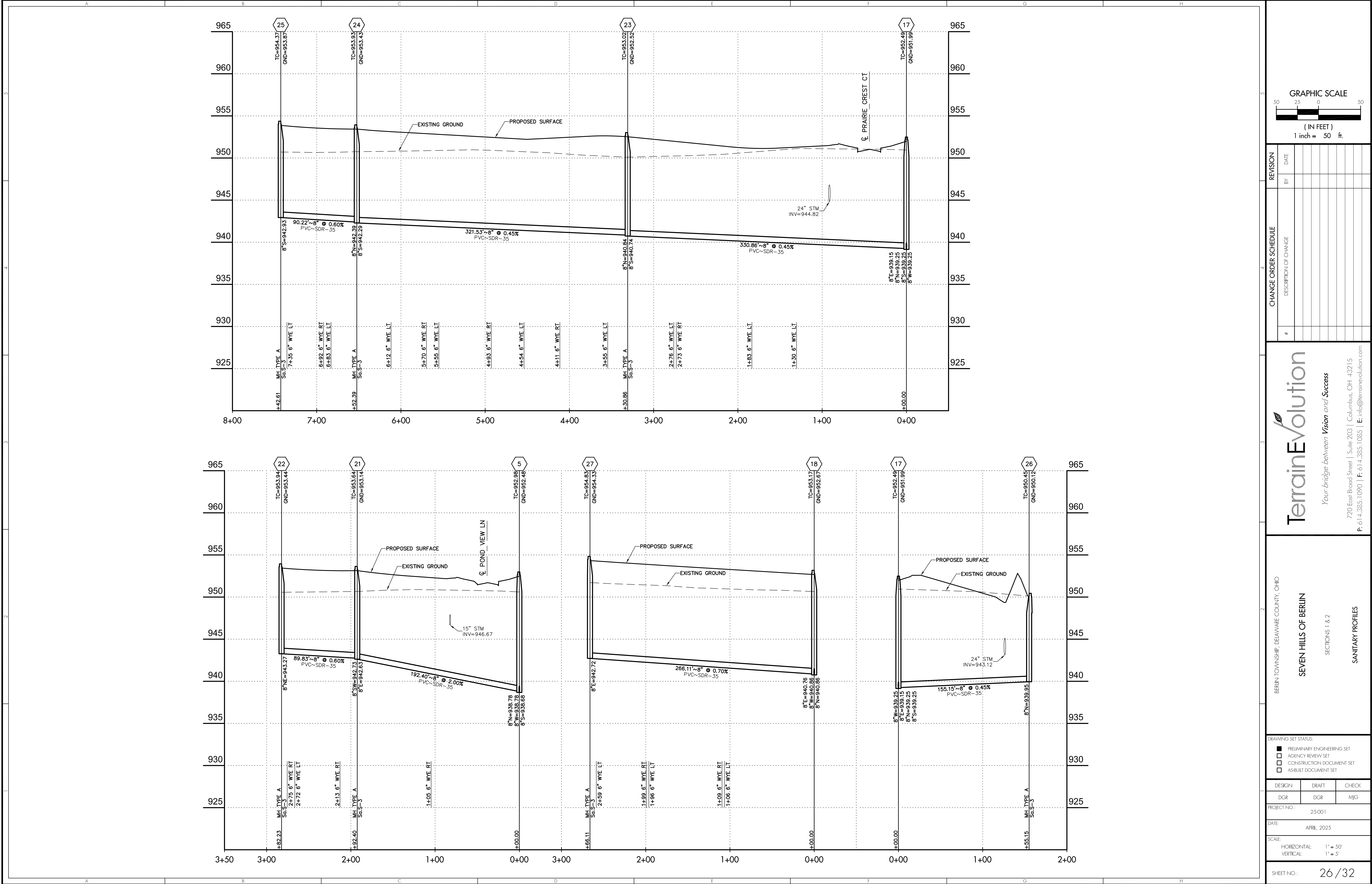
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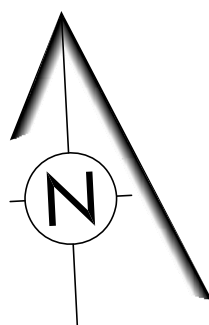
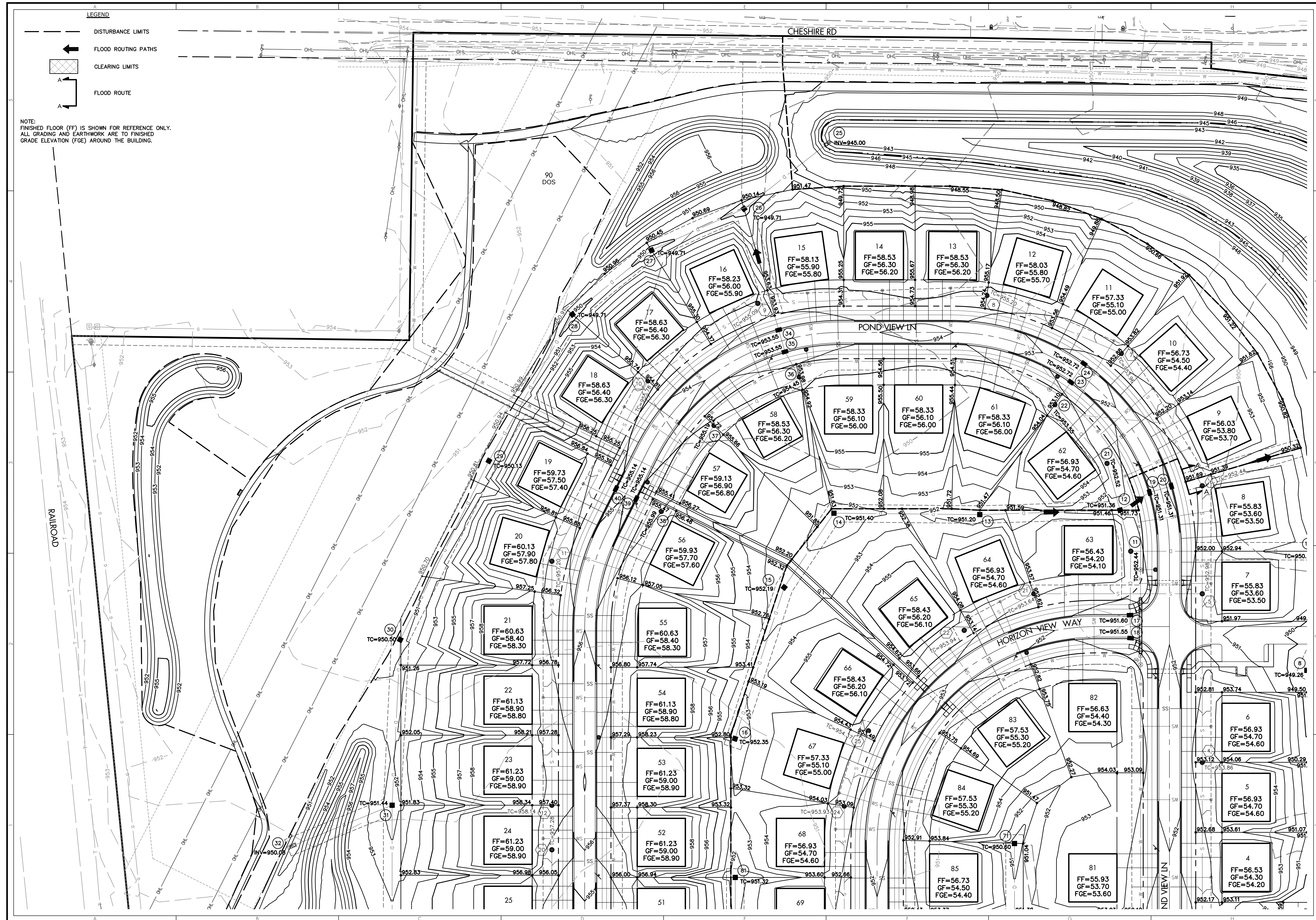
SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 5'

SHEET NO.: 25/32





GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

[illegible]

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CH
DGR	DGR	M

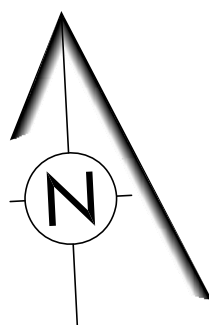
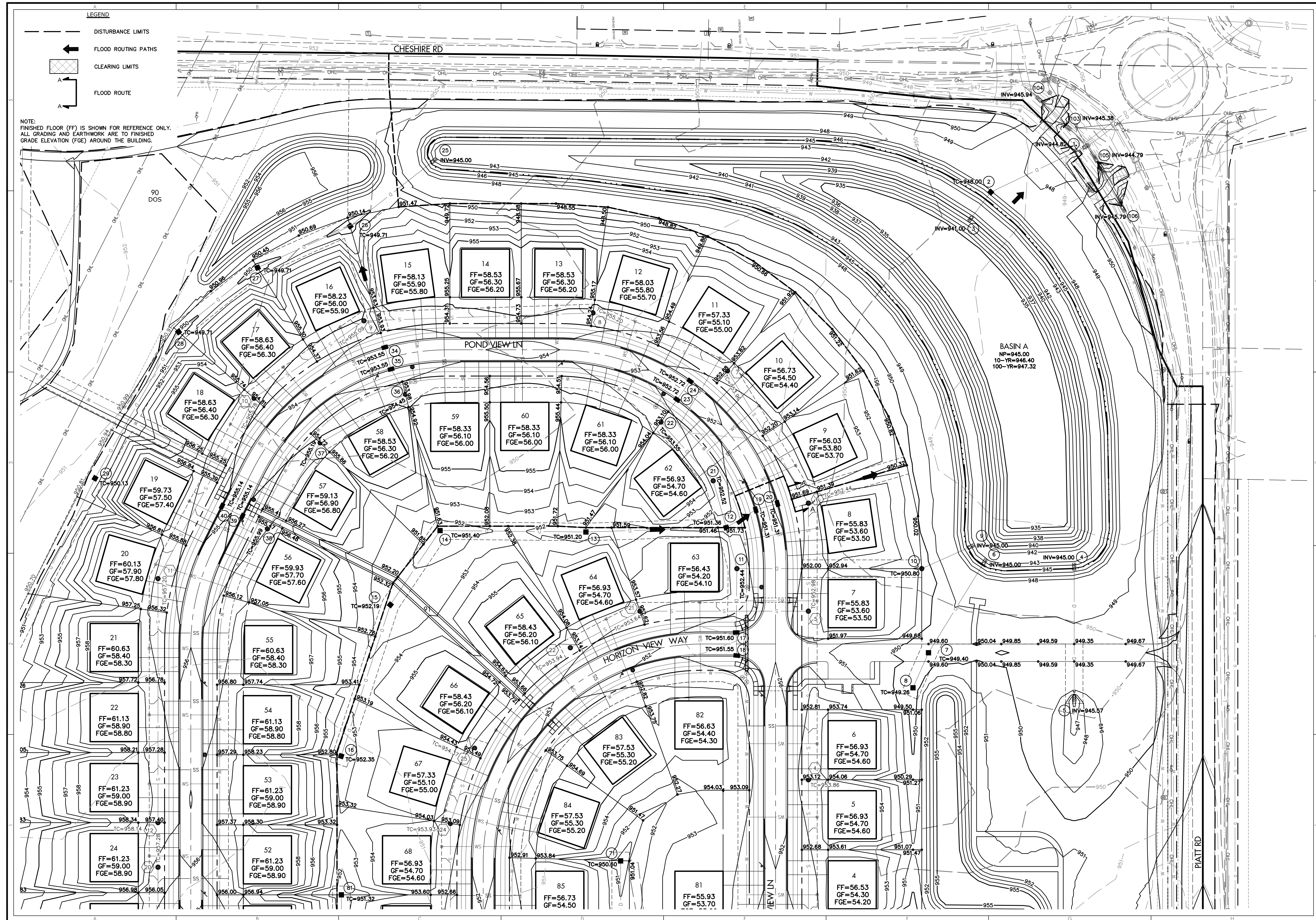
PROJECT NO.:	25-001
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DATE: APRIL 2025

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	N/A

SHEET NO.: 27 / 32



GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

[illegible]

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SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	C
DGR	DGR	

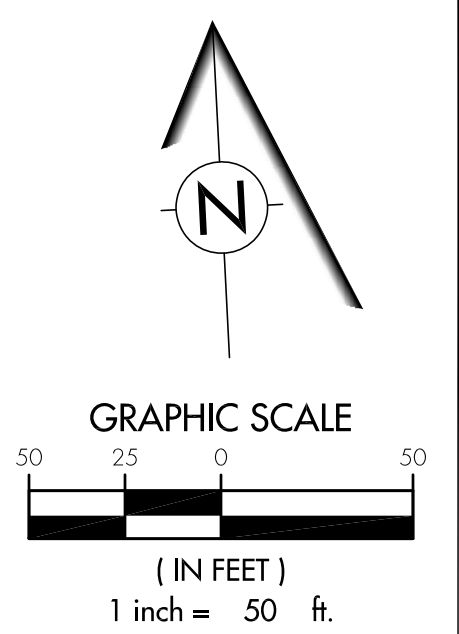
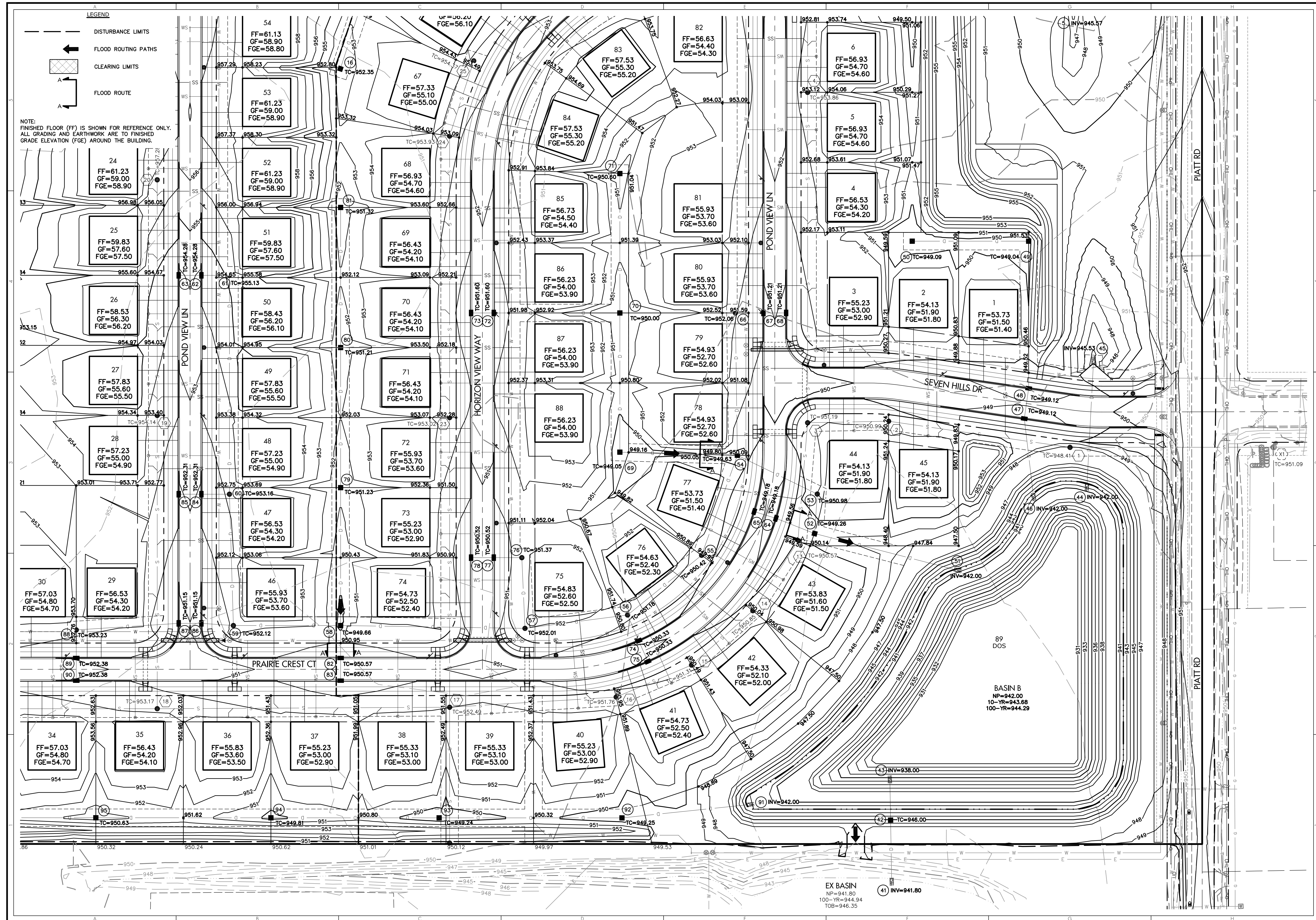
PROJECT NO.:	25-001
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DATE: APRIL 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 28 / 32

I:\25\25001\DWG\05-Engineering\Street Plans\25001-GRADE.dwg by:dlhine on 04/01/2025 @ 10:05:32 am ~ © Terrain Evolution, Inc.

[illegible]

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

SECTIONS 1 & 2

PRELIMINARY GRADING PLAN

F

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	M/JG

PROJECT NO.: 25-0001

DATE: APRIL, 2025

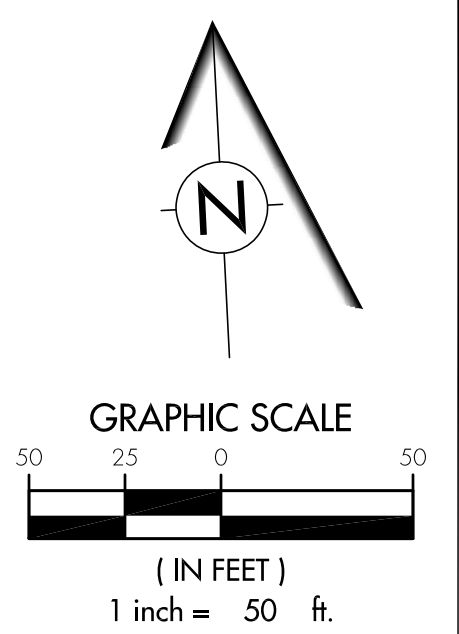
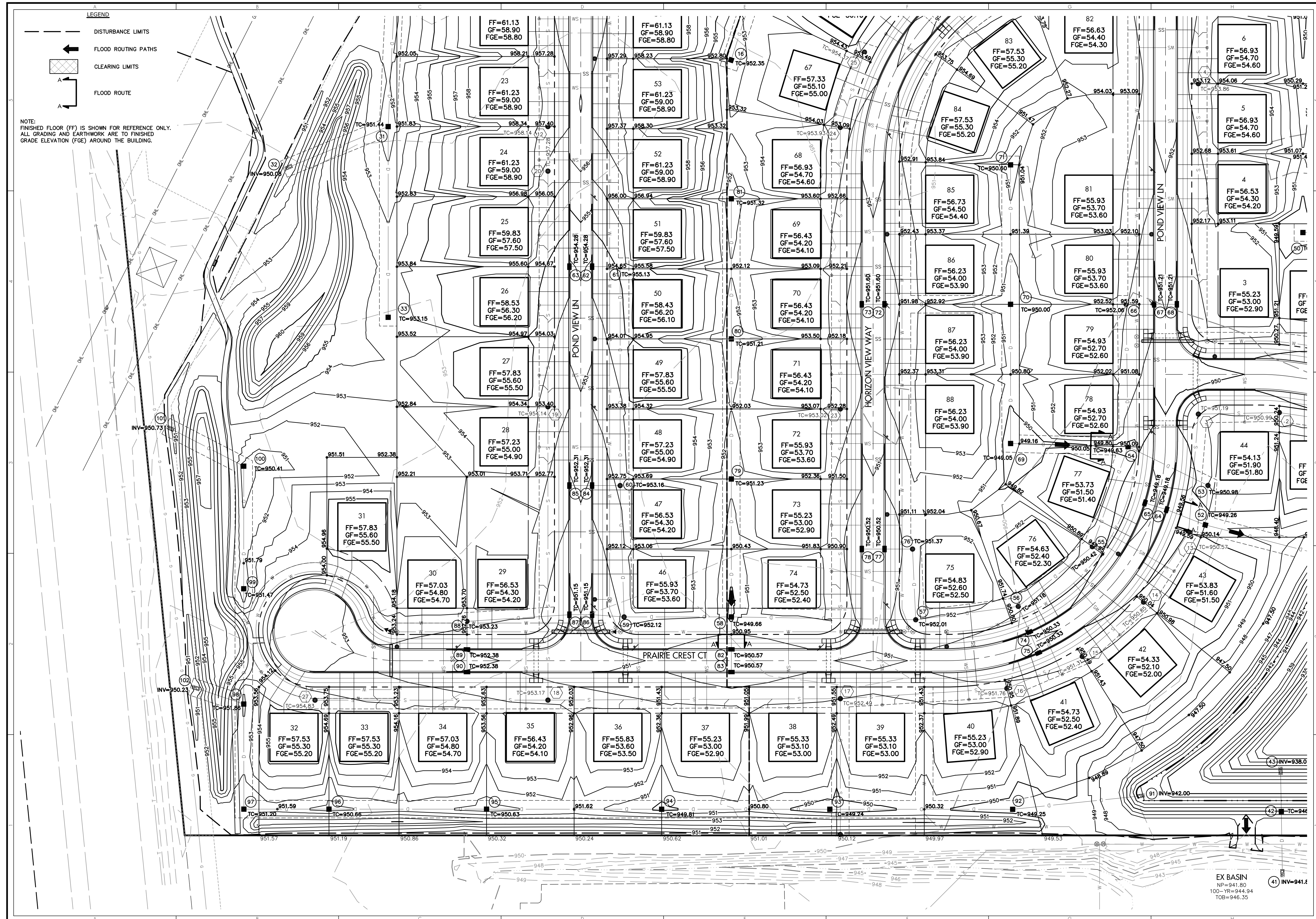
SCALE:


HORIZONTAL: 1" = 50'

VERTICAL: N/A

SHEET NO.:

29 / 32

[illegible]

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

SEVEN HILLS OF BERLIN

PRELIMINARY GRADING PLAN

SECTIONS 1 & 2

DRAWING SET STATUS:

☒
☐
☐
☐

PRELIMINARY ENGINEERING SET
 AGENCY REVIEW SET
 CONSTRUCTION DOCUMENT SET
 ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	M/JG

PROJECT NO.:

25-001

DATE:

APRIL, 2025

SCALE:

HORIZONTAL: 1" = 50'
 VERTICAL: N/A

SHEET NO.:

30 / 32

