

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

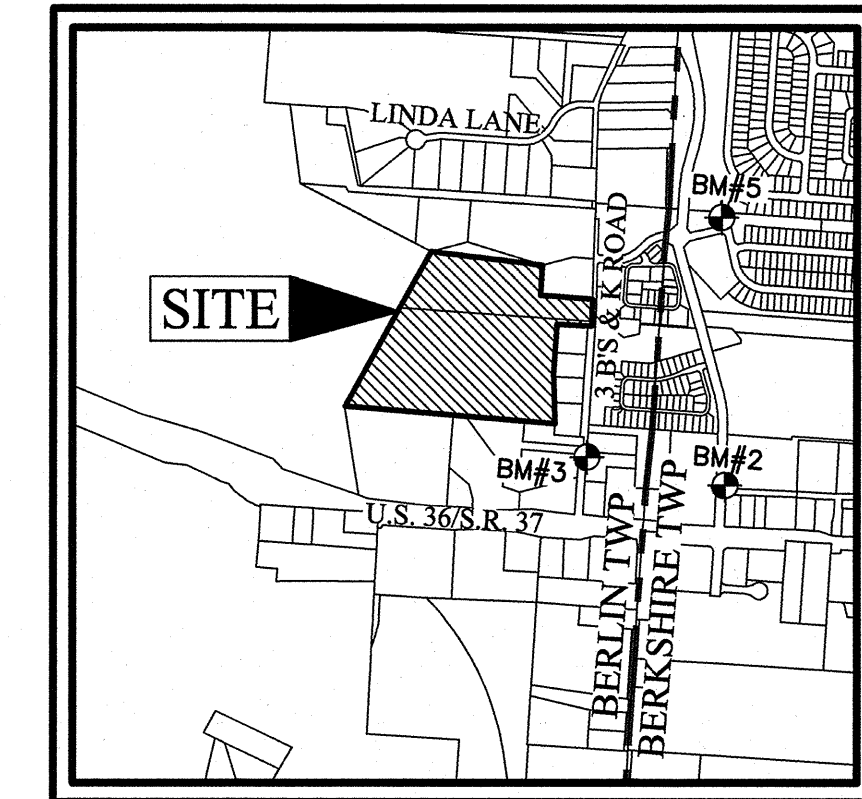
PRIVATE STREET, STORM & WATER IMPROVEMENT PLAN

FOR

BLUFFS AT ALUM CREEK

PHASES 1 & 2

2026



LOCATION MAP
No Scale

MARK	DATE	DESCRIPTION

M/I HOMES
mihomes.com

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRIVATE STREET, STORM & WATER IMPROVEMENT PLAN
FOR
BLUFFS AT ALUM CREEK
PHASES 1 & 2
TITLE SHEET



DATE	March, 2026
SCALE	As Noted
JOB NO.	20250564
SHEET	1/28

SHEET INDEX

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STORMWATER POLLUTION PREVENTION PLAN SHEET INDEX

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- BENCH MARKS**
(NAD 1983)
- BM#2** Chiseled "X" on hydrant bolt, approximately 54 feet north east of Four Winds Drive and Longhorn Drive Intersection, being on the east side of Four Winds Drive.
Elev = 971.14
- BM#3** Chiseled "X" on hydrant bolt, located on the first hydrant while traveling north from the intersection of Three B's and K Road and SR36/37, being approximately 550 feet north of said intersection, and being on the east side of said Three B's and K Road.
Elev = 957.07
- BM#5** Chiseled "X" on the east flange bolt of a fire hydrant on the northwest corner of the intersection of Summit Drive and Cormorant Drive.
Elev = 969.81

HORIZONTAL DATUM

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations at traverse control points numbered 2, 3, 6, 7, 10, 11, 13, 15, 100, 101, 105 and 200 and observations of selected CORS base stations in the National Spatial Reference System. The grid to ground combined scale factor (1.00000587653268) was applied at the location of point number 3.

FLOODPLAIN

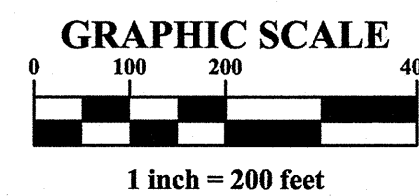
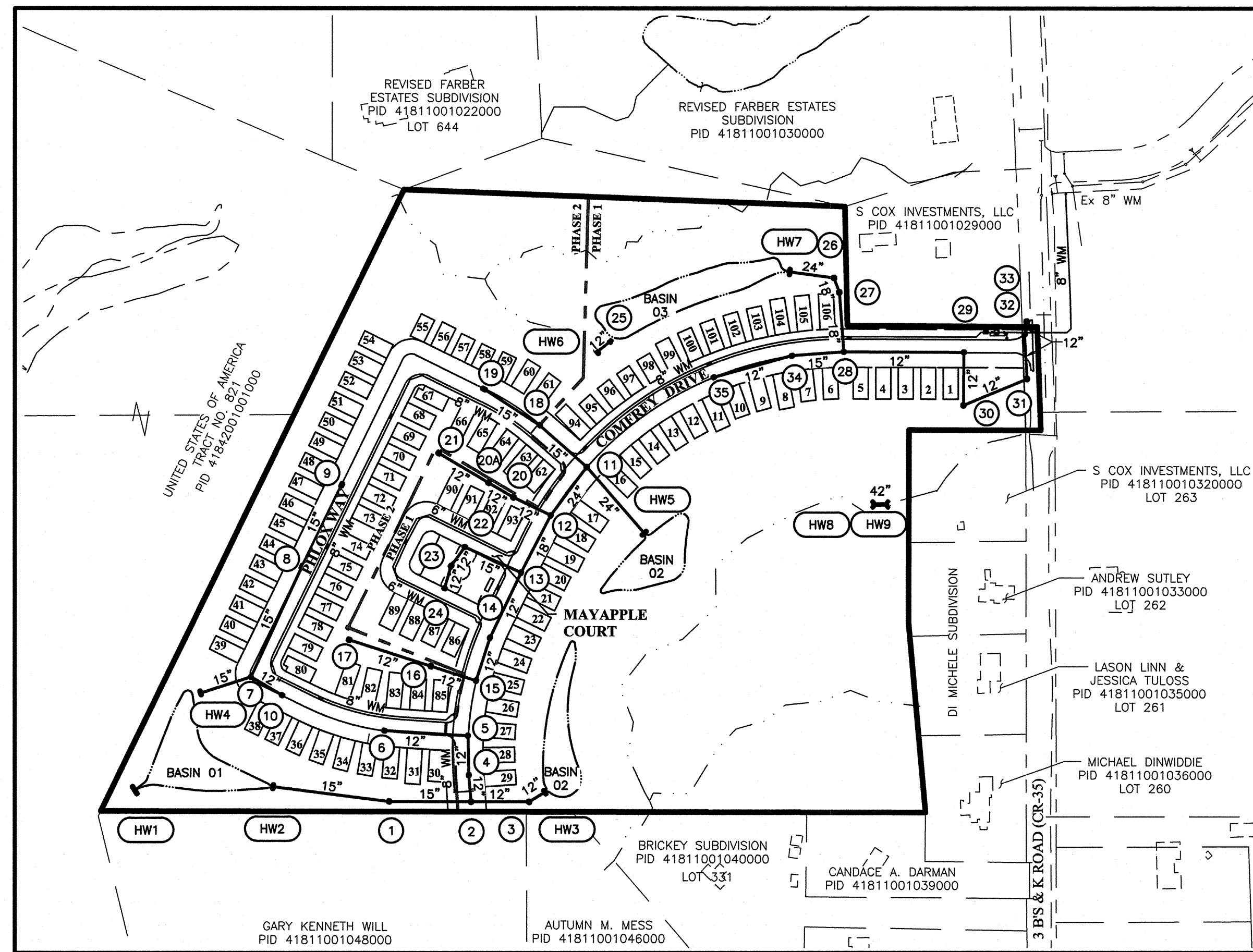
All of Bluffs at Alum Creek is in the Flood Hazard Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as shown on the Federal Emergency Management Agency Flood Insurance Rate Map Numbers 39041C0150K, effective date April 16, 2009.

STANDARD CONSTRUCTION DRAWINGS
DELAWARE COUNTY

The Delaware County Engineer's Design, Construction and Surveying Standards, current edition, the standard specifications of the State of Ohio Department of Transportation, current edition (English Units), including standard drawings and supplemental specifications listed shall govern this improvement.

DCED-R100	DCED-R2190	DCED-S133A,B&C
DCED-R101B	DCED-S102	DCED-S139
DCED-R103	DCED-S106	DCED-S145
DCED-R1441	DCED-S107	DCED-S149
DCED-R1450	DCED-S108	DCED-S150
DCED-R2010	DCED-S117	DCED-S151
DCED-R2175	DCED-S119	DCED-S155
DCED-R2185	DCED-S125	DCED-S168
	DCED-S128	

The Drawings Referenced Above can be found at:
<https://engineer.co.delaware.oh.us/development/stdroadwaydrawings/>
<https://engineer.co.delaware.oh.us/development/stdsewerdrawings/>



INDEX MAP
Scale: 1" = 200'



SITE DATA TABLE

Total Acreage:	37.6 Ac±
Total Impervious Area:	10.6 Ac±

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE OF CHANGE	DESCRIPTION OF CHANGE	SHEET NO.	APPROVED	DATE OF APPROVAL

DEVELOPER/OWNER
M/I Homes of Central Ohio, LLC
Steve Peck
4131 Worth Avenue, Suite 310
Columbus, Ohio 43219
Tel: (614) 418-8000
Fax: (614) 418-8030
Email: speck@mihomes.com

ENGINEER
EMH&T Inc.
Jared Elleman, PE
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4434
jelleman@emht.com

DELAWARE COUNTY APPROVAL

The Delaware County Engineer's Design, Construction and Surveying Standards, the Standard Specifications of the City of Columbus, current edition, including Standard Drawings and Supplemental Specifications listed shall Govern this Improvement.

The Delaware County Engineer's signature on this plan signifies only concurrence with the general purpose and location of the proposed improvements within the Right-of-Way, storm water management, erosion and sediment control. All technical details remain the responsibility of the Professional Engineer who prepared and certified these plans.

Delaware County Engineer:

Chris Bauserman *Chris Bauserman* 05 / 18 / 2026

Water System Approval: *B.P.J.* 04-17-2026

Chief Operating Officer _____ Date _____

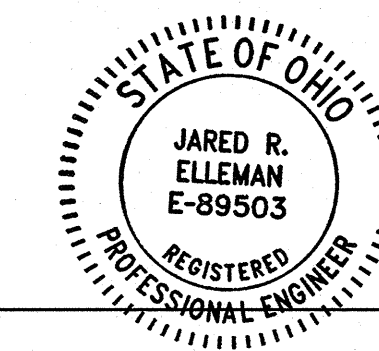
PREPARED BY:



ENGINEER'S CERTIFICATION

This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards as delineated in the Delaware County Design, Construction and Surveying Standards Manual have been met, including those standards greater than minimum where, in my opinion, they are needed to protect the safety of the public. Any variances to the above standards are consistent with sound engineering practice and are not detrimental to the public safety and convenience. These variances have been listed herein and have been approved by the Delaware County Engineer.

Jared Elleman
Registered Engineer No. _____ Date 3/11/2026



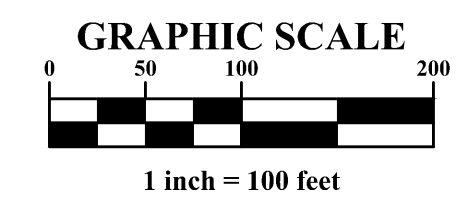


LEGEND

---XX1---	Existing Contours
---XX5---	Existing Contours
Stm CB MH	Storm Sewer (By Others)
San MH	Sanitary Sewer (By Others)
WM Viv FH	Watermain (By Others)
---OHW---	Existing Overhead Wires
TBR	To Be Removed
DND	Do Not Disturb
BO	By Others

LEGEND

AmE	Amanda silt loam, 18 to 25 percent slopes
BeA	Benington silt loam, 0 to 2 percent slopes
BeB	Benington silt loam, 2 to 6 percent slopes
Crd1B1	Cardington silt loam, 2 to 6 percent slopes
LbF	Ltham-Breckville complex, 25 to 70 percent slopes



REVISIONS

MARK	DATE	DESCRIPTION



BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
 PRIVATE STREET, STORM & WATER IMPROVEMENT PLAN
 FOR
BLUFFS AT ALUM CREEK
PHASES 1 & 2
 EXISTING CONDITIONS



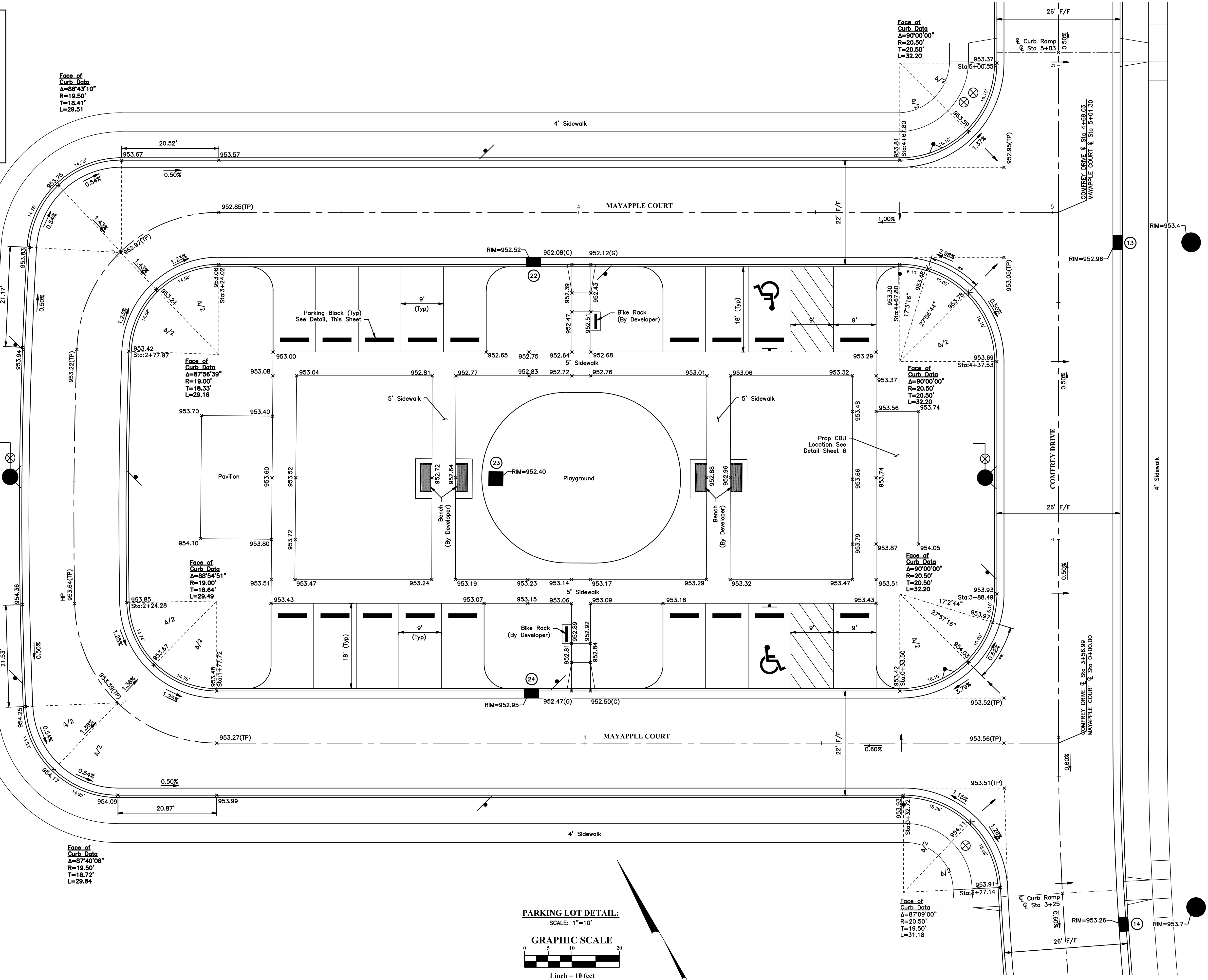
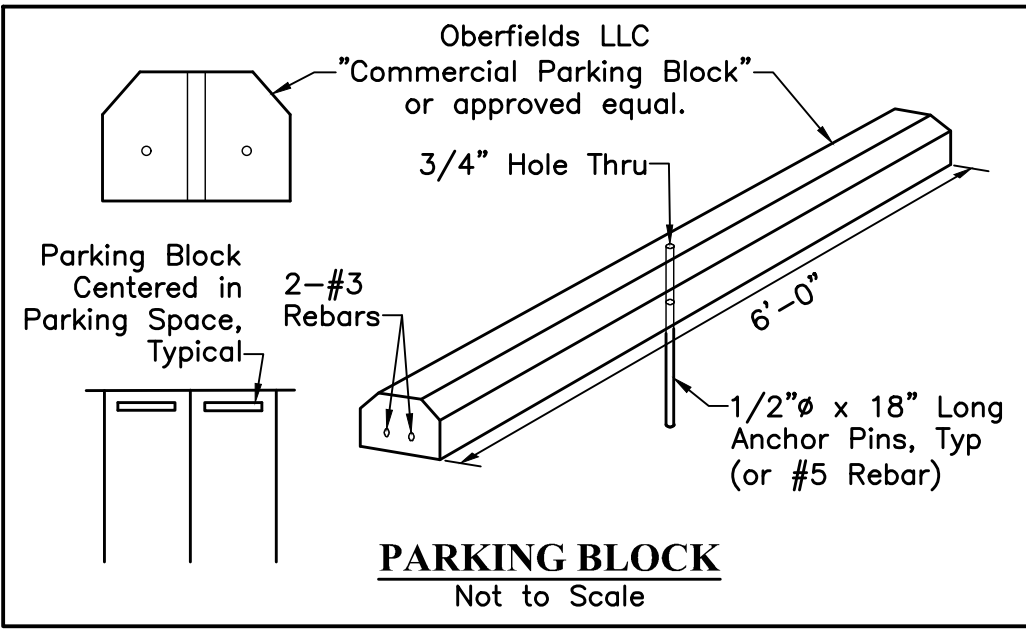
DATE
 March, 2026

SCALE
 1" = 100'

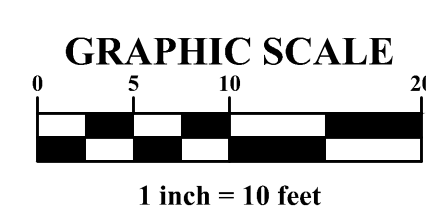
JOB NO.
 20250564

SHEET
 5/28

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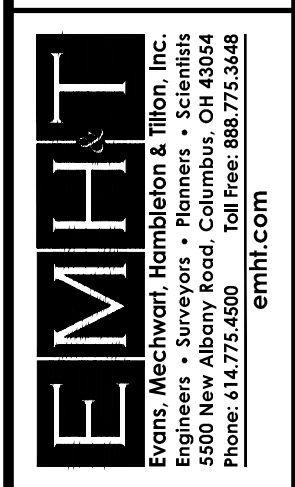
PARKING LOT DETAIL:
SCALE: 1"=10'



MARK	DATE	DESCRIPTION



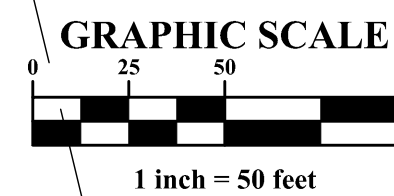
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
 PRIVATE STREET, STORM & WATER IMPROVEMENT PLAN
 FOR
BLUFFS AT ALUM CREEK
 PHASES I & 2
 SITE DETAILS



DATE	March, 2026
SCALE	As Noted
JOB NO.	20250564
SHEET	8/28

CONTINUATION LINE

SEE SHEET 10



REVISED: PAPER STATES
PID 4181001036000

NOTES:
 All streets in Bluffs at Alum Creek, Phases 1 & 2 are private.
 For Intersection & Curb Ramp Details, See Sheets 6-8
 For Site Utility Plan and Road Profiles, see Sheets 11-14.
 For Storm Sewer Profiles, see Sheet 17-18.

Ref No.	Station	Offset	Side	Code	Size
COMFREY DRIVE					
S1	0+54.44	15.00'	LT	R7-1	12"x18"
S2	1+39.71	24.00'	LT	Street Name Sign	
S3	1+78.14	15.00'	LT	R7-1	12"x18"
S4	2+95.36	15.00'	LT	R7-1	12"x18"
S5	3+72.62	24.00'	LT	Street Name Sign	
S6	3+93.01	15.00'	LT	R7-1	12"x18"
S7	4+83.44	26.42'	LT	Street Name Sign	
S8	5+25.29	15.00'	LT	R7-1	12"x18"
S9	6+35.07	15.00'	LT	R7-1	12"x18"
S10	7+18.51	26.03'	LT	Street Name Sign	
S11	8+98.22	15.00'	LT	R7-1	12"x18"
S12	10+70.29	15.00'	LT	R7-1	12"x18"
S13	12+42.58	15.00'	LT	R7-1	12"x18"
S14	14+41.31	15.00'	LT	R7-1	12"x18"
S15	16+01.31	15.00'	LT	R7-1	12"x18"
S16	16+21.31	15.00'	LT	R2-1-24	18"x24"
S17	16+49.31	15.41'	RT	R1-1-36	30"x30"
S18	16+62.23	22.56'	RT	Street Name Sign	
FIRE ACCESS DRIVE					
S19	0+25.61	12.00'	RT	SPEC (*)	12"x18"
S20	9+90.31	12.11'	LT	SPEC (*)	12"x18"

• Signs should be placed so edge of sign is minimum of 1.5' off B/C per OMUTCD Fig 2A-2
 • All Sign Posts shall be Black Square Post with Breakaway Sleeves
 • All Signs shall be Retroreflective

R1-1-36

R7-1

R2-1-24

R1-1-24

(*) Contractor to coordinate with the developer for design of sign

MARK	DATE	DESCRIPTION

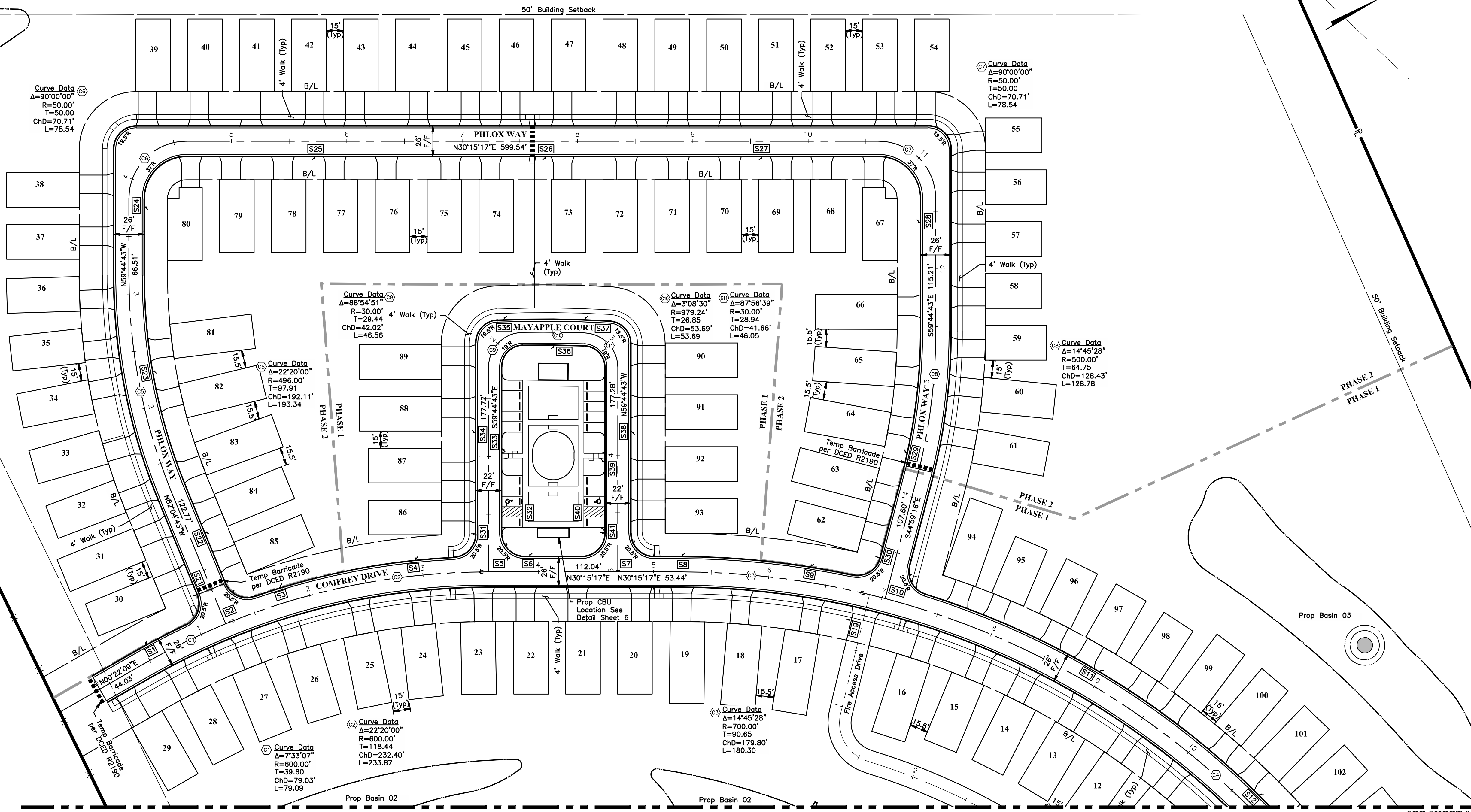


BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
 PRIVATE STREET, STORM & WATER IMPROVEMENT PLAN
 FOR
BLUFFS AT ALUM CREEK
PHASES 1 & 2
 SITE DIMENSION, PAVEMENT & SIGNAGE PLAN



DATE	March, 2026
SCALE	1" = 50'
JOB NO.	20250564
SHEET	9/28

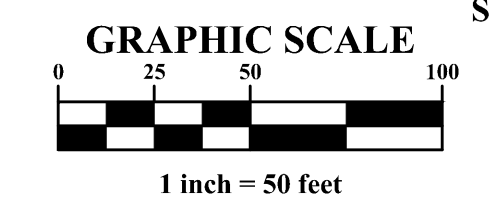
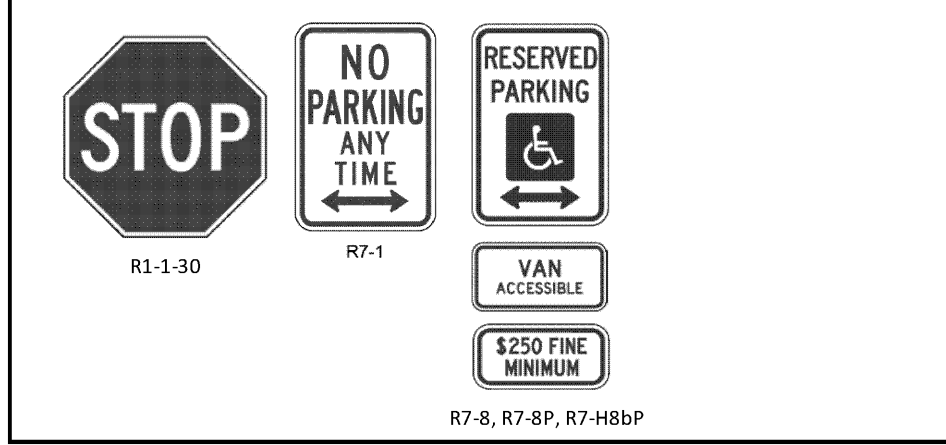
REVISED FABRIC
BY STATE SURVEYOR
PID # 181100023000
LOT 644



NOTES:
All streets in Bluffs at Alum Creek, Phases 1 & 2 are private.
For Intersection & Curb Ramp Details, See Sheets 6-8
For Site Utility Plan and Road Profiles, see Sheets 11-14.
For Storm Sewer Profiles, see Sheet 17-18.

SCHEDULE OF TRAFFIC SIGNS					
Ref No.	Station	Offset	Side	Code	Size
PHLOX WAY					
S21	0+32.61	15.00'	LT	R1-1-30	30"x30"
S22	0+79.61	15.00'	RT	R7-1	12"x18"
S23	2+29.96	15.00'	RT	R7-1	12"x18"
S24	3+75.25	15.00'	RT	R7-1	12"x18"
S25	5+71.65	15.00'	RT	R7-1	12"x18"
S26	7+71.65	15.00'	RT	R7-1	12"x18"
S27	9+59.19	15.00'	RT	R7-1	12"x18"
S28	11+59.18	15.00'	RT	R7-1	12"x18"
S29	13+62.93	15.00'	RT	R7-1	12"x18"
S30	14+58.09	15.00'	RT	R1-1-30	30"x30"
MAYAPPLE COURT					
S31	0+32.61	15.00'	LT	R1-1-30	30"x30"
S32	0+61.00	29.00'	RT	R7-8, R7-8P, R7-H8bP	Varies
S33	1+05.87	13.00'	RT	R7-1	12"x18"
S34	1+21.00	13.00'	LT	R7-1	12"x18"
S35	2+13.87	15.59'	LT	R7-1	12"x18"
S36	2+51.12	13.00'	RT	R7-1	12"x18"
S37	2+78.31	13.00'	LT	R7-1	12"x18"
S38	3+80.30	13.00'	LT	R7-1	12"x18"
S39	4+05.62	13.00'	RT	R7-1	12"x18"
S40	4+40.30	29.00'	RT	R7-8, R7-8P, R7-H8bP	Varies
S41	4+67.80	13.00'	RT	R1-1-30	30"x30"

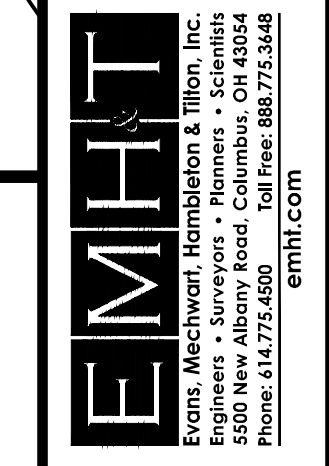
- Signs should be placed so edge of sign is minimum of 1.5' off B/C per OMTCD Fig 2A-2
- All Sign Posts shall be Black Square Post with Breakaway Sleeves
- All Signs shall be Retroreflective



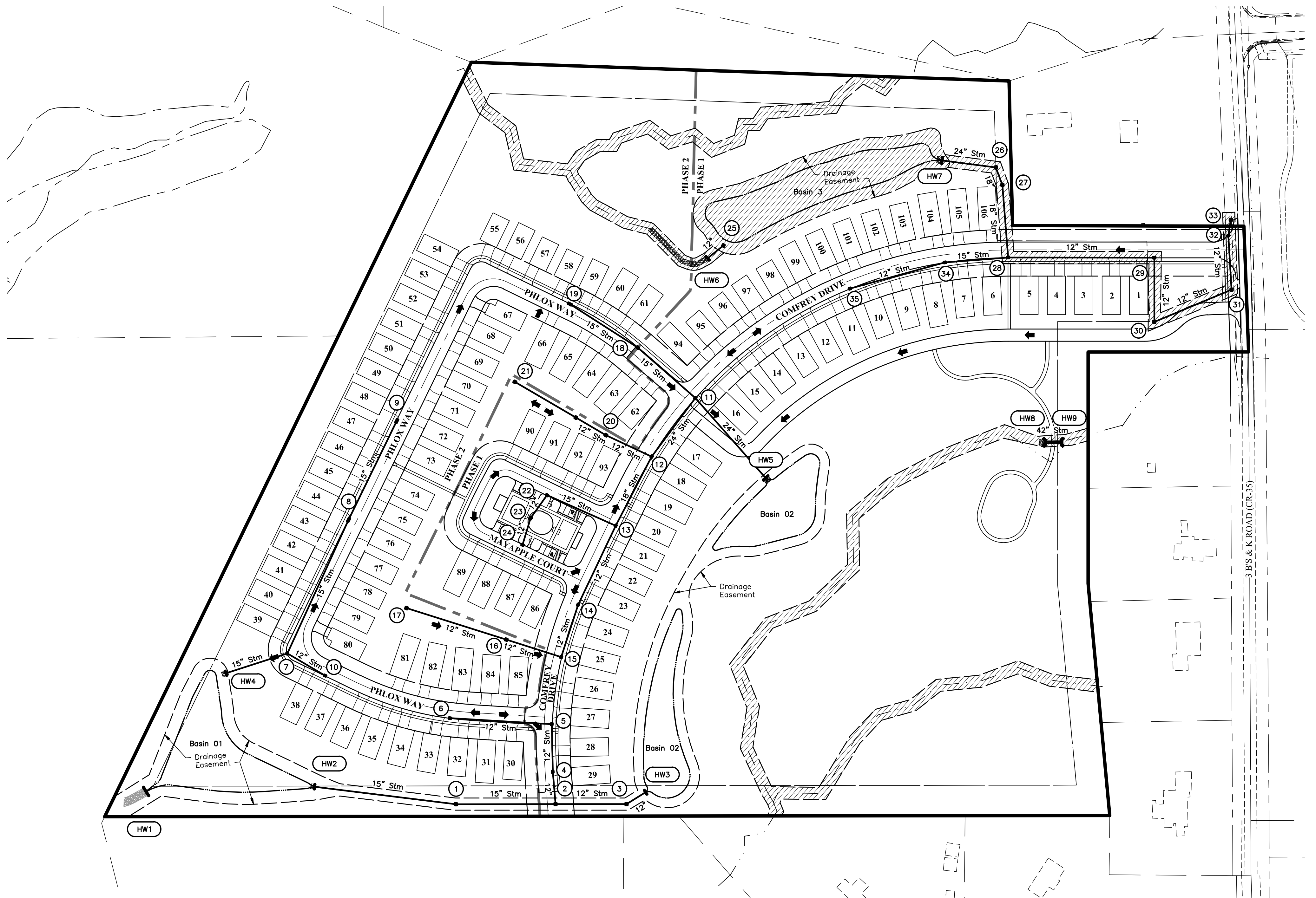
MARK	DATE	DESCRIPTION



BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
FOR
BLUFFS AT ALUM CREEK
PHASES 1 & 2
SITE DIMENSION, PAVEMENT & SIGNAGE PLAN



DATE	March, 2026
SCALE	1" = 50'
JOB NO.	20250564
SHEET	10/28



LEGEND

Storm Sewer Facilities To Be Included In Maintenance Petition

Major Flood Routing Arrow

NOTE:

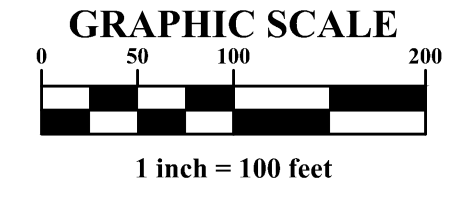
County has access to all easement shaded areas for the purpose of maintaining drainage and controlling erosion under the guidelines of Ditch Maintenance.

All dead or diseased trees located within drainage easements or areas shown hereon as being placed on Drainage Maintenance shall be removed from the site unless they are located within a delineated wetland or buffer, as directed by the County Engineer.

STORM SEWER FACILITIES IN MAINTENANCE PETITION

Pipes: HW6-25, HW7-26-27-28-29-30-31-32-33

Structures: HW6, HW7, 25, 26, 27, 30, 31, 33

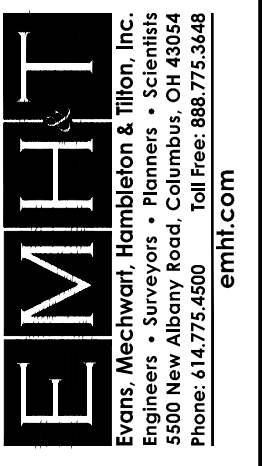


REVISIONS

MARK	DATE	DESCRIPTION



BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
 PRIVATE STREET, STORM & WATER IMPROVEMENT PLAN
 FOR
BLUFFS AT ALUM CREEK
PHASES 1 & 2
 DRAINAGE MAINTENANCE EXHIBIT



DATE
 March, 2026

SCALE
 1" = 100'

JOB NO.
 20250564

SHEET
 19/28

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