



Sketch Plan/Site Review Application
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number

19-14-5

(RPC Staff will assign)

PROJECT	Evans Farm Section 4	(circle one) Residential Commercial
TOWNSHIP	Berlin	

APPLICANT/ CONTACT	Evans Farm Land Development Co., LLC	614-506-3072
	1550 Lewis Center Road, Suite B	bkuederle@evansfarmoh.com
	Lewis Center, Ohio 43035	

PROPERTY OWNER	Evans Farm Delaware, LLC	614-553-7013
	PO Box 4270	tschueler@evansecc.com
	Dublin, Ohio 43016	

SURVEYOR/ ENGINEER	Terrain Evolution Inc. (Thom Ries)	614-385-1090
	720 East Broad St.	E-mail tries@terrainevolution.com
	Columbus, Ohio 43215	

LOCATION	Property Address	
	(circle one) N (S) E W side of Shanahan Road	
	approx. _____ feet N S E W of _____ at North Road	

DETAILS	417 Lots	Septic Systems yes (no)
	215.4 acres +-	Central Sanitary System (yes) no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	x	One (1) copy of Sketch Plan (max. 11" x 17") including:
	x	Approximate lot dimensions and acreage;
	x	Information to locate site (complete section above: LOCATION);
	x	North Arrow (scale preferred also);
	x	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
		Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	x	Completed and Signed Application;
	x	Fee (Refer to Fee Schedule) \$500.00

Robert Kuederle *April 1, 2019*
Owner (or agent for owner) and Date

4202 - \$300 -
4243 - 200 -
979

Del. Co. Regional
Planning Commission

Del. Co. Regional
Planning Commission

RAILROAD

PEACHBLOW ROAD

RAILROAD

S02°45'29"E 3863.26

RAILROAD

NORTH ROAD

MERCIER ST

243°W - 537.68'

N03°12'37"E	3319.20
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LOCATION MAP

NOT TO SCALE

DEVELOPMENT DATA

SITE AREA:		
RIGHT OF WAY		35,604 AC
EXISTING	1,835 AC	
PROPOSED	33,769 AC	
LOTS		83,571 AC
OPEN SPACE	 	98,268 AC
TOTAL		215,443 AC
PLANNED RESIDENTIAL DEVELOPMENT		
ZONED		2.2 DWELLING UNIT/AC
ZONED GROSS DENSITY		1.9 DWELLING UNIT/AC
PROVIDED GROSS DENSITY		417
PROPOSED LOTS		
82' LOTS ~ 198		
52' LOTS ~ 219		
SETBACKS		
FRONT		10 FT
SIDE		6 FT
REAR		35 FT
TO RESIDENCE W/O ALLEY		28 FT
TO GARAGE W/ALLEY		15 FT
TO GARAGE W/O ALLEY		130 FT
SHANAHAN ROAD (FROM CENTERLINE)		130 FT
PEACHBLOW ROAD (FROM CENTERLINE)		25 FT
NO BUILD (PROJECT BOUNDARY)		
APPROXIMATE LOT SIZE		
82'x140'~		0.199 AC
52'x140'~		0.187 AC

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

1 inch = 400 ft. (11x17)

CHANGE ORDER SCHEDULE		DATE
DESCRIPTION OF CHANGE	BY	

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T: 614.385.1090 | F: 614.385.1085 | E: info@terrairevolution.com

DELAWARE COUNTY, OHIO
2

EVANS FARM

SECTION 4

SKETCH PLAN

DRAWING SET STATUS

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

DESIGN	DRAFT	CHECK
TRR	CMK	TRR

PROJECT NO.:	19004
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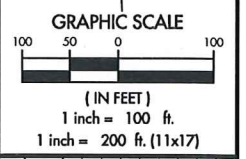
DATE: APR 11 2019

SCALE:

HORIZONTAL:	1" = 200'
VERTICAL:	N/A

SHEET NO.: 1/5

 $\frac{1}{5}$

[illegible]

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DELAWARE COUNTY, OHIO

EVANS FARM

SECTION 4
SHANAHAN DEVELOPMENT POD

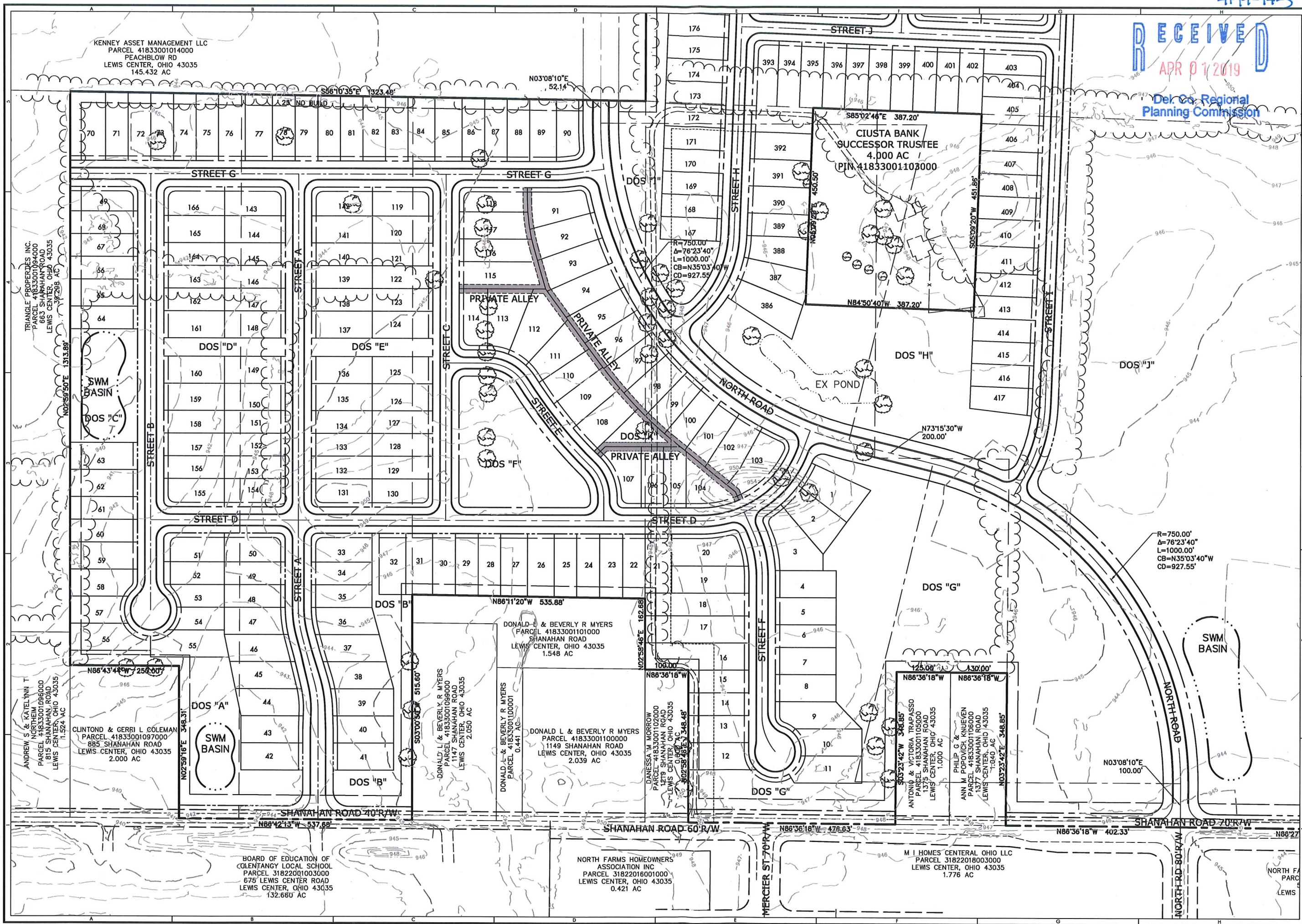
SKETCH PLAN

55742 dm - © Fleming Evolution, Inc.

DRAWING SET STATUS:

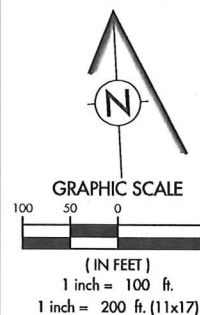
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- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
TRR	CAWK	TRR
PROJECT NO.: 19004		
DATE: APRIL, 2019		
SCALE:		
HORIZONTAL:		1" = 100'
VERTICAL:		N/A
SHEET NO.:		2/5



SHEET NO.: 3 / 5

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DELAWARE COUNTY, OHIO 2

EVANS FARM

SECTION 4
SHANAHAN DEVELOPMENT POD

SKETCH PLAN

DRAWING SET STATUS:

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DESIGN	DRAFT	CHECK
TRR	CMK	TRR

PROJECT NO.:	18-004
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DATE: APRIL 2019

SCALE:

HORIZONTAL:	1" = 100'
VERTICAL:	N/A

SHEET NO.: 4/5

KENNEY ASSET MANAGEMENT LLC
PARCEL 41833001014000
PEACHBLOW RD
LEWIS CENTER, OHIO 43035
145.432 AC

EVANS FARM DELAWARE LLC
PARCEL 41834001053000
4578 PIATT ROAD
LEWIS CENTER, OHIO 43035
102.800 AC

N03'08'10"E
52.14'

RAILROAD

PATER LLC
PARCEL 41834001048000
PEACHBLOW RD
LEWIS CENTER, OHIO 43035
29.499 AC

[illegible]

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DELAWARE COUNTY, OHIO

EVANS FARM

SECTION 4

SHANAHAN DEVELOPMENT POD

SKETCH PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
TRR	CMK	TRR
PROJECT NO.: 10004		

DATE: APRIL, 2019

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 5/5

