

Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

24-05-5
(RPC Staff will assign)

PROJECT	Parkside at Evans Farm	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berlin	

APPLICANT/ CONTACT	Name: Rockford Homes	Phone: (614) 496-1421
	Address: 999 Polaris Parkway, Suite 200	E-mail: jlipnos@rockfordhomes.net
	City, State, Zip: Columbus, Ohio 43240	


PROPERTY OWNER	Name: Bavelis Zenios Development LLC, Wayne E Piatt Trustee, Evans Farm Delaware LLC, & Old State Farm LLC	Phone: (614) 940-4878
	Address: 5833 Evans Farm Drive	E-mail: rtowle@zenios.com
	City, State, Zip: Lewis Center, Ohio 43035	

SURVEYOR/ ENGINEER	Name: Kimley-Horn and Associates, Inc. (Att. Nick Stauffenger)	Phone: (614) 472-8546
	Address: 7965 N High St, Suite 200	E-mail: nick.stauffenger@kimley-horn.com
	City, State, Zip: Columbus, Ohio 43235	

LOCATION	Property Address		
	(circle one) N <u>S</u> E W side of	Hollenback Rd	Road/Street
	approx. feet N S E <u>W</u> of	S Old State Rd	Road/Street

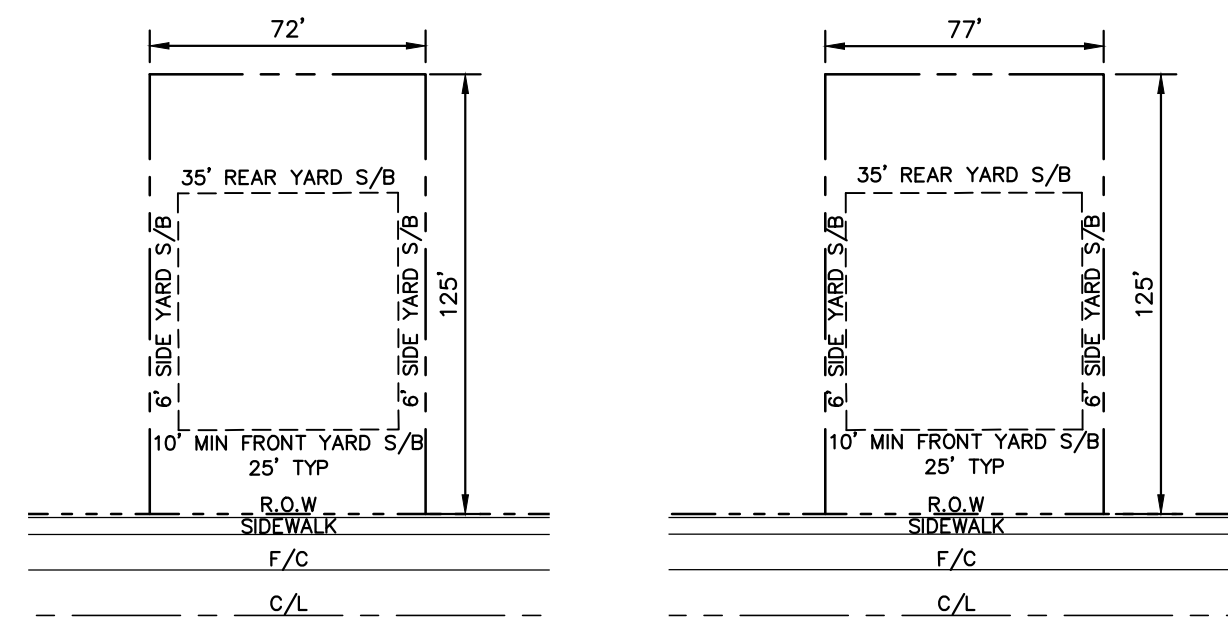
DETAILS	Number of Lots: 350	SF	Septic Systems	yes	<u>no</u>
	Total Acreage: 182.90 AC		Central Sanitary System	<u>yes</u>	no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)		One (1) copy of Sketch Plan (max. 11" x 17") including:
		Approximate lot dimensions and acreage;
		Information to locate site (complete section above: LOCATION);
		North Arrow (scale preferred also);
		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);
		Completed and Signed Application;
		Fee (Refer to Fee Schedule)

 3/28/2024
Owner (or agent for owner) and Date

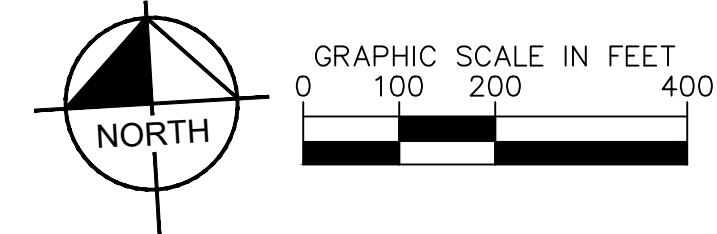
Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

Effective 10/13/23



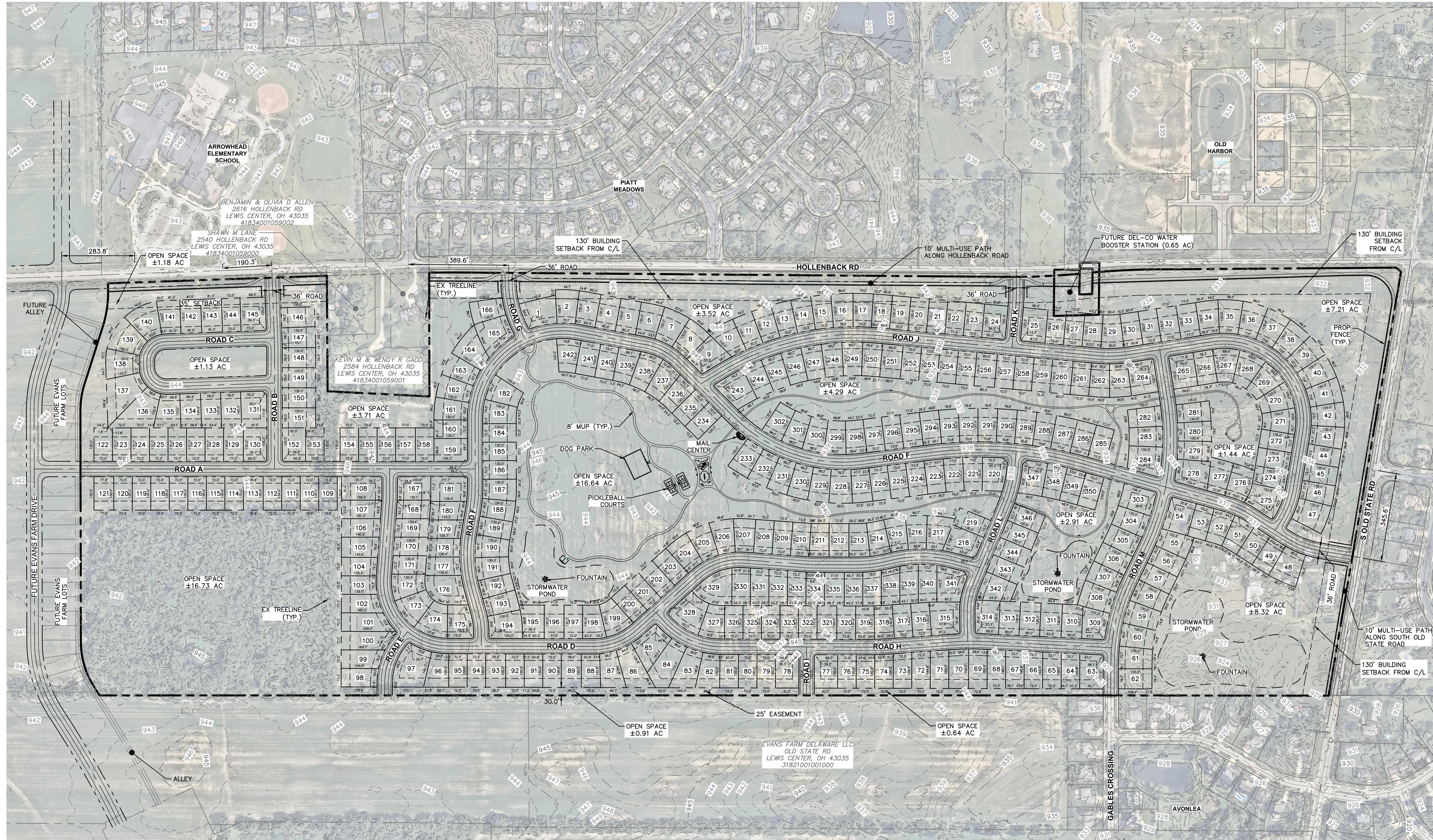
SITE DATA

PROPOSED ZONING:	PRD
TOTAL SITE AREA:	+/-182.90 GROSS ACRES
TOTAL UNITS:	+/-350 UNITS
GROSS DENSITY:	+/-1.91 DU/ACRE
OPEN SPACE:	+/-68.63 ACRES (37.52% OF GROSS)
FRONT SETBACK:	10' MIN
SIDE SETBACK:	6' EACH SIDE
REAR SETBACK:	35' MIN



NOTES

EVERY 8 HOUSES BUILT SHALL HAVE A
MINIMUM 5' LOT WIDTH DIFFERENCE



Kimley»»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY: NSS
DRAWN BY: JAB
CHECKED BY: KDK

SKETCH PLAN

PARKSIDE AT
EVANS FARM

SKETCH PLAN
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
04/01/2024

KHA PROJECT NO.
190066011

SHEET NUMBER

EX 1