



# Sketch Plan Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

24-18-5

(RPC Staff will assign)

<b>PROJECT</b>	Evans Farm Arrowhead	(circle one) Residential Commercial
<b>TOWNSHIP</b>	Berlin	

<b>APPLICANT/ CONTACT</b>	Name: <b>Pulte Homes of Ohio, LLC</b>	Phone: <b>(614) 376-1018</b>
	Address: <b>475 Metro Place South, Suite 200</b>	E-mail: <b>matthew.callahan@pulte.com</b>
	City, State, Zip: <b>Dublin, Ohio 43016</b>	

<b>PROPERTY OWNER</b>	Name: <b>Evans Farm Delaware, LLC</b>	Phone: <b>(614) 940-4878</b>
	Address: <b>PO Box 278</b>	E-mail: <b>lrtowle@zenios.com</b>
	City, State, Zip: <b>Lewis Center, Ohio 43035</b>	

<b>SURVEYOR/ ENGINEER</b>	Name: <b>Kimley Horn and Associates, LLC (c/o Kevin Kershner)</b>	Phone: <b>(614) 348-0765</b>
	Address: <b>7965 N. High Street, Suite 200</b>	E-mail: <a href="mailto:kevin.kershner@kimley-horn.com">kevin.kershner@kimley-horn.com</a>
	City, State, Zip: <b>Columbus, Ohio 43235</b>	

<b>LOCATION</b>	Property Address: <b>Piatt Road</b>	
	(circle one) N S <b>E</b> W side of <b>Piatt</b>	<b>Road/Street</b>
	approx. <b>0</b> feet <b>N</b> S E W of <b>Hollenback</b>	<b>Road/Street</b>

<b>DETAILS</b>	Number of Lots: <b>120</b>	Septic Systems <i>yes</i> <b>no</b>
	Total Acreage: <b>40.1</b>	Central Sanitary System <b>yes</b> <i>no</i>

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 204.02)	<input checked="" type="checkbox"/>	One (1) copy of Sketch Plan (max. 11" x 17") including:
	<input checked="" type="checkbox"/>	Approximate lot dimensions and acreage;
	<input checked="" type="checkbox"/>	Information to locate site (complete section above: LOCATION);
	<input checked="" type="checkbox"/>	North Arrow (scale preferred also);
	<input checked="" type="checkbox"/>	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	<input checked="" type="checkbox"/>	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	<input checked="" type="checkbox"/>	Completed and Signed Application;
	<input checked="" type="checkbox"/>	Fee (Refer to Fee Schedule) <span style="float: right;">\$ <u>600.00</u></span>

*Kevin Kershner*

(Agent for Owner)

11/25/2024

Owner (or agent for owner) and Date

**RECEIVED**  
NOV 25 2024

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

Drawing name: \\winley-horn.com\NW\_GLB\CLB\_IDE\190013035\_Pulte\_Evans Farm Arrowhead\2 Design\CAD\Plan\Sketch\Plan.dwg Layout1 Nov 25, 2024 10:46am by: Amanda Do  
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**SITE STATISTICS**

**GROSS AREA:** ±40.11 AC  
**TOTAL LOTS:** 120 LOTS  
 50' LOTS: 54 LOTS  
 57' LOTS: 53 LOTS  
 90' LOTS: 13 LOTS  
**LOT AREA:**  
 50' X 125' LOTS: ±6,250 SF  
 57' X 125' LOTS: ±7,125 SF  
 90' X 125' LOTS: ±11,250 SF  
**OPEN SPACE:** ±7.98 AC  
**RIGHT-OF-WAY:** ±1.37 AC  
**MINIMUM LOT DEPTH:** 125'  
**MINIMUM LOT WIDTH:** 50'  
**FRONT YARD:** 25', TYPICAL  
**SIDE YARD SETBACK:**  
 RESIDENTIAL < 80' WIDTH = 6'  
 RESIDENTIAL ≥ 80' WIDTH = 10'  
 DRIVEWAY = 3'  
**REAR YARD SETBACK:** 35'  
**LOT COVERAGE MAX:** 40%

**REFERENCES**

EXISTING BASE MAP AND TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS NOVEMBER 2024.

**NOTES**

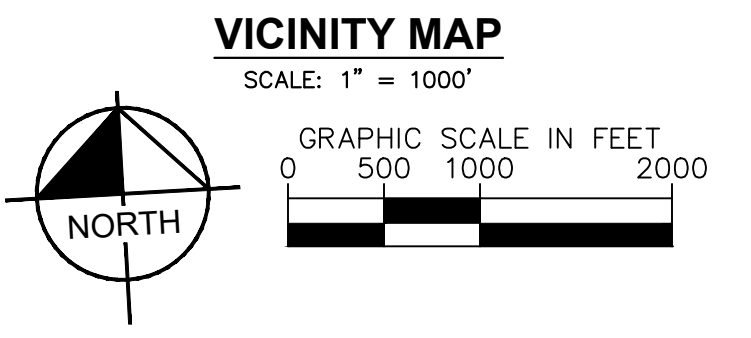
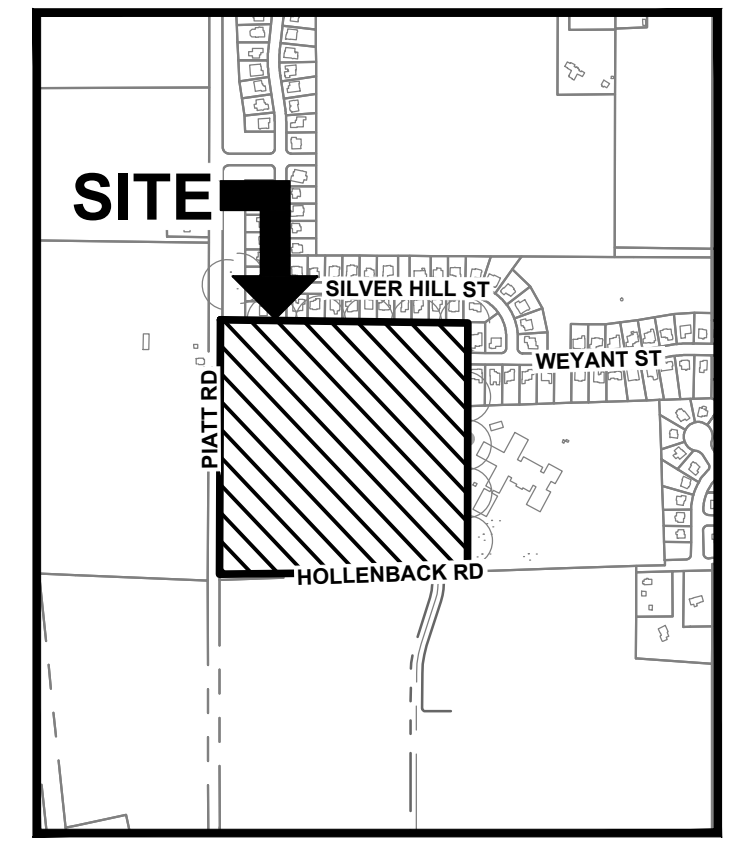
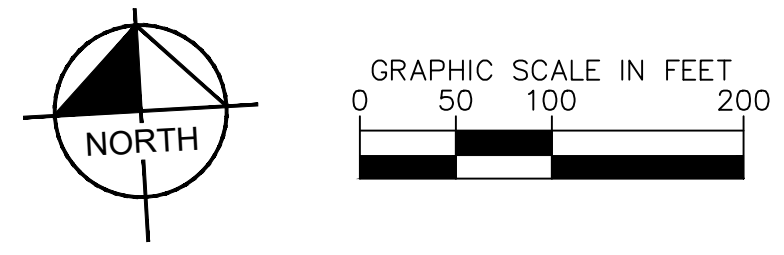
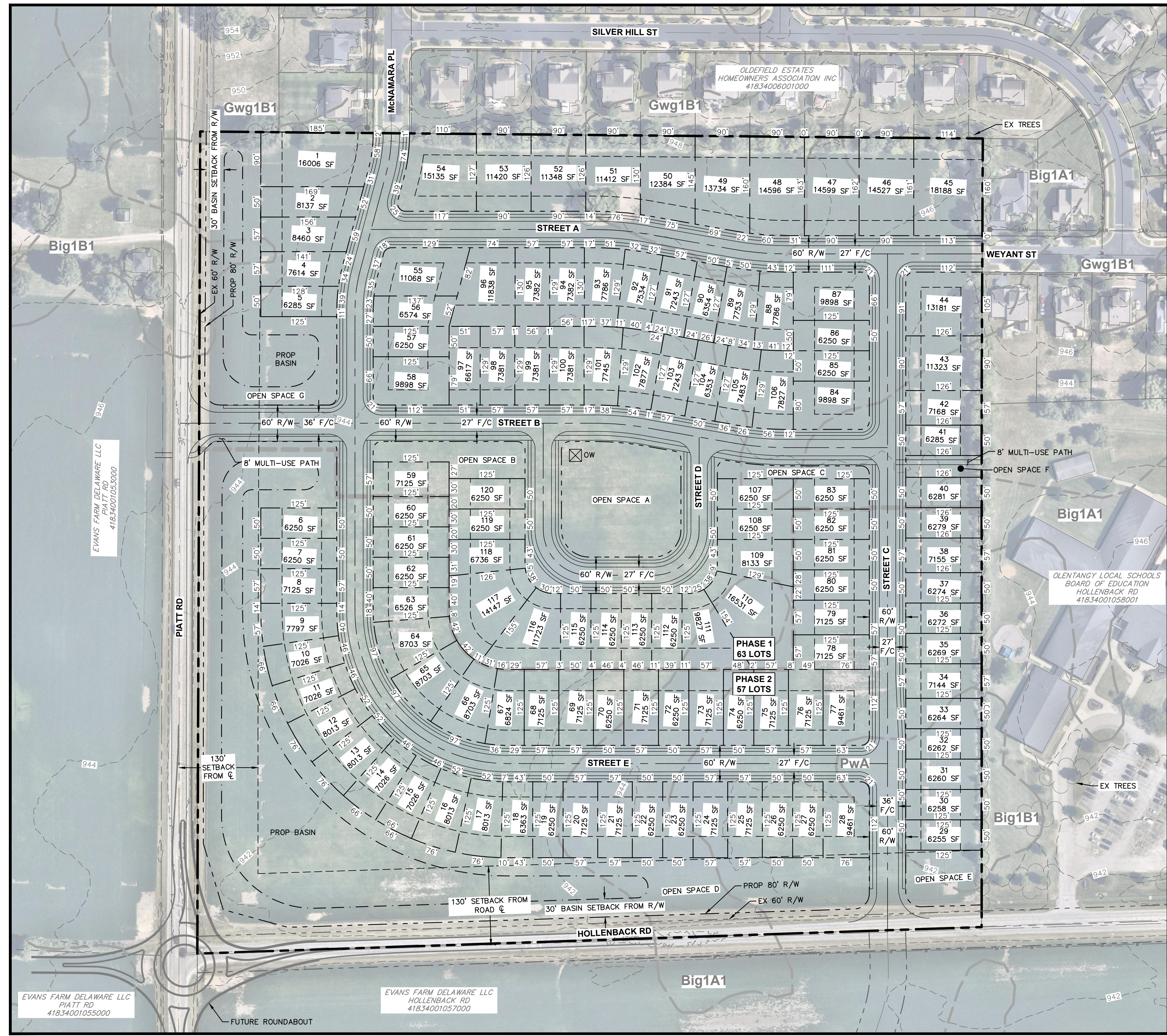
THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES LOCATED WITHIN THE PROPERTY BOUNDARY.

**LEGEND**

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED PHASE LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SOIL BOUNDARY

**SOIL INDEX**

Big1A1 - BLOUNT SILT LOAM, GROUND MORAINÉ, 0 TO 2 PERCENT SLOPES  
 Big1B1 - BLOUNT SILT LOAM, GROUND MORAINÉ, 2 TO 4 PERCENT SLOPES  
 Gwg1B1 - GLYNWOOD SILT LOAM, GROUND MORAINÉ, 2 TO 6 PERCENT SLOPES  
 PWA - PEWAMO SILT CLAY LOAM, 0 TO 1 PERCENT SLOPES



**SURVEYOR**

CESO, INC.  
 2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
 COLUMBUS, OH 43231  
 CONTACT: MATT ACKROYD  
 TEL: (614) 619-0515  
 EMAIL: MATT.ACKROYD@CESOINC.COM

**CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC.  
 7965 NORTH HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 CONTACT: KEVIN KERSHNER  
 TEL: (614) 472-8963  
 EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

**OWNERS**

EVANS FARM DELAWARE LLC

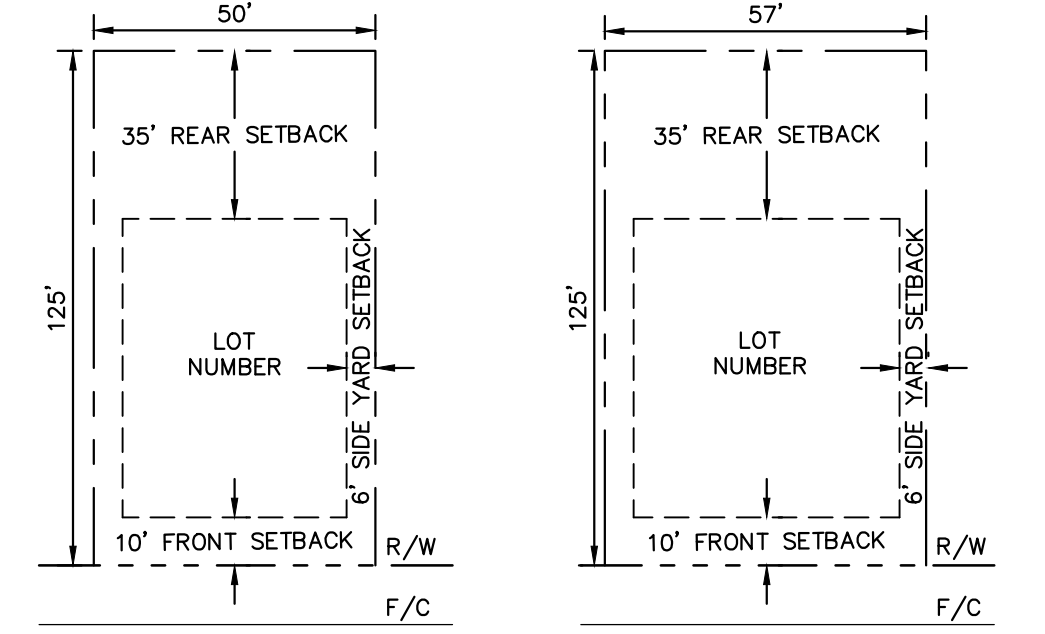
**DEVELOPER**

PULTE GROUP, INC.  
 475 METRO PLACE SOUTH  
 DUBLIN, OH 43017  
 TEL: (614) 376-1018  
 CONTACT: MATT CALLAHAN  
 EMAIL: MATTHEW.CALLAHAN@PULTE.COM

**FLOODPLAIN**

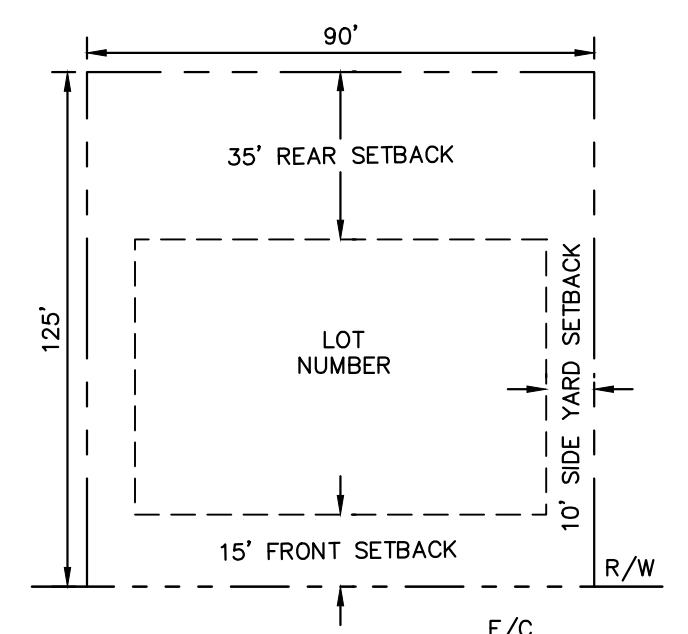
THE AMENDED PORTION OF EVANS FARM - ARROWHEAD IS IN THE FLOOD HAZARD ZONE X. THE EVANS FARM - ARROWHEAD PROPERTY SOUTH OF HOLLENBACK ROAD IS IN THE FLOOD HAZARD ZONE AE. BOTH ARE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0232K, EFFECTIVE DATE APRIL 16, 2009.

- FLOODWAY - ZONE AE  
1% ANNUAL CHANCE FLOOD
- FLOODPLAIN  
1% ANNUAL CHANCE FLOOD



**TYPICAL 50' LOT**  
NOT TO SCALE

**TYPICAL 57' LOT**  
NOT TO SCALE



**TYPICAL 90' LOT**  
NOT TO SCALE

NO.	REVISIONS	DATE	BY	APR DATE

**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 7965 NORTH HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 PHONE: 614-454-6699  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY:
DRAWN BY:
CHECKED BY:

**SKETCH PLAN**

**EVANS FARM  
ARROWHEAD**  
 SKETCH PLAN  
 DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:  
 11/25/2024  
 KHA PROJECT NO.  
 190013035  
 SHEET NUMBER