



**Sketch Plan Application**  
**Delaware County, Ohio**  
 (for unincorporated areas only)

RPC Sketch Plan Number

24-19-S  
 (RPC Staff will assign)

<b>PROJECT</b>	Clarkshaw Village	(circle one) Residential Commercial
<b>TOWNSHIP</b>	Concord	

<b>APPLICANT/ CONTACT</b>	Name: <b>Maronda Homes, LLC</b>	Phone: <b>(312) 505-4419</b>
	Address: <b>5900 Wilcox Place</b>	E-mail: <b>jkonovodoff@maronda.com</b>
	City, State, Zip: <b>Dublin, Ohio 43016</b>	

<b>PROPERTY OWNER</b>	Name: <b>Dulin Farms, Ltd.</b>	Phone: <b>(614) 698-0045</b>
	Address: <b>7770 Dublin Road</b>	E-mail: <b>edflahivelaw@gmail.com</b>
	City, State, Zip: <b>Delaware, Ohio 43015</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>Bean-Oller Road</b>	
	(circle one) N <b>S</b> E W side of <b>Bean-Oller</b>	Road/Street
	approx. <b>0</b> feet <b>N</b> S E W of <b>Clarkshaw</b>	Road/Street

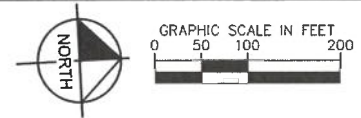
<b>DETAILS</b>	Number of Lots: <b>95</b>	Septic Systems <b>yes no</b>
	Total Acreage: <b>63.75</b>	Central Sanitary System <b>yes no</b>

<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>

**RECEIVED**  
 NOV 25 2024

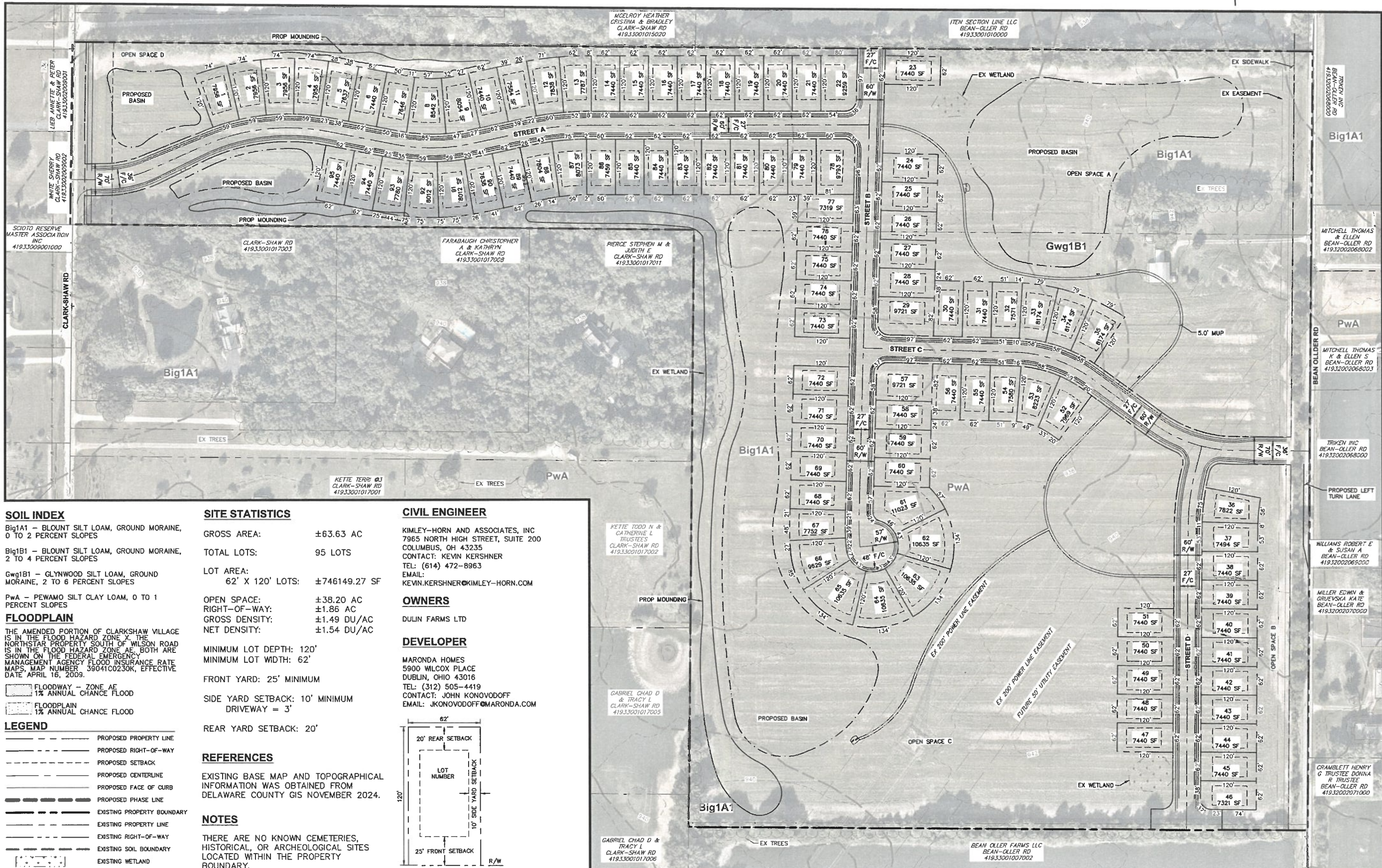
*Kevin Kershner* (Agent for Owner) 11/25/2024  
 Owner (or agent for owner) and Date

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



Del. Co. Regional Planning Commission	NOV 23 2024	DATE	BY	APR. DATE	APR. BY
<b>Kimley-Horn</b>					
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM					
SCALE: AS NOTED	DESIGNED BY:	DRAWN BY:	CHECKED BY:	<b>SKETCH PLAN</b>	
<b>CLARKSHAW VILLAGE</b>					
SKETCH PLAN DELAWARE COUNTY, OHIO					
ORIGINAL ISSUE: 11/25/2024				KHA PROJECT NO. 190275001	
SHEET NUMBER				<b>1</b>	

Drawing name: K:\CLB\_LDEV\190275001\_Maronda\_Homes.dwg  
 User: A3 Design\CAD\Gomshah\Sketch Plan\SKETCH PLAN.dwg  
 Layer11 Nov 23, 2024 10:46am by Amanda.Da  
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and proper reliance on this document without consultation with Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SOIL INDEX**

Big1A1 - BLOUNT SILT LOAM, GROUND MORAIN, 0 TO 2 PERCENT SLOPES

Big1B1 - BLOUNT SILT LOAM, GROUND MORAIN, 2 TO 4 PERCENT SLOPES

Gwg1B1 - GLYNWOOD SILT LOAM, GROUND MORAIN, 2 TO 6 PERCENT SLOPES

PwA - PEWAMO SILT CLAY LOAM, 0 TO 1 PERCENT SLOPES

**FLOODPLAIN**

THE AMENDED PORTION OF CLARKSHAW VILLAGE IS IN THE FLOOD HAZARD ZONE X, THE NORTHSTAR PROPERTY SOUTH OF WILSON ROAD IS IN THE FLOOD HAZARD ZONE AE. BOTH ARE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0230K, EFFECTIVE DATE APRIL 16, 2009.

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

**SITE STATISTICS**

GROSS AREA: ±63.63 AC

TOTAL LOTS: 95 LOTS

LOT AREA: 62' X 120' LOTS: ±746149.27 SF

OPEN SPACE: ±38.20 AC

RIGHT-OF-WAY: ±1.86 AC

GROSS DENSITY: ±1.49 DU/AC

NET DENSITY: ±1.54 DU/AC

MINIMUM LOT DEPTH: 120'

MINIMUM LOT WIDTH: 62'

FRONT YARD: 25' MINIMUM

SIDE YARD SETBACK: 10' MINIMUM  
DRIVEWAY = 3'

REAR YARD SETBACK: 20'

**CIVIL ENGINEER**

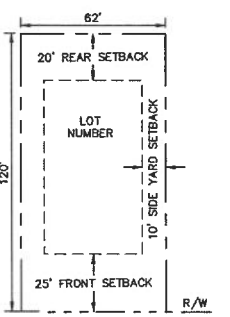
KIMLEY-HORN AND ASSOCIATES, INC  
7965 NORTH HIGH STREET, SUITE 200  
COLUMBUS, OH 43235  
CONTACT: KEVIN KERSHNER  
TEL: (614) 472-8963  
EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

**OWNERS**

DULIN FARMS LTD

**DEVELOPER**

MARONDA HOMES  
5900 WILCOX PLACE  
DUBLIN, OHIO 43016  
TEL: (312) 505-4419  
CONTACT: JOHN KONOVODOFF  
EMAIL: JKONOVODOFF@MARONDA.COM



**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.

**LANDSCAPE SCREENING:**

BEHIND LOT #: 1-6, 12-22, 35-45, 88-93