



# Sketch Plan Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-01-S

(RPC Staff will assign)

<b>PROJECT</b>	SEVEN HILLS OF BERLIN	(circle one) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
<b>TOWNSHIP</b>	BERLIN	

<b>APPLICANT/ CONTACT</b>	Name: THE DREES COMPANY	Phone: 859-578-4304
	Address: 211 GRANDVIEW DRIVE, SUITE 300	E-mail: JHebeler@Dreeshomes.com
	City, State, Zip: FT. MITCHELL, KY 41017	

<b>PROPERTY OWNER</b>	Name: SEVEN HILLS OF BERLIN LLC	Phone: 614-256-6333
	Address: 244 LONG BRANCH RUN	E-mail: satya.yeluguri@gmail.com
	City, State, Zip: DELAWARE, OH 43015	

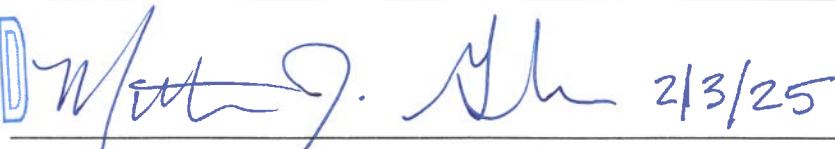
<b>SURVEYOR/ ENGINEER</b>	Name: TERRAIN EVOLUTION INC; MATT GERKEN	Phone: 614-779-0730
	Address: 720 EAST BROAD STREET, SUITE 203	E-mail: mgerken@terrainevolution.com
	City, State, Zip: COLUMBUS, OH 43215	

<b>LOCATION</b>	Property Address: 2338 CHESHIRE ROAD, DELAWARE, OH 43015		
	(circle one) N <input checked="" type="checkbox"/> S	E W side of	CHESHIRE Road/Street
	approx. 0	feet N S E <input checked="" type="checkbox"/> W of	PIATT Road/Street

<b>DETAILS</b>	Number of Lots: 91 (88 BUILDABLE, 3 OPEN SPACE)	Septic Systems yes <input checked="" type="checkbox"/> no
	Total Acreage 61.039 +/-	Central Sanitary System <input checked="" type="checkbox"/> yes no

<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 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) \$ 600.00

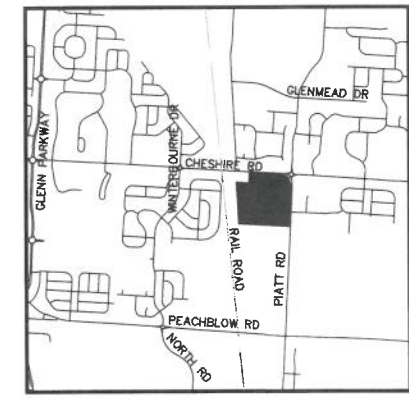
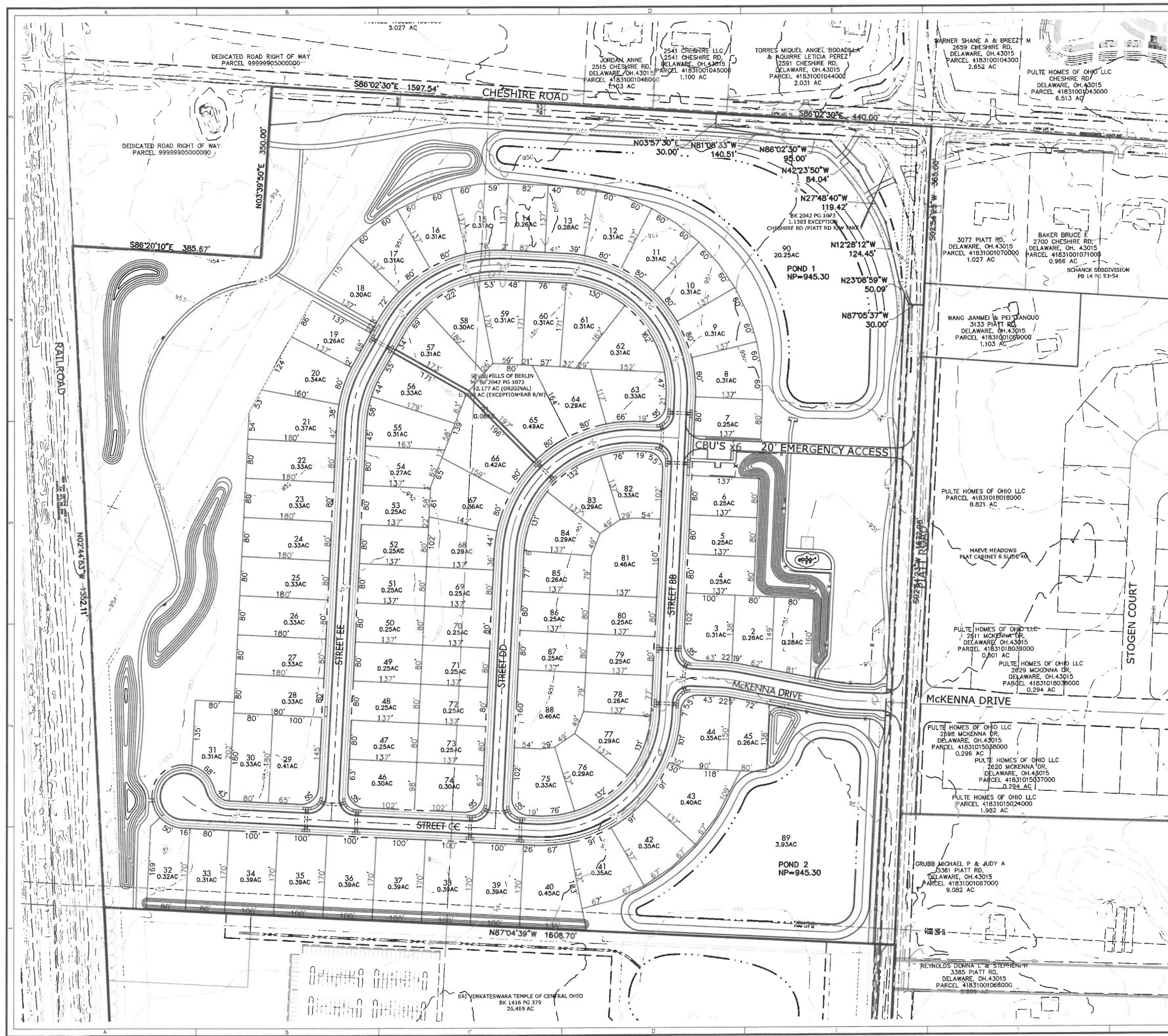
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Owner (or agent for owner) and Date 2/3/25

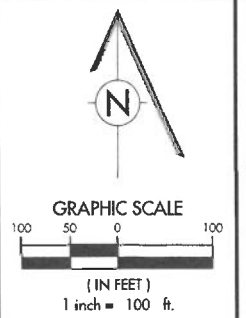
Del. Co. Regional  
Planning Commission

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





LOCATION MAP  
SCALE: N/A



**SITE DATA TABLE**

TOTAL ACRES	61.039± AC
NET DEVELOPABLE ACRES	47.81± AC
TOTAL UNITS	88 LOTS
GROSS DENSITY	1.44± DU/AC
NET DENSITY	1.84± DU/AC
TOTAL OPEN SPACE	23.7± AC
LOT SIZE	10,890 SF (0.25 AC) MIN
FRONT YARD SETBACK	30' FROM R/W
SIDE YARD SETBACK	12.5' MIN
REAR YARD SETBACK	25' MIN

**UTILITIES**

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKETS A92110167, A921101399, A921101440, A933002233, A933002247, A933002267, A933002281, A933002301, & A933002325:

AT&T OHIO	1-800-288-2020
AEP OHIO POWER	1-800-277-2177
WIDE OPEN WEST	1-866-496-9669
T-MOBILE	1-888-211-4727
AT&T TRANSMISSION	1-800-924-9420
SPECTRUM	1-833-267-6094
DEL-CO WATER COMPANY	1-740-548-7746
DELAWARE COUNTY REGIONAL SEWER	1-740-833-2240
FRONTIER COMMUNICATIONS	1-800-239-4430
LUMEN COMMUNICATIONS	1-877-253-8353
MCI INCORPORATED	1-888-624-5622
SUBURBAN NATURAL GAS	1-740-548-2450

\*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

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Planning Commission

REVISION	DATE	DESCRIPTION OF CHANGE

**TerrainEvolution**  
Your bridge between Vision and Success  
720 East Broad Street | Suite 203 | Columbus, OH 43215  
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

DELAWARE COUNTY, OHIO  
SEVEN HILLS OF BERLIN  
SECTION  
SKETCH PLAN

DRAWING SET STATUS		
<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET	
<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
MJG	CMK	MJG
PROJECT NO:	25001	
DATE	FEBRUARY, 2025	
SCALE	HORIZONTAL: 1" = 100' (22:34) VERTICAL: 1" = 200' (11:17)	
SHEET NO	1/1	