



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-08-5
(RPC Staff will assign)

PROJECT	Hollybrook	(circle one) Residential Commercial
TOWNSHIP	Concord Township	

APPLICANT/ CONTACT	Name PineBrook LTD, C/O Kiran Basireddy	Phone 614-636-6648
	Address 6660 N High St, Suite 1E	E-mail basireddy.kiran@gmail.com
	City, State, Zip Worthington, OH 43085	

PROPERTY OWNER	Name PineBrook LTD	Phone 614-636-6648
	Address 6660 N High St, Suite 1E	E-mail basireddy.kiran@gmail.com
	City, State, Zip Worthington, OH 43085	

SURVEYOR/ ENGINEER	Name Kimley-Horn (Mike Reeves)	Phone 614-472-8546
	Address 7965 N High St Suite 200	E-mail mike.reeves@kimley-horn.com
	City, State, Zip Columbus, Ohio 43214	

LOCATION	Property Address Dublin Road	
	(circle one) N S E W side of Dublin	Road/Street
	approx. 1,500 feet N S E W of Moore	Road/Street

DETAILS	Number of Lots 140	Septic Systems yes no
	Total Acreage 94.2 acres	Central Sanitary System yes 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)	\$ 600

Uli Gaur 07/01/2025

Owner (or agent for owner) and Date

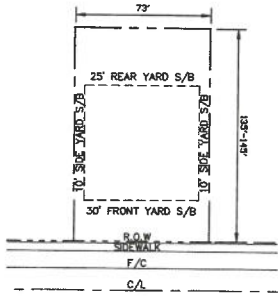
RECEIVED
JUL 07 2025

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

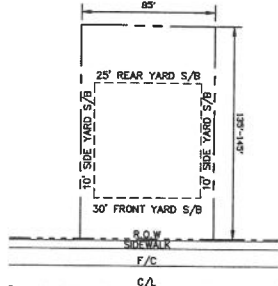
Del. Co. Regional
Planning Commission

Effective 10/13/23

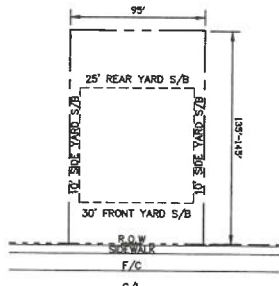
SR# 25-08-S



TYPICAL 73' LOT DIAGRAM
NOT TO SCALE



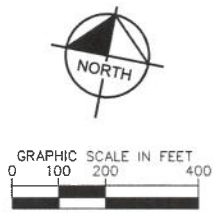
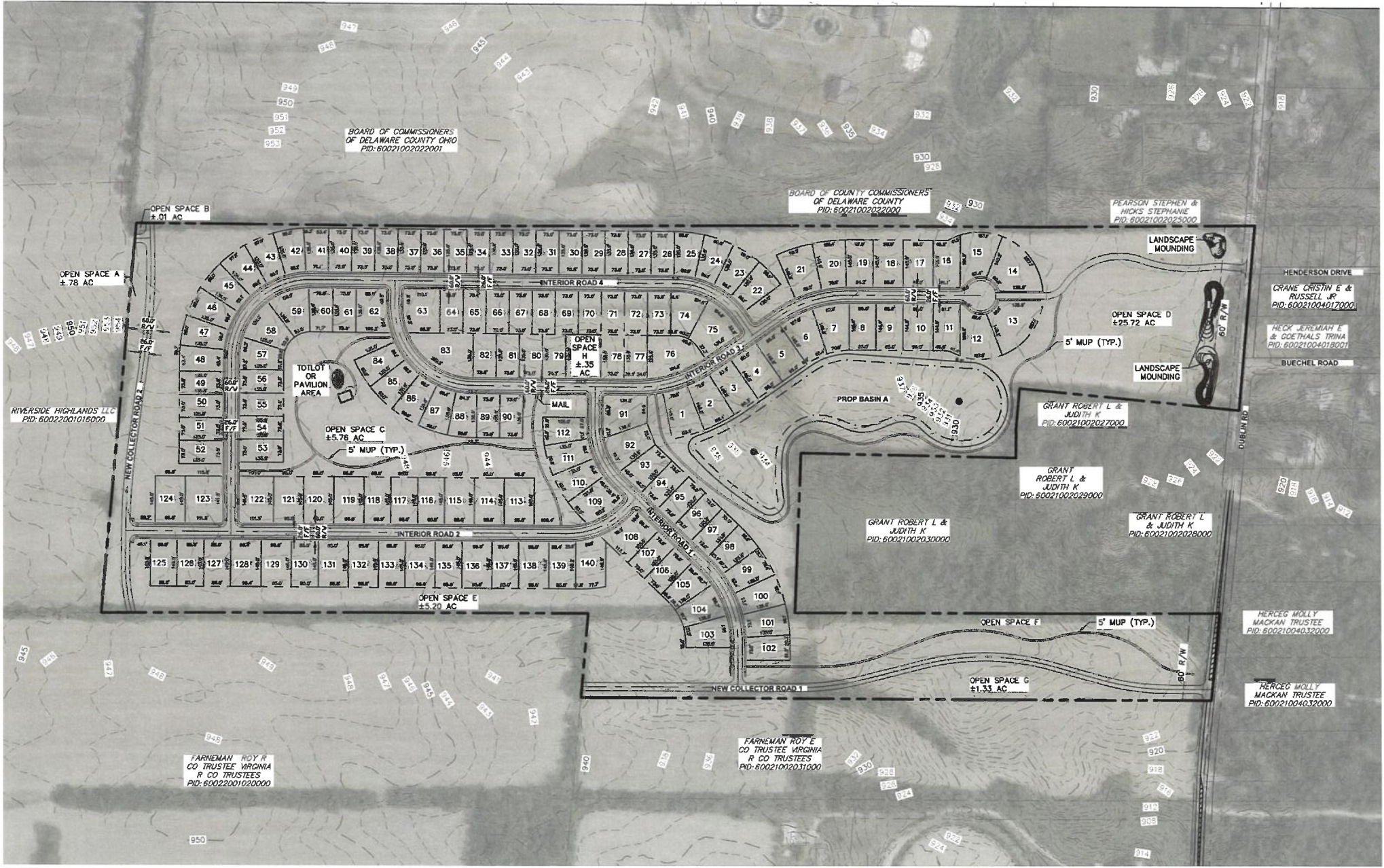
TYPICAL 85' LOT DIAGRAM
NOT TO SCALE



TYPICAL 95' LOT DIAGRAM
NOT TO SCALE

SITE DATA	
PROPOSED ZONING:	PRD
TOTAL SITE AREA:	+/-94.213 GROSS ACRES
TOTAL UNITS:	+/-140 UNITS
GROSS DENSITY:	+/-1.49 DU/ACRE
OPEN SPACE:	+/-38.5 ACRES (40.00% OF GROSS)
FRONT SETBACK:	30' MIN
SIDE SETBACK:	10' EACH SIDE
REAR SETBACK:	25' MIN

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LEGEND	
---	EXISTING SITE BOUNDARY
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING PAVEMENT
---	PROPOSED FACE OF CURB
---	PROPOSED SIDEWALK
---	PROPOSED CENTERLINE

Kimley»Horn
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COLUMBUS, OH 43235
PHONE: 614-454-6659
WWW.KIMLEY-HORN.COM

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

SKETCH PLAN

**HOLLYBROOK
PRELIMINARY
ENGINEERING PLAN**
DELAWARE COUNTY
CONCORD TOWNSHIP, OHIO

ORIGINAL ISSUE:	07/07/2025
KHA PROJECT NO.	190273000
SHEET NUMBER	