



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-15-S
(RPC Staff will assign)

PROJECT	Norris at Evans Farm	(circle one) Residential Commercial
TOWNSHIP	Berlin	

APPLICANT/ CONTACT	Name: Evans Farm Delaware, LLC	Phone: (614) 582-5173
	Address: PO Box 278	E-mail: dangriffin-evansfarm@gmail.com
	City, State, Zip: Lewis Center, Ohio 43035	

PROPERTY OWNER	Name: Evans Farm Delaware, LLC	Phone: (614) 582-5173
	Address: PO Box 278	E-mail: dangriffin-evansfarm@gmail.com
	City, State, Zip: Lewis Center, Ohio 43035	

SURVEYOR/ ENGINEER	Name: Kimley Horn and Associates, LLC (c/o Nick McGrail)	Phone: (614) 472-8990
	Address: 7965 N. High Street, Suite 200	E-mail: nick.mcgrail@kimley-horn.com
	City, State, Zip: Columbus, Ohio 43235	

LOCATION	Property Address: Piatt Road	
	(circle one) N S E W side of Piatt	Road/Street
	approx. 2,100 feet N S E W of Hollenback	Road/Street

DETAILS	Number of Lots: 185	Septic Systems yes no
	Total Acreage: 64.2	Central Sanitary System yes no

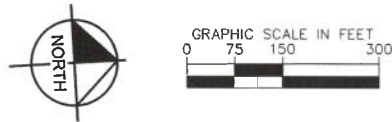
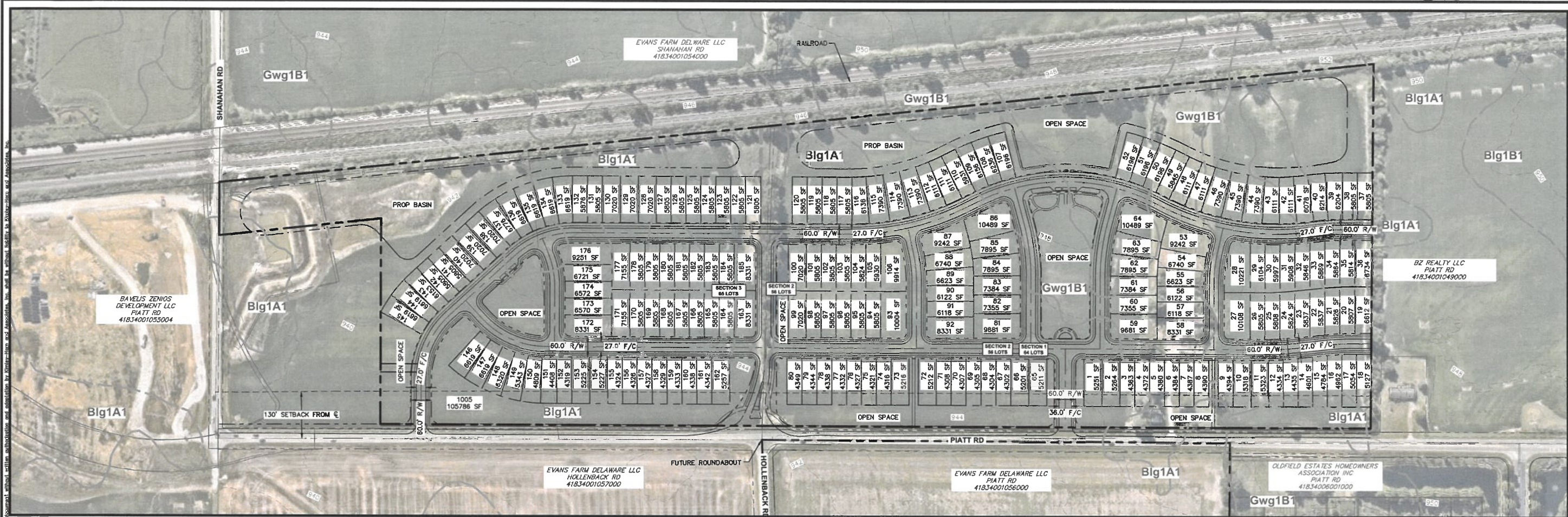
SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	X	One (1) copy of Sketch Plan (max. 11" x 17") including:
	X	Approximate lot dimensions and acreage;
	X	Information to locate site (complete section above: LOCATION);
	X	North Arrow (scale preferred also);
	X	Indicate woods, watercourses, natural features,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

RECEIVED
OCT 27 2025

Del. Co.
Planning Commission

Scott Mink 10/27/25
Owner (or agent for owner) and Date

Drawing name: K:\GIS_LDEV\190096016_Norris at Evans Farm\2 Design\GIS\PlanSheets\Sketch Plan\2025-1023 SKETCH PLAN.dwg Layout1 Oct 27, 2025 10:46am by: Mitchell Steele
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and project for which it was prepared. It is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. and its affiliates. It is to be used only in conjunction with the original contract and any amendments thereto.



SITE STATISTICS

GROSS AREA: ±64.20 AC
TOTAL LOTS: 185 LOTS
43' LOTS: 144 LOTS
52' LOTS: 41 LOTS

LOT AREA:
43' X 125' LOTS: ±5,375 SF
52' X 125' LOTS: ±6,500 SF

OPEN SPACE: ±21.90 AC
RIGHT-OF-WAY: ±5.73 AC

MINIMUM LOT DEPTH: 125'
MINIMUM LOT WIDTH: 43'

FRONT YARD SETBACK: 25', TYPICAL
SIDE YARD SETBACK: 6', TYPICAL
REAR YARD SETBACK: 35', TYPICAL

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

Blg1A1 - BLOUNT SILT LOAM, GROUND MORaine, 0 TO 2 PERCENT SLOPES
Blg1B1 - BLOUNT SILT LOAM, GROUND MORaine, 2 TO 4 PERCENT SLOPES
Gwg1B1 - OLYNWOOD SILT LOAM, GROUND MORaine, 2 TO 6 PERCENT SLOPES

FLOODPLAIN

THE AMENDED PORTION OF NORRIS AT EVANS FARM IS IN THE FLOOD HAZARD ZONE X. THIS IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0232K, EFFECTIVE DATE APRIL 16, 2009 AND MAP NUMBER 39041C0234K, EFFECTIVE DATE APRIL 16, 2009.

SURVEYOR

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

OWNERS

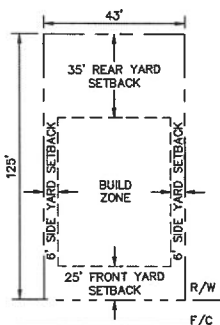
EVANS FARM DELAWARE LLC

CIVIL ENGINEER

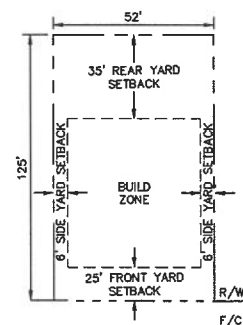
KIMLEY-HORN AND ASSOCIATES, INC.
7855 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: KEVIN KERSHNER
TEL: (614) 472-8963
EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

DEVELOPER

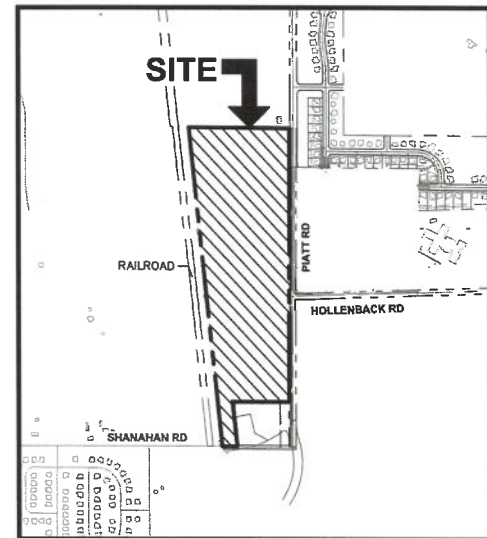
BAVELIS ZENIOS DEVELOPMENT (BZD)
PO BOX 278
LEWIS CENTER, OH 43035
TEL: (614) 940-4878
CONTACT: DANIEL GRIFFIN



TYPICAL 43' LOT
NOT TO SCALE

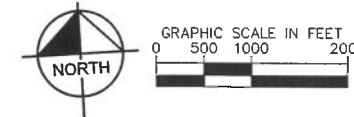


TYPICAL 52' LOT
NOT TO SCALE



VICINITY MAP

SCALE: 1" = 1000'



Kimley-Horn
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SCALE: AS NOTED
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SKETCH PLAN

NORRIS AT EVANS FARM
SKETCH PLAN
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
10/27/2025
KHA PROJECT NO.
190096016
SHEET NUMBER