



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-16-S
(RPC Staff will assign)

PROJECT	Ross Estates	(circle one) Residential Commercial
TOWNSHIP	Berlin	

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

SURVEYOR/ ENGINEER	Name: Kimley Horn and Associates, LLC (c/o Gail Hoepfner)	Phone: (380) 867-1173
	Address: 7965 N. High Street, Suite 200	E-mail: gail.hoepfner@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. 1,000 feet N S E W of Hollenback	Road/Street

DETAILS	Number of Lots: 61	Septic Systems yes no
	Total Acreage: 19.6	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

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

Drawing name: K:\GEL\JDE\190096015-Ross Estates Evans Farm\2-Design\CAD\PlanSheets\Sketch Plan\2025-1023 SKETCH PLAN.dwg Layout1 Oct 27, 2025 10:08am by: Mitchell,Stella
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and/or reuse of any part of this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE STATISTICS

GROSS AREA: ±19.62 AC
TOTAL LOTS: 61 LOTS
43' LOTS: 49 LOTS
52' LOTS: 12 LOTS
OPEN SPACE: ±5.93 AC
RIGHT-OF-WAY: ±3.95 AC
MINIMUM LOT DEPTH: 125'
MINIMUM LOT WIDTH: 43'
FRONT YARD SETBACK: 25', TYPICAL
SIDE YARD SETBACK: 6', TYPICAL
REAR YARD SETBACK: 25', 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

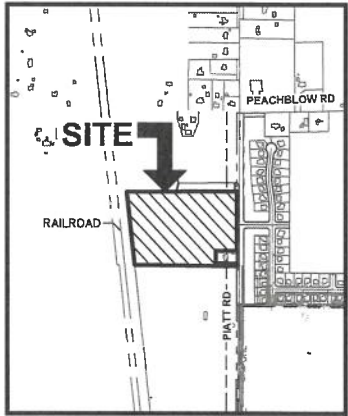
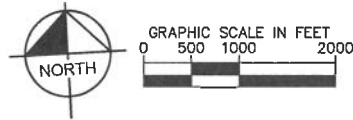
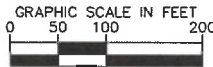
---	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED SETBACK
---	PROPOSED CENTERLINE
---	PROPOSED FACE OF CURB
---	PROPOSED PHASE LINE
---	EXISTING PROPERTY BOUNDARY
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING SOIL BOUNDARY

SOIL INDEX

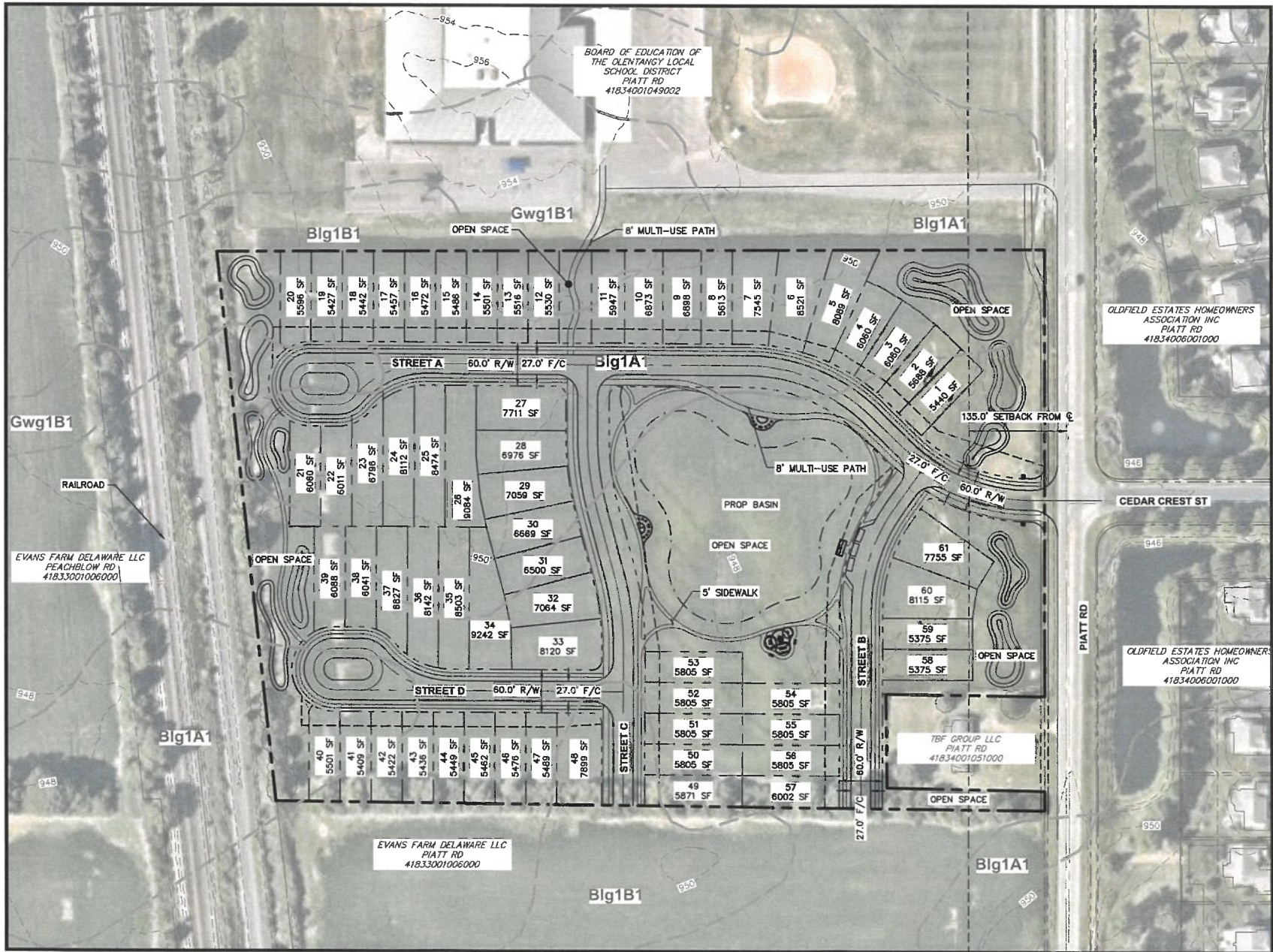
Blg1A1 - BLOUNT SILT LOAM, GROUND MORaine, 0 TO 2 PERCENT SLOPES
Blg1B1 - BLOUNT SILT LOAM, GROUND MORaine, 2 TO 4 PERCENT SLOPES
Gwg1B1 - GLYNWOOD SILT LOAM, GROUND MORaine, 2 TO 6 PERCENT SLOPES

FLOODPLAIN

THE AMENDED PORTION OF ROSS ESTATES 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.



VICINITY MAP
SCALE: 1" = 1000'



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

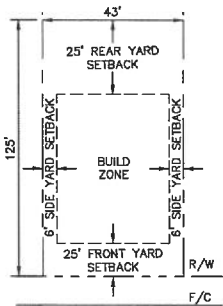
BZ REALTY LLC

CIVIL ENGINEER

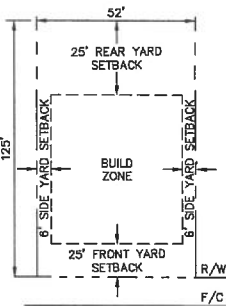
KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: KEVIN KERSHNER
TEL: (614) 472-8963
EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

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

ROSS ESTATES
EVANS FARM
SKETCH PLAN
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
10/27/2025
KHA PROJECT NO.
190096015
SHEET NUMBER

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

SKETCH PLAN

DATE BY APR DATE APR BY