

	<p style="text-align: center;">Preliminary Subdivision Application Delaware County, Ohio (for unincorporated areas only)</p>	RPC Sketch Plan Number 25-16-S RPC Number <i>(RPC Staff will assign)</i>
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PROJECT	Norris Acres at Evans Farm Section 1	
TOWNSHIP	Berlin	
APPLICANT/CONTACT	Name: Maronda Homes of Ohio	
	Address: [REDACTED]	
	City, State, Zip: [REDACTED]	

PROPERTY OWNER	Name: BZ Realty LLC	
	Address: [REDACTED]	
	City, State, Zip: [REDACTED]	

SURVEYOR/ENGINEER	Name: Kimley-Horn and Associates, Inc.	
	Address: [REDACTED]	
	City, State, Zip: [REDACTED]	

LOCATION	(circle one) N S E W side of Piatt Road	
	approx. 800 feet N S E W of Peachblow Road	

DETAILS	Is a CAD involved? yes no	
	Current Land Use: Agriculture	
	Current Zoning District: PRD	
	Buildable lots: 57	
	Non-buildable: 5	
	Total Acreage: 20.16 ac	
	Open Space Acreage: 6.34 ac	
Del-Co Water: yes no		
Private wells: yes no		
Sanitary Sewer: yes no		
Electric Provider: AEP		
Gas Provider: SNG		
School District: Olentangy Local		

SUBMISSION REQUIREMENTS <small>(Sub. Regs. Section 204.02)</small>	4 Folded full-size copies of the Preliminary Plan, indicating Utility and Grading , and one 11" x 17" copy;	
	Other Preliminary Engineering components shall be provided electronically to DCEO. PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision.	
	Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred);	
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us	
	Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the Sanitary Engineer's office, and the Health District (if applicable, including the Soil Scientist Report);	
	Fee - \$500 base, plus \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, plus \$110 per acre; (Refer to Fee Schedule for Soil and Water and Health fees) \$ 6,970.00	

Agent for Owner 2/2/2025

Owner (or agent for owner) and Date

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	TYPICAL SECTION
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING & UTILITY PLAN
6-7	ROAD PROFILES
8	SIGHT DISTANCE

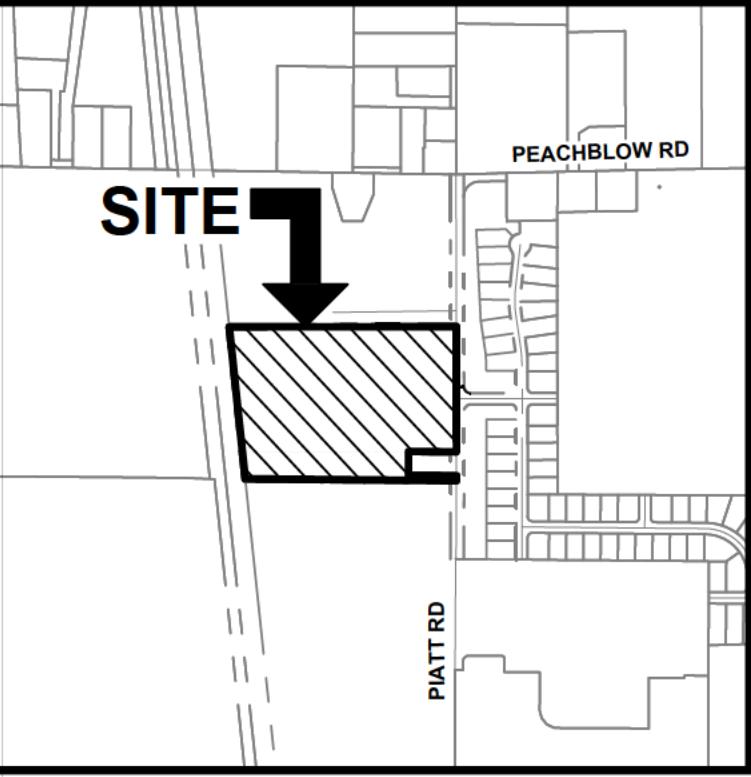
PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN

FOR

NORRIS ACRES AT EVANS FARM

SECTION 1

QUARTER TOWNSHIP SW, TOWNSHIP 4N, RANGE 18W
 UNITED STATES MILITARY LANDS
 BERLIN TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO



VICINITY MAP
 SCALE: 1" = 1000'
 GRAPHIC SCALE IN FEET
 0 500 1000 2000


Kimley»Horn

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7965 KILLEEN DR. SUITE 100, COLUMBUS, OH 43228

PHONE: 614-454-6599

WWW.KIMLEY-HORN.COM

2/2/2026

SHEET NUMBER

OF 8

SITE STATISTICS

CURRENT ZONING: PLANNED RESIDENTIAL DISTRICT (PRD)
 TOTAL SITE ACREAGE: ±20.16 AC
 TOTAL OPEN SPACE: ±6.34 AC
 TOTAL DISTURBED AREA: ±20.16 AC
 TOTAL NUMBER OF DWELLING UNITS: 57
 GROSS DENSITY: ±2.83 UNITS/AC
 PRE-DEVELOPED IMPERVIOUS: ±0.17 AC
 POST-DEVELOPED IMPERVIOUS: ±7.06 AC

SETBACKS:
 FRONT: 25'
 REAR: 25'
 SIDE: 6'

OPEN SPACE SUMMARY

OPEN SPACE A: ±1.67 AC
 OPEN SPACE B: ±0.74 AC
 OPEN SPACE C: ±2.63 AC
 OPEN SPACE D: ±1.20 AC
 OPEN SPACE E: ±0.10 AC
 TOTAL: ±6.34 AC

REFERENCES

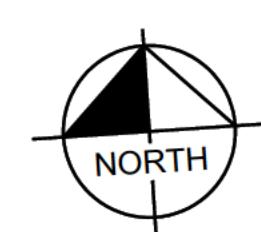
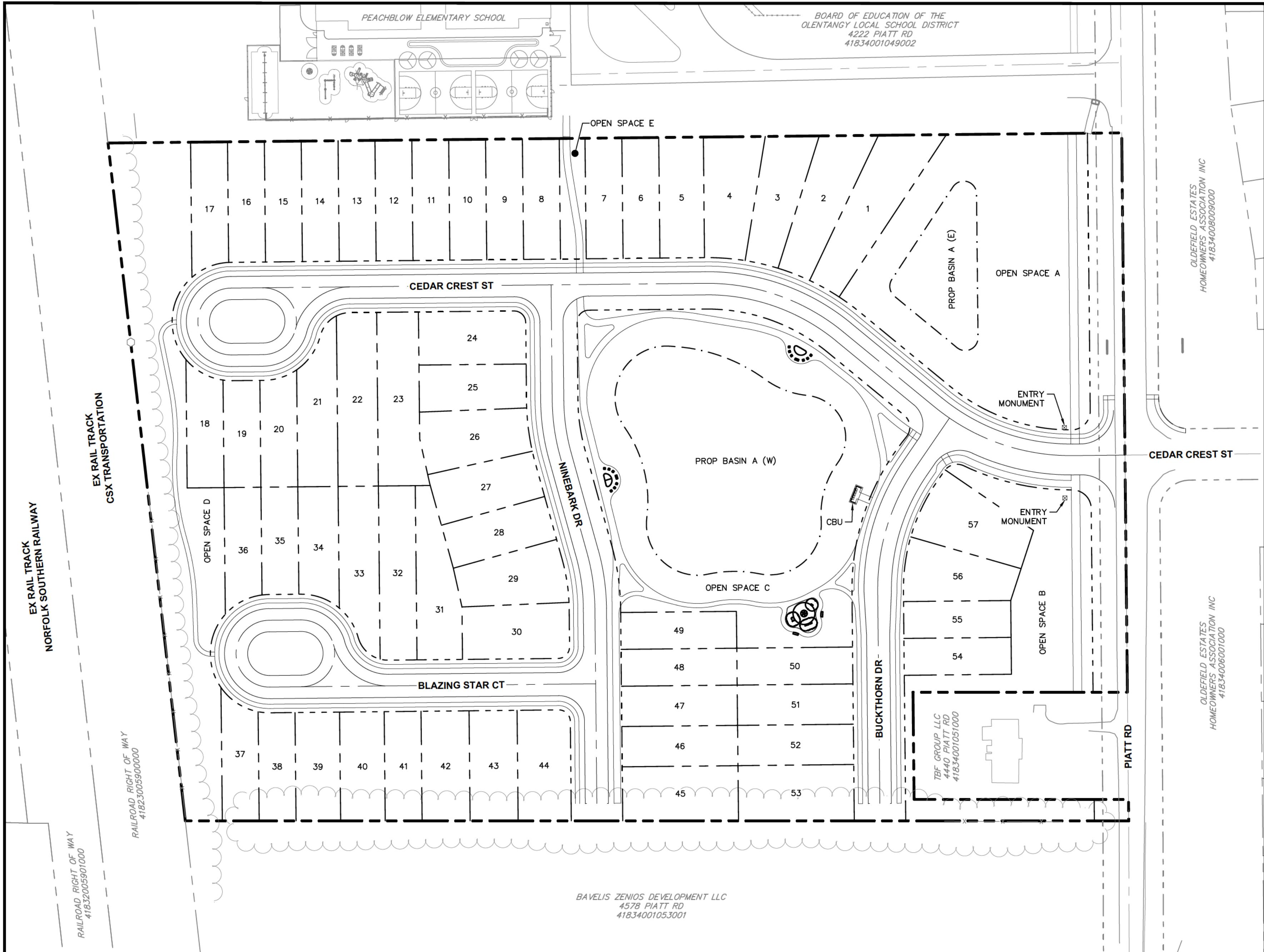
EXISTING BASE MAP INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS JANUARY 2026. EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FIELD RUN SURVEY PERFORMED BY CESO, INC DECEMBER 2025.

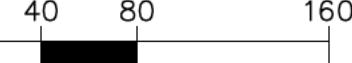
NOTES

THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES LOCATED WITHIN THE PROPERTY BOUNDARY.

FLOODPLAIN

NORRIS ACRES AT EVANS FARM SECTION 1 IS ENTIRELY WITHIN 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.



INDEX MAP
 SCALE: 1" = 80'
 GRAPHIC SCALE IN FEET
 0 40 80 160


OWNER

BZ REALTY LLC

SURVEYO

CESO, INC.
 2800 CORPORATE
 COLUMBUS, OH
 CONTACT: MATT

CIVIL ENG

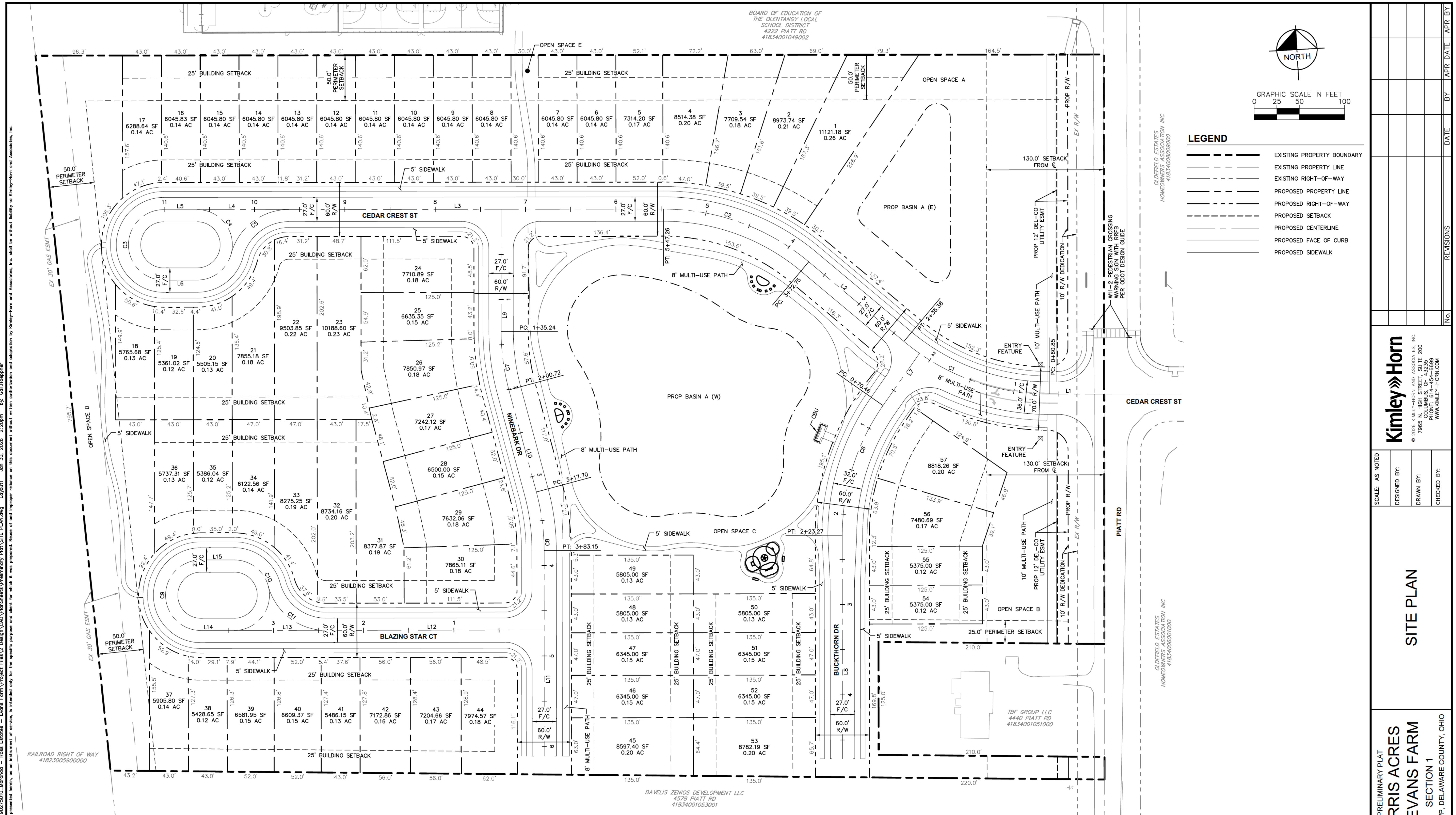
KIMLEY-HORN, A
 7855 NORTH HIG
 COLUMBUS, OH
 CONTACT: KEVIN

DEVELOP

MARONDA HOMES
 5900 WILCOX PL
 DUBLIN, OH 43014
 CONTACT: JOHN

COUNTY ENGINEER
 DELAWARE COUN

DATE	BY	APR DATE	REVISIONS



CEDAR CREST ST

LINE TABLE			CURVE TABLE							
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA	TANGENT
L1	60.85	S86°49'52.26"E	C1	250.00'	174.53'	S66°49'52"E	171.01'	40°00'00"	90.99'	
L2	137.37	S46°49'52.26"E	C2	250.00'	174.52'	S66°49'46"E	170.99'	39°59'47"	90.98'	
L3	414.74	S86°49'38.92"E	C3	39.00'	122.52'	N3°10'21"E	78.00'	180°00'00"	INFINITY'	
L4	101.47	S86°49'38.92"E	C4	39.00'	122.52'	S3°10'21"W	78.00'	180°00'00"	INFINITY'	
L5	37.00	S86°49'38.92"E	C5	66.00'	86.51'	S55°37'22"W	80.45'	75°05'58"	50.73'	
L6	37.00	N86°49'38.92"W								

BUCKTHORN DR

LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L7	70.46	S38°11'10.63"W	C6	250.00'	152.81'	S20°40'34"W	150.44'	35°01'14"	78.87'
L8	847.46	S75°56'52.54"W							

NINEBARK DR

LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L9	135.24	S3°10'21.08"W	C7	250.00'	65.48'	S4°19'51"E	65.29'	15°00'24"	32.93'
L10	116.97	S11°50'03.39"E	C8	250.00'	65.45'	S4°20'03"E	65.26'	15°00'00"	32.91'
L11	227.70	S3°09'56.61"W							

LAZING STAR CT

LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L12	241.58	S86°50'03.39"E	C9	39.00'	122.52'	N3°09'57"E	78.00'	180°00'00"	INFINITY'
L13	101.47	S86°50'03.39"E	C10	39.00'	122.52'	S3°09'57"W	78.00'	180°00'00"	INFINITY'
L14	37.00	N86°50'03.39"W	C11	66.00'	86.51'	S49°17'04"E	80.45'	75°05'58"	50.73'
L15	77.00	S86°50'03.39"E							

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190275010_Maronda - Ross Estates - Evans Farm\Project Files\2 Design\CAD\PlanSheets\Preliminary Plat\SITE PLAN.dwg Layout1 Jan 30, 2026 2:20pm by: Gail.Hoepner

