



# Preliminary Subdivision Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-16-S

RPC Number \_\_\_\_\_

(RPC Staff will assign)

<b>PROJECT</b>	Norris Acres at Evans Farm Section 1	(circle one) <u>Residential</u> Commercial
<b>TOWNSHIP</b>	Berlin	
<b>APPLICANT/ CONTACT</b>	Name: <b>Maronda Homes of Ohio</b>	Phone: _____
	Address: _____	E-mail: _____
	City, State, Zip: _____	

<b>PROPERTY OWNER</b>	Name: <b>BZ Realty LLC</b>	Phone: _____
	Address: _____	E-mail: _____
	City, State, Zip: _____	

<b>SURVEYOR/ ENGINEER</b>	Name: <b>Kimley-Horn and Associates, Inc.</b>	Phone: _____
	Address: _____	E-mail: _____
	City, State, Zip: _____	

<b>LOCATION</b>	(circle one) N S E <u>W</u> side of <b>Piatt Road</b>
	approx. <b>800</b> feet N <u>S</u> E W of <b>Peachblow Road</b>

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

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

Agent for Owner 2/2/2025

Owner (or agent for owner) and Date

Drawing name: C:\ACD\ACDDocs\Kimley-Horn\190275010\_Maronda - Evans Farm\Project Files\2 Design\CAD\PlanSheets\Preliminary Plan\TITLE SHEET.dwg    Layout1    Jan 30, 2026    2:20pm    by: Coll Hoeppeper

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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

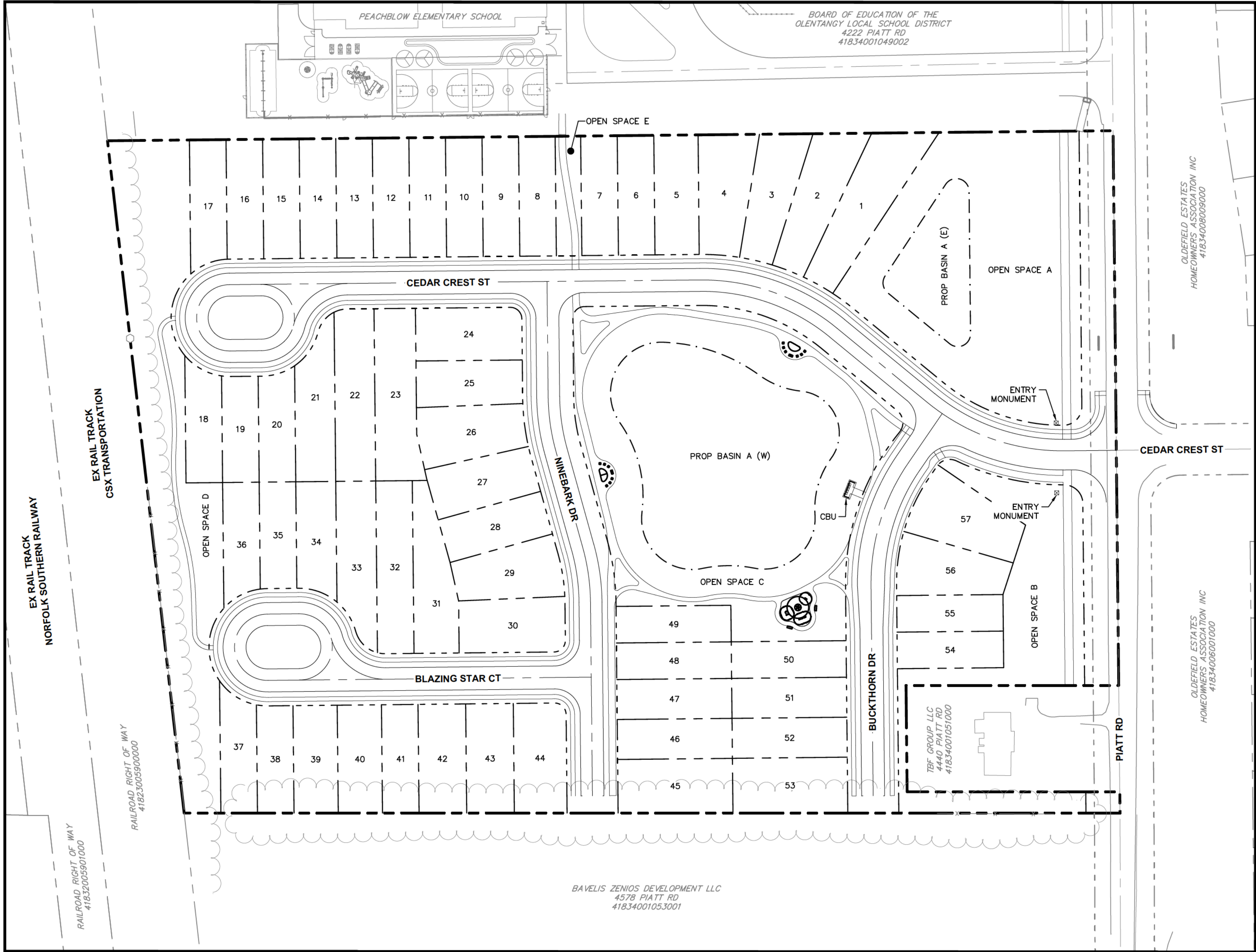
# PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN

## 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



### 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.

### OWNER

BZ REALTY LLC

### SURVEYO

CESO, INC.  
2800 CORPORATE  
COLUMBUS, OH 43221  
CONTACT: MATTHEW

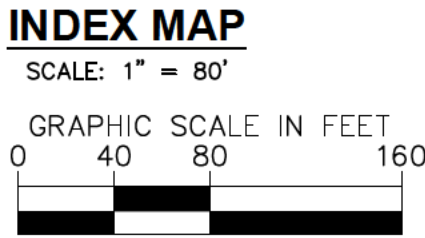
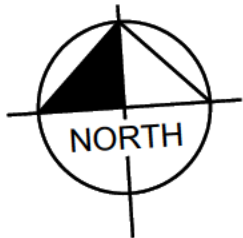
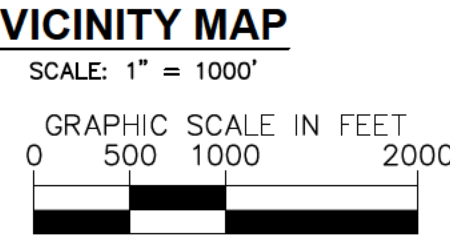
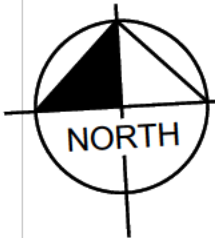
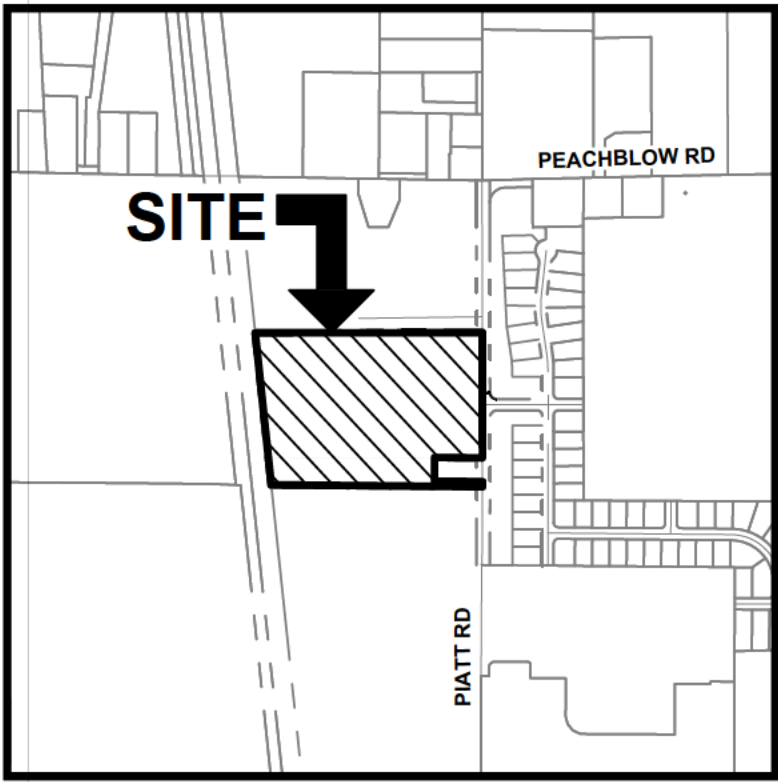
### CIVIL ENG

KIMLEY-HORN AT  
7965 NORTH HIGH  
COLUMBUS, OH 43235  
CONTACT: KEVIN

### DEVELOP

MARONDA HOMES  
5900 WILCOX PL  
DUBLIN, OH 43017  
CONTACT: JOHN

COUNTY ENGINEER  
DELAWARE COUNTY



No.	REVISIONS	DATE	BY	APR	DATE	BY

**Kimley-Horn**

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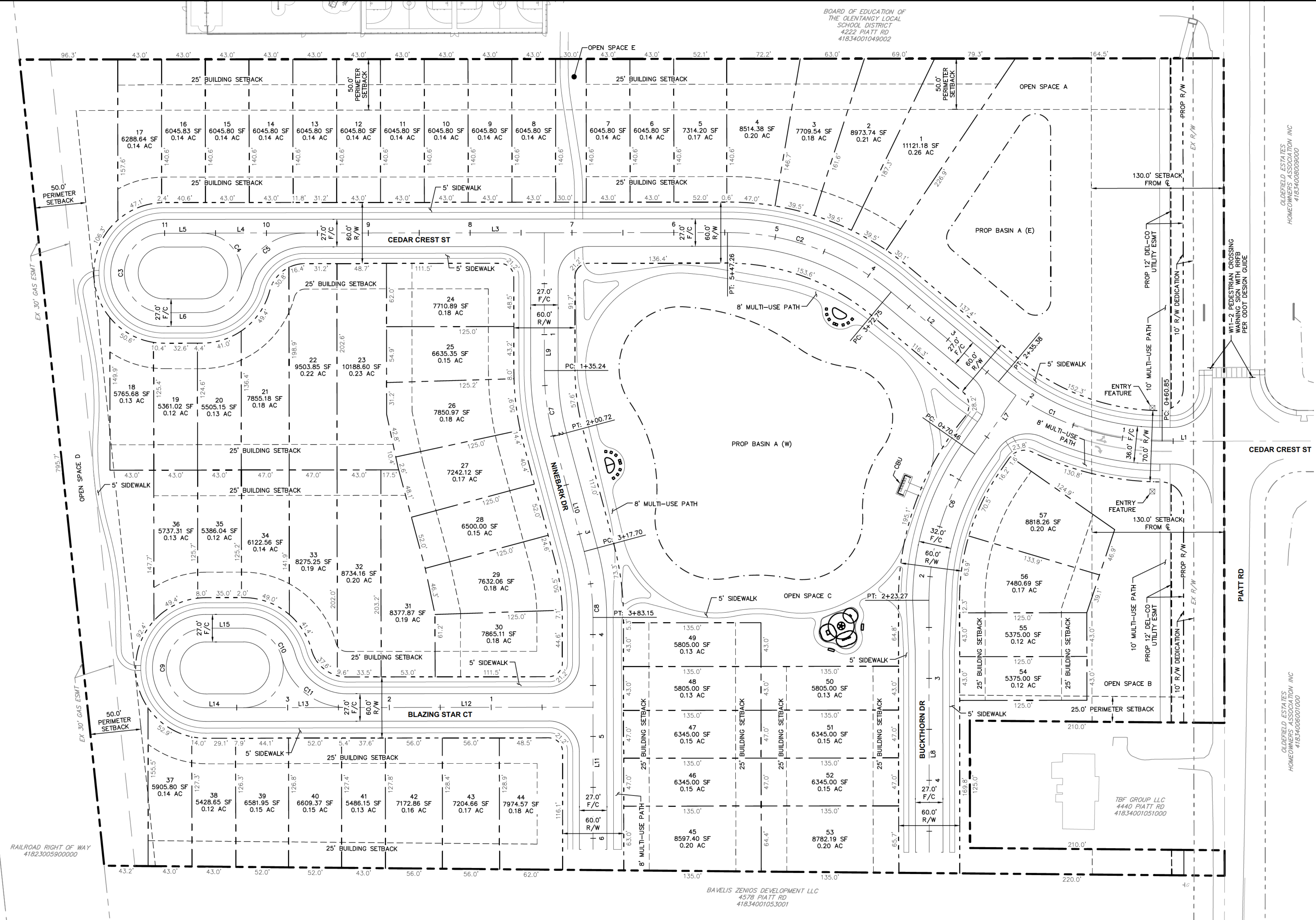
2/2/2026

SHEET NUMBER



Drawing name: C:\ACD\ACDDocs\Kinley-Horn\190275010\_Marionette - Ross Estates - Evans Farm\Project Files\2 Design\CAD\PlanSheets\Preliminary Plan\SITE PLAN.dwg Layout1 Jan 30, 2026 2:20pm by: Collie Hoopner

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LEGEND

EXISTING PROPERTY BOUNDARY

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED RIGHT-OF-WAY

PROPOSED SETBACK

PROPOSED CENTERLINE

PROPOSED FACE OF CURB

PROPOSED SIDEWALK

GRAPHIC SCALE IN FEET

0 25 50 100

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	247.49	S3°09'56.61"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							

BLAZING 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	37.00	S86°50'03.39"E							

PRELIMINARY PLAT

NORRIS ACRES

AT EVANS FARM

SECTION 1

BERLIN TWP, DELAWARE COUNTY, OHIO

SCALE: AS NOTED

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Kimley»Horn

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2/2/2026

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190275010

SHEET NUMBER

4

REVISIONS

No.

DATE

BY

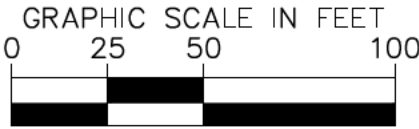
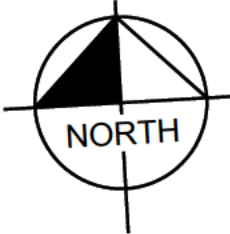
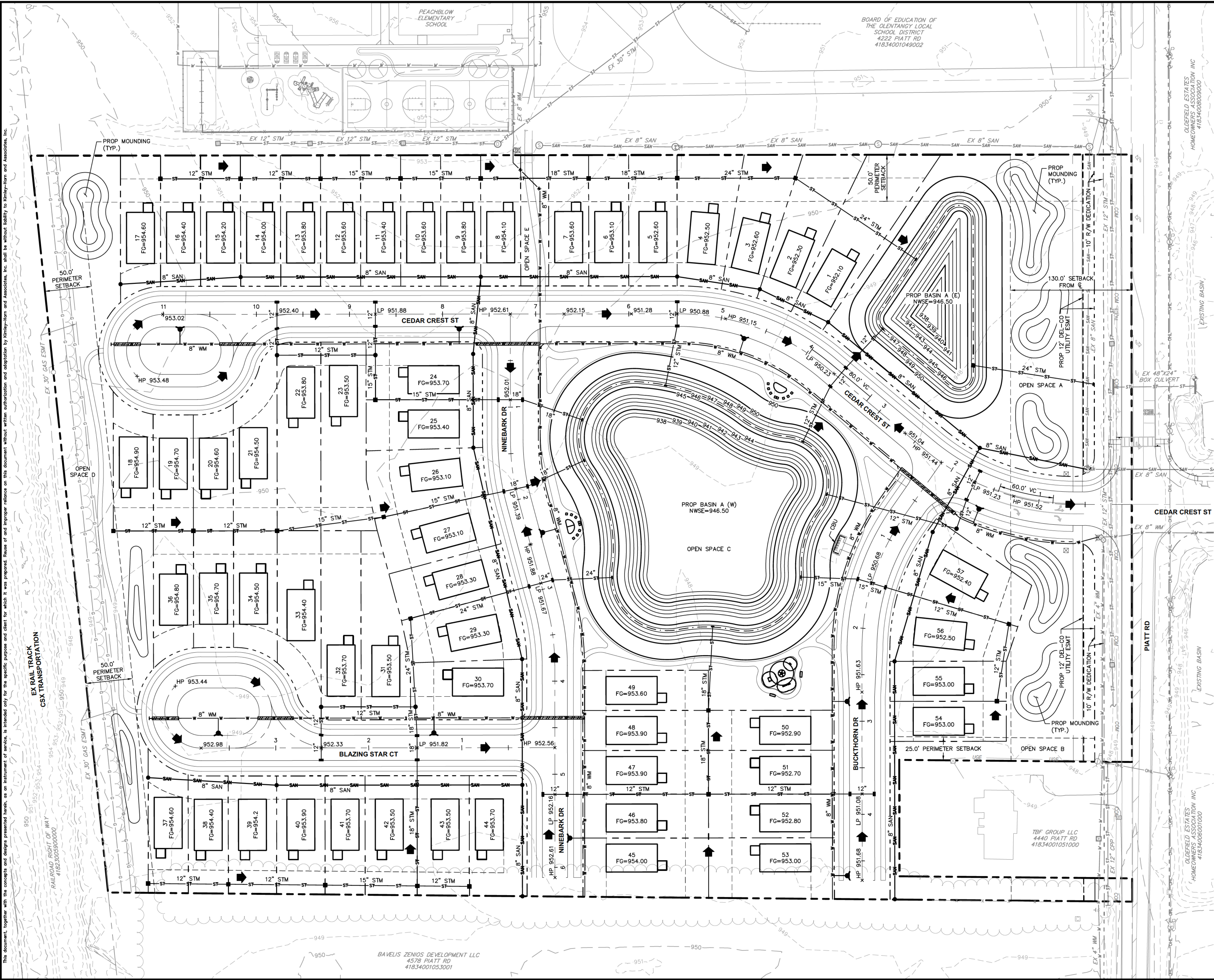
APR DATE

APR BY



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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- FLOOD ROUTING ARROW
- WATERLINE CASING PIPE

LEGEND

ALL STREET ELEVATIONS SHOWN ON THE STREET CENTERLINE ARE PROFILE GRADE.

PRELIMINARY PLAT	NORRIS ACRES AT EVANS FARM SECTION 1	BERLIN TWP., DELAWARE COUNTY, OHIO	ORIGINAL ISSUE: 2/2/2026		DATE	BY	APR DATE	APR BY
			KHA PROJECT NO. 190275010					
			SHEET NUMBER 5					
			OF 8					
			GRADING & UTILITY PLAN		SCALE: AS NOTED		Kimley»Horn	
			DESIGNED BY:				© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	
			DRAWN BY:					
			CHECKED BY:					