Sketch Plan Application
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number: 26-23-S (RPC Staff will assign)

PROJECT	Evans Farm Section 7	(circle one) (Residential) Commercial
TOWNSHIP	Orange Township	

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 & 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 Orange Township, Delaware County, OH
	(circle one) N S E W side of Road/Street
	approx. 200 feet (N) S E (W) of Inglesh Dr & Hickory Dr Intersection Road/Street

DETAILS	Number of Lots 173	Septic Systems yes (no)
	Total Acreage +/- 55.11 AC	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) $700

10/26/26 (agent for owner)

Owner (or agent for owner) and Date

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

SITE STATISTICS

GROSS AREA:	±55.11 AC
TOTAL LOTS:	173 LOTS
45'X135' LOTS:	45 LOTS
50'X135' LOTS:	68 LOTS
55'X135' LOTS:	5 LOTS
70'X135' LOTS:	55 LOTS
LOT AREA:	
45' X 135' LOTS:	±6,075 SF
50' X 135' LOTS:	±6,750 SF
55' X 135' LOTS:	±7,425 SF
70' X 135' LOTS:	±9,450 SF
OPEN SPACE:	±2.89 AC
RIGHT-OF-WAY:	±9.30 AC

MINIMUM LOT DEPTH: 135'
MINIMUM LOT WIDTH: 45'

FRONT YARD SETBACK: 10'
SIDE YARD SETBACK: 6'
REAR YARD SETBACK: 28'

REFERENCES

EXISTING BASE MAP AND TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS OCTOBER 2026.

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

BlgA1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES (SOIL GROUP D)

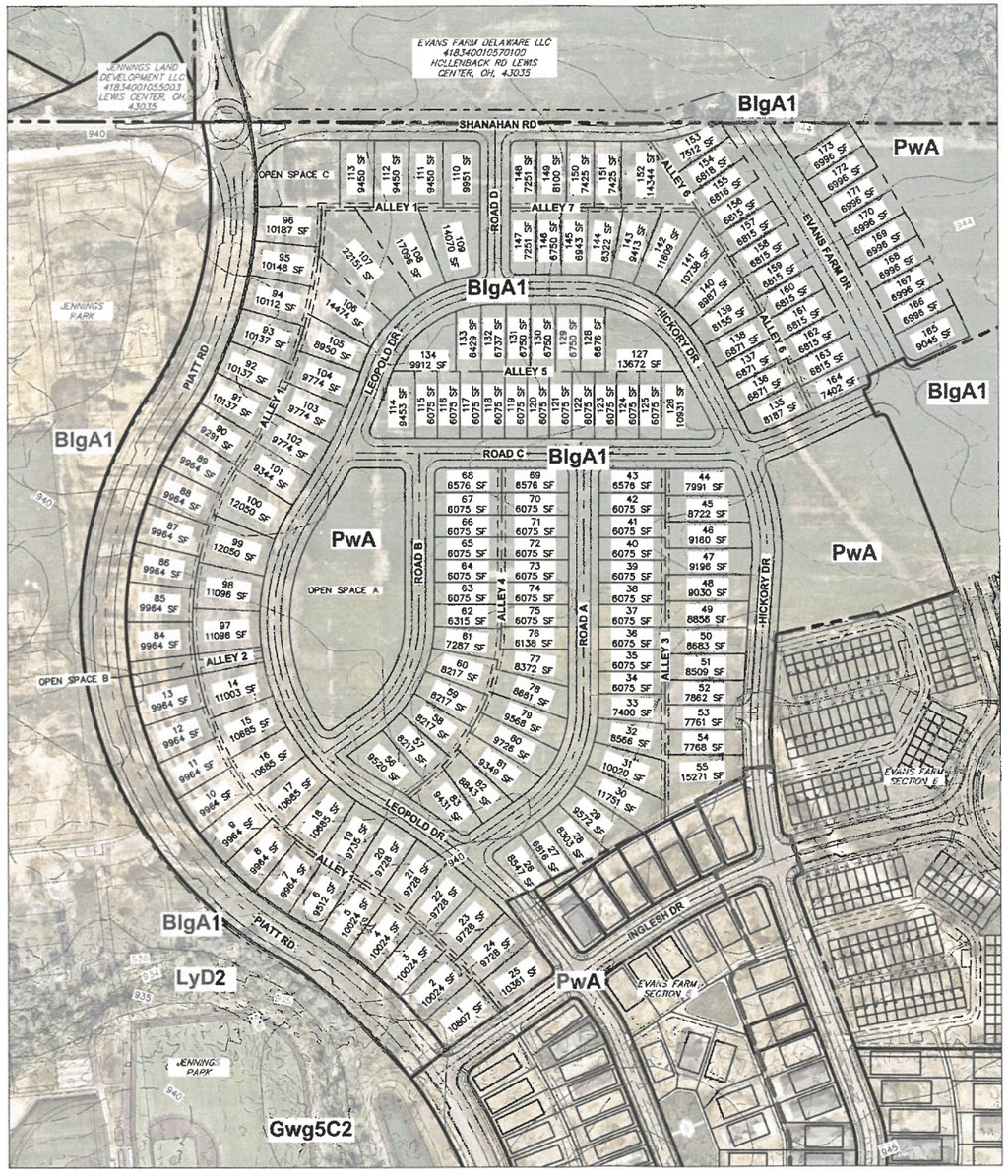
GwgB1 – GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES (SOIL GROUP D)

LyD2 – LYBRAND SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED (SOIL GROUP C)

PwA – PEWAMO SILT CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D)

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300



NORTH

GRAPHIC SCALE IN FEET
0 500 1000 2000



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR

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

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: NICK MCGRAIL
TEL: (614) 472-8990
EMAIL: NICK.MCGRAIL@KIMLEY-HORN.COM

OWNERS

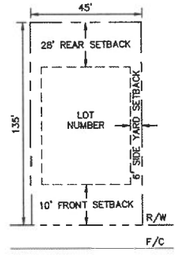
EVANS FARM DELAWARE LLC

DEVELOPER

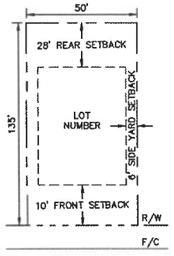
BZ EVANS II, LLC & BAVELIUS ZENIOS DEVELOPMENT LLC
50 S LIBERTY ST., SUITE 200
POWELL, OH 43065
TEL: (614) 565-0427
CONTACT: RICK TOWLE
EMAIL: RTOWLE@ZENIOS.COM

FLOODPLAIN

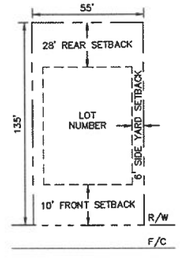
EVANS FARM – SECTION 7 IS ENTIRELY IN THE FLOOD HAZARD ZONE X, SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0234K, EFFECTIVE DATE APRIL 18, 2009.



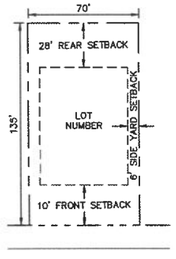
TYPICAL 45' LOT
NOT TO SCALE



TYPICAL 50' LOT
NOT TO SCALE



TYPICAL 55' LOT
NOT TO SCALE



TYPICAL 70' LOT
NOT TO SCALE

No.	REVISIONS	DATE	BY	APR. DATE	APR. BY

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-0599
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: | DRAWN BY: | CHECKED BY:

SKETCH PLAN

EVANS FARM SECTION 7

SKETCH PLAN
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 10/23/26
KHA PROJECT NO. 000000000
SHEET NUMBER
1

Drawing name: K:\CLB_LDEV\190986007_Evans Farm_Section 6\2 Design\CAD\Exhibits\Section 7\Sketch Plan - Section 7.dwg Layout1 Oct 22, 2026 5:09pm by: GabHoeppner
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