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

RPC Sketch Plan Number: 26-24-S (RPC Staff will assign)

PROJECT	Evans Farm Estates	(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. 500 feet N S E (W) of Inglesh Dr & Rock Dr Intersection	Road/Street

DETAILS	Number of Lots 54	Septic Systems yes (no)
	Total Acreage +/- 25.51 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

SITE STATISTICS

GROSS AREA: ±25.51 AC

TOTAL LOTS: 54 LOTS
- 75'X160' LOTS: 29 LOTS
- 100'X160' LOTS: 12 LOTS
- 100'X135' LOTS: 6 LOTS
- 95'X135' LOTS: 3 LOTS
- 75'X135' LOTS: 4 LOTS

LOT AREA:
- 75' X 160' LOTS: ±12,000 SF
- 100' X 160' LOTS: ±16,000 SF
- 100' X 135' LOTS: ±13,500 SF
- 95' 135' LOTS: ±12,825 SF
- 75' X 135' LOTS: ±10,125 SF

OPEN SPACE: ±0.51 AC
RIGHT-OF-WAY: ±2.38 AC

MINIMUM LOT DEPTH: 135'
MINIMUM LOT WIDTH: 75'

FRONT YARD SETBACK:
- 160' DEPTH LOTS: 55'
- 135' DEPTH LOTS: 15'

SIDE YARD SETBACK:
- RESIDENTIAL < 80' WIDTH: 6'
- RESIDENTIAL ≥ 80' WIDTH: 10'
- DRIVEWAY: 3'

REAR YARD SETBACK: 35'

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

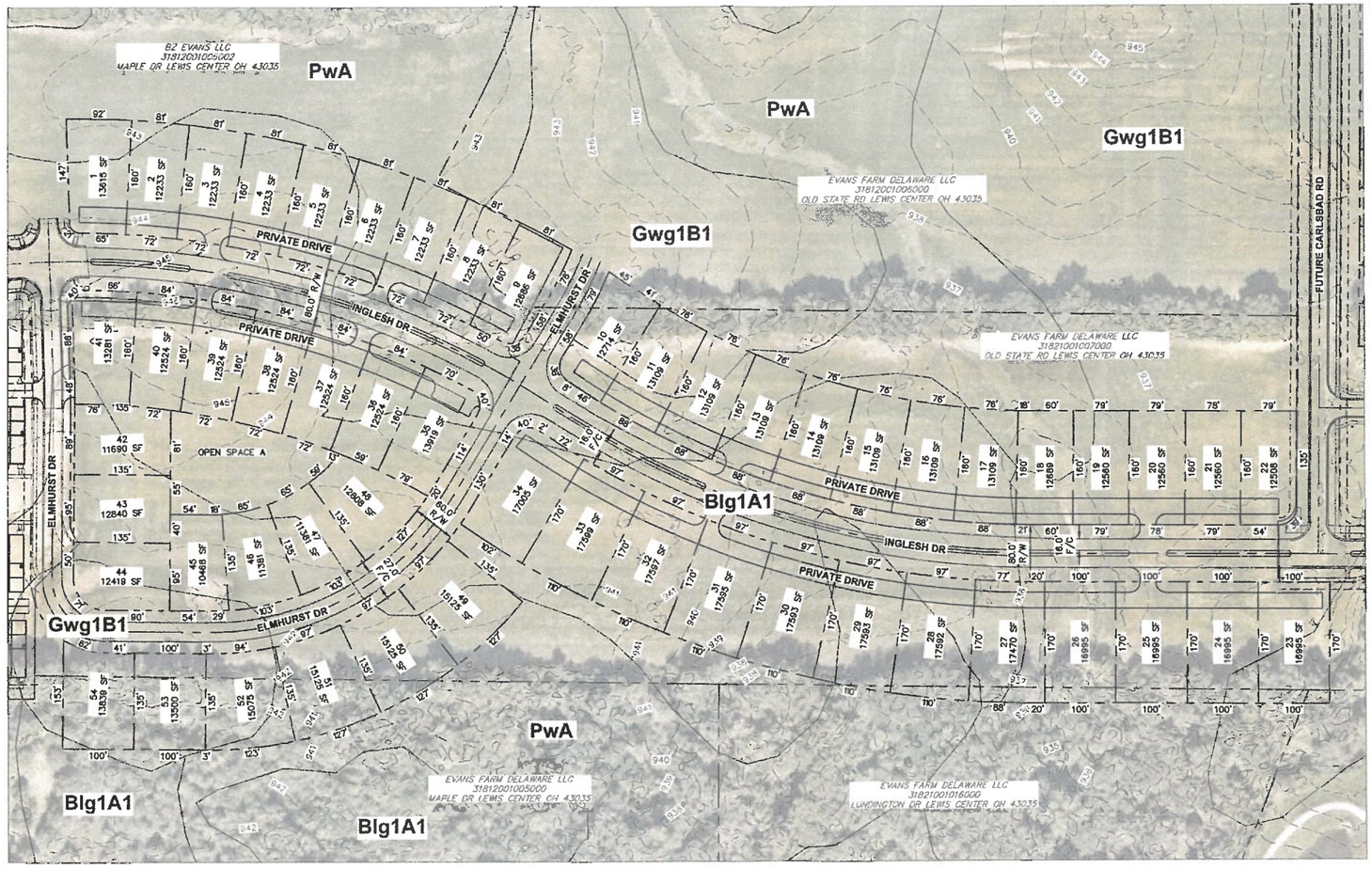
Blg1A1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES

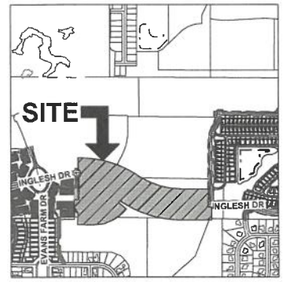
Gwg1B1 – GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES

PwA – PEWAMO SILT CLAY LOAM, 0 TO 1 PERCENT SLOPES

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200





VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR

CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231
CONTACT: JERRY HOLLOWAY
TEL: (937) 414-2050
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

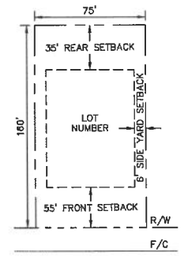
EVANS FARM DELAWARE LLC

DEVELOPER

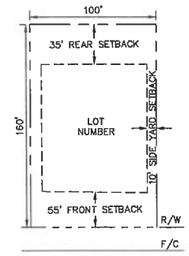
BZ EVANS II, LLC & BAVELIUS ZENIOS DEVELOPMENT LLC
50 S LIBERTY ST., SUITE 200
POWELL, OH 43065
TEL: (614) 585-0427
CONTACT: RICK TOWLE
EMAIL: RTOWLE@ZENIOS.COM

FLOODPLAIN

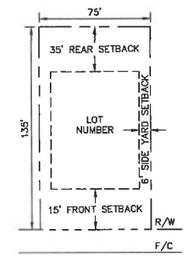
EVANS FARM – ESTATE IS ENTIRELY IN THE FLOOD HAZARD ZONE X, SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBERS 39041C0234K AND 39041C0255K, EFFECTIVE DATE APRIL 16, 2009.



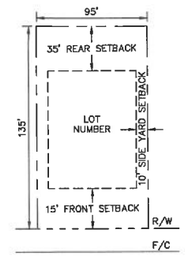
TYPICAL 75'X160' LOT
NOT TO SCALE



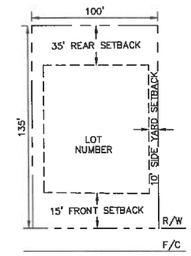
TYPICAL 100'X160' LOT
NOT TO SCALE



TYPICAL 75'X135' LOT
NOT TO SCALE



TYPICAL 95'X135' LOT
NOT TO SCALE



TYPICAL 100'X135' LOT
NOT TO SCALE

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 614-454-8599
WWW.KIMLEY-HORN.COM

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

SKETCH PLAN

EVANS FARM ESTATES

SKETCH PLAN
DELAWARE COUNTY, OHIO

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

Drawing name: K:\CLB_LDEV\180986907_Evans Farm_Section 6\2 Design\CAD\Exhibits\Estate Lots\Sketch Plan – Estate Lots.dwg Layout: Oct 22, 2026 4:17pm by: CallHoeppner
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