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

RPC Sketch Plan Number: 21-06-S (RPC Staff will assign)

PROJECT	*Riverwood Farm CAD*	*(circle one)* **Residential** Commercial
TOWNSHIP	*Orange & Liberty Twp*	

APPLICANT/ CONTACT	Name Jim Schrim / Wills Creek Development Services llc	Phone: 614-402-0340
	Address 580 N. Fourth Street, Suite 120	E-mail-jschrim@willscreekcm.com
	City, State, Zip – Columbus, OH 43215	

PROPERTY OWNER	Name: **Powell Road Holdings, llc**	Phone (same as applicant contact)
	Address 205 County Road H	E-mail (same as applicant contact)
	City, State, Zip – Elkhorn Wisconsin 53121	

SURVEYOR/ ENGINEER	Name: EP Ferris & Associates / Chris Lescody	Phone 614-299-2999
	Address 880 King Avenue	E-mail – clescody@epferris.com
	City, State, Zip – Columbus, OH 43212	

LOCATION	Property Address 1000 & 1020 Powell Road, Powell, OH	
	(circle one) (N) S E W side of Powell Road	Road/Street
	approx. 1500 feet N S E (W) of S.R. 315	Road/Street

DETAILS	Number of Lots 6	Septic Systems (*yes*) *no*
	Total Acreage **47 (but subject to change pending acreage adjustments with parent tract)**	Central Sanitary System (*yes*) *no* **Note some lots may be served by septic, some existing lots are already on Septic**

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) $ 525.-

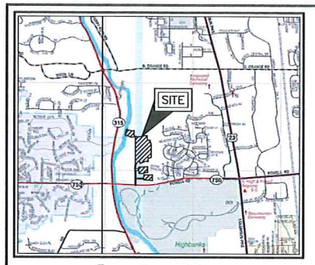
RECEIVED
FEB 01 2021

Owner (or agent for owner) and Date

Del. Co. Regional Planning Commission

RECEIVED
FEB 01 2021
Del. Co. Regional Planning Commission

SR# 21-06-S



Location Map
Not to Scale

1. ALAN J. LASHLEY
   Pcl. No. 319-415-02-025-000
2. RAY AND SANDRA MUNDY
   Pcl. No. 319-415-02-024-000
3. CHRISTOPHER G. YATES AND HOWARD DWIGHT EMBRY II
   Pcl. No. 319-415-02-023-000
4. GAYLE S. PATTISON
   Pcl. No. 319-415-02-022-000
5. GAYLE S. PATTISON
   Pcl. No. 319-415-02-021-000
6. JOAN E. MCLAUGHLIN
   Pcl. No. 319-415-02-020-000
7. SANDRA ANN STROOT AND KAY MARGARET WILLIAMSON
   Pcl. No. 319-415-02-019-000
8. JOHN B. AND MARY D. FRIED
   Pcl. No. 319-415-02-018-000
9. JEFFREY B. AND HEATHER A. WILLIAMS
   Pcl. No. 319-415-02-001-000
10. ELIZABETH M. AND SCOTT E. FAGAN
    Pcl. No. 319-414-01-007-000
11. SHAWN M. AND CASSIE J. CHACALOS
    Pcl. No. 319-414-01-006-000
12. ADAM T. AND AMBER SCUDIERE
    Pcl. No. 319-414-01-005-000
13. TIMOTHY J. WIGGINS
    Pcl. No. 319-414-01-004-000
14. GVR GROUP LLC.
    Pcl. No. 319-414-01-002-000
15. RIVER BEND HOMEOWNERS ASSOCIATION
    Pcl. No. 319-414-03-003-000
16. RIVER BEND HOMEOWNERS ASSOCIATION
    Pcl. No. 318-322-05-031-000
17. GERALD L. AND BONITA S. SNIVELY
    Pcl. No. 318-323-07-001-000
18. WALTER J. AND ELAINE C. GRIFFITH
    Pcl. No. 318-323-07-002-000
19. STEVEN COLE
    Pcl. No. 318-323-07-003-000
20. LIZA R. AND ANDRE A. VONDENBERG
    Pcl. No. 318-323-07-004-000
21. BUENO JOHN AND JESSICA RUIZ
    Pcl. No. 318-323-07-005-000
22. CAROL A. AND TIMOTHY M. SULLIVAN
    Pcl. No. 318-323-07-006-000
23. DAVID J. AND BETH A. JONES
    Pcl. No. 318-323-07-007-000
24. CHRISTINE L. TAYLOR
    Pcl. No. 318-323-07-008-000
25. DOUGLAS J. AND LORI A. WILHELM
    Pcl. No. 318-323-07-009-000
26. JOHN E. AND ANITA E. KIRKSEY
    Pcl. No. 318-323-07-010-000
27. CHRISTOPHER D. BULINSKI AND MEGAN S. BOWEN
    Pcl. No. 318-323-07-061-000
28. CHRISTOPHER D. BULINSKI AND MEGAN S. BOWEN
    Pcl. No. 318-323-07-061-001
29. NATHAN T. AND REBECCA J.
    Pcl. No. 318-323-07-062-000
30. STEVEN F. AND MARYANN E. DELCOL
    Pcl. No. 318-323-07-064-000
31. ELIZABETH M. PUCKETT
    Pcl. No. 318-323-07-065-000
32. GAYLE A. CROSS
    Pcl. No. 318-323-07-066-000
33. THOMAS A. AND DELLA HENRY
    Pcl. No. 318-323-07-067-000
34. ZACHARY AND HEATHER BALAS
    Pcl. No. 318-323-07-069-000
35. AMY M. STAMPER
    Pcl. No. 318-323-07-070-000
36. ANNA SVIRSKY
    Pcl. No. 318-323-07-071-000
37. RACHEL J. TRUSTEE
    Pcl. No. 318-323-07-092-000
38. SUSAN E. YOUNG
    Pcl. No. 318-323-07-093-000
39. ROBERT L. AND JANET L. YOUNG
    Pcl. No. 318-323-07-094-000
40. BRICOLE PROPERTIES LTD
    Pcl. No. 318-323-07-095-000
41. NICK AND BRYN ROHLCK
    Pcl. No. 318-323-07-096-000
42. GLENN F. MCATEE
    Pcl. No. 318-323-07-097-000
43. HAROLD E. COOK III
    Pcl. No. 318-323-07-098-000
44. CHRISTOPHER J. AND NATASHA M. KESSLER
    Pcl. No. 318-323-07-099-000
45. JANELLE ASHLEY NOE
    Pcl. No. 318-323-07-100-000
46. GREENCO
    Pcl. No. 318-323-07-105-000

LEGEND

R/W	Right-of-Way	— · · · —	Stream/Water Edge
PL	Property Line	~~~~~	Tree Line
PPL	Proposed Property Line	—W—	Ex. Water Line
		—WS—	Ex. Water Service Line
S87°51'30"E 20.25'	Measured Bearing and Distance	—SA—	Ex. Sanitary Sewer
		(S)	Ex. Sanitary Manhole

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

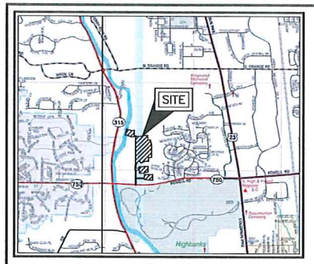
JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/27/2021

EXHIBIT 1

SCALE:
22X34: 1" = 200'
11X17: 1" = 400'

SHEET NO.	OF
1	1

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_SketchPlan_FocusedArea.dwg ~ Layout1 LAST EDITED BY JOFFIN ON 01/27/21 10:09



Location Map

Not to Scale

1. ALAN J. LASHLEY
   Pcl. No. 319-415-02-025-000
2. RAY AND SANDRA MUNDY
   Pcl. No. 319-415-02-024-000
3. CHRISTOPHER G. YATES AND HOWARD DWIGHT EMBRY II
   Pcl. No. 319-415-02-023-000
4. GAYLE S. PATTISON
   Pcl. No. 319-415-02-022-000
5. GAYLE S. PATTISON
   Pcl. No. 319-415-02-021-000
6. JOAN E. MCLAUGHLIN
   Pcl. No. 319-415-02-020-000
7. SANDRA ANN STROOT AND KAY MARGARET WILLIAMSON
   Pcl. No. 319-415-02-019-000
8. JOHN B. AND MARY D. FRIED
   Pcl. No. 319-415-02-018-000
9. JEFFREY B. AND HEATHER A. WILLIAMS
   Pcl. No. 319-415-02-001-000
10. ELIZABETH M. AND SCOTT E. FAGAN
    Pcl. No. 319-414-01-007-000
11. SHAWN M. AND CASSIE J. CHACALOS
    Pcl. No. 319-414-01-006-000
12. ADAM T. AND AMBER SCUDIERE
    Pcl. No. 319-414-01-005-000
13. TIMOTHY J. WIGGINS
    Pcl. No. 319-414-01-004-000
14. GVR GROUP LLC.
    Pcl. No. 319-414-01-002-000
15. RIVER BEND HOMEOWNERS ASSOCIATION
    Pcl. No. 319-414-03-003-000
16. RIVER BEND HOMEOWNERS ASSOCIATION
    Pcl. No. 318-322-05-031-000
17. GERALD L. AND BONITA S. SNIVELY
    Pcl. No. 318-323-07-001-000
18. WALTER J. AND ELAINE C. GRIFFITH
    Pcl. No. 318-323-07-002-000
19. STEVEN COLE
    Pcl. No. 318-323-07-003-000
20. LIZA R. AND ANDRE A. VONDENBERG
    Pcl. No. 318-323-07-004-000
21. BUENO JOHN AND JESSICA RUIZ
    Pcl. No. 318-323-07-005-000
22. CAROL A. AND TIMOTHY M. SULLIVAN
    Pcl. No. 318-323-07-006-000
23. DAVID J. AND BETH A. JONES
    Pcl. No. 318-323-07-007-000
24. CHRISTINE L. TAYLOR
    Pcl. No. 318-323-07-008-000
25. DOUGLAS J. AND LORI A. WILHELM
    Pcl. No. 318-323-07-009-000
26. JOHN E. AND ANITA E. KIRKSEY
    Pcl. No. 318-323-07-010-000
27. CHRISTOPHER D. BULINSKI AND MEGAN S. BOWEN
    Pcl. No. 318-323-07-061-000
28. CHRISTOPHER D. BULINSKI AND MEGAN S. BOWEN
    Pcl. No. 318-323-07-061-001
29. NATHAN T. AND REBECCA J.
    Pcl. No. 318-323-07-062-000
30. STEVEN F. AND MARYANN E. DELCOL
    Pcl. No. 318-323-07-064-000
31. ELIZABETH M. PUCKETT
    Pcl. No. 318-323-07-065-000
32. GAYLE A. CROSS
    Pcl. No. 318-323-07-066-000
33. THOMAS A. AND DELLA HENRY
    Pcl. No. 318-323-07-067-000
34. ZACHARY AND HEATHER BALAS
    Pcl. No. 318-323-07-069-000
35. AMY M. STAMPER
    Pcl. No. 318-323-07-070-000
36. ANNA SVIRSKY
    Pcl. No. 318-323-07-071-000
37. RACHEL J. TRUSTEE
    Pcl. No. 318-323-07-092-000
38. SUSAN E. YOUNG
    Pcl. No. 318-323-07-093-000
39. ROBERT L. AND JANET L. YOUNG
    Pcl. No. 318-323-07-094-000
40. BRICOLE PROPERTIES LTD
    Pcl. No. 318-323-07-095-000
41. NICK AND BRYN ROHLCK
    Pcl. No. 318-323-07-096-000
42. GLENN F. MCATEE
    Pcl. No. 318-323-07-097-000
43. HAROLD E. COOK III
    Pcl. No. 318-323-07-098-000
44. CHRISTOPHER J. AND NATASHA M. KESSLER
    Pcl. No. 318-323-07-099-000
45. JANELLE ASHLEY NOE
    Pcl. No. 318-323-07-100-000
46. GREENCO
    Pcl. No. 318-323-07-105-000

LEGEND

R/W	Right-of-Way	— · · · —	Stream/Water Edge
PL	Property Line	~~~~~	Tree Line
PPL	Proposed Property Line	—W—	Ex. Water Line
S87°51'30"E 20.25'	Measured Bearing and Distance	—WS—	Ex. Water Service Line
		—SA—	Ex. Sanitary Sewer
		(S)	Ex. Sanitary Manhole

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

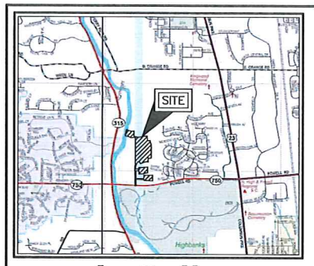
JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/27/2021

EXHIBIT 2

SCALE:
22X34: 1" = 200'
11X17: 1" = 400'

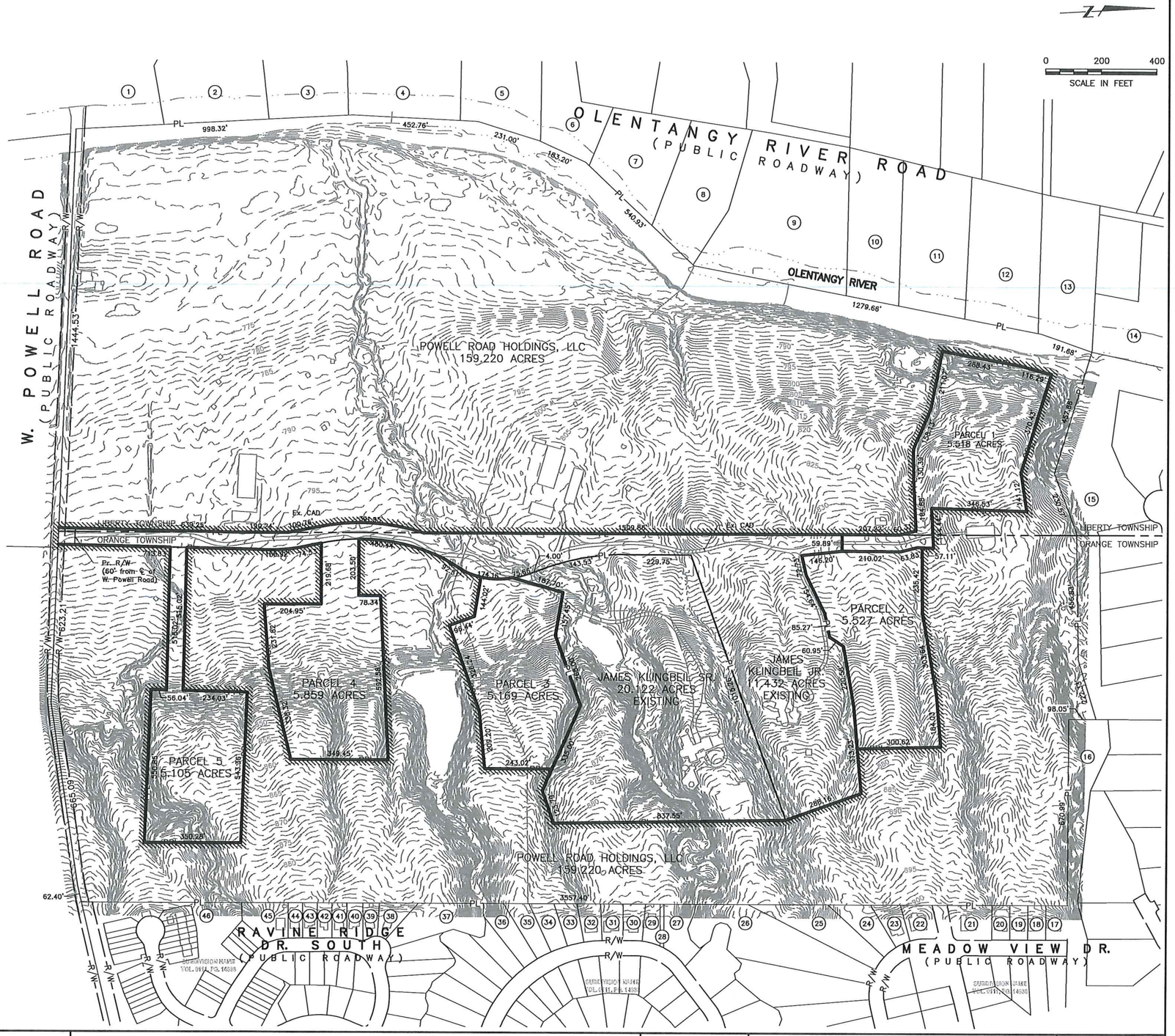
SHEET NO.	OF
1	1

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_SketchPlan_FocusedArea.dwg ~ Layout2 LAST EDITED BY JCOFFIN ON 01/27/21 10:09



Location Map
Not to Scale

1. ALAN J. LASHLEY
   Pcl. No. 319-415-02-025-000
2. RAY AND SANDRA MUNDY
   Pcl. No. 319-415-02-024-000
3. CHRISTOPHER G. YATES AND HOWARD DWIGHT EMBRY II
   Pcl. No. 319-415-02-023-000
4. GAYLE S. PATTISON
   Pcl. No. 319-415-02-022-000
5. GAYLE S. PATTISON
   Pcl. No. 319-415-02-021-000
6. JOAN E. MCLAUGHLIN
   Pcl. No. 319-415-02-020-000
7. SANDRA ANN STROOT AND KAY MARGARET WILLIAMSON
   Pcl. No. 319-415-02-019-000
8. JOHN B. AND MARY D. FRIED
   Pcl. No. 319-415-02-018-000
9. JEFFREY B. AND HEATHER A. WILLIAMS
   Pcl. No. 319-415-02-001-000
10. ELIZABETH M. AND SCOTT E. FAGAN
    Pcl. No. 319-414-01-007-000
11. SHAWN M. AND CASSIE J. CHACALOS
    Pcl. No. 319-414-01-006-000
12. ADAM T. AND AMBER SCUDIERE
    Pcl. No. 319-414-01-005-000
13. TIMOTHY J. WIGGINS
    Pcl. No. 319-414-01-004-000
14. GVR GROUP LLC.
    Pcl. No. 319-414-01-002-000
15. RIVER BEND HOMEOWNERS ASSOCIATION
    Pcl. No. 319-414-03-003-000
16. RIVER BEND HOMEOWNERS ASSOCIATION
    Pcl. No. 318-322-05-031-000
17. GERALD L. AND BONITA S. SNIVELY
    Pcl. No. 318-323-07-001-000
18. WALTER J. AND ELAINE C. GRIFFITH
    Pcl. No. 318-323-07-002-000
19. STEVEN COLE
    Pcl. No. 318-323-07-003-000
20. LIZA R. AND ANDRE A. VONDENBERG
    Pcl. No. 318-323-07-004-000
21. BUENO JOHN AND JESSICA RUIZ
    Pcl. No. 318-323-07-005-000
22. CAROL A. AND TIMOTHY M. SULLIVAN
    Pcl. No. 318-323-07-006-000
23. DAVID J. AND BETH A. JONES
    Pcl. No. 318-323-07-007-000
24. CHRISTINE L. TAYLOR
    Pcl. No. 318-323-07-008-000
25. DOUGLAS J. AND LORI A. WILHELM
    Pcl. No. 318-323-07-009-000
26. JOHN E. AND ANITA E. KIRKSEY
    Pcl. No. 318-323-07-010-000
27. CHRISTOPHER D. BULINSKI AND MEGAN S. BOWEN
    Pcl. No. 318-323-07-061-000
28. CHRISTOPHER D. BULINSKI AND MEGAN S. BOWEN
    Pcl. No. 318-323-07-061-001
29. NATHAN T. AND REBECCA J.
    Pcl. No. 318-323-07-062-000
30. STEVEN F. AND MARYANN E. DELCOL
    Pcl. No. 318-323-07-064-000
31. ELIZABETH M. PUCKETT
    Pcl. No. 318-323-07-065-000
32. GAYLE A. CROSS
    Pcl. No. 318-323-07-066-000
33. THOMAS A. AND DELLA HENRY
    Pcl. No. 318-323-07-067-000
34. ZACHARY AND HEATHER BALAS
    Pcl. No. 318-323-07-069-000
35. AMY M. STAMPER
    Pcl. No. 318-323-07-070-000
36. ANNA SVIRSKY
    Pcl. No. 318-323-07-071-000
37. RACHEL J. TRUSTEE
    Pcl. No. 318-323-07-092-000
38. SUSAN E. YOUNG
    Pcl. No. 318-323-07-093-000
39. ROBERT L. AND JANET L. YOUNG
    Pcl. No. 318-323-07-094-000
40. BRICOLE PROPERTIES LTD
    Pcl. No. 318-323-07-095-000
41. NICK AND BRYN ROHLCK
    Pcl. No. 318-323-07-096-000
42. GLENN F. MCATEE
    Pcl. No. 318-323-07-097-000
43. HAROLD E. COOK III
    Pcl. No. 318-323-07-098-000
44. CHRISTOPHER J. AND NATASHA M. KESSLER
    Pcl. No. 318-323-07-099-000
45. JANELLE ASHLEY NOE
    Pcl. No. 318-323-07-100-000
46. GREENCO
    Pcl. No. 318-323-07-105-000



LEGEND

R/W	Right-of-Way	— · · · —	Stream/Water Edge
PL	Property Line	~~~~~	Tree Line
PPL	Proposed Property Line	—W—	Ex. Water Line
S87°51'30"E 20.25'	Measured Bearing and Distance	—WS—	Ex. Water Service Line
		—SA—	Ex. Sanitary Sewer
		(S)	Ex. Sanitary Manhole

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

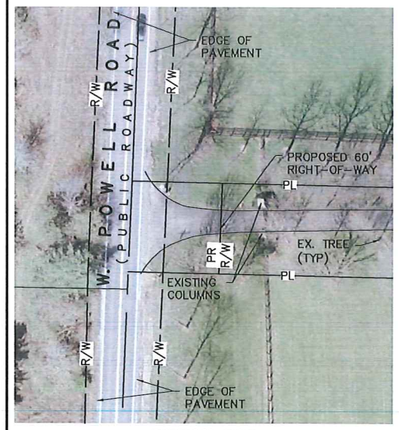
JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/27/2021

EXHIBIT 3

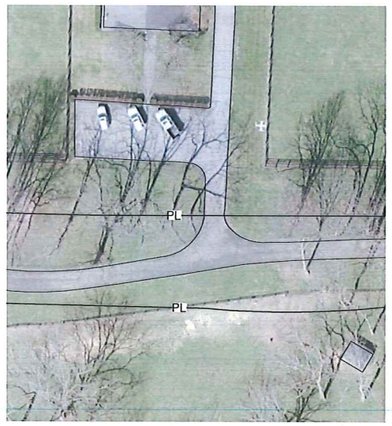
SCALE:
22X34: 1" = 200'
11X17: 1" = 400'

SHEET NO.	OF
1	1

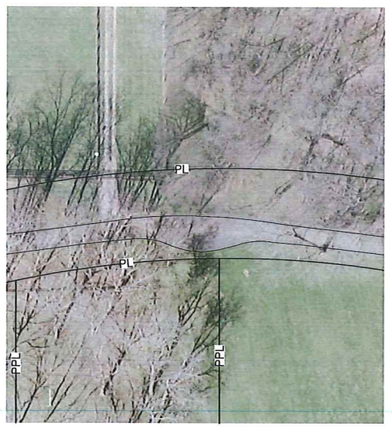
M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_SketchPlan_FocusedArea.dwg ~ Layout3 LAST EDITED BY JCOFFIN ON 01/27/21 10:09



DETAIL "A"
SCALE: 1"=50'



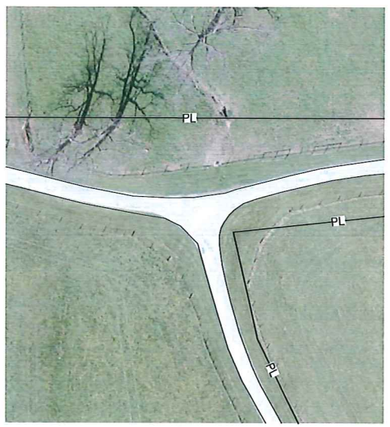
DETAIL "B"
SCALE: 1"=50'



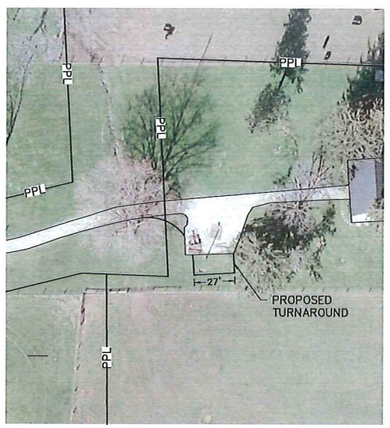
DETAIL "C"
SCALE: 1"=50'

DETAIL "D"
SCALE: 1"=50'

DETAIL "E"
SCALE: 1"=50'



DETAIL "F"
SCALE: 1"=50'



DETAIL "G"
SCALE: 1"=50'

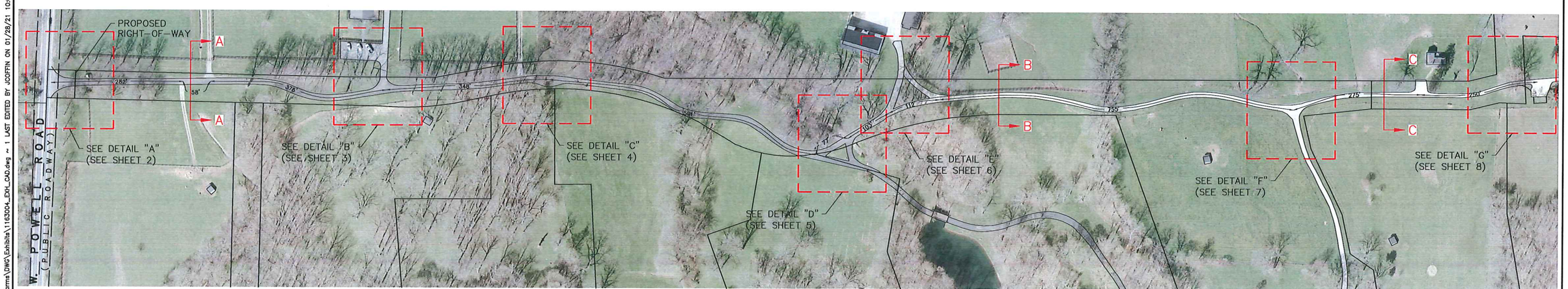
0 50 100
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

FARM LANE

SECTION	AVERAGE WIDTH	LENGTH	CAD STANDARDS (WIDTH)	FIRE DEPARTMENT APPROVAL	% OF WIDTH STANDARDS	COMPOSITION
A–A	13'+	1,835' (57%)	EXCEEDS BY 2'±	YES	+12.5%	ASPHALT
B–B	12'+	867' (27%)	EXCEEDS BY 1'+	YES	+4.0%	GRAVEL
C–C	10'	525' (16%)	NARROWS BY 2'±	YES	−16.7%	GRAVEL
TOTAL:	12.7'±	3,227'				



REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE

SCALE:
22X34: 1" = 50'
11X17: 1" = 100'

SHEET NO.	OF
1	8

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 1 LAST EDITED BY JGOFFIN ON 01/28/21 10:05

0 20 40
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 2 LAST EDITED BY JCOFFIN ON 01/28/21 10:05

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE DETAIL "A"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
2	8

0 20 40

SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE
DETAIL "B"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
3	8

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 3 LAST EDITED BY JCOFFIN ON 01/28/21 10:05

0 20 40
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 4 LAST EDITED BY JCOFFIN ON 01/28/21 10:05

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE
DETAIL "C"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
4	8

0 20 40
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 5 LAST EDITED BY JCOFFIN ON 01/28/21 10:05

	REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE
DETAIL "D"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
5	8

0 20 40
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 6 LAST EDITED BY JCOFFIN ON 01/28/21 10:05

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

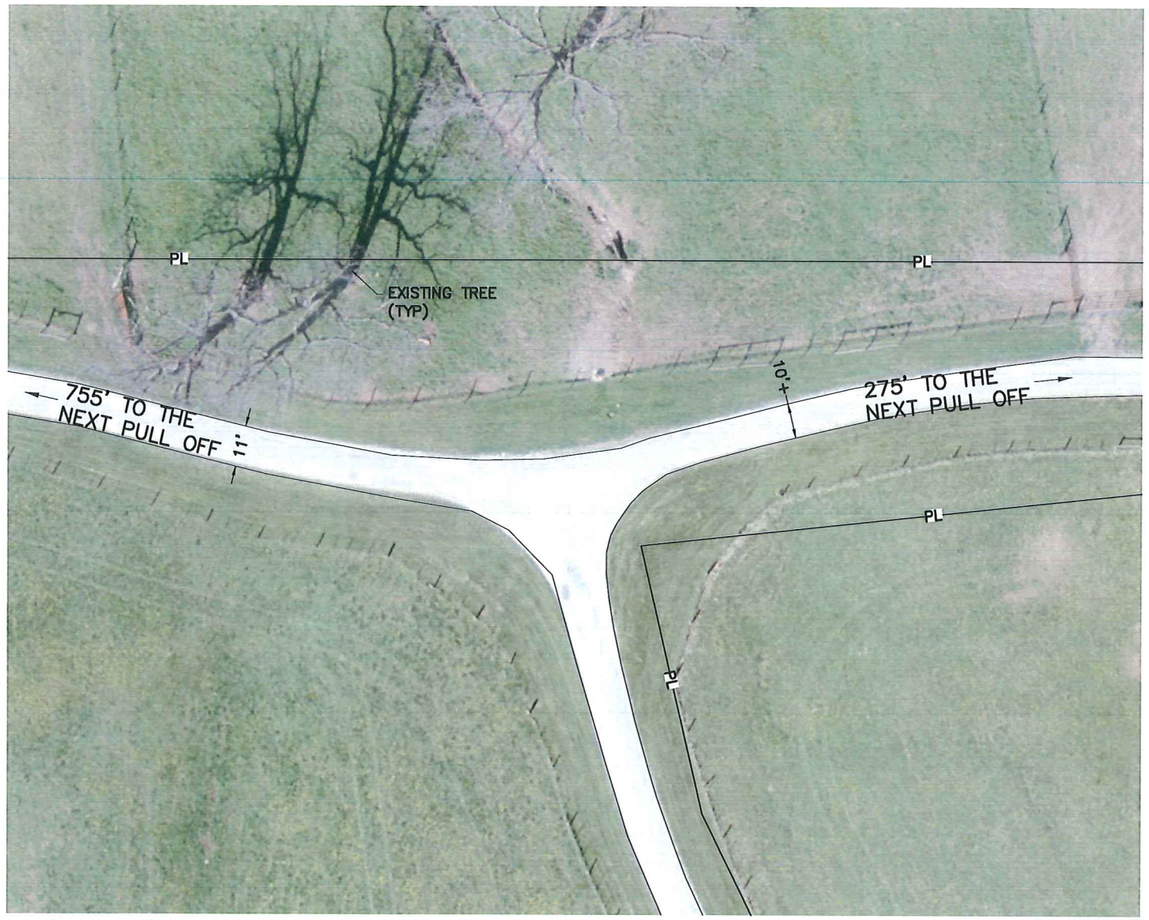
RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE DETAIL "E"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
6	8



0 20 40
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

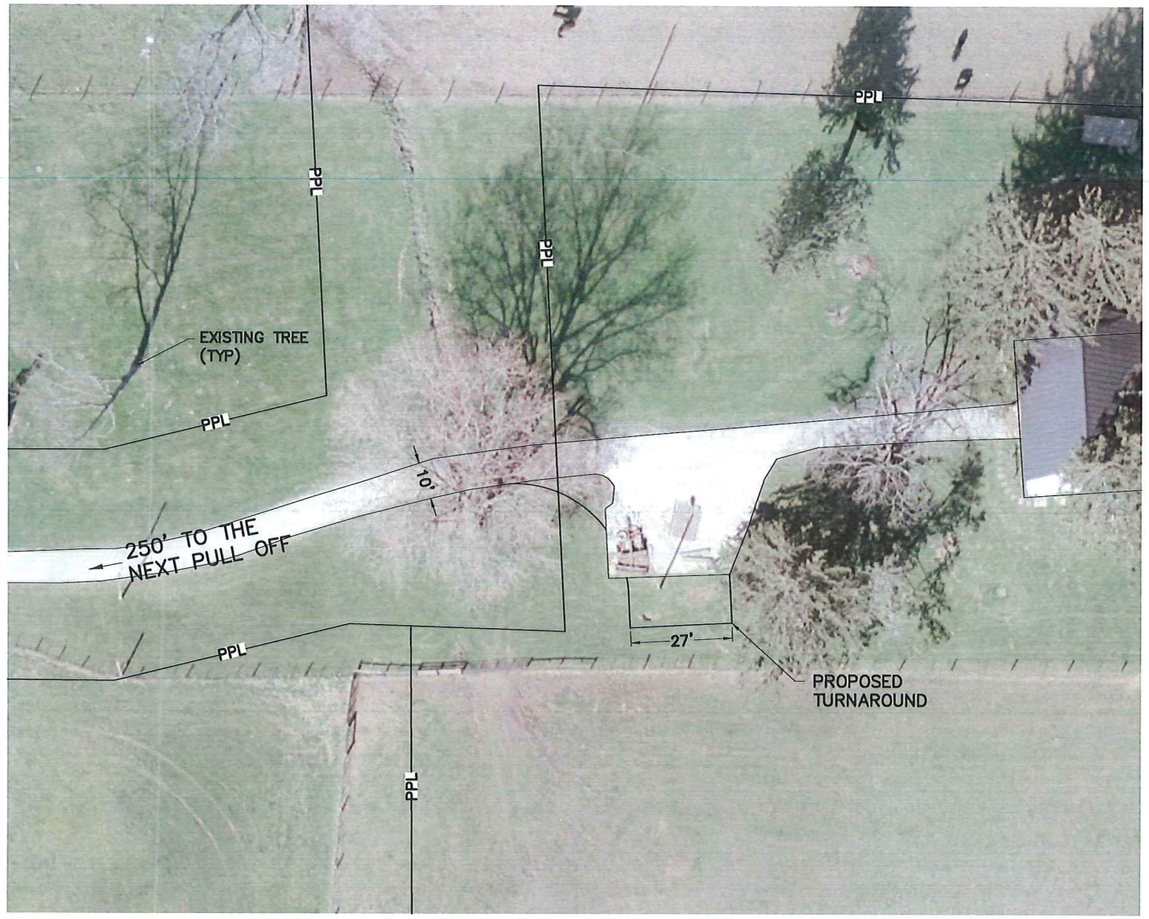
JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE DETAIL "F"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
7	8

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 7 LAST EDITED BY JCOFFIN ON 01/28/21 10:05



0 20 40
SCALE IN FEET

LEGEND

R/W	Right-of-Way
PL	Property Line
PPL	Proposed Property Line

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LIBERTY / ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

RIVERWOOD FARMS

JOB NO.:	1163.004
DESIGNED BY:	
DRAWN BY:	JEC
CHECKED BY:	
APPROVED BY:	
DATE:	01/28/2021

COMMON ACCESS DRIVE DETAIL "G"

SCALE:
22X34: 1" = 20'
11X17: 1" = 40'

SHEET NO.	OF
8	8

M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_CAD.dwg ~ 8 LAST EDITED BY JCOFFIN ON 01/28/21 10:05

Figure 1. COA Tree Survey
Riverwood Farm Drive
Powell, Ohio

Sources: Ohio Statewide Imagery Program (2012).

MAD SCIENTIST ASSOCIATES LLC

Date: January 8, 2021

0 250 500 ft

Created By: Alexys Nolan

Site Statistics:

Total Site	± 211.45Ac.
Total FR-1 Lots	61

Statistics By Township:

	Liberty Twp.	Orange Twp.
New Estate Lots:	27	34
Twp. Code Requirements:		
Min. Lot Size	1 Ac.	1.99 Ac.
Min. Lot Frontage	150'	175'
Min. Front Setback	60'	60'
Min. Side Setback	25'	25'
Min. Rear Setback	60'	80'

Legend:

100-Year Flood Plain

OEPA Stream corridor Protection Easement

River & Stream Corridors:

3,900 L.F. - Olentangy River Frontage

21,100 L.F. - Stream Corridors

New Impervious Surface:

9,450 L.F. - New Paved Roads

226,800 S.F. - New Paved Roads

5.20 Ac - New Impervious Surface

RIVERWOOD FARM

FR-1 Development Plan, 2020 Twp. Zoning Regulations

Liberty / Orange Township, Delaware County, Ohio June 18, 2020 - #20035

0 200 400 600

G2 PLANNING + DESIGN | WILLS CREEK

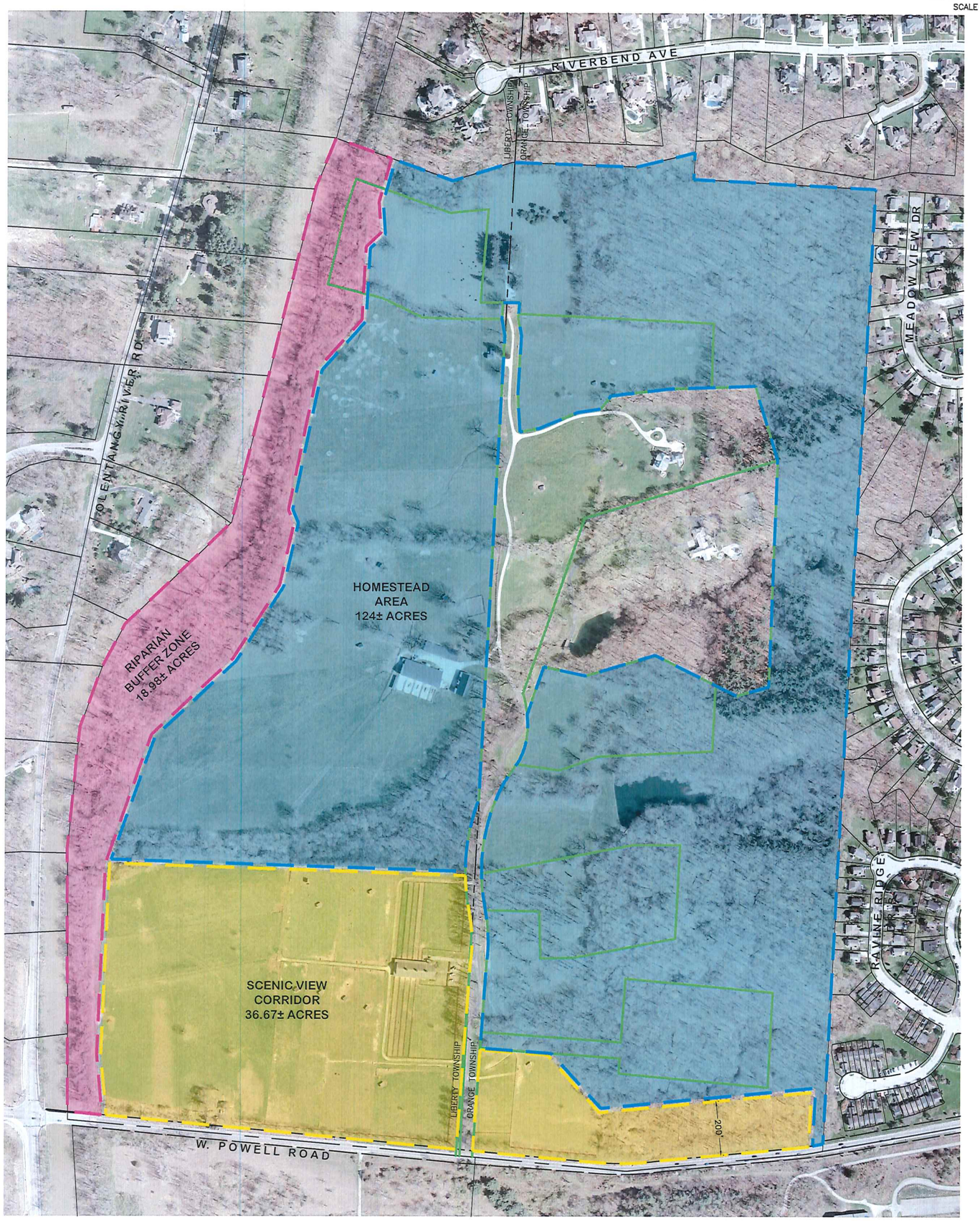
RIVERWOOD FARMS

CONSERVATION EASEMENT PLAN - 180+ ACRES

N

0 200 400

SCALE IN FEET



PROPOSED CONSERVATION EASEMENT

TOTAL AREA - 180+ ACRES
RIPARIAN BUFFER ZONE - 19 ACRES
SCENIC VIEW CORRIDOR - 37 ACRES
HOMESTEAD AREA - 124+ ACRES

PARCEL SUMMARY

PRIOR TO CONSERVATION EASEMENT - 7 PARCELS
AFTER CONSERVATION EASEMENT - 8 PARCELS

PROPOSED ESTATE LOTS

TOTAL WITH CONSERVATION EASEMENT - 7
EXISTING PRIOR TO CONSERVATION EASEMENT - 2
ADDITIONAL AFTER CONSERVATION EASEMENT - 5

EXISTING ZONING - FR-1

TOTAL POSSIBLE FR-1 LOTS PRIOR TO EASEMENT - 55~65
TOTAL POSSIBLE FR-1 LOTS AFTER EASEMENT - 7

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

DRWN BY JEC CHK BY CLL DATE 10/20/2020

1/1

PROJECT 1163.004

Drawing: M:\1163004_RiverwoodFarms\DWG\Exhibits\1163004_EXH_FRESN_Conservation Easement.dwg Saved on: 10-20-20 15:23 Revised by: jcoffin