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OCT 25 2021
Del. Co. Regional Planning Commission

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

RPC Sketch Plan Number: 21-34-S *(RPC Staff will assign)*

PROJECT	Nelson Farms North	*(circle one)* (Residential) Commercial
TOWNSHIP	Liberty Township	

APPLICANT/ CONTACT	Name Pulte Homes (Matt Callahan)	Phone 614-376-1018
	Address 475 Metro Place South	E-mail matthew.callahan@pulte.com
	City, State, Zip Dublin, Ohio 43017	

PROPERTY OWNER	Name Rockford Homes Inc. (Corey Theuerkauf)	Phone 614-785-0015
	Address 999 Polaris Parkway	E-mail ctheuerkauf@rockfordhomes.net
	City, State, Zip Columbus, Ohio 43240	

SURVEYOR/ ENGINEER	Name EMH&T (Joe Looby)	Phone 614-775-4706
	Address 5500 New Albany Road	E-mail jlooby@emht.com
	City, State, Zip Columbus, Ohio 43054	

LOCATION	Property Address 6363 Liberty Road, Powell, Ohio 43065	
	(circle one) N S (E) W side of Liberty Road	Road/Street
	approx. 1,900 feet N (S) E W of Hyatts Road	Road/Street

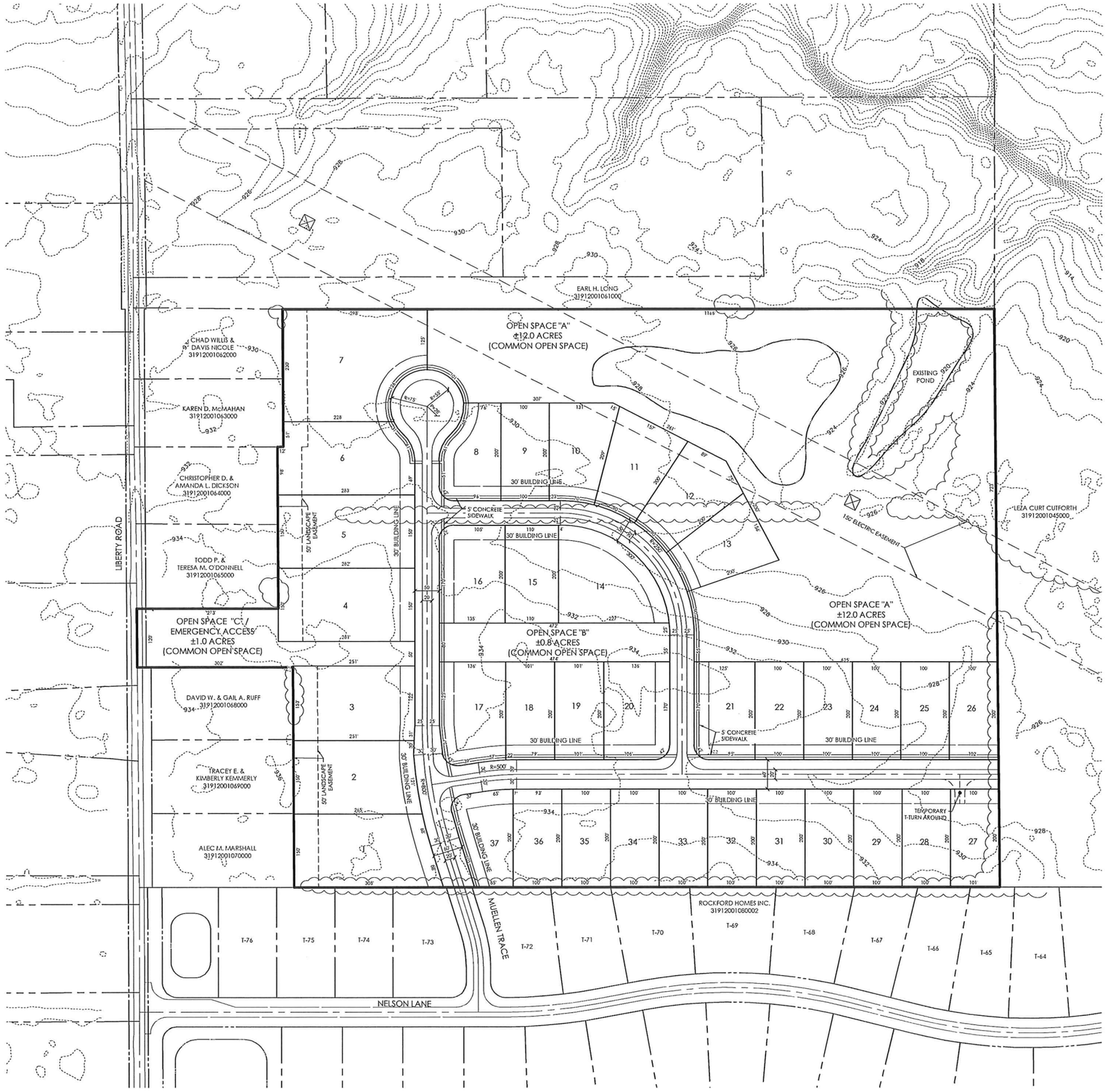
DETAILS	Number of Lots 37	Septic Systems *yes* (*no*)
	Total Acreage +/- 40.6 Acres	Central Sanitary System (*yes*) *no*

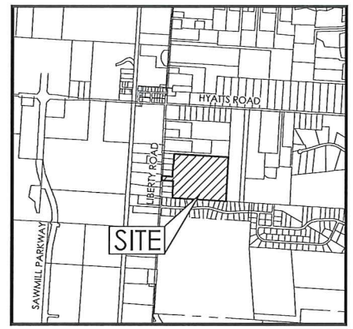
SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)		One (1) copy of Sketch Plan (max. 11" x 17") including:
	X	Approximate lot dimensions and acreage;
	X	Information to locate site (complete section above: LOCATION);
	X	North Arrow (scale preferred also);
	X	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
		Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	X	Completed and Signed Application;
		Fee (Refer to Fee Schedule) $ 500.00

(EMH&T, Owner Agent)

Owner (or agent for owner) and Date

SR# 21-34-S





LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE:	±40.6 ACRES
NET DEVELOPABLE ACREAGE:	±29.8 ACRES
40.6 AC - (6.1 AC. R/W + 4.2 AC. EASEMENT + 0.5 AC. POND)	
TOTAL NUMBER OF LOTS:	37
SUB-AREA 1:	7
SUB-AREA 2:	30
TOTAL GROSS DENSITY:	±0.91 LOTS/ACRE
NET DEVELOPABLE DENSITY:	±1.24 LOTS/ACRE
37 LOTS / ±29.8 ACRES	
TOTAL OPEN SPACE PROVIDED:	±13.8 ACRES (34.0%)
OPEN SPACE "A":	±12.0 ACRES
OPEN SPACE "B":	±0.8 ACRES
OPEN SPACE "C":	±1.0 ACRES

NOTES:

NOTE 'A':
ALL OF NELSON FARMS NORTH IS IN THE FLOOD HAZARD ZONE X AND ZONE AE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39045C0125G, EFFECTIVE DATE JANUARY 6, 2012.

NOTE 'B':
RESERVES "A", "B" AND "C" ARE OPEN SPACES WITHIN THE DEVELOPMENT AND THEY SHALL BE OWNED AND MAINTAINED BY THE NELSON FARMS NORTH HOMEOWNERS ASSOCIATION.

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GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

PulteGroup
4715 Metro Place South
Dublin, Ohio 43017

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
SKETCH PLAN
FOR
NELSON FARMS NORTH
SITE PLAN

EMHT
Stantec Mathews VanHoutteland, EMH&T, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE
October 25, 2021

SCALE
1" = 100'

JOB NO.
20171302

EXHIBIT
1/1

C:\USERS\SDHARA\DESKTOP\NELSON FARMS NORTH\DWG\SHEETS\SKETCH PLAN\1 SKETCH PLAN.DWG plotted by O'HARA, SHAUN on 10/19/2021 10:18:45 AM last saved by SDHARA on 10/19/2021 10:14:55 AM