

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

RPC Sketch Plan Number  
22-12-S  
*(RPC Staff will assign)*

<b>PROJECT</b>	Boley CAD	(circle one) (Residential) Commercial
<b>TOWNSHIP</b>	Harlem	

<b>APPLICANT/ CONTACT</b>	Name Plan 4 Land, LLC, Joe Clase	Phone 833-752-6452
	Address 1 S. Harrison St. P.O. Box 306	E-mail joe@plan4land.net
	City, State, Zip Ashley, OH 43003	

<b>PROPERTY OWNER</b>	Name Boley Family	Phone
	Address 3854 South County Line Road	E-mail
	City, State, Zip Johnstown, Ohio 43031	

<b>SURVEYOR/ ENGINEER</b>	Name	Phone
	Address	E-mail
	City, State, Zip	

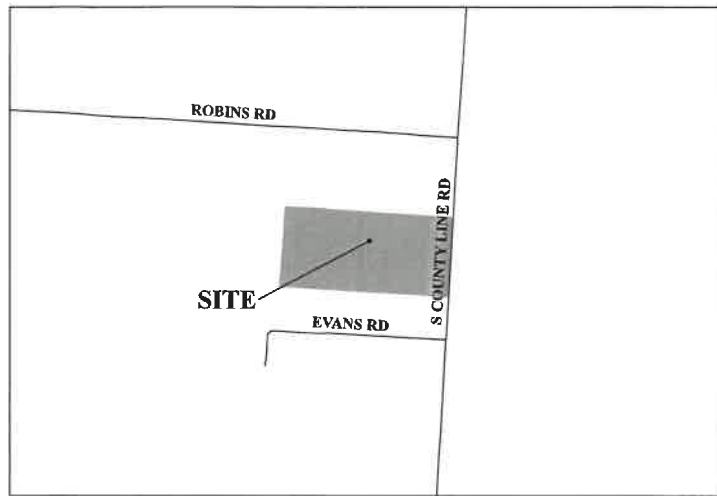
<b>LOCATION</b>	Property Address 3854 South County Line Road, Johnstown, Ohio 43031	
	(circle one) N S E W side of South County Line Road	Road/Street
	approx. 460 feet N S E W of Evans Road	Road/Street

<b>DETAILS</b>	Number of Lots 6	Septic Systems <i>yes no</i> Yes
	Total Acreage 35.82	Central Sanitary System <i>yes no</i> No

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 204.02)	<input checked="" type="checkbox"/>	One (1) copy of Sketch Plan (max. 11" x 17") including:
	<input checked="" type="checkbox"/>	Approximate lot dimensions and acreage;
	<input checked="" type="checkbox"/>	Information to locate site (complete section above: LOCATION);
	<input checked="" type="checkbox"/>	North Arrow (scale preferred also);
	<input checked="" type="checkbox"/>	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	<input type="checkbox"/>	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	<input checked="" type="checkbox"/>	Completed and Signed Application;
	<input checked="" type="checkbox"/>	Fee (Refer to Fee Schedule) \$ 525.00

\_\_\_\_\_  
 Owner (or agent for owner) and Date

May 2, 2022



**LOCATION MAP**

**ZONING:**  
Proposed compliance with AR-1 zoning district.

**WATER / SEWER:**  
Proposed Del-Co Water service from existing line along North County Line Road. Septic Treatment systems proposed, per soil evaluation by Steven Miller and Mitch Strain, as referenced by test number.

**SUBDIVISION STANDARDS:**  
Proposed upgrade of existing Common Access Driveway (CAD) to meet county standards, including variance from DCRPC subdivision regulations to allow potential frontage lot (Lot 2) to be sixth lot the CAD.

**NOTES:**  
One of the two houses on Lot 6 would be removed, with the potential to remove them both and construct a new residence, as depicted.



**SITE PLAN**

# SKETCH PLAN

Boley Property - 6 Lot Common Access Driveway (CAD)  
3854 South County Line Road, Johnstown, Ohio 43031 (Harlem Twp., Delaware Co.)  
Parcel Nos. 316-440-01-072-000, 316-440-01-072-001, 316-440-01-072-002 | 35.82 acres

Legend		
Concept Plan A	Dimensions - Concept A	2' Topography
Possible Driveways	Soil Tests	Property Lines
Possible STS Fields	Common Access Driveway	Road Centerline
Possible Building Pads		



**Plan 4 Land**  
WWW.PLAN4LAND.NET

Sheet No. 1  
Project Number:  
22-031

Prepared by: **JOE CLASE, AICP**

Date: **5/2/2022**