



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

RPC Sketch Plan Number

22-18-S

(RPC Staff will assign)

PROJECT	Clarkshaw Crossing	(circle one) Residential Commercial
TOWNSHIP	Liberty	

APPLICANT/ CONTACT	Name M/I Homes of Central Ohio, LLC Josh Barkan	Phone 614- 418-8545
	Address 4131 Worth Avenue, Suite 310	E-mail jbarkan@mihomes.com
	City, State, Zip Columbus, Ohio, 43219	

PROPERTY OWNER	Name See attached list	Phone
	Address	E-mail
	City, State, Zip	

SURVEYOR/ ENGINEER	Name EMH&T Joe Looby	Phone 614-775-4706
	Address 5501 New Albany Road	E-mail jlooby@emht.com
	City, State, Zip Columbus, Ohio 43054	

LOCATION	Property Address 2808 Hyatts Road, Powell, Ohio 43065	
	(circle one) N S E W side of Sawmill Parkway	Road/Street
	approx. feet N S E W of B/W Hyatts and Clarkshaw	Road/Street

DETAILS	Number of Lots 390	Septic Systems yes no
	Total Acreage 169.1 acres	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) \$ \$500.00

Joe Looby (EMHT)

Owner (or agent for owner) and Date

SITE STATISTICS:

EXISTING ZONING:	ARTICLE 18D
	PLANNED OVERLAY DISTRICT (POD)
TOTAL ACREAGE:	±169.1 ACRES
	390 LOTS
GROSS DENSITY:	±2.3 LOTS/ACRE
OPEN SPACE:	REQUIRED (±169.1 ACRES X 20%):
	PROVIDED:
RESERVE "A":	±33.82 ACRES
	±71.6 ACRES (42.3%)
RESERVE "B":	±1.5 ACRES
	±2.2 ACRES
RESERVE "C":	±1.0 ACRES
	±13.0 ACRES
RESERVE "D":	±2.1 ACRES
	±7.8 ACRES
RESERVE "E":	±18.0 ACRES
	±21.9 ACRES
RESERVE "F":	±4.1 ACRES
RESERVE "G":	
RESERVE "H":	
RESERVE "I":	
RESERVE "J":	
SUBAREA "B": RETAIL / COMMERCIAL	
	±1.7 ACRES ACCESS TO SUBAREA D
	NOT DEDICATED OPEN SPACE

DESIGN STANDARDS:

SUBAREA "B": RETAIL / COMMERCIAL	
SUBAREA "C-1" & "E-1": SINGLE FAMILY DETACHED (LOTS 1-254) (PLATTED LOTS ON PUBLIC STREETS)	
MINIMUM LOT FRONTAGE (BUILDING LINE):	40 FEET
MINIMUM LOT AREA:	4,800 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	25 FEET (BUILDING LINE)
MINIMUM SIDE YARD SETBACK:	5 FEET (TOTAL 10 FEET)
MINIMUM REAR YARD SETBACK:	5 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
SUBAREA "C-2" & "E-2": MULTIFAMILY ATTACHED (LOTS 255-390) (PLATTED LOTS ON PRIVATE STREETS)	
MINIMUM LOT FRONTAGE (BUILDING LINE):	24 FEET
MINIMUM LOT AREA:	2,320 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	18 FEET FROM SIDEWALK
MINIMUM SIDE YARD SETBACK:	20' FROM BACK OF CURB
MINIMUM REAR YARD SETBACK:	2' FEET (ABUTTING OPEN SPACE)
MAXIMUM BUILDING HEIGHT:	0' FEET (INTERNAL LOT LINES)
	5 FEET
	35 FEET



