

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

RPC Sketch Plan Number

24-08-5

(RPC Staff will assign)

PROJECT	DREAM WEAVER ALIVE CAD	(circle one) <input checked="" type="radio"/> Residential <input type="radio"/> Commercial
TOWNSHIP	LIBERTY	

APPLICANT/ CONTACT	Name GANDEE HEYDINGER GROUP LLC	Phone 614-942-6042
	Address 5676 SR 521, SUITE B	E-mail aheydinger@ghgcivil.com
	City, State, Zip DELAWARE, OH 43015	

PROPERTY OWNER	Name DREAM WEAVER ALIVE LLC	Phone
	Address 2189 FORD ROAD	E-mail g.clark1231@yahoo.com
	City, State, Zip DELAWARE, OH 43015	

SURVEYOR/ ENGINEER	Name GANDEE HEYDINGER GROUP, LLC	Phone 614-942-6042
	Address 5676 SR 521, SUITE B	E-mail aheydinger@ghgcivil.com
	City, State, Zip DELAWARE, OH 43015	

LOCATION	Property Address 2189 FORD ROAD	
	(circle one) N <input checked="" type="radio"/> E W side of FORD FORD	<input checked="" type="radio"/> Road <input type="radio"/> Street
	approx. 4730 feet N S E <input checked="" type="radio"/> W of SAWMILL PARKWAY	Road/Street

DETAILS	Number of Lots 3	Septic Systems <input checked="" type="radio"/> yes <input type="radio"/> no
	Total Acreage 7.23	Central Sanitary System yes <input type="radio"/> no <input checked="" type="radio"/>

SUBMISSION REQUIREMENTS (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 checked="" 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)	\$ 700

Aaron Heydinger

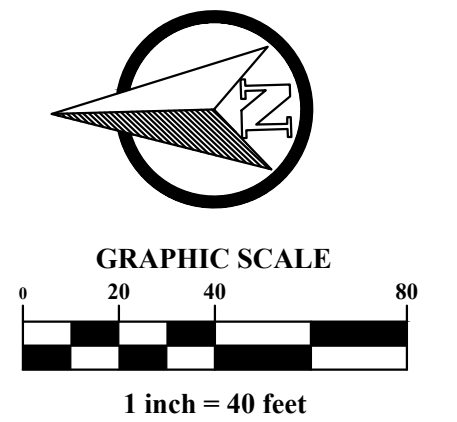
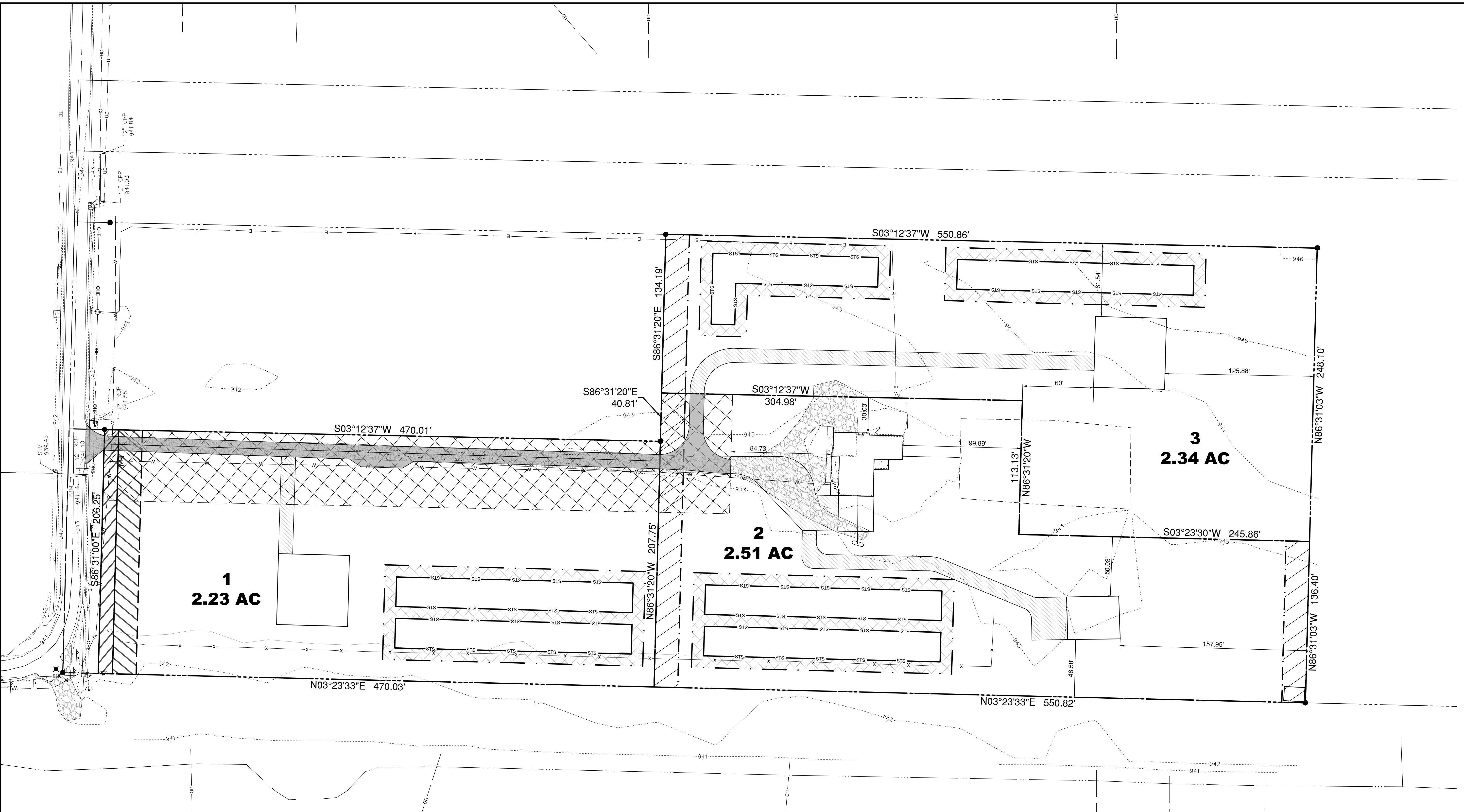
AARON HEYDINGER, 6/3/2024

Owner (or agent for owner) and Date

RECEIVED
 JUN 04 2024

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
 Delaware, OH 43015 (740) 833-2260

C:\Users\ahaydinger\OneDrive\Documents\General\Projects\24-086-20-ENG-2189 Ford Road CAD\Production Drawings\Exhibit\DWG CAD SKETCH.dwg PLAN Jun 03, 2024 10:39:50am ahaydinger



LEGEND	
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURES
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY FORCE MAIN
	EXISTING SANITARY SEWER SERVICE
	EXISTING WATERLINE
	EXISTING WATER METER, VALVE, HYDRANT
	EXISTING GAS
	EXISTING GAS VALVE
	EXISTING ELECTRIC
	EXISTING OVERHEAD UTILITIES
	EXISTING TELECOMMUNICATION
	EXISTING FIBER OPTIC
	EXISTING ELECTRIC OR TELECOM BOXES
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING AIR CONDITIONER UNIT
	EXISTING SIGN
	EXISTING TREE
	EXISTING TREELINE
	PROPOSED STORM
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY
	PROPOSED SAN MANHOLE
	PROPOSED WATER
	PROPOSED FIRE HYDRANT W/ WATCH VALVE
	BENCHMARK
	SOIL BORING
	EXISTING BUILDINGS
	PROPOSED CAD DRIVE
	PROPOSED CAD EASEMENT LIMIT HATCH
	PROPOSED DRAINAGE EASEMENT
	DEL-CO EASEMENT
	SANITARY EASEMENT
	PROPOSED ONSITE SANITARY TREATMENT BUFFER
	PROPOSED ONSITE SANITARY TREATMENT AREA

SITE DATA	
ZONING	FR-1
MINIMUM AREA	1.0 ACRES
MINIMUM FROATAGE < 2 AC.	150 FEET
2-3 ACRES	175 FEET
3-4 ACRES	200 FEET
4-5 ACRES	250 FEET
5+ ACRES	300 FEET
FRONT SETBACK (FORD RD.)	60 FEET
FRONT SETBACK (CAD)	25 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	60 FEET

PLAN PREPARED FOR:


CANDEE HEYDINGER GROUP
 CIVIL ENGINEERS & SURVEYORS
 5676 STATE ROUTE 921, SUITE B
 DELAWARE, OH 43015
 P: 614.942.6042

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
DREAM WEAVER ALIVE CAD
 PID: 41932002079000
 2189 FORD ROAD
PRELIMINARY SKETCH PLAN

NO.	DATE	REVISION DESCRIPTION
A	6/3/2024	SKETCH PLAN SUBMITTAL

DATE: 6/3/24
SCALE: AS SHOWN

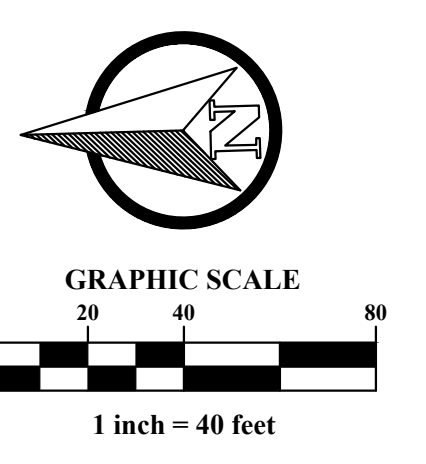
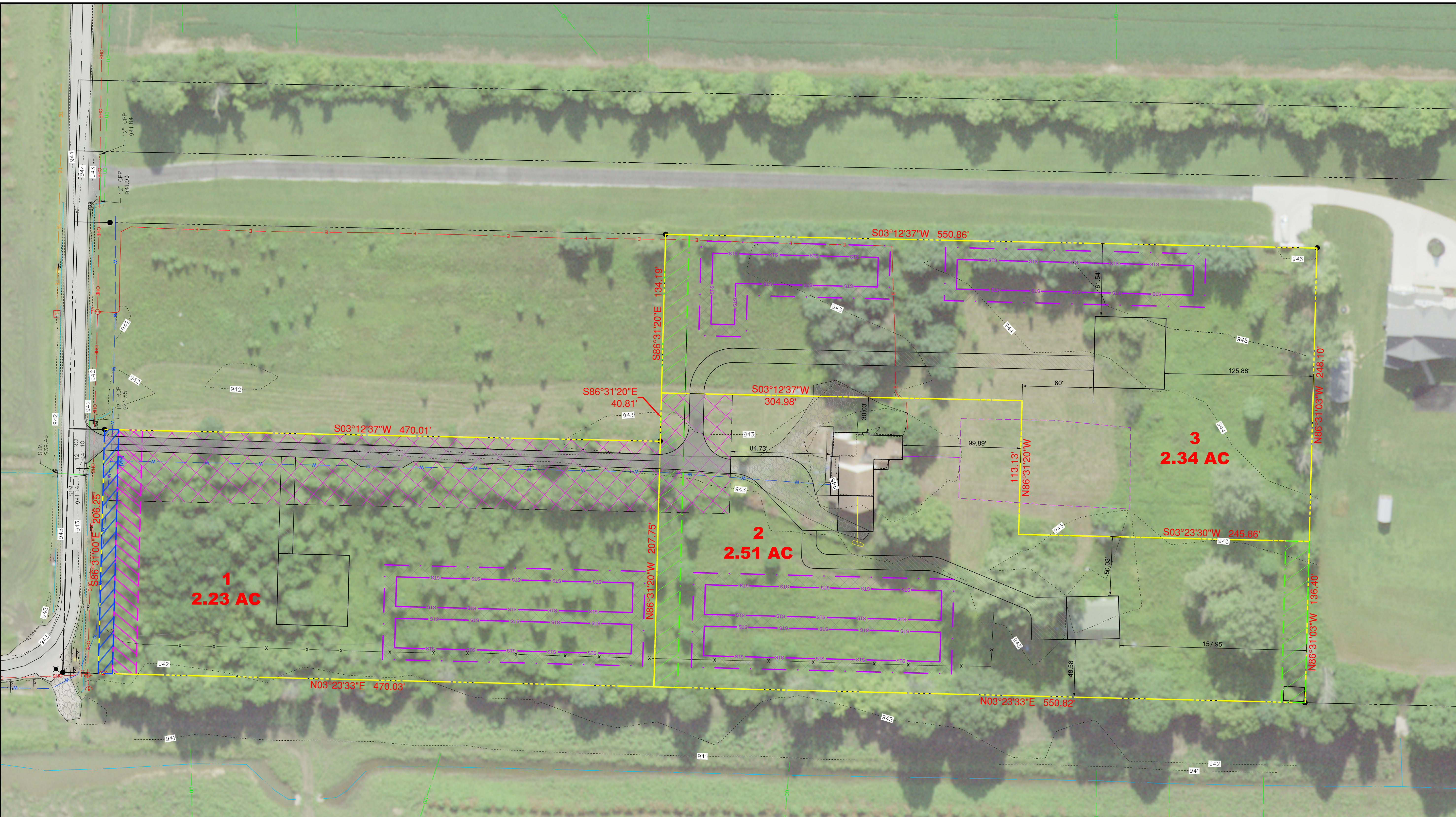
DRAWN BY: AH
CHECKED BY: NH

PROJECT NUMBER: 24-086-20

DRAWING NUMBER

SHEET NUMBER

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