



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

RPC Sketch Plan Number
23-09-S
 (RPC Staff will assign)

PROJECT	Triple J Farms CAD	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berkshire	

APPLICANT/ CONTACT	Name Plan 4 Land, LLC, Joe Clase	Phone 740-413-4084
	Address 1 S. Harrison St. P.O. Box 306	E-mail joe@plan4land.net
	City, State, Zip Ashley, OH 43003	

PROPERTY OWNER	Name Jodie Monebrake	Phone
	Address 956 SR 61	E-mail
	City, State, Zip Sunbury, OH 43074	

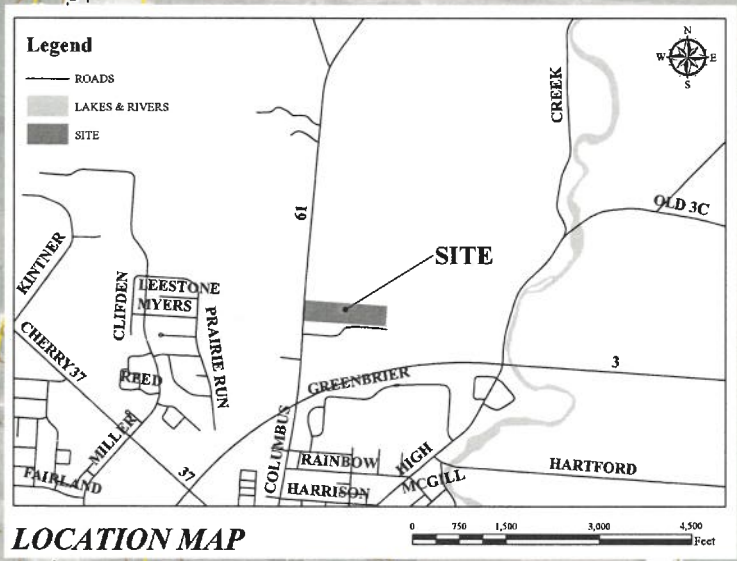
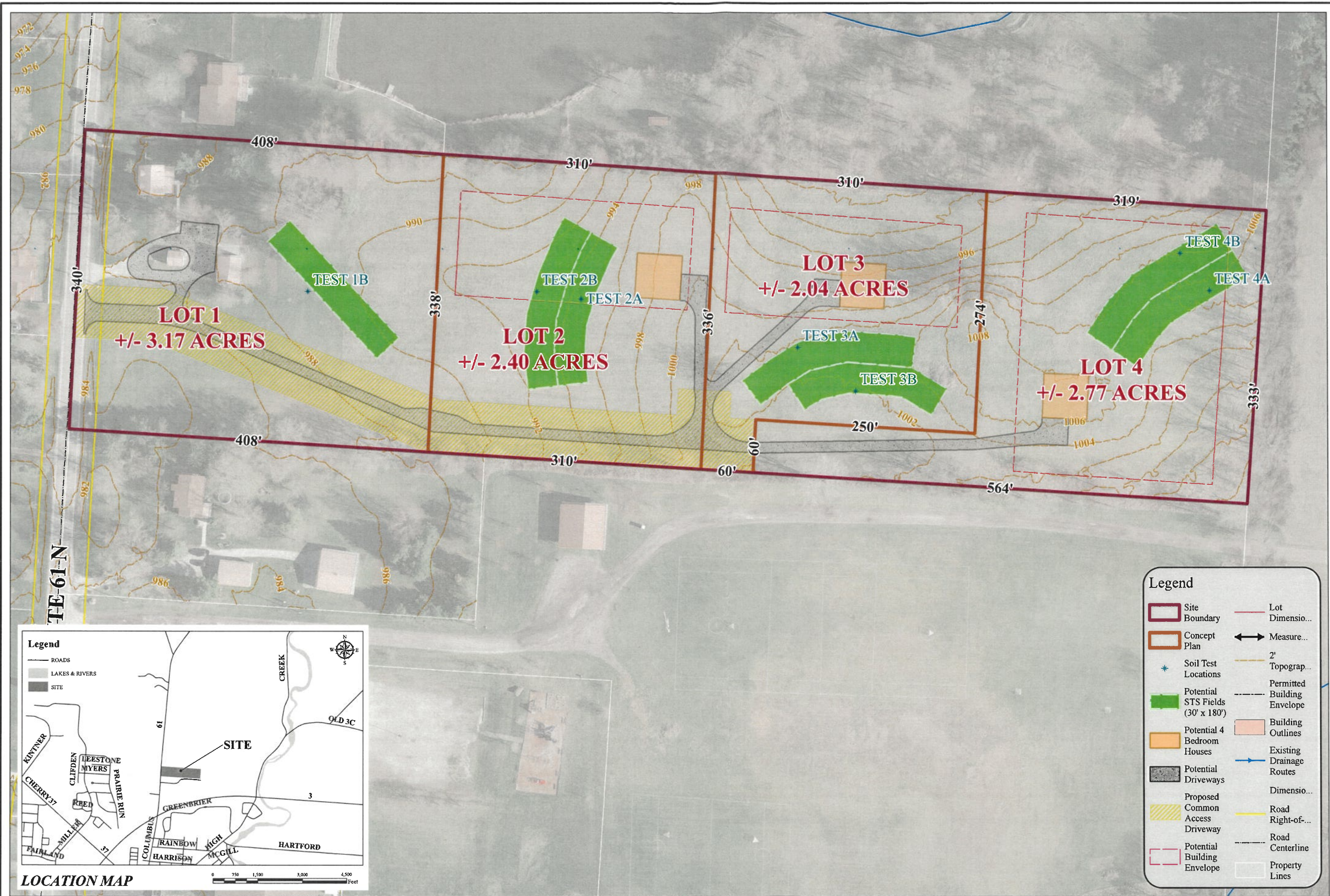
SURVEYOR/ ENGINEER	Name	Phone
	Address	E-mail
	City, State, Zip	

LOCATION	Property Address 956 SR 61 Sunbury, Ohio 43074	
	(circle one) N S E W side of SR 61	Road/Street
	approx. 1,300 feet N S E W of SR 36	Road/Street

DETAILS	Number of Lots 4	Septic Systems <i>yes no</i> Yes
	Total Acreage 10.2	Central Sanitary System <i>yes no</i> No

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	X	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;
	X	Fee (Refer to Fee Schedule) \$ 525.00


 August 7, 2023
 Owner (or agent for owner) and Date



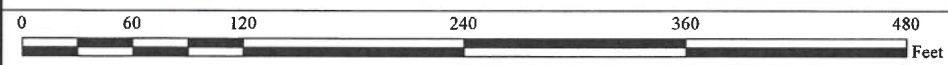
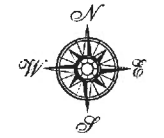
Legend

Site Boundary	Lot Dimension...
Concept Plan	Measure...
Soil Test Locations	2' Topograp...
Potential STS Fields (30' x 180')	Permitted Building Envelope
Potential 4 Bedroom Houses	Building Outlines
Potential Driveways	Existing Drainage Routes
Proposed Common Access Driveway	Dimensio...
Potential Building Envelope	Road Right-of...
	Road Centerline
	Property Lines

**SKETCH PLAN
TRIPLE J FARMS CAD**

956 State Route 61N, Sunbury, Ohio 43074 | +/- 10.2 acres
Parcel(s) 417-140-01-010-000
Berkshire Township, Delaware County, State of Ohio

Date: 08/07/2023
Prepared by: JOE CLASE, AICP



The entire parcel is located within Zone X, FEMA panel number 39041C0210K, effective 04/15/2009.