



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

RPC Sketch Plan Number
23-17-5
 (RPC Staff will assign)

PROJECT	Ross Road Estates	(circle one) (Residential) Commercial
TOWNSHIP	Trenton	

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 Sunbury Real Estate Group LLC	Phone
	Address	E-mail
	City, State, Zip	

SURVEYOR/ ENGINEER	Name Blue Church Surveying, Steve Newell, PS	Phone
	Address	E-mail
	City, State, Zip	

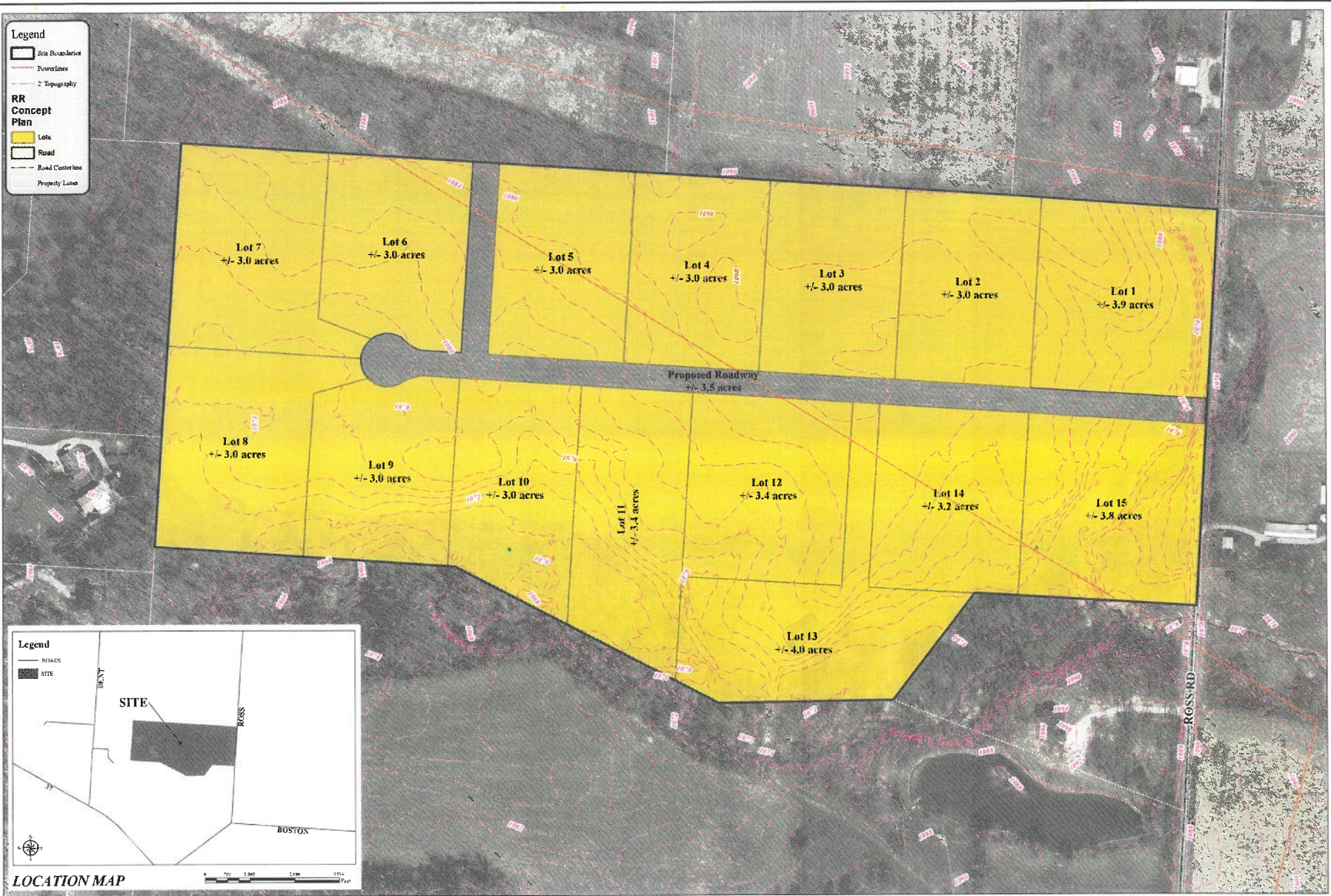
LOCATION	Property Address Ross Road (Parcel 416-440-02-008-000)	
	(circle one) N S <u>E</u> W side of Ross Road	Road/Street
	approx. 1,300 feet <u>N</u> S E W of Boston Road	Road/Street

DETAILS	Number of Lots 15	Septic Systems <i>yes</i> <i>no</i> Yes
	Total Acreage 52.812	Central Sanitary System <i>yes</i> <i>no</i> No

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 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

October 2, 2023

Owner (or agent for owner) and Date

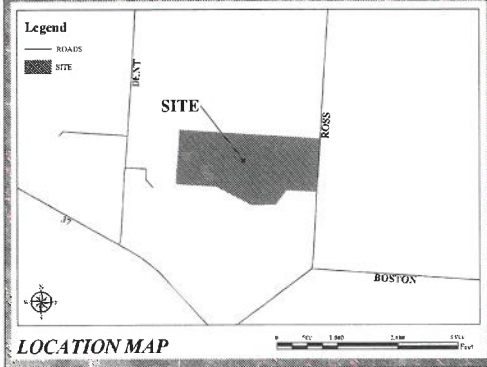


Legend

- Site Boundaries
- Powerlines
- Topography

RR Concept Plan

- Lots
- Road
- Road Centerline
- Property Lane



CONCEPT PLAN (RR ZONING)
SUNBURY REAL ESTATE GROUP LLC

Ross Road, Sunbury, OH 43074 | Parcel No. 416-440-02-008-000 | 52.812 acres
 Trenton Township, Delaware County, Ohio

Date: 06/30/2023
 Prepared by: JOE CLASE, AICP



Project Number:
 22-0091