	<b>Sketch Plan/Site Review Application</b> <b>Delaware County, Ohio</b> (for unincorporated areas only)	RPC Sketch Plan Number  <i>(RPC Staff will assign)</i>

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

<b>APPLICANT/ CONTACT</b>	Name	Phone
	Address	E-mail
	City, State, Zip	

<b>PROPERTY OWNER</b>	Name	Phone
	Address	E-mail
	City, State, Zip	

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

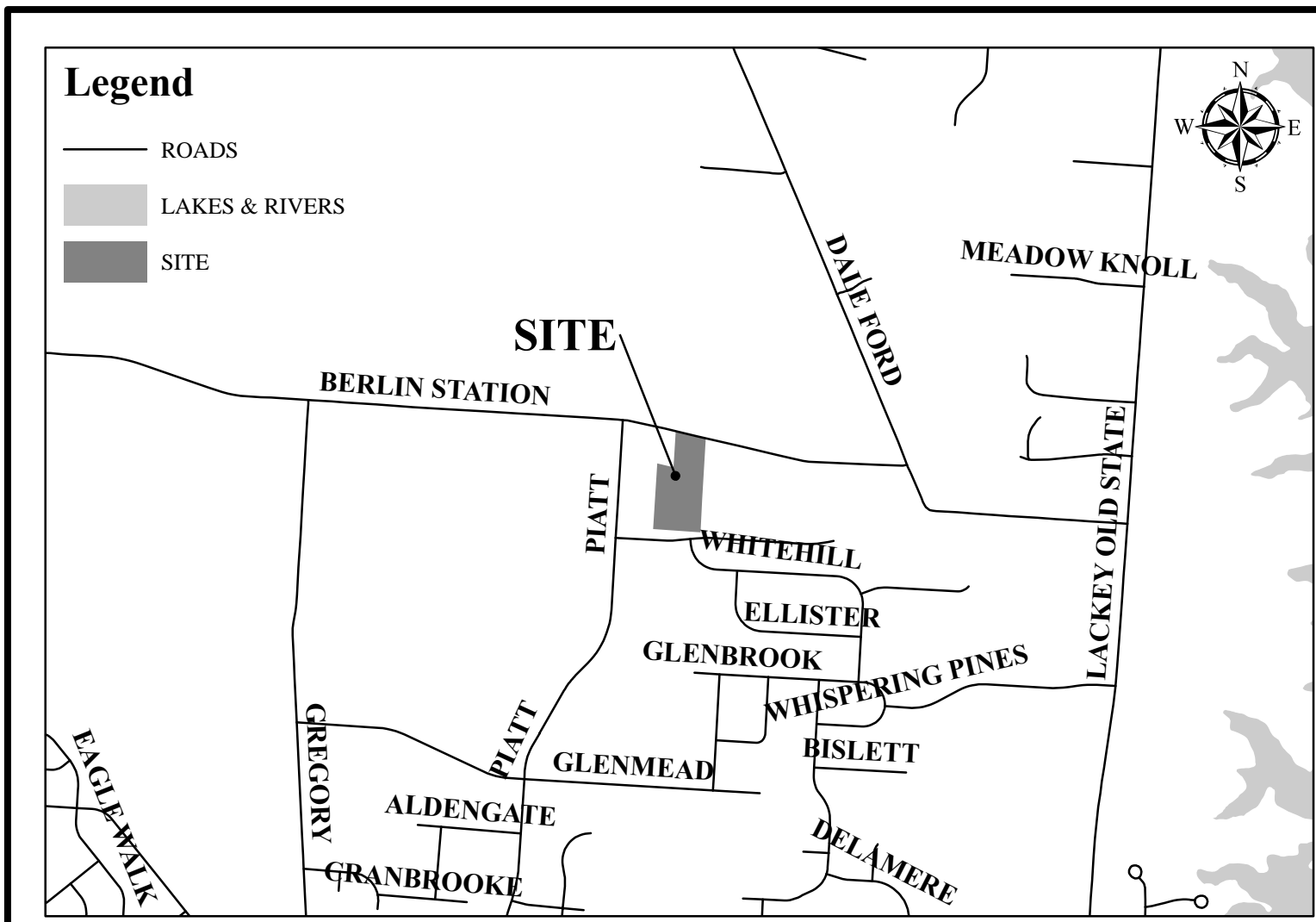
<b>LOCATION</b>	Property Address	
	(circle one) N S E W side of	Road/Street
	approx. feet N S E W of	Road/Street

<b>DETAILS</b>	Number of Lots	Septic Systems    yes    no
	Total Acreage	Central Sanitary System    yes    no

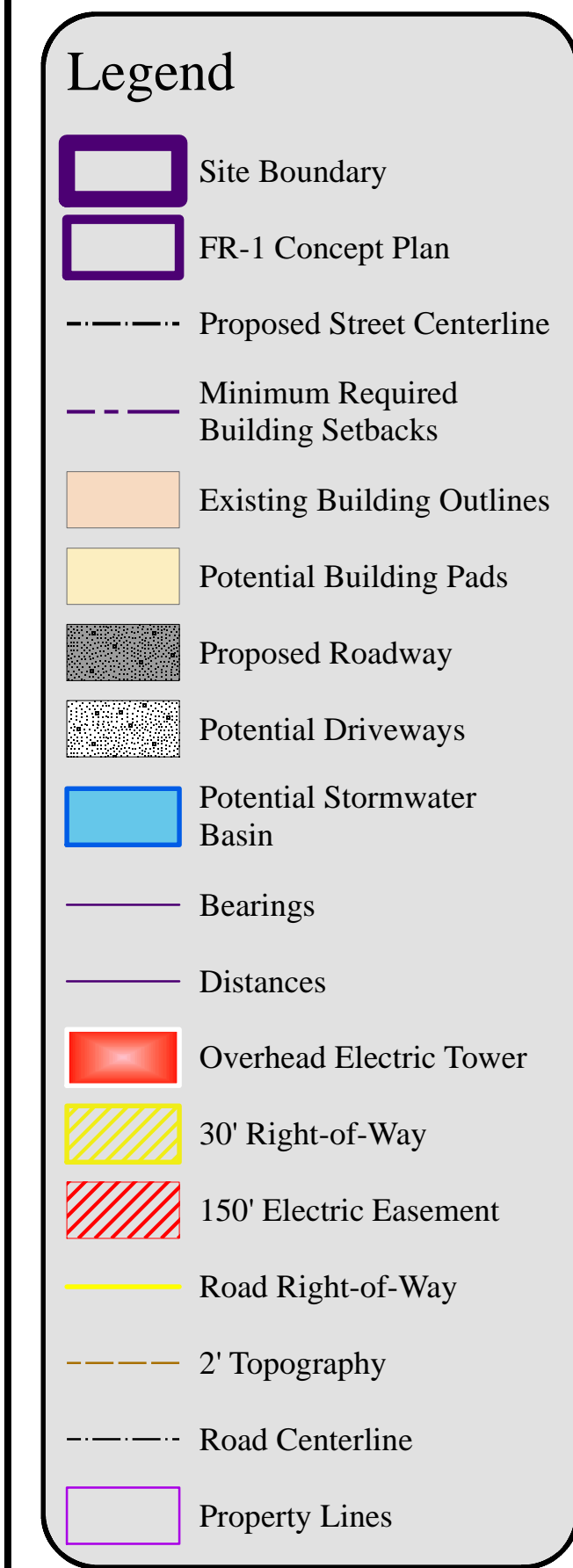
<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 204.02)		One (1) copy of Sketch Plan (max. 11" x 17") including:
		Approximate lot dimensions and acreage;
		Information to locate site (complete section above: LOCATION);
		North Arrow (scale preferred also);
		Indicate woods, watercourses, natural 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) \$ _____

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

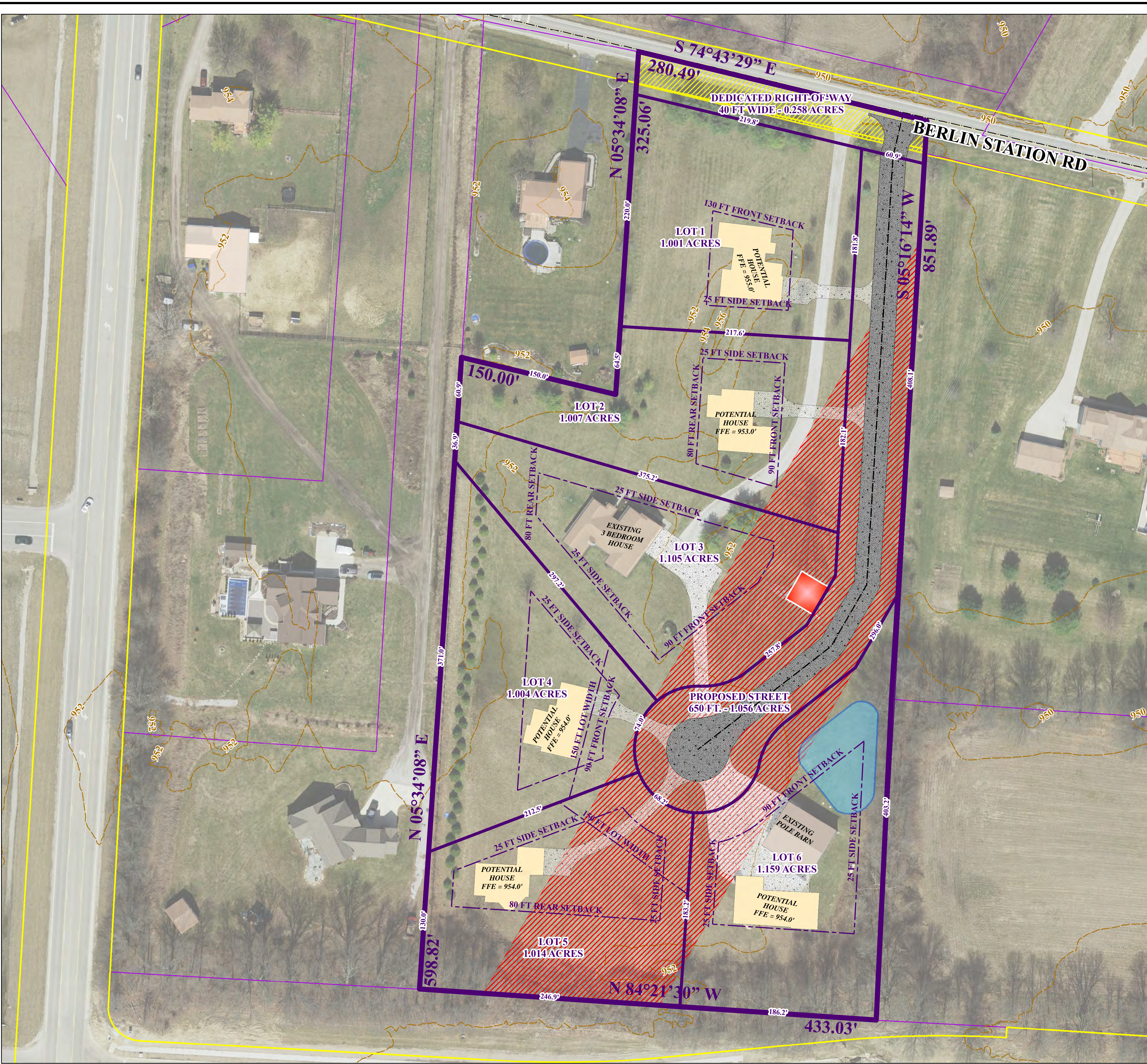
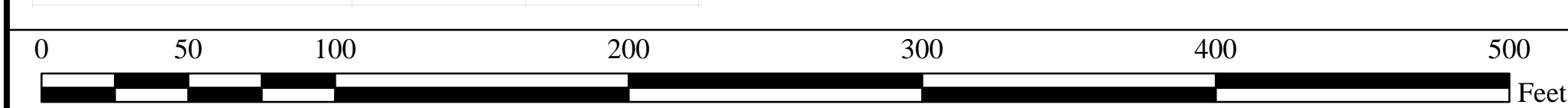




LOCATION MAP



	SQUARE FEET	ACRES
GROSS AREA	331,215	7.604
EXISTING RIGHT-OF-WAY	8,417	0.193
ADD. PROPOSED RIGHT-OF-WAY	48,808	1.120
NET AREA OF FR-1 PLAN	273,990	6.290
PROPOSED LOTS	6.00	
GROSS DENSITY (DU/ACRE)	0.79	
NET DENSITY (DU/ACRE)	0.95	
15% OF GROSS AREA	49,682	1.14
AREA IN ELECTRIC EASEMENT	95,411	2.19
NET DEVELOPABLE AREA	186,122	4.27
PERMITTED DENSITY IN PRD	1.25 DU / NDA	
POTENTIAL LOT YIELD IN PRD	5.3	
MINIMUM SETBACKS		
FRONT	90' to 130' FROM CENTERLINE	
SIDE	25'	
REAR	80'	



The entire parcel is located within Zone X,  
FEMA panel number 39041C0120K, effective 04/15/2009.

CONCEPT PLAN - FR-1 DEVELOPMENT

FINCON BERLINSTATION LLC PROPERTY

3318 Berlin Station Road, Delaware, OH 43015 | +/- 7.604 acres

Parcel No. 418-240-01-073-000

Berlin Township, Delaware County, State of Ohio

Date: 11/17/2023

Prepared by: JOE CLASE, AICP

Plan 4 Land

WWW.PLAN4LAND.NET

Project Number: 23-0071