



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

24-01-S

(RPC Staff will assign)

PROJECT	BET-FISH CAD	(circle one) <u>Residential</u> Commercial
TOWNSHIP	BROWN	

APPLICANT/ CONTACT	Name AARON HEYDINGER (GANDEE HEYDINGER GROUP)	Phone 614-942-6042
	Address 5676 STATE ROUTE 521, SUITE B	E-mail AHEYDINGER@GHGCIVIL.COM
	City, State, Zip DELAWARE, OH 43015	

PROPERTY OWNER	Name LAWRENCE BETTLER	Phone
	Address 2418 HOGBACK ROAD	E-mail bettlerfarms@gmail.com
	City, State, Zip SUNBURY, OH 43074	

SURVEYOR/ ENGINEER	Name GANDEE HEYDINGER GROUP, LLC	Phone 614-942-6042
	Address 5676 STATE ROUTE 521, SUITE B	E-mail AHEYDINGER@GHGCIVIL.COM
	City, State, Zip DELAWARE, OH 43015	

LOCATION	Property Address 2242 & 2418 HOGBACK ROAD	
	(circle one) N S <u>E</u> W side of HOGBACK	<u>Road</u> Street
	approx. 4,770 feet <u>N</u> S E W of HOWARD	<u>Road</u> Street

DETAILS	Number of Lots 4	Septic Systems <u>yes</u> no
	Total Acreage 10.779	Central Sanitary System yes <u>no</u>

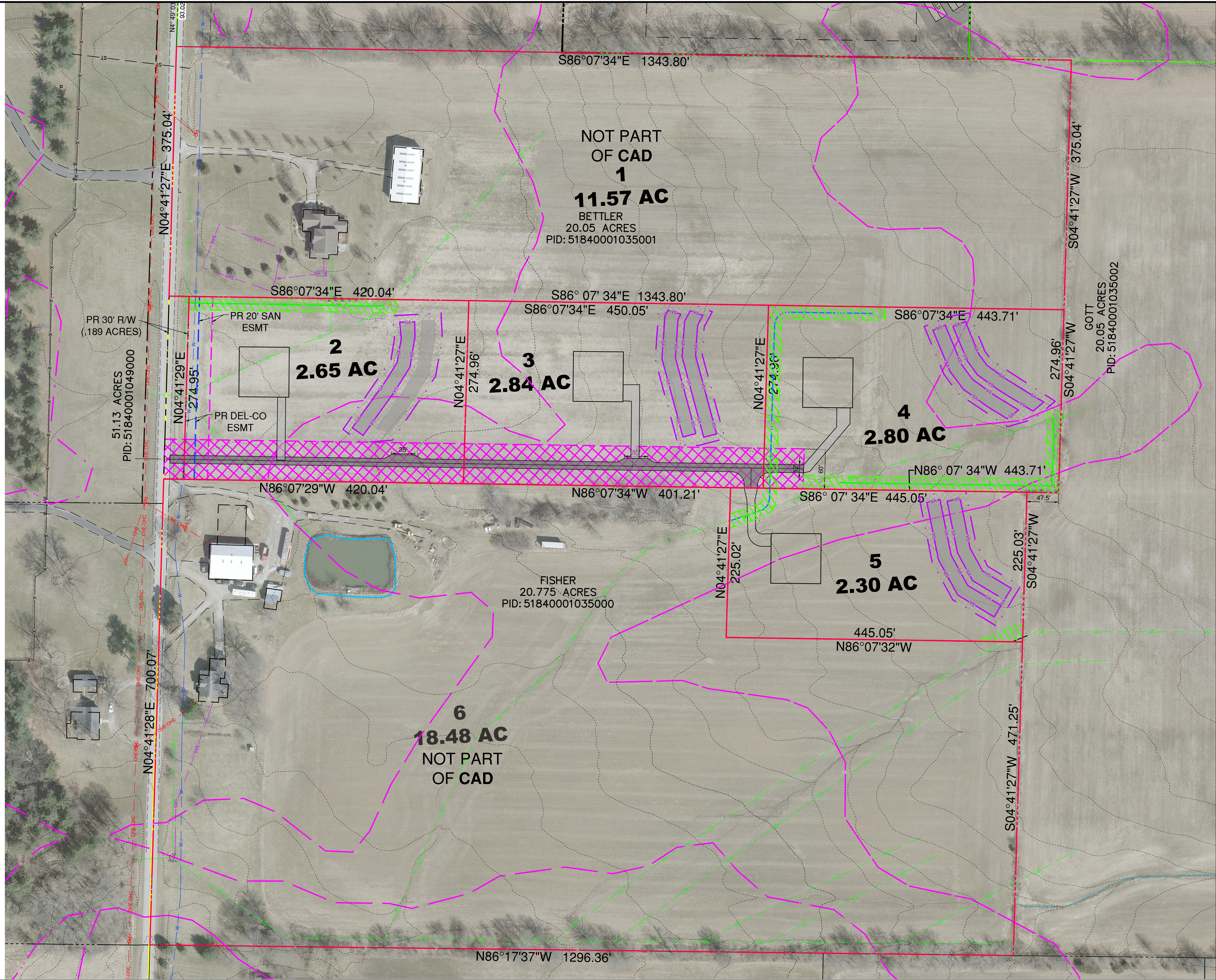
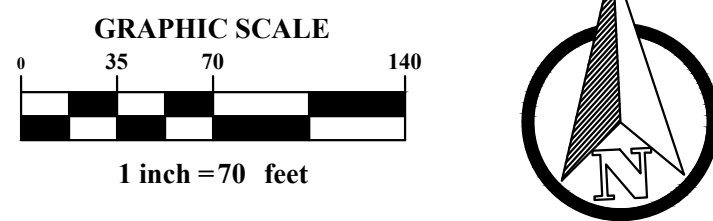
SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	Y	One (1) copy of Sketch Plan (max. 11" x 17") including:
	Y	Approximate lot dimensions and acreage;
	Y	Information to locate site (complete section above: LOCATION);
	Y	North Arrow (scale preferred also);
	Y	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
		Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	Y	Completed and Signed Application;
	Y	Fee (Refer to Fee Schedule) \$1,000 700.00

Owner (or agent for owner) and Date

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

Effective 10/13/23

SITE DATA	
ZONING	FR-1
MINIMUM AREA	2.0 ACRES
MINIMUM FROATAGE 2 AC.	200 FEET
2-3 ACRES	225 FEET
3-4 ACRES	250 FEET
4-5 ACRES	300 FEET
5+ ACRES	350 FEET
FRONT SETBACK	90 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	80 FEET



PLAN PREPARED FOR:

PLAN PREPARED BY:



BROWN TOWNSHIP, DELAWARE COUNTY, OHIO

PID: 51840001035000 & 51840001035001
BET FISH CAD
2242 & 2418 HOGBACK ROAD
CONCEPT PLAN
BROWN TOWNSHIP, DELAWARE COUNTY, OHIO

NO.	DATE	REVISION DESCRIPTION
A	2 / 3 / 2024	INITIAL COORDINATION

DATE: 2 / 3 / 2024
SCALE: AS SHOWN

DRAWN BY GG	CHECKED BY AH
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PROJECT NUMBER
23-086-14

DRAWING NUMBER

SHEET NUMBER