

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

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

<b>APPLICANT/ CONTACT</b>	Name: Romanelli and Hughes Building Co.	Phone: 614-891-2045
	Address: 148 West Schrock Road	E-mail: <a href="mailto:johlin@rh-homes.com">johlin@rh-homes.com</a>
	City, State, Zip: Westerville, Ohio 43081	

<b>PROPERTY OWNER</b>	Name: Romanelli and Hughes Building Co.	Phone: 614-891-2045
	Address: 148 West Schrock Road	E-mail: <a href="mailto:johlin@rh-homes.com">johlin@rh-homes.com</a>
	City, State, Zip: Westerville, Ohio 43081	

<b>SURVEYOR/ ENGINEER</b>	Name: EMH&T, Joe Looby	Phone: 614-775-4706
	Address: 5500 New Albany Road	E-mail: <a href="mailto:jlooby@emht.com">jlooby@emht.com</a>
	City, State, Zip: Columbus, Ohio 43054	

<b>LOCATION</b>	Property Address: 3570, 3774 Rome Corners Road, Galena, Ohio 43021	
	(circle one) N S E W side of Rome Corners	Road/Street
	approx. 1,000 feet N S E W of	Road/Street

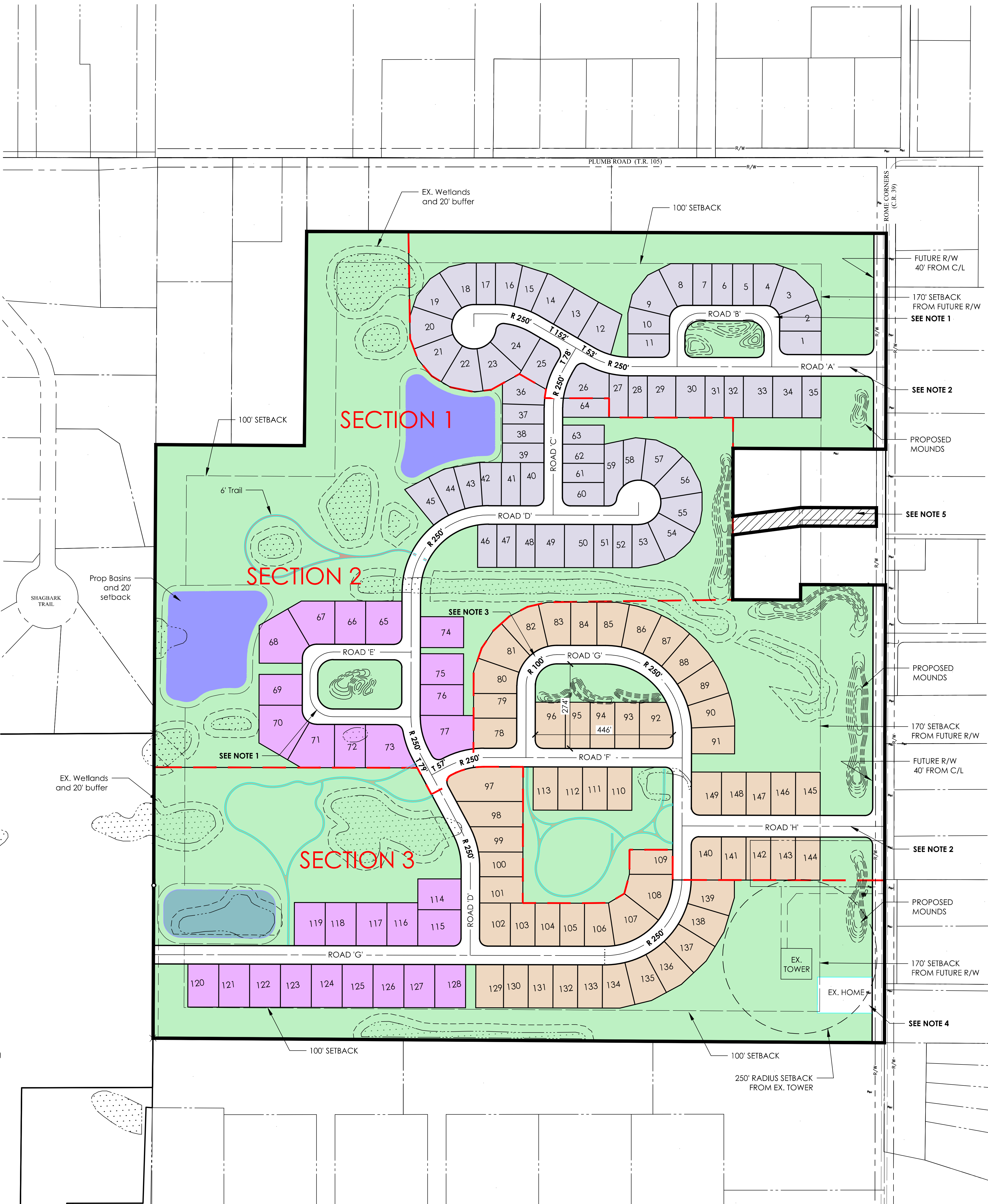
<b>DETAILS</b>	Number of Lots: 150	Septic Systems    yes <input checked="" type="radio"/> no
	Total Acreage: 129.5 acres	Central Sanitary System <input checked="" type="radio"/> yes    no

<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) <span style="float: right;"><b>\$600.00</b></span>

*Vicki Powell*

*March 27, 2024*

Owner (or agent for owner) and Date

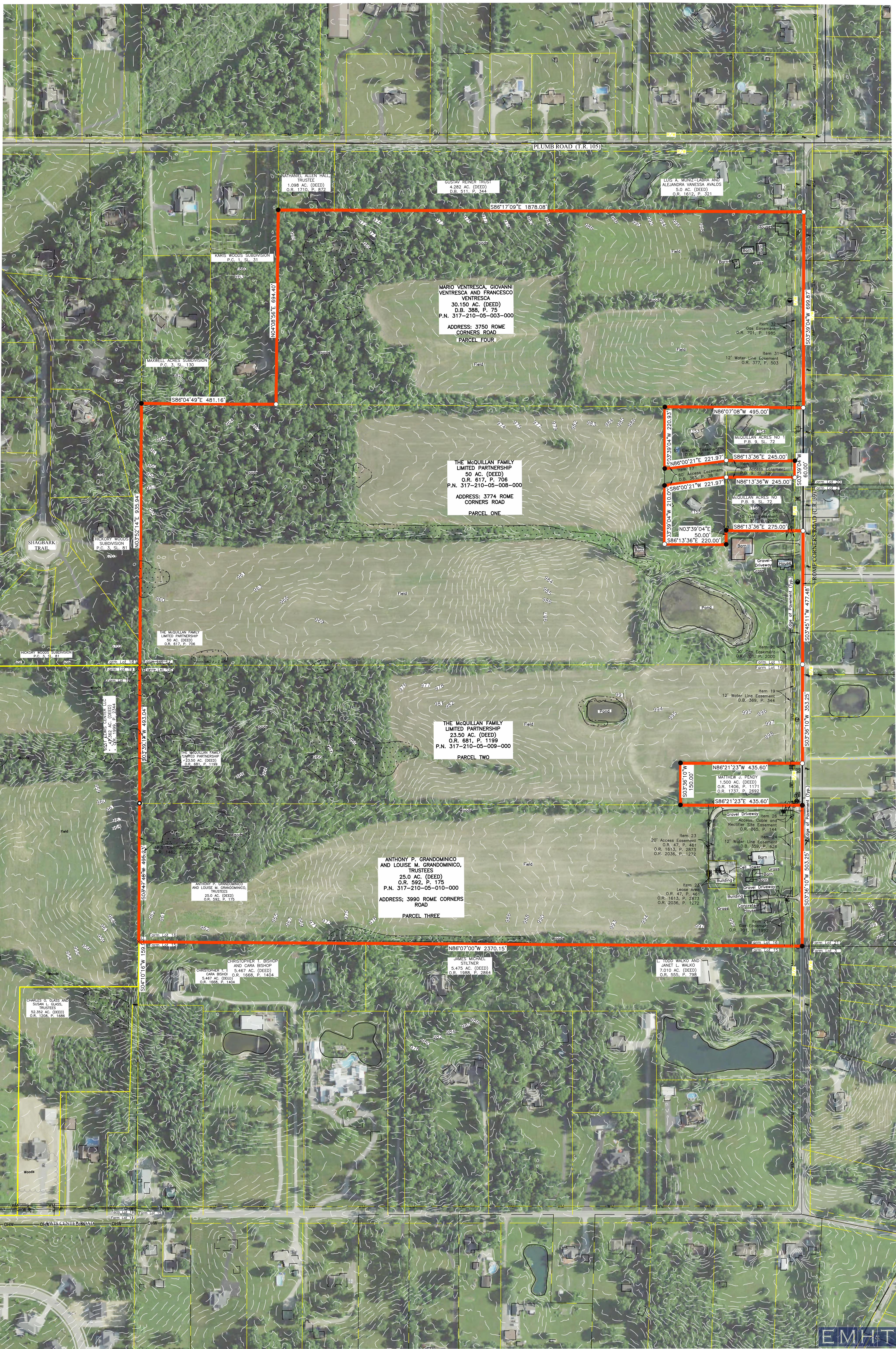


EXISTING ZONING: GENOA TOWNSHIP PRD  
 TOTAL ACREAGE: ±129.5 ACRES  
 TOTAL NUMBER OF LOTS: 149 LOTS +1 Ex. Home  
 GROSS DENSITY: ±1.15 LOTS/ACRE  
 RESERVES: ±70.62 ACRES

- NOTES:
- Roads 'B' and 'E' to comply with DCED-R102A - Typical Loop Street
  - Roads 'H' and 'A' entry to comply with DCED-R2135A Collector Street 36' PVMT, 70' R/W C&G
  - Road 'G' to comply with DCED-R102A - Typical Loop Street with exception for east radius of 250' that is necessary in order to avoid wetlands.
  - New lot to be created via plat for existing home. ±0.47 acres
  - The intent of the Developer is to remove this area, ±0.64 acres, from the project and transfer to the adjacent property owners.

- SECTION LINE
- RESERVES: To be created by plat, to be owned and maintained by HOA for the purpose of 'Open Space' as defined in approved Development Text
  - (64) 62' x 135' Lots F: 20' S: 6' R: 20'
  - (57) 80' x 140' Lots F: 25' S: 7.5' R: 25'
  - (28) 100' x 140' Lots F: 25' S: 7.5' R: 25'

J:\20240143\Correspondence\Submittals\Sketch Plan\2024 4 1 Sketch Plan.dwg



NATHANIEL ALLEN HALL  
TRUSTEE  
1.088 AC. (DEED)  
O.R. 1710, P. 872

GUSTAV REINER TRUST  
4.282 AC. (DEED)  
D.B. 511, P. 244

LUIS A. MUNIZ-LABRA AND  
ALEJANDRA VANESSA AVAÑOS  
5.0 AC. (DEED)  
O.R. 1612, P. 321

KARIS WOODS SUBDIVISION  
P.C. 1, SL. 31

MARIO VENTRESCA, GIOVANNI  
VENTRESCA AND FRANCESCO  
VENTRESCA  
30.150 AC. (DEED)  
O.R. 388, P. 75  
P.N. 317-210-05-003-000  
ADDRESS: 3750 ROME  
CORNERS ROAD  
PARCEL FOUR

MAXWELL ACRES SUBDIVISION  
P.C. 3, SL. 130

S86°04'49"E 481.16'

THE McQUILLAN FAMILY  
LIMITED PARTNERSHIP  
50 AC. (DEED)  
O.R. 617, P. 706  
P.N. 317-210-05-008-000  
ADDRESS: 3774 ROME  
CORNERS ROAD  
PARCEL ONE

McQUILLAN ACRES NO 1  
P.B. 9, SL. 72  
Item 18  
60' Access Easement  
O.R. 360, P. 36  
Item 15  
60' Access Easement  
O.R. 319, SL. 22  
Item 17  
60' Access Easement  
O.R. 360, P. 36  
Item 16  
60' Access Easement  
O.R. 319, SL. 22  
Item 19  
12' Water Line Easement  
O.R. 369, P. 344  
Item 20  
30' Gas Easement  
O.R. 701, P. 1985  
Item 31  
12' Water Line Easement  
O.R. 377, P. 503

N04°08'56"E 684.40'

HICKORY WOODS SUBDIVISION  
P.C. 3, SL. 81

THE McQUILLAN FAMILY  
LIMITED PARTNERSHIP  
23.50 AC. (DEED)  
O.R. 681, P. 1199  
P.N. 317-210-05-009-000  
PARCEL TWO

MATTHEW J. PENDY  
1.500 AC. (DEED)  
O.R. 1406, P. 1171  
O.R. 1737, P. 2692  
N86°21'23"W 435.60'  
S86°21'23"E 435.60'

THE McQUILLAN FAMILY  
LIMITED PARTNERSHIP  
50 AC. (DEED)  
O.R. 617, P. 706

ANTHONY P. GRANDONICO  
AND LOUISE M. GRANDONICO,  
TRUSTEES  
25.0 AC. (DEED)  
O.R. 592, P. 175  
P.N. 317-210-05-010-000  
ADDRESS: 3990 ROME CORNERS  
ROAD  
PARCEL THREE

Item 23  
20' Access Easement  
O.R. 47, P. 461  
O.R. 1613, P. 2873  
O.R. 2036, P. 1272  
Item 24  
Lease Area  
O.R. 47, P. 461  
O.R. 1613, P. 2873  
O.R. 2036, P. 1272  
Item 26  
Access, Cable and  
Rectifier Site Easement  
O.R. 865, P. 144  
Item 24  
12' Water Line Easement  
O.R. 359, P. 626  
Item 27  
Gravel Driveway  
Item 28  
Gravel Driveway  
Item 29  
Gravel Driveway  
Item 30  
Gravel Driveway  
Item 31  
Gravel Driveway  
Item 32  
Gravel Driveway  
Item 33  
Gravel Driveway  
Item 34  
Gravel Driveway  
Item 35  
Gravel Driveway  
Item 36  
Gravel Driveway  
Item 37  
Gravel Driveway  
Item 38  
Gravel Driveway  
Item 39  
Gravel Driveway  
Item 40  
Gravel Driveway  
Item 41  
Gravel Driveway  
Item 42  
Gravel Driveway  
Item 43  
Gravel Driveway  
Item 44  
Gravel Driveway  
Item 45  
Gravel Driveway  
Item 46  
Gravel Driveway  
Item 47  
Gravel Driveway  
Item 48  
Gravel Driveway  
Item 49  
Gravel Driveway  
Item 50  
Gravel Driveway  
Item 51  
Gravel Driveway  
Item 52  
Gravel Driveway  
Item 53  
Gravel Driveway  
Item 54  
Gravel Driveway  
Item 55  
Gravel Driveway  
Item 56  
Gravel Driveway  
Item 57  
Gravel Driveway  
Item 58  
Gravel Driveway  
Item 59  
Gravel Driveway  
Item 60  
Gravel Driveway  
Item 61  
Gravel Driveway  
Item 62  
Gravel Driveway  
Item 63  
Gravel Driveway  
Item 64  
Gravel Driveway  
Item 65  
Gravel Driveway  
Item 66  
Gravel Driveway  
Item 67  
Gravel Driveway  
Item 68  
Gravel Driveway  
Item 69  
Gravel Driveway  
Item 70  
Gravel Driveway  
Item 71  
Gravel Driveway  
Item 72  
Gravel Driveway  
Item 73  
Gravel Driveway  
Item 74  
Gravel Driveway  
Item 75  
Gravel Driveway  
Item 76  
Gravel Driveway  
Item 77  
Gravel Driveway  
Item 78  
Gravel Driveway  
Item 79  
Gravel Driveway  
Item 80  
Gravel Driveway  
Item 81  
Gravel Driveway  
Item 82  
Gravel Driveway  
Item 83  
Gravel Driveway  
Item 84  
Gravel Driveway  
Item 85  
Gravel Driveway  
Item 86  
Gravel Driveway  
Item 87  
Gravel Driveway  
Item 88  
Gravel Driveway  
Item 89  
Gravel Driveway  
Item 90  
Gravel Driveway  
Item 91  
Gravel Driveway  
Item 92  
Gravel Driveway  
Item 93  
Gravel Driveway  
Item 94  
Gravel Driveway  
Item 95  
Gravel Driveway  
Item 96  
Gravel Driveway  
Item 97  
Gravel Driveway  
Item 98  
Gravel Driveway  
Item 99  
Gravel Driveway  
Item 100  
Gravel Driveway

ANTHONY P. GRANDONICO  
AND LOUISE M. GRANDONICO,  
TRUSTEES  
25.0 AC. (DEED)  
O.R. 592, P. 175

CHRISTOPHER T. BISHOP  
AND CARA BISHOP  
5.467 AC. (DEED)  
O.R. 1668, P. 1404

JAMES McQUEEN  
STILNER  
5.475 AC. (DEED)  
O.R. 1688, P. 2864

L. TODD WALKO AND  
JANET L. WALKO  
7.010 AC. (DEED)  
O.R. 555, P. 798

CHARLES O. GLASS AND  
SUSAN L. GLASS,  
TRUSTEES  
52.352 AC. (DEED)  
O.R. 1208, P. 1098

PARK  
NEWARK, OH 43056

131448

VOID AFTER 180 DAYS



148 W. SCHROCK ROAD  
WESTERVILLE, OHIO 43081

56-130/441

Security Features Included Details on back

Pay: \*\*\*\*\*Six hundred dollars and no cents

DATE  
March 27, 2024

CHECK NO. AMOUNT  
131448 \$\*\*\*\*\*600.00

PAY TO THE ORDER OF  
DELAWARE COUNTY REGIONAL  
PLANNING COMMISSION



ROMANELLI & HUGHES  
*[Signature]*

MP

⑈ 131448 ⑈ ⑆044101305⑆ 1050106304028⑈



Engineers, Surveyors, Planners, Scientists

# Transmittal

**TO:**

**FROM:**

<b>Scott Sanders</b> Delaware County Regional Planning Commission 109 N, Sandusky Street Delaware, OH 43015	<b>Name:</b>	Joe Looby
	<b>Date:</b>	April 1, 2024
	<b>Job No.:</b>	2024 0143
	<b>Subject:</b>	Miraluna Sketch Plan

**We are sending via:**     Courier     U.S. Mail     UPS     Email attachment

Sharefile     Other online file storage: \_\_\_\_\_

**The following items:**     Copies     Originals     CAD Files     PDFs     [Other]

Copies	Date	Number of sheets	Description / Filenames
2	4-1-2024	2	Sketch Plan (11x17)
1	3-27-2024	1	Sketch Plan Application
		1	Check for \$600.00

These are transmitted as checked below:

For Approval     For Your File     As Requested     For Review and Comment

For Execution/Signatures     [Other]

**Remarks:**

If you should have any questions or need additional information, please do not hesitate to contact me directly at 614-775-4706 or via email at [jlooby@emht.com](mailto:jlooby@emht.com)

*If enclosures are not as noted, kindly notify us at once*