



Sketch Plan Application Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

(RPC Staff will assign)

PROJECT	Harris Subdivision	(circle one) Residential Commercial
TOWNSHIP	Harlem	

APPLICANT/ CONTACT	Name: Plan4Land	Phone: 740-413-4084
	Address: 1 South Harrison Street, P.O Box 306	E-mail: Joe@plan4land.net
	City, State, Zip: Ashley, Ohio 43003	

PROPERTY OWNER	Name: Sean Harris	Phone: 614-779-5023
	Address: Fancher Road	E-mail: seanharris21@yahoo.com
	City, State, Zip: New Albany, Ohio 43054	

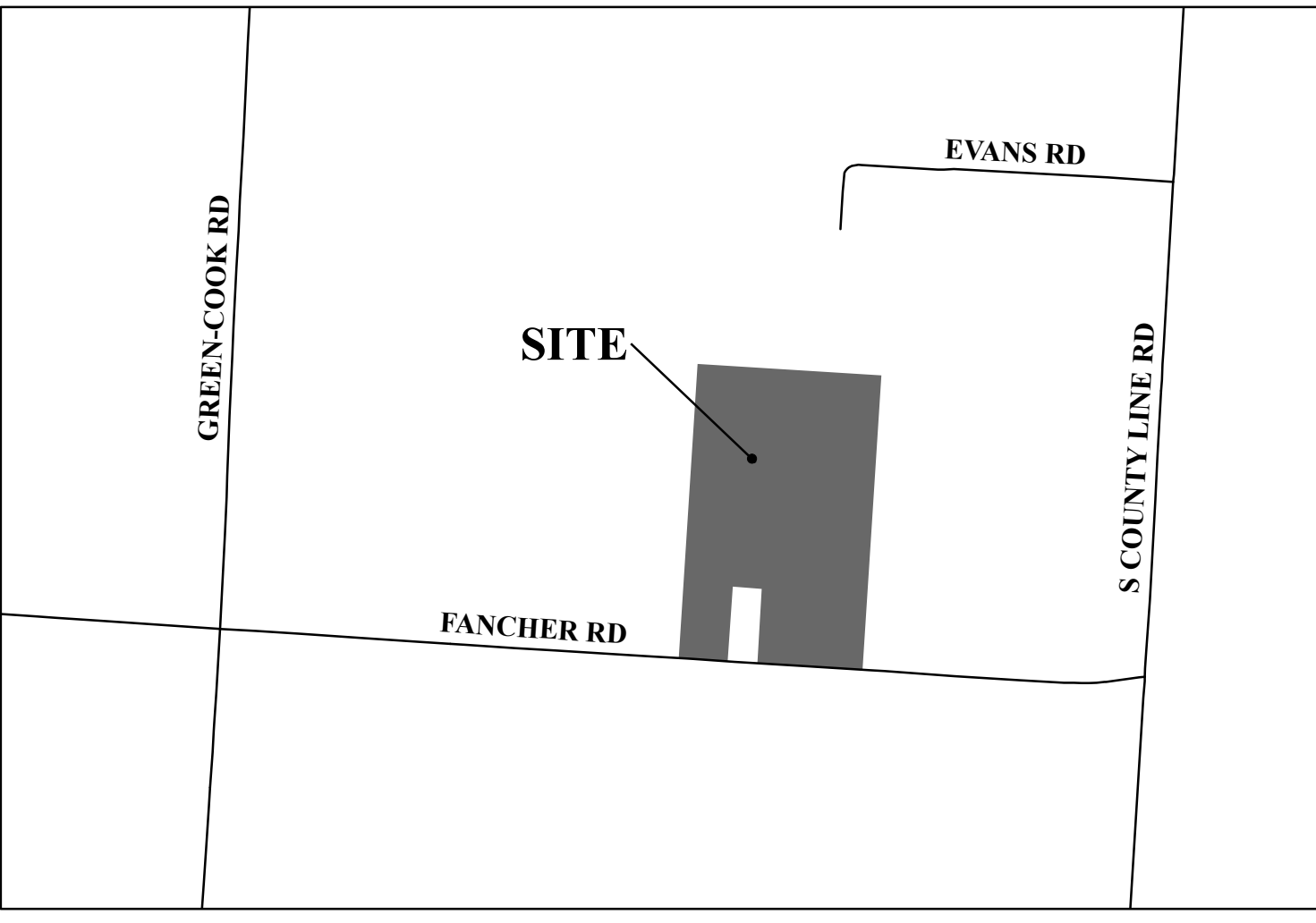
SURVEYOR/ ENGINEER	Name: Unknown	Phone:
	Address:	E-mail:
	City, State, Zip:	

LOCATION	Property Address: Fancher Road, New Albany, Ohio 43054 (316-440-01-052-000)	
	(circle one) N S E W side of Fancher	Road/Street
	approx. 1,500 feet N S E W of South County Line	Road/Street

DETAILS	Number of Lots: 16	Septic Systems yes no
	Total Acreage: 40.657	Central Sanitary System yes no

SUBMISSION REQUIREMENTS (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) \$ <u>700</u>

Owner (or agent for owner) and Date



LOCATION MAP

- Legend
- ↔ Distances
 - ▭ Site Boundaries
 - ▨ Dedicated Right-of-Way
 - Open Space
 - Single-Family Lot
 - Conceptual Street Centerline
 - 2' Topography
 - Existing Right-of-Way
 - ▭ Property Lines
 - Existing Buildings
 - Road Centerline
 - Soil Types

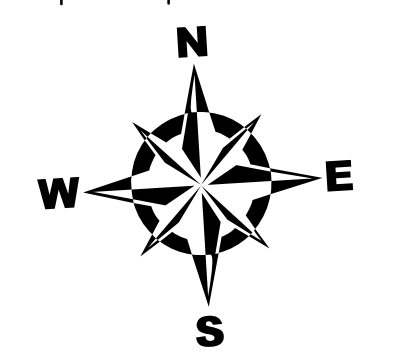
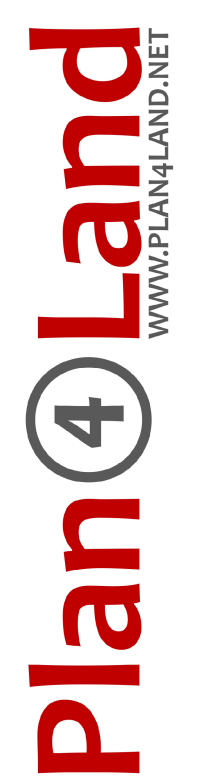
PERMITTED DENSITY CALCULATION

GROSS LOT AREA	40.657 ACRES
SUBTRACT 10% FOR STREETS & UTILITIES	4.066 ACRES
SUBTRACT JURISDICTIONAL WETLANDS	0.000 ACRES
SUBTRACT FLOODPLAIN	0.000 ACRES
SUBTRACT SLOPES GREATER THAN 20%	0.000 ACRES
SUBTRACT UTILITY EASEMENTS	0.000 ACRES
SUBTRACT EXISTING BODIES OF WATER	0.000 ACRES
NET DEVELOPABLE ACREAGE (NDA)	36.591 ACRES
PERMITTED DENSITY	0.600 UNITS PER NDA
NUMBER OF UNITS PERMITTED	21.95 UNITS

PRCD CONCEPT PLAN

Fancher Road, New Albany, Ohio 43054
 Parcel Number 316-440-01-052-000 | +/- 40.657 acres
 Harlem Township, Delaware County, State of Ohio

Date: 08/12/2024
 Prepared by: JOE CLASE, AICP



Project Number:
24-0060

EXHIBIT

