



# Sketch Plan Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

(RPC Staff will assign)

<b>PROJECT</b>	The Courtyards at Big Walnut	(circle one) <u>Residential</u> Commercial
<b>TOWNSHIP</b>	Genoa	

<b>APPLICANT/ CONTACT</b>	Name <u>Epcor Communities</u>	Phone <u>614.761.1010</u>
	Address <u>500 Stonehenge Pkwy</u>	E-mail <u>lminklei@epcorcommunities.com</u>
	City, State, Zip <u>Dublin, OH 43017</u>	

<b>PROPERTY OWNER</b>	Name <u>Vilardo Irrevocable Trust</u>	Phone
	Address <u>% Pat Shivley, APAAI Holdings</u>	E-mail <u>patshivleysrsr@gmail</u>
	City, State, Zip <u>P.O. Box 1032, Sunbury, OH 43074</u>	

<b>SURVEYOR/ ENGINEER</b>	Name <u>EMHT Attn: Patricia Brown</u>	Phone <u>614-775-4396</u>
	Address <u>5500 New Albany Road</u>	E-mail <u>pbrown@emht.com</u>
	City, State, Zip <u>New Albany, OH 43054</u>	

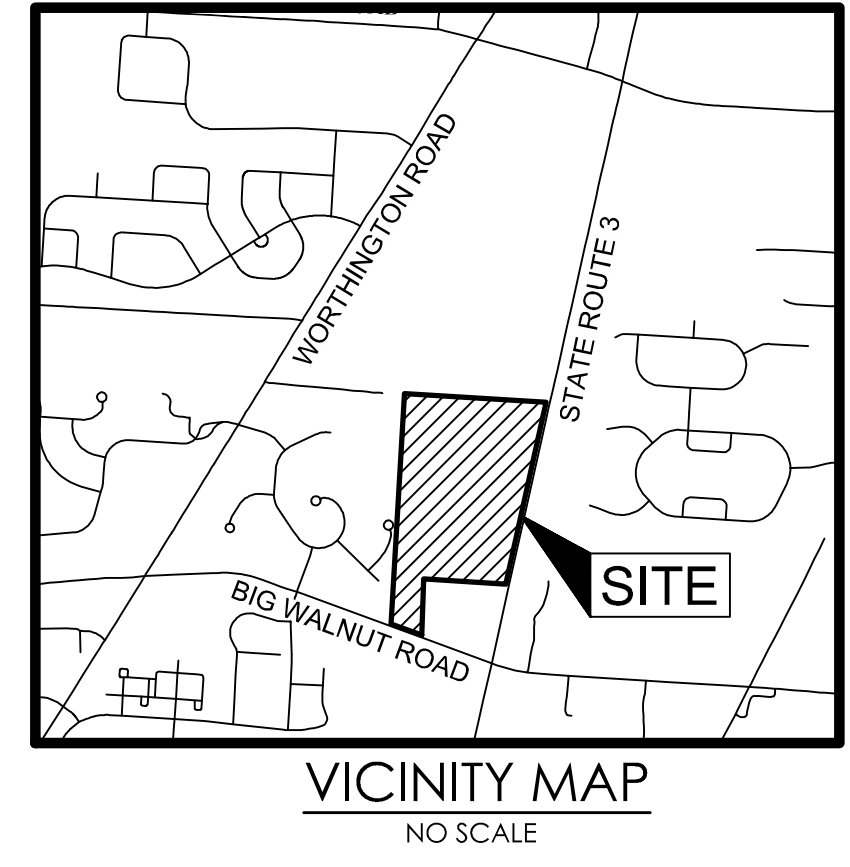
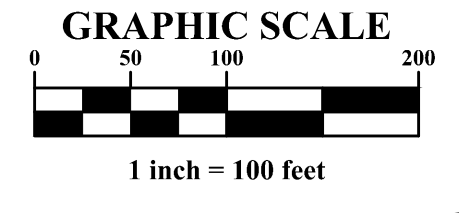
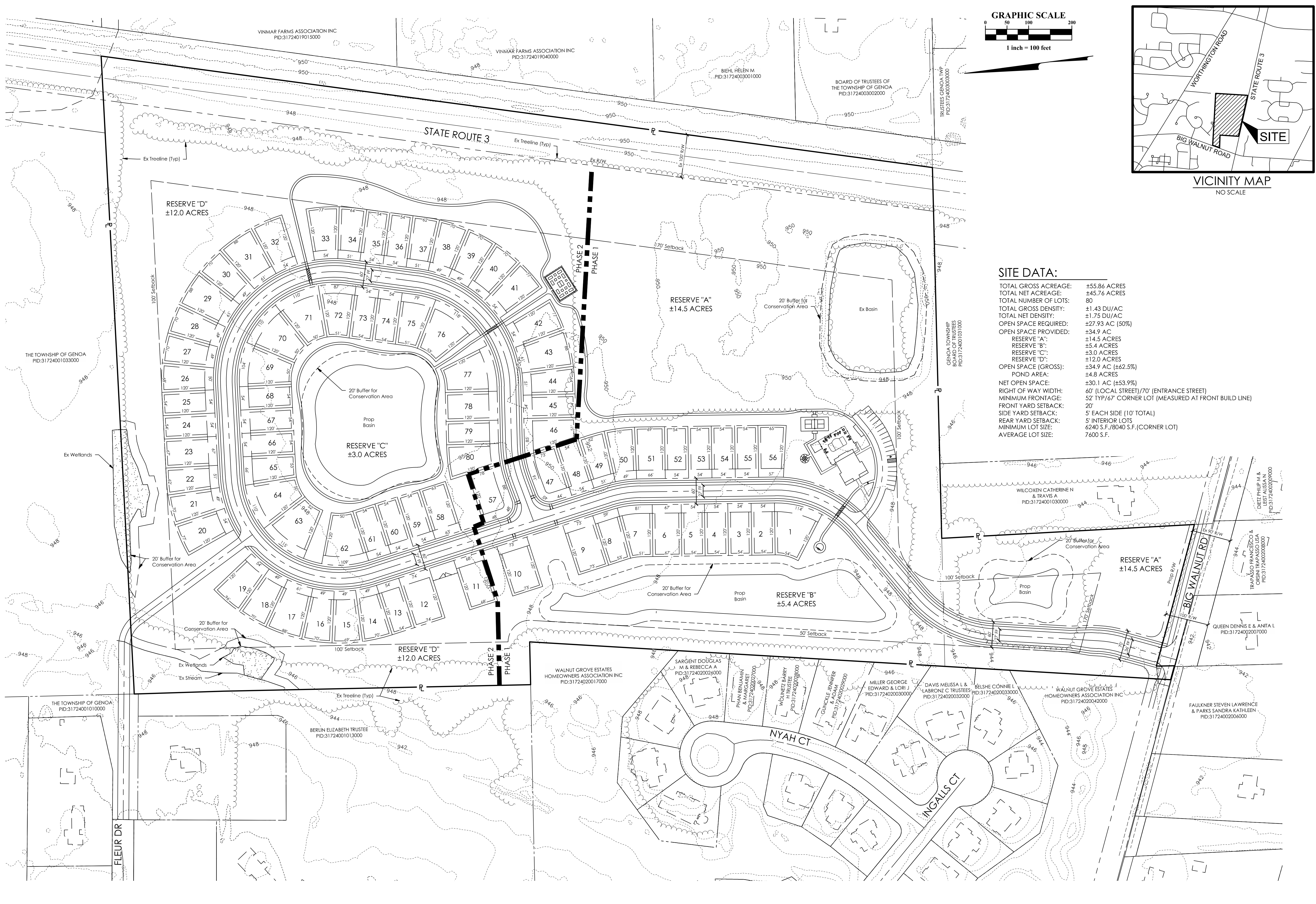
<b>LOCATION</b>	Property Address <u>PID-31724001032000</u>	
	(circle one) <u>N</u> S E W side of <u>Big Walnut</u>	<u>Road</u> /Street
	approx. _____ feet N S E <u>W</u> of <u>St. Route 3</u>	Road/Street

<b>DETAILS</b>	Number of Lots <u>80</u>	Septic Systems yes <u>no</u>
	Total Acreage <u>±60.3 Ac</u>	Central Sanitary System <u>yes</u> no

<b>SUBMISSION REQUIREMENTS</b> (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) <u>\$ 600.00</u>

  
 Owner (or agent for owner) and Date 8.26.24

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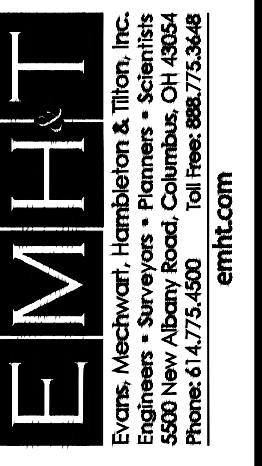
**SITE DATA:**

TOTAL GROSS ACREAGE:	±55.86 ACRES
TOTAL NET ACREAGE:	±45.76 ACRES
TOTAL NUMBER OF LOTS:	80
TOTAL GROSS DENSITY:	±1.43 DU/AC
TOTAL NET DENSITY:	±1.75 DU/AC
OPEN SPACE REQUIRED:	±27.93 AC (50%)
OPEN SPACE PROVIDED:	±34.9 AC
RESERVE "A":	±14.5 ACRES
RESERVE "B":	±5.4 ACRES
RESERVE "C":	±3.0 ACRES
RESERVE "D":	±12.0 ACRES
OPEN SPACE (GROSS):	±34.9 AC (±62.5%)
POND AREA:	±4.8 ACRES
NET OPEN SPACE:	±30.1 AC (±53.9%)
RIGHT OF WAY WIDTH:	60' (LOCAL STREET)/70' (ENTRANCE STREET)
MINIMUM FRONTAGE:	52' TYP/67' CORNER LOT (MEASURED AT FRONT BUILD LINE)
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	5' EACH SIDE (10' TOTAL)
REAR YARD SETBACK:	5' INTERIOR LOTS
MINIMUM LOT SIZE:	6240 S.F./8040 S.F. (CORNER LOT)
AVERAGE LOT SIZE:	7600 S.F.

MARK	DATE	DESCRIPTION



GENOA TOWNSHIP, DELAWARE COUNTY, OHIO  
 FOR SKETCH PLAN  
**THE COURTYARDS AT BIG WALNUT**  
 SITE PLAN



DATE  
September 3, 2024

SCALE  
1" = 100'

JOB NO.  
20211195

SHEET  
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