



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

24-12-5
(RPC Staff will assign)

PROJECT	GREGORY ROAD PARCEL	(circle one) Residential Commercial
TOWNSHIP	BERLIN	

APPLICANT/ CONTACT	Name	ALTO REAL ESTATE, LLC	Phone	614.764.0032
	Address	6262 EITERMAN RD	E-mail	pfisher@gioffreco.com
	City, State, Zip	DUBLIN, OH 43016		

PROPERTY OWNER	Name	CENTRAL OHIO DEVELOPMENT, LLC	Phone	614-596-4637
	Address	GREGORY ROAD	E-mail	anniejks@gmail.com
	City, State, Zip	DELAWARE, OH 43015		

SURVEYOR/ ENGINEER	Name	ADVANCED CIVIL DESIGN	Phone	614-944-5088
	Address	781 SCIENCE BLVD., SUITE 100	E-mail	ddenniston@advancedcivildesign.com
	City, State, Zip	GAHANNA, OH 43230		

LOCATION	Property Address	GREGORY ROAD		
	(circle one) N S E W side of	GREGORY	Road/Street	
	approx. 600 feet N S E W of	BERLIN STATION	Road/Street	

DETAILS	Number of Lots	44	Septic Systems	yes <input type="radio"/> no <input checked="" type="radio"/>
	Total Acreage	29.3 +/-	Central Sanitary System	<input checked="" type="radio"/> yes <input type="radio"/> no

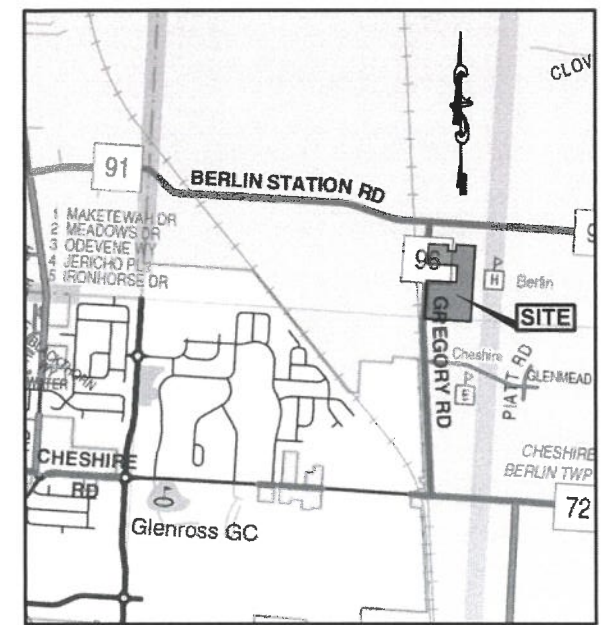
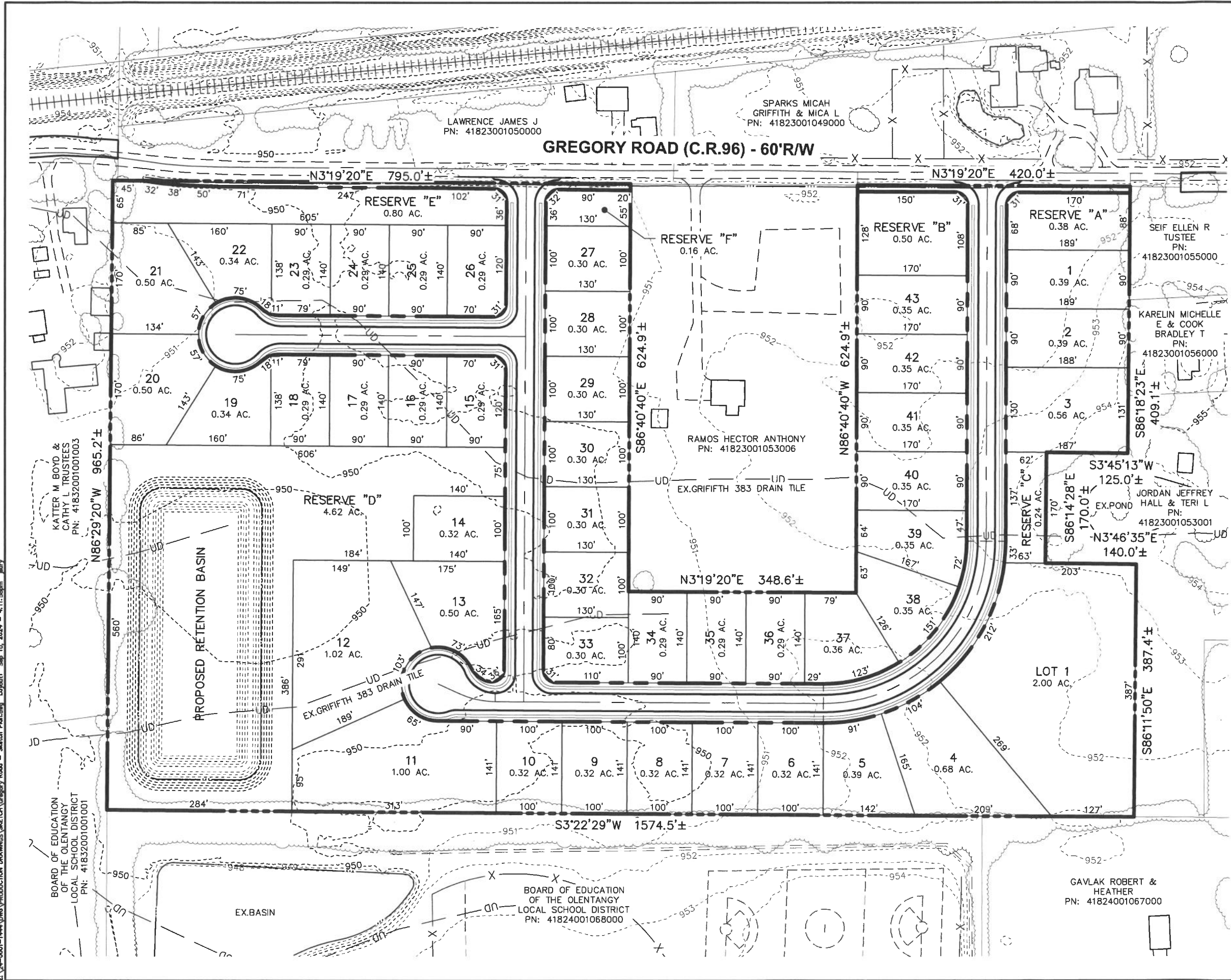
SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	<input checked="" type="checkbox"/>	One (1) copy of Sketch Plan (max. 11" x 17") including:
	<input checked="" type="checkbox"/>	Approximate lot dimensions and acreage;
	<input checked="" type="checkbox"/>	Information to locate site (complete section 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)

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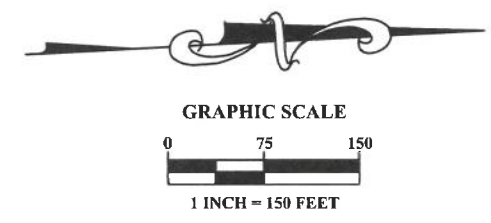
Patricia J. V.P. Alto Real Estate LLC
Owner (or agent for owner) and Date

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

Del. Co. Regional
Planning Commission



LOCATION MAP
SCALE: 1" = 4000'



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Del. Co. Regional
Planning Commission

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
SKETCH PLAN
FOR
**GREGORY ROAD
PARCEL**

PLAN PREPARED BY:

**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7780
fax 614.428.7765

SCALE: 1" = 150'
DATE: 9/11/2024
SHEET 1 / 1

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