



**Sketch Plan Application**  
**Delaware County, Ohio**  
 (for unincorporated areas only)

RPC Sketch Plan Number

24-13-S

(RPC Staff will assign)

7380 Red Bank Rd. CAD

PROJECT	LOT SPLIT / CAD	(circle one) Residential Commercial
TOWNSHIP	GENOA	

APPLICANT/ CONTACT	Name	GIM PEE / OMITRY KARAVAEV	Phone	404 964 4560
	Address	7380 RED BANK RD	E-mail	evelynpee@gmail.com
	City, State, Zip	WESTERVILLE OH 43082		

PROPERTY OWNER	Name	GIM PEE / OMITRY KARAVAEV	Phone	
	Address	SAME AS APPLICANT	E-mail	
	City, State, Zip			

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

LOCATION	Property Address	7380 RED BANK RD	
	(circle one) N S E W side of	RED BANK RD	Road/Street
	approx. 470 feet N S E W of	RED BANK RD	Road/Street

DETAILS	Number of Lots	2	Septic Systems	<input checked="" type="radio"/> yes <input type="radio"/> no
	Total Acreage	6	Central Sanitary System	yes <input type="radio"/> <input checked="" type="radio"/> 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)

RECEIVED

Dmitry Karavaev

9/26/2024

Owner (or agent for owner) and Date

SEP 30 2024

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

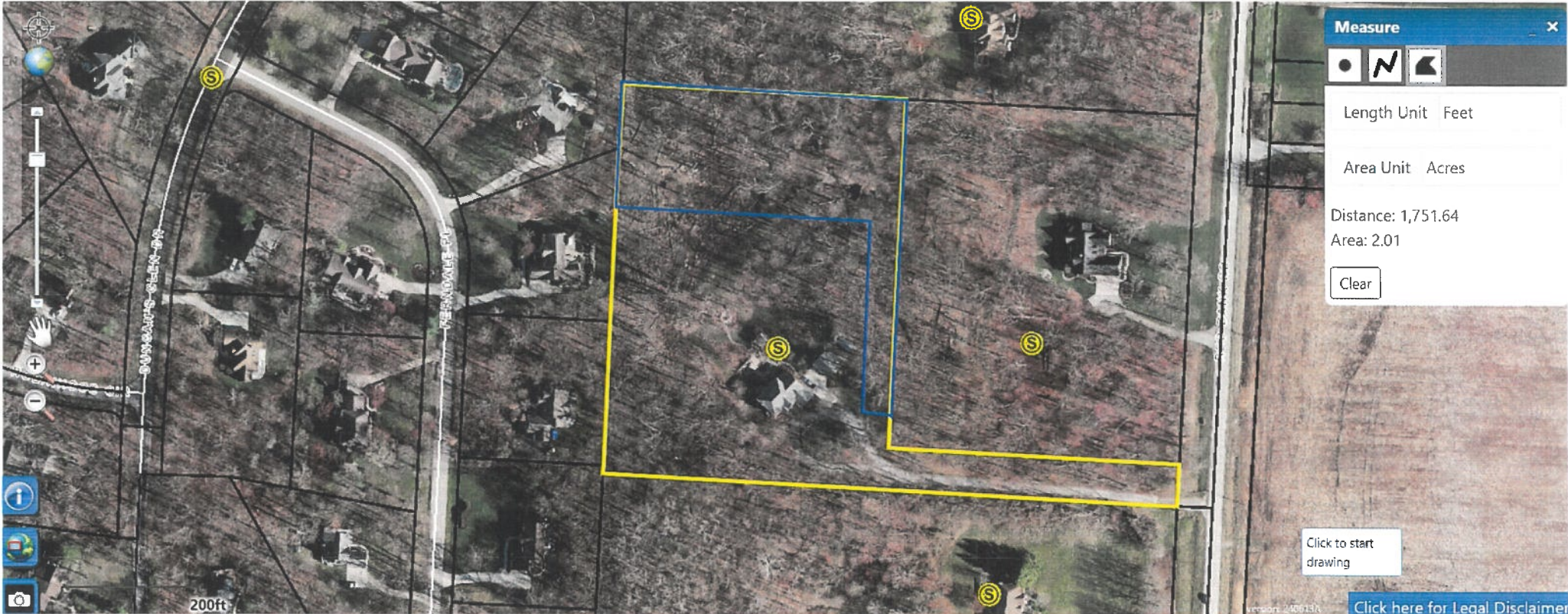
Del. Co. Regional  
 Planning Commission

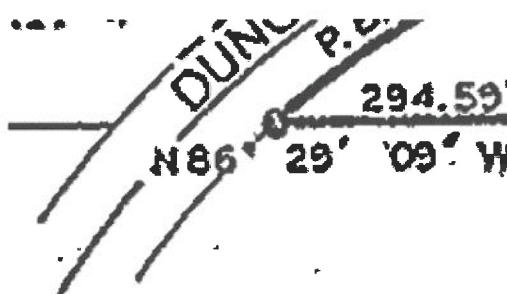
Effective 10/13/23

7380 RED BANK RD  
WESTERVILLE OH  
43082

Property Search ▾ Advanced Search ▾ Subdivision Search ▾ Intersection Search ▾ Sales Search

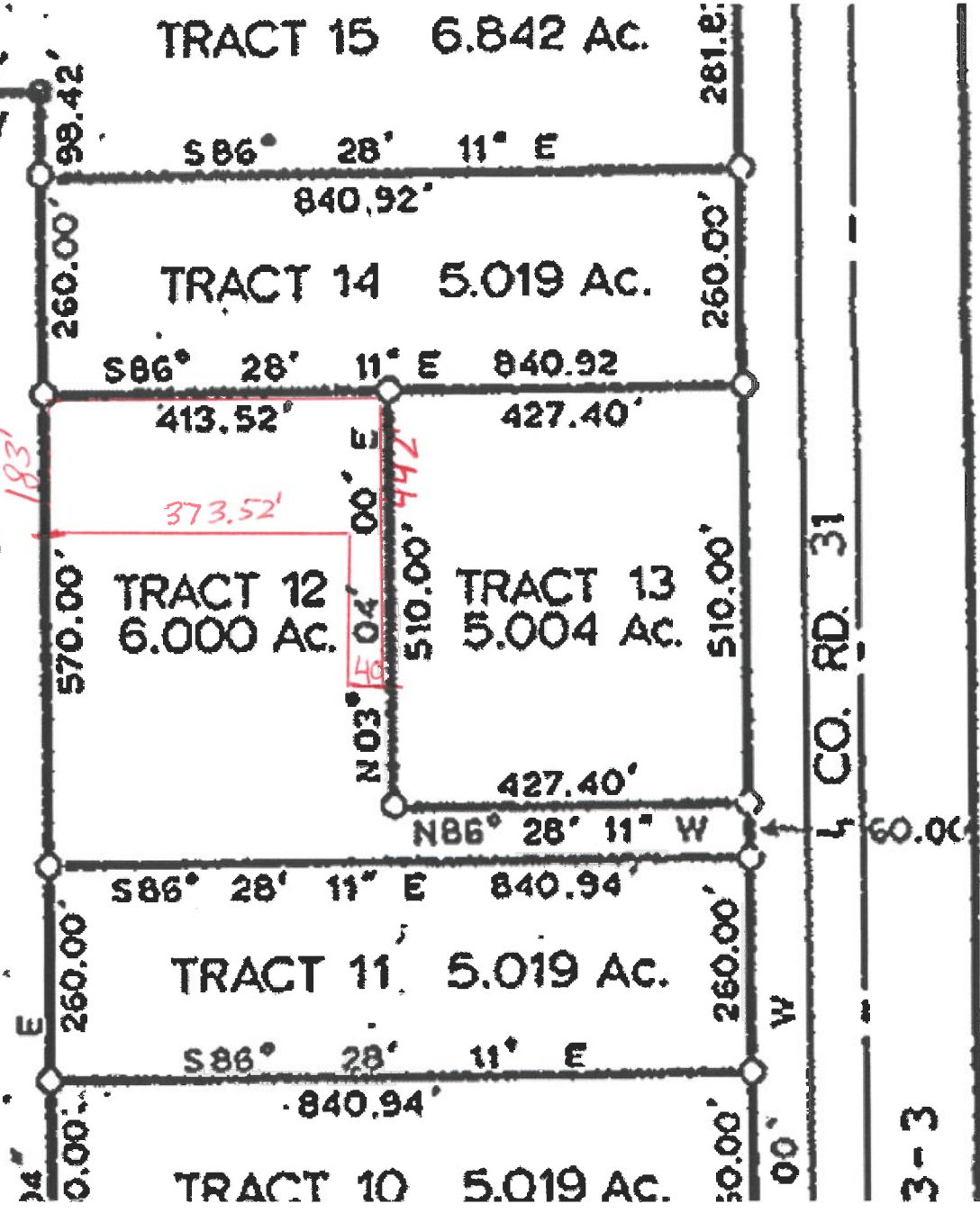
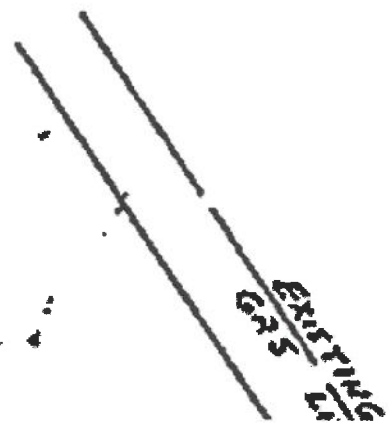
Layers ▾ Map ▾ Tools ▾ Help ▾





THE FOREGOING  
CORRECT TO THE  
RIGHTS-OF-WAY, IF

LAKE OF THE WOODS  
No. 5  
P.B. 22, PG. 31



CO. RD. 31

3-3



**Scioto Land Surveying Service, Inc.**

173 NORTH SANDUSKY STREET • DELAWARE, OHIO 43015 • 389-7677

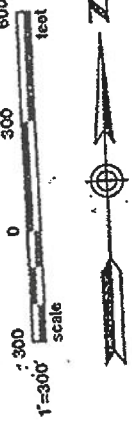
**PLAT OF SURVEY FOR**

**COUNTRYTIME, INC.**  
PART OF FARM LOTS 11 AND 12, QUARTER TOWNSHIP 4  
TOWNSHIP 3, RANGE 17, U.S.M.L.  
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

*Frank Celio*  
FRANK CELIO, SURVEYOR  
Registration No. 6612

JULY 29, 1992  
DHS



**RECORDS USED:**

Deeds as shown.

Basis of bearings:  
Centerline of C.R. 31  
per D.B. 362, Pg. 509.

**CURVE DATA**

"A"

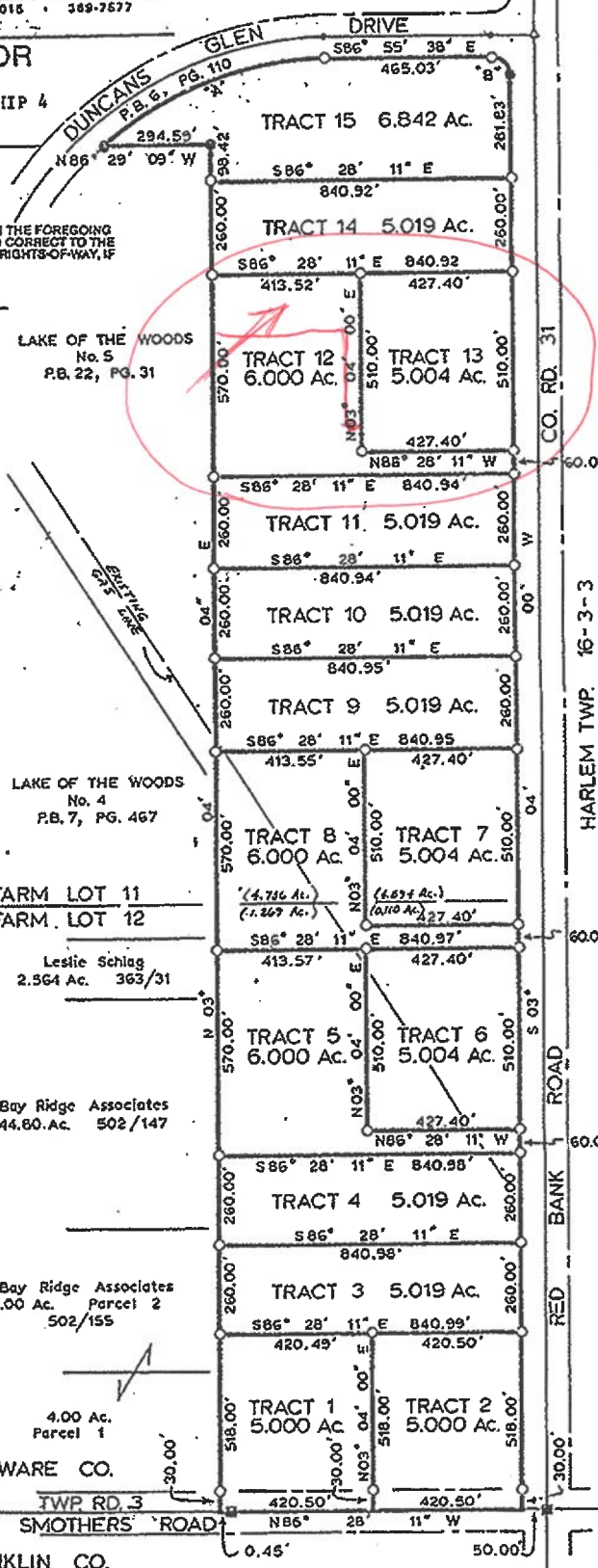
$\Delta = 39^\circ 45' 52''$   
 $R = 970.00'$   
CH = N  $73^\circ 11' 26''$  E  
659.77'

"B"

$\Delta = 89^\circ 59' 38''$   
 $R = 50.00'$   
CH = S  $41^\circ 56' 20''$  E  
70.66'

**LEGEND**

- Brass monument in a monument box found
- ▲ P.K. Nail found
- Railroad spike found
- Iron pipe found
- Iron bar set with a plastic cap marked "SLSS RS 6612"



DELAWARE CO.  
FRANKLIN CO.