



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

24-15-S

(RPC Staff will assign)

PROJECT	Berkshire Lofts	(circle one) Residential <input type="radio"/> Commercial <input checked="" type="radio"/>
TOWNSHIP	Delaware Township Berkshire	

APPLICANT/ CONTACT	Name Choice One Engineering	Phone 937-497-0200
	Address 440 E. Hoewisher Road	E-mail ajb@choiceoneengineering.com
	City, State, Zip Sidney, OH 45365	

PROPERTY OWNER	Name Berkshire Commons	Phone 513-964-1140
	Address 9100 Centre Pointe Dr, Suite 200	E-mail
	City, State, Zip West Chester OH 45069	

SURVEYOR/ ENGINEER	Name Choice One Engineering	Phone 937-497-0200
	Address 440 E. Hoewisher Road	E-mail ajb@choiceoneengineering.com
	City, State, Zip Sidney, Ohio 45365	

LOCATION	Property Address Rider Road	
	(circle one) N S E <input checked="" type="radio"/> W side of Wilson Road	Road/Street
	approx. feet N S E W of	Road/Street

DETAILS	Number of Lots 1	Septic Systems yes <input type="radio"/> no <input checked="" type="radio"/>
	Total Acreage 4.646	Central Sanitary System <input checked="" type="radio"/> yes <input 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) \$ <u>600</u>

\$400 Base
\$200 SWCD
\$600

Ally B...

10-23-24

Owner (or agent for owner) and Date

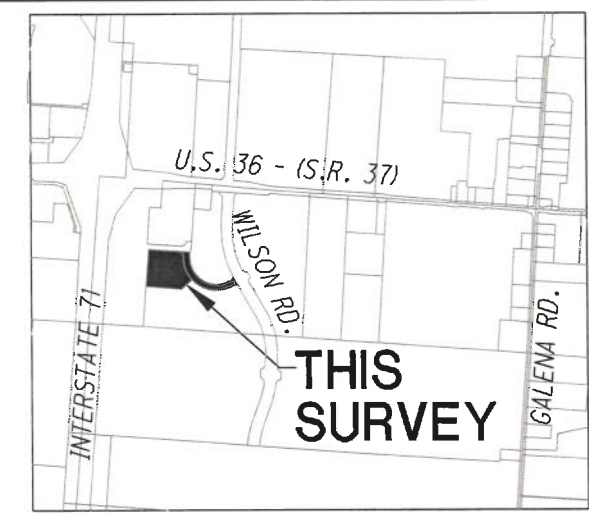
RECEIVED
OCT 30 2024

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

RECEIVED
OCT 30 2024
Del. Co. Regional
Planning Commission

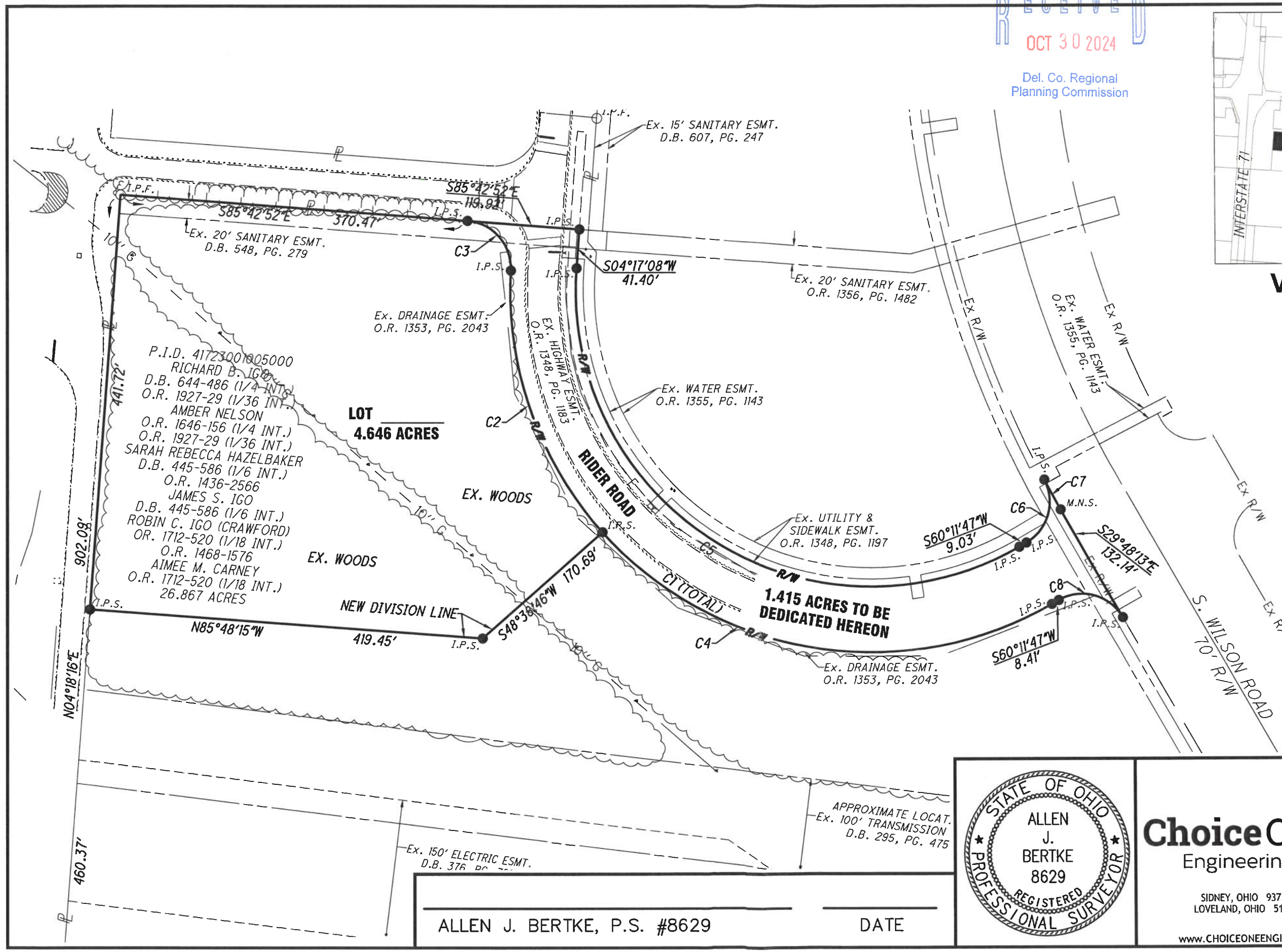
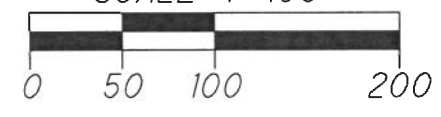


VICINITY MAP
NOT TO SCALE



THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE, ODOT VRS
CORS NETWORK

SCALE: 1"=100'



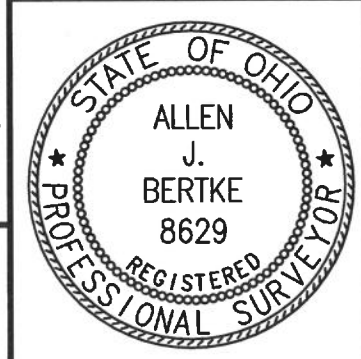
P.I.D. 41723001005000
RICHARD B. IGO
D.B. 644-486 (1/4 INT.)
O.R. 1927-29 (1/36 INT.)
AMBER NELSON
O.R. 1646-156 (1/4 INT.)
O.R. 1927-29 (1/36 INT.)
SARAH REBECCA HAZELBAKER
D.B. 445-586 (1/6 INT.)
O.R. 1436-2566
JAMES S. IGO
D.B. 445-586 (1/6 INT.)
ROBIN C. IGO (CRAWFORD)
O.R. 1712-520 (1/18 INT.)
O.R. 1468-1576
AIMEE M. CARNEY
O.R. 1712-520 (1/18 INT.)
26.867 ACRES

LOT
4.646 ACRES

1.415 ACRES TO BE
DEDICATED HEREON

ALLEN J. BERTKE, P.S. #8629

DATE



ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	10-22-2024
DRAWN BY:	AJB
JOB NUMBER:	DELBER2402
SHEET NUMBER	1 OF 1

