



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

RPC Sketch Plan Number

24-17-S

(RPC Staff will assign)

PROJECT	4461 S OLD 3C HIGHWAY	(circle one) <input checked="" type="radio"/> Residential <input type="radio"/> Commercial
TOWNSHIP	Genoa	

APPLICANT/ CONTACT	Name Hawks Nest Premier Living, LLC. - Pat Shivley Sr.	Phone 6144025664
	Address PO Box 1032	E-mail patshivleysr@gmail.com
	City, State, Zip Sunbury, OH 43074	

PROPERTY OWNER	Name ASMRE Holdings LLC	Phone 6144025664
	Address 4461 & 4485 S Old 3C Highway	E-mail patshivleysr@gmail.com
	City, State, Zip Westerville, OH 43082	

SURVEYOR/ ENGINEER	Name Landmark Survey Group	Phone 6244859000
	Address 690 Lakeview Plaza Blvd	E-mail support@landmarksurvey.com
	City, State, Zip Worthington, OH 43085	

LOCATION	Property Address 4461 S Old 3C Highway, Westerville, OH 43082	
	(circle one) N S <input checked="" type="radio"/> W side of S Old 3C Highway	Road/Street
	approx. 930 feet <input checked="" type="radio"/> S E W of Oxbow	<input checked="" type="radio"/> Road/Street

DETAILS	Number of Lots 4	Septic Systems <input checked="" type="radio"/> yes <input type="radio"/> no
	Total Acreage 22.021 Acres	Central Sanitary System <input type="radio"/> yes <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)	\$ 700

ASMRE Holdings, LLC
Pat Shivley Sr. - Manager
 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

EXHIBIT OF
SKETCH PLAN
 LYING IN
 FARM LOT 4, QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 17
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF GENOA, COUNTY OF DELAWARE
 STATE OF OHIO

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 04°13'05" E	196.23'
L2	N 85°49'13" W	120.39'
L3	S 03°17'20" W	60.01'
L4	S 16°27'42" W	38.27'
L5	S 00°43'56" W	163.11'
L6	S 82°32'56" W	211.88'
L7	S 08°16'31" E	38.70'
L8	S 86°55'28" E	80.65'
L9	S 35°51'57" W	37.40'
L10	N 86°13'50" W	330.00'
L11	S 39°49'04" W	249.07'
L12	N 85°49'13" W	150.00'
L13	S 35°51'57" W	222.69'
L14	S 88°29'47" W	91.62'
L15	S 71°42'21" W	112.59'
L16	S 29°43'08" W	69.69'
L17	N 86°33'52" W	150.93'
L18	S 03°11'20" W	77.55'
L19	N 86°08'29" W	250.90'
L20	N 03°17'20" E	120.62'

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF SOUTH OLD 3C HIGHWAY, HAVING A BEARING OF NORTH 26°17'22" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39041C0259K, WITH AN EFFECTIVE DATE OF 4/16/2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

DEED REFERENCES:

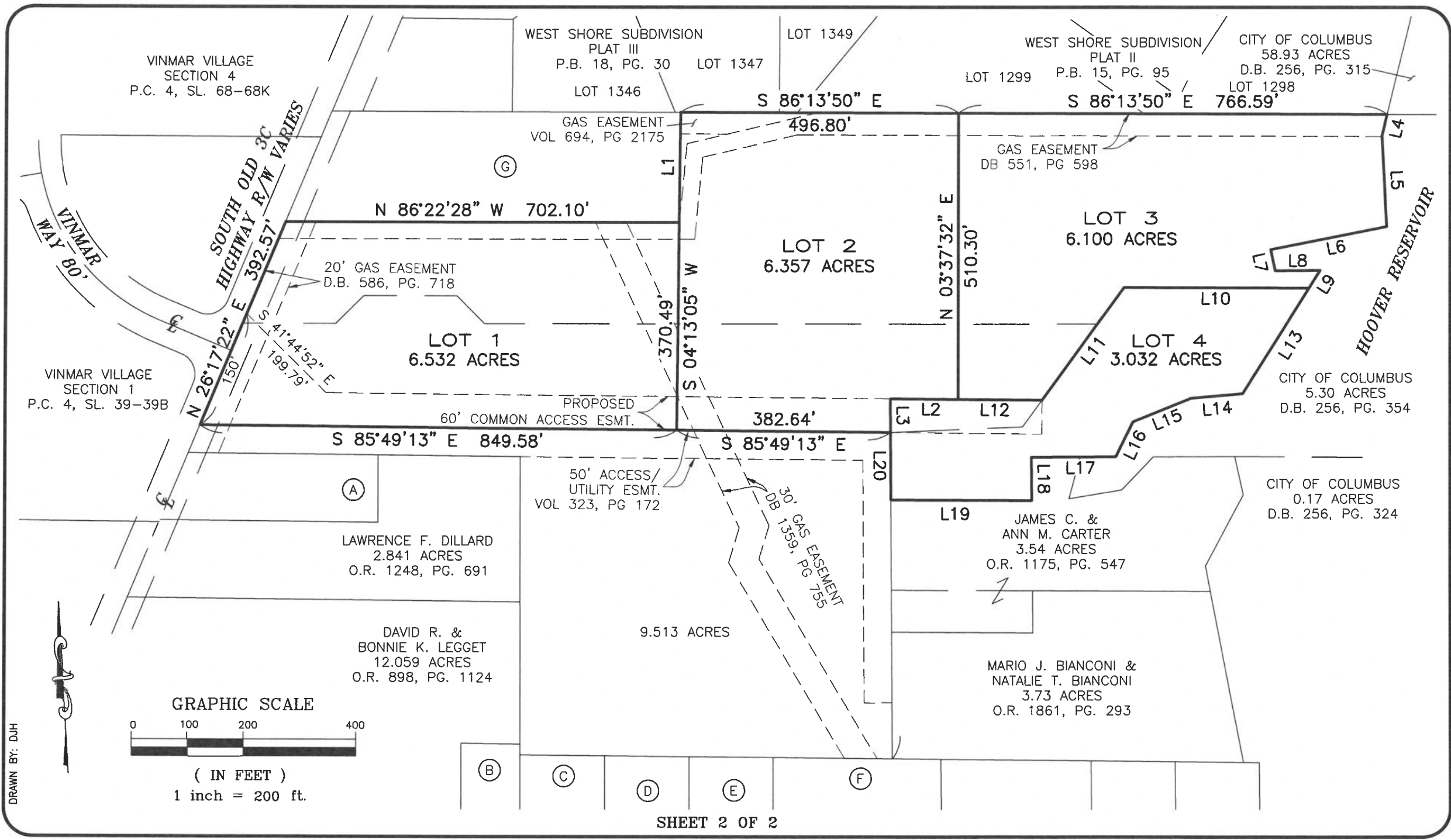
- (A) DALE J. WAMPLER, TRUSTEE
1 ACRE
O.R. 1279, PG. 4
- (B) TERRY ALLAN &
CYNTHIA LEE ARBOGAST
1 ACRE
D.B. 503, PG. 807
- (C) GWYNETH J. BENN
1.354 ACRES
D.B. 652, PG. 494
- (D) BOHDAN M. &
MARILYN R.B. PASELSKY
1.356 ACRES
D.B. 573, PG. 748
- (E) JEFFREY &
DEBORAH E. REICHERT
1.358 ACRES
O.R. 1241, PG. 2310
- (F) JAMES D. &
VICKI S. TROUTMAN
2.715 ACRES
O.R. 1379, PG. 1028
- (G) DANIEL L. &
MEGAN D. BRAUN
2.994 ACRES
O.R. 789, PG. 925

DRAWN BY: DJH

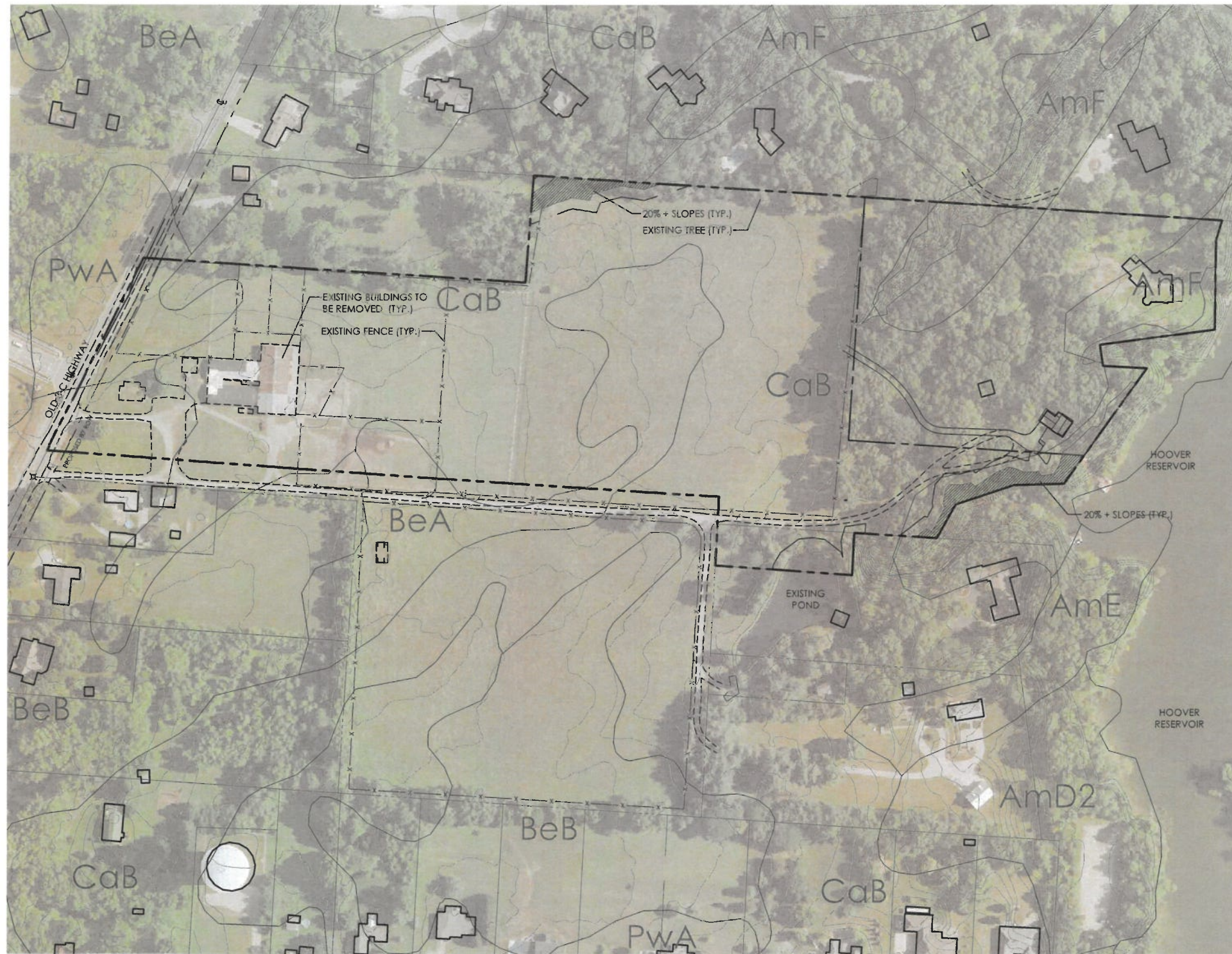


LANDMARK
SURVEY GROUP

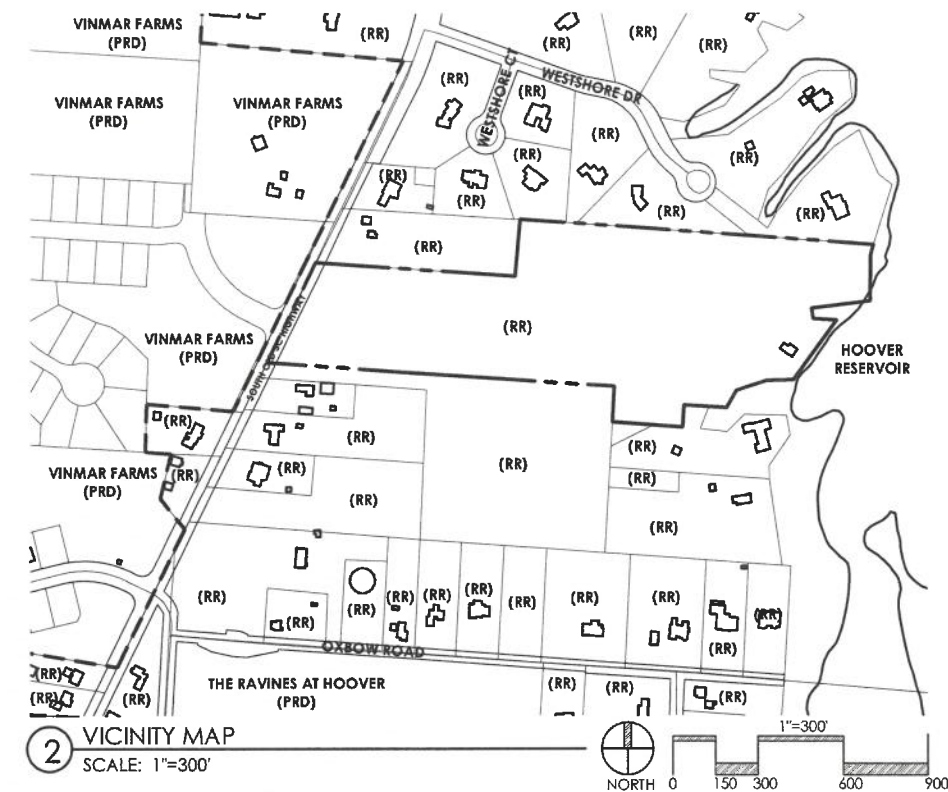
690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM



DRAWN BY: DJH



1 EXISTING CONDITIONS PLAN
SCALE: 1"=100'



2 VICINITY MAP
SCALE: 1"=300'

LOCATION MAP - N.T.S.



SOILS INFORMATION

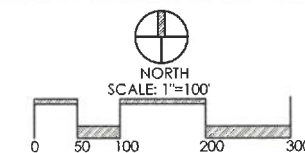
- AmD2: Amanda silt loam, 12-18% slopes, eroded
- AmE: Amanda silt loam, 18-25% slopes
- AmF: Amanda silt loam, 25-50% slopes
- BeA: Bennington silt loam, 0-2% slopes
- BeB: Bennington silt loam, 2-6% slopes
- CaB: Cardington silt loam, 2-6% slopes
- PwA: Pewamo silty clay loam, 0-1% slopes
- PwA: Pewamo silty clay loam, 0-1% slopes

EXISTING CONDITIONS PLAN & VICINITY MAP

4461 S. OLD 3C HIGHWAY

PREPARED FOR ASMRE HOLDINGS

DATE: 10/24/24



Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
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