

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

RPC Sketch Plan Number  
25-02-5  
 (RPC Staff will assign)

<b>PROJECT</b>	Cedar Ridge	(circle one) Residential Commercial
<b>TOWNSHIP</b>	Concord	

<b>APPLICANT/ CONTACT</b>	Name Matt Dickens	Phone 740 815 0507
	Address 1876 Africa Rd	E-mail matt@365-land.com
	City, State, Zip Galena OH 43021	

<b>PROPERTY OWNER</b>	Name 365LAND	Phone 740 815 0507
	Address 1876 Africa Rd	E-mail matt@365-land.com
	City, State, Zip Galena OH 43021	

<b>SURVEYOR/ ENGINEER</b>	Name Aaron Heydinger	Phone 614 942 6042
	Address 5676 State Rte 521	E-mail aheydinger@ghgcivil.com
	City, State, Zip Kilbourne, OH 43032	

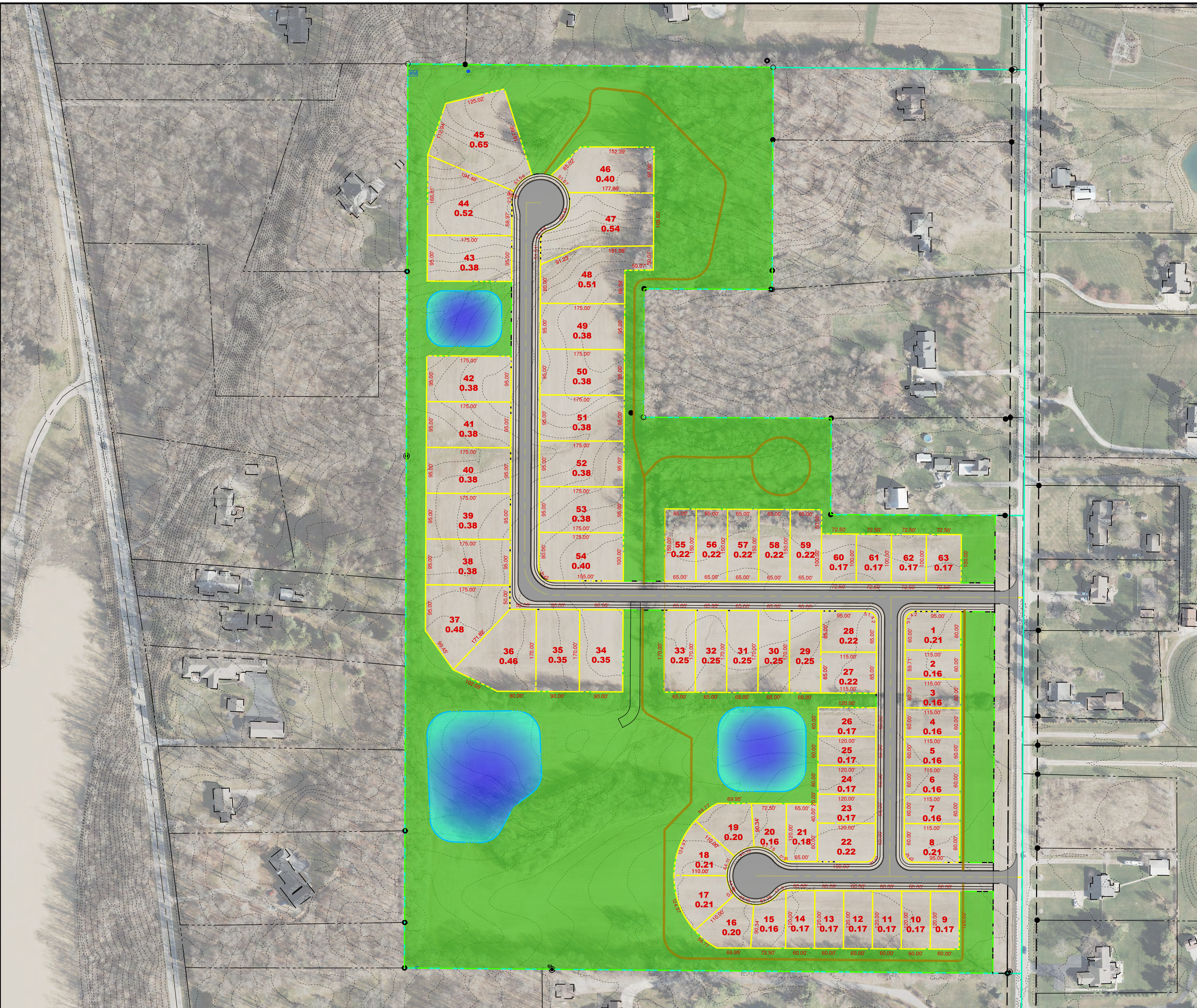
<b>LOCATION</b>	Property Address 0 Section line Rd	
	(circle one) N S E W side of Section Line Rd	Road/Street
	approx. 900 feet N S E W of Hyatts Rd	Road/Street

<b>DETAILS</b>	Number of Lots 63	Septic Systems yes <u>no</u>
	Total Acreage 42.8	Central Sanitary System <u>yes</u> no EPA

<b>SUBMISSION REQUIREMENTS</b> (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>

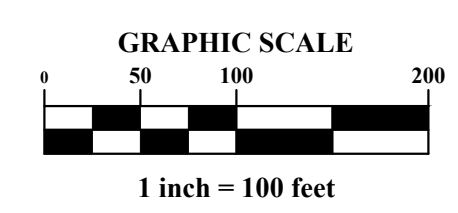
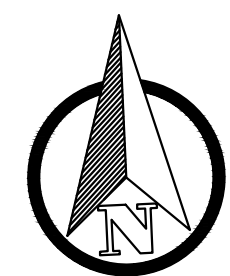
 3/3/25  
 Owner (or agent for owner) and Date

C:\Users\ahaydinger\OneDrive\Documents\Gandee\Projects\24-135-15-365LAND - S Section Line\Production Drawings\Exhibit\PRELIM-CONCEPT.dwg PLAN Feb 19, 2025 5:01:56pm AHaydinger



- ### LEGEND
- ✕ MAG NAIL FOUND
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - ⊙ MAG NAIL SET
  - IRON PIN SET
  - EXISTING STORM SEWER
  - EXISTING STORM STRUCTURES
  - SA EXISTING SANITARY SEWER MAIN
  - SFM EXISTING SANITARY FORCE MAIN
  - SAS EXISTING SANITARY SEWER SERVICE
  - W — EXISTING WATERLINE
  - WM EXISTING WATER METER, VALVE, HYDRANT
  - G — EXISTING GAS
  - E — EXISTING ELECTRIC
  - OHE — EXISTING OVERHEAD UTILITIES
  - T — EXISTING TELECOMMUNICATION
  - F — EXISTING FIBER OPTIC
  - ⊕ EXISTING ELECTRIC OR TELECOM BOXES
  - ⊕ EXISTING UTILITY POLE
  - ⊕ EXISTING LIGHT POLE
  - 750--- EXISTING CONTOUR
  - ⊕ EXISTING FENCE
  - AC EXISTING AIR CONDITIONER UNIT
  - ⊕ EXISTING SIGN
  - ⊕ EXISTING TREE
  - EXISTING TREELINE
  - PROPOSED STORM
  - PROPOSED STORM STRUCTURES
  - PROPOSED SANITARY
  - PROPOSED SAN MANHOLE
  - PROPOSED WATER
  - ⊕ PROPOSED FIRE HYDRANT W/ WATCH VALVE
  - ⊕ BENCHMARK
  - ⊕ SOIL BORING
  - EXISTING BUILDINGS
  - PROPOSED ASPHALT ROADWAY  
27' FC TO FC PER DCEO-R2135C
  - PROPOSED SIDEWALK
  - COMMON TRAIL
  - COMMON OPEN SPACE
  - DRAINAGE EASEMENT

SITE DATA	
EXISTING ZONING	FR-1
PROPOSED ZONING	1.0 ACRES
FRONT SETBACK TO C/L S. SECTION LINE ROAD	130 FEET
FRONT SETBACK FROM CENTERLINE	60 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
EXISTING SECTION LINE R/W	60 FEET 30' PER SIDE
PROPOSED SECTION LINE R/W	90 FEET 60' W / 30' E



PLAN PREPARED FOR:

CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

NO. A

DATE: 2 / 19 / 2025

REVISION DESCRIPTION:

INITIAL CLIENT REVIEW

CONCEPT LAYOUT

PID: 42044002030000

S. SECTION LINE ROAD (C.R. 5)

PRELIMINARY CONCEPT PLAN

PLAN PREPARED BY:

**GHD**

GANDEE HEYDINGER GROUP

CIVIL ENGINEERS & SURVEYORS

5676 STATE ROUTE 921, SUITE B

DELAWARE, OH 43015

P: 614.942.6042

DRAWN BY: JB

CHECKED BY: AH

PROJECT NUMBER

24-135-15

DRAWING NUMBER

SHEET NUMBER