



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

RPC Sketch Plan Number

25-04-S
 (RPC Staff will assign)

PROJECT	7220 HARRIOT ROAD CAD	(circle one) Residential Commercial
TOWNSHIP	CONCORD	

APPLICANT/ CONTACT	Name Gandee Heydinger Group, LLC	Phone 614-942-6042
	Address 5676 STATE ROUTE 521, SUITE B	E-mail aheydinger@ghgcivil.com
	City, State, Zip DELAWARE, OH 43015	

PROPERTY OWNER	Name HARRIOT ROAD LLC	Phone 6145882845
	Address 8675 MEMORIAL DRIVE	E-mail paul@cc ^{sc} constructionllc.com
	City, State, Zip PLAIN CITY, OH 43064	

SURVEYOR/ ENGINEER	Name Gandee Heydinger Group, LLC	Phone
	Address 5676 STATE ROUTE 521, SUITE B	E-mail aheydinger@ghgcivil.com
	City, State, Zip DELAWARE, OH 43015	

LOCATION	Property Address 7220 HARRIOT ROAD	
	(circle one) <u>N</u> S E W side of HARRIOT	Road/Street
	approx. 0 feet N S E W of CONCORD	Road/Street

DETAILS	Number of Lots 3	Septic Systems <u>yes</u> no
	Total Acreage 14	Central Sanitary System <u>yes</u> 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

AARON HEYDINGER

4 / 1 / 2025

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



C:\Users\ghandee\OneDrive\Documents\Gandee Group\GIS Team - Documents\General\Projects\25-195-01-CCS-7220\Harrist Road Sketch Plan.dwg PLAN Mar 20, 2025 - 4:48:58pm AHsdydger



- ### LEGEND
- MAG NAIL FOUND
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - MAG NAIL SET
 - IRON PIN SET
 - EXISTING STORM SEWER
 - EXISTING STORM STRUCTURES
 - EXISTING SANITARY SEWER MAIN
 - EXISTING SANITARY FORCE MAIN
 - EXISTING SANITARY SEWER SERVICE
 - EXISTING WATERLINE
 - EXISTING WATER METER, VALVE, HYDRANT
 - EXISTING GAS
 - EXISTING GAS VALVE
 - EXISTING ELECTRIC
 - EXISTING OVERHEAD UTILITIES
 - EXISTING TELECOMMUNICATION
 - EXISTING FIBER OPTIC
 - EXISTING ELECTRIC OR TELECOM BOXES
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING CONTOUR
 - EXISTING FENCE
 - EXISTING AIR CONDITIONER UNIT
 - EXISTING SIGN
 - EXISTING TREE
 - EXISTING TREELINE
 - PROPOSED STORM STRUCTURES
 - PROPOSED SANITARY MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT W/ WATCH VALVE
 - BENCHMARK
 - SOIL BORING
 - EXISTING BUILDINGS
 - PROPOSED ASPHALT CAD DRIVE
 - EXISTING AEP EASEMENT
 - OHIO BELL EASEMENT
 - EXISTING DRAINAGE EASEMENT
 - PROPOSED DRAINAGE EASEMENT
 - EXISTING FLOODPLAIN
 - ONSITE TREATMENT AREA / 10' BUFFER
 - DRAINAGE EASEMENT

RECEIVED

APR 01 2025

Del. Co. Regional
Planning Commission

SITE DATA	
EXISTING / PROPOSED ZONING	FR-1
MINIMUM LOT AREA	1.5 ACRES
FRONT SETBACK TO C/L HARRIOT ROAD	90 FEET
FRONT SETBACK FROM CAD EASEMENT	25 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	50 FEET
EXISTING SECTION LINE R/W	-132' - 133'

GRAPHIC SCALE

1 inch = 60 feet

PLAN PREPARED FOR:

PLAN PREPARED BY:

GHD

GANDEE HEYDINGER GROUP

5676 STATE ROUTE 624, SUITE B
DELAWARE, OH 43015
P: 614.942.6042

CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

CONCEPT LAYOUT

PID: 60031003059000

7220 HARRIOT ROAD

PRELIMINARY CONCEPT PLAN

NO.	DATE	REVISION DESCRIPTION
A	3 / 28 / 2025	INITIAL CLIENT REVIEW

DATE: 3 / 28 / 2025

SCALE: AS SHOWN

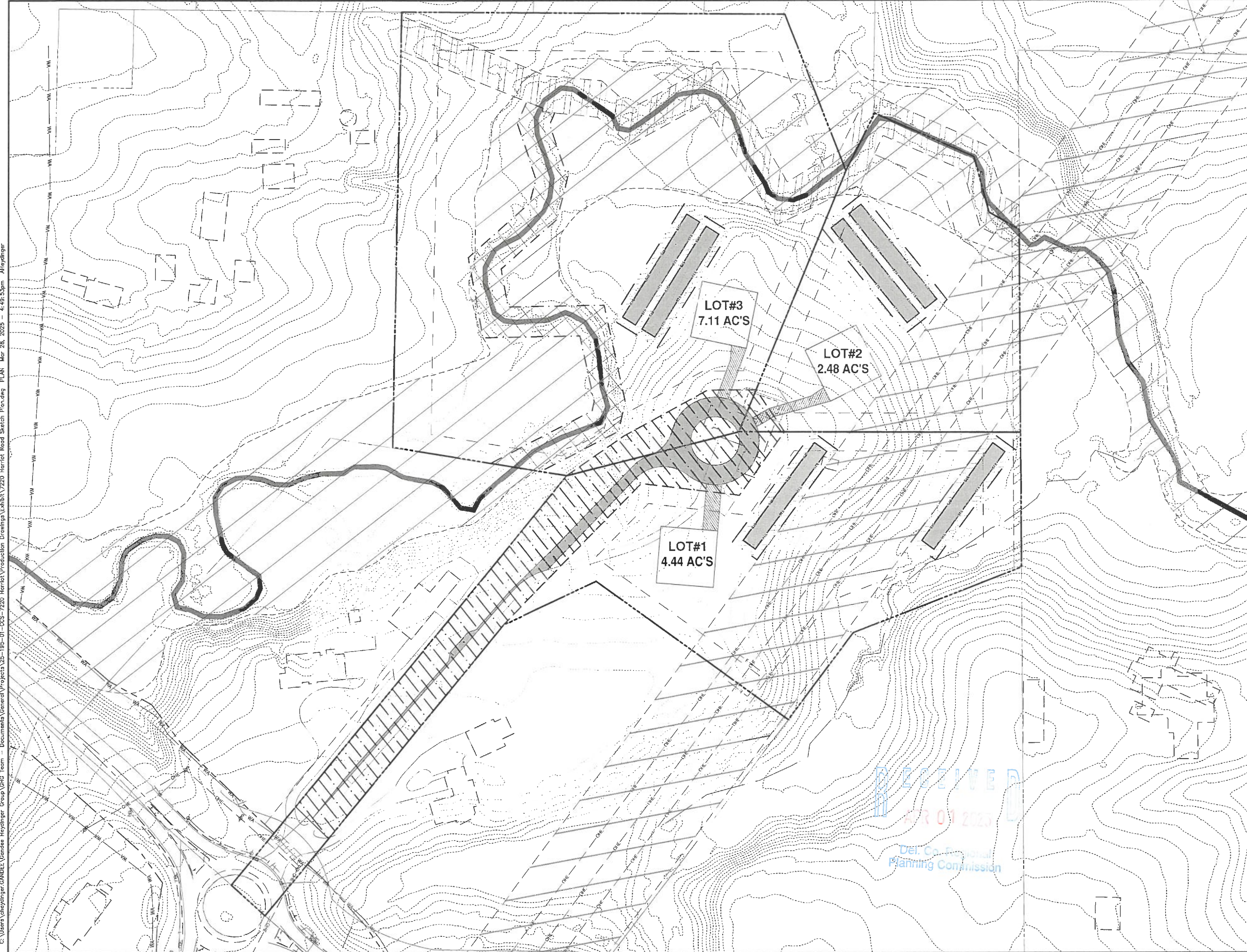
DRAWN BY: JB CHECKED BY: AH

PROJECT NUMBER: 25-195-01

DRAWING NUMBER:

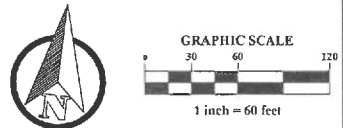
SHEET NUMBER:

C:\Users\shaydinger\CANDÉE\Group\GHD\Team - Documents\General\Projects\25-195-01-COS-7220 Harriot\Production Drawings\Final\7220 Harriot Road Sketch Planning PLAN_Mar 28, 2025 - 4:49:53pm Alshaydinger



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 - BENCHMARK
 - SOIL BORING
 - EXISTING BUILDINGS
 - PROPOSED ASPHALT CAD DRIVE 12' WIDE (18' AT PULLOFF) & 25' AROUND CUL-DE-SAC
 - EXISTING AEP EASEMENT
 - OHIO BELL EASEMENT
 - EXISTING DRAINAGE EASEMENT
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DRAWING NUMBER:	
SHEET NUMBER:	

PLAN PREPARED BY:

GHD

CANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

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