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

RPC Sketch Plan Number

25-05-S

(RPC Staff will assign)

PROJECT	Britonwoods Reserve Subdivision	*(circle one)* (Residential) Commercial
TOWNSHIP	Genoa	

APPLICANT/ CONTACT	Name Leland Vogel (Manager of 5405 Red Bank Road LLC)	Phone 614-506-7171
	Address 5405 Red Bank	E-mail leland@comodevelopment.com
	City, State, Zip Road Galena, OH 43021	

PROPERTY OWNER	Name 5405 Red Bank Road LLC	Phone 614-506-7171
	Address 5405 Red Bank Rd	E-mail leland@comodevelopment.com
	City, State, Zip Road Galena, OH 43021	

SURVEYOR/ ENGINEER	Name Civil & Environmental Consultants, Inc.	Phone 614.540.6633
	Address 250 W. Old Wilson Bridge Road, Suite 250	E-mail bburkhart@cecinc.com
	City, State, Zip Worthington, OH 43085	

LOCATION	Property Address Hughes Road-No street number currently assigned, parcel number: 31741101032000		
	(circle one) N S E (W) side of Hughes Road		Road/Street
	approx. 1,870 (feet) N S E W of Adams Road		Road/Street

DETAILS	Number of Lots 9	Septic Systems (yes) no
	Total Acreage 30.99	Central Sanitary System yes (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) $_____700.00_____

_____ 4/14/25

Owner (or agent for owner) and Date

RECEIVED

MAY 05 2025

Del. Co. Regional Planning Commission

Effective 10/13/23

NORTH

NORTH

SCALE IN FEET
0   100   200
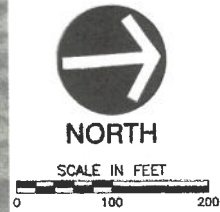
VICINITY MAP
SCALE: 1"=2,000'

SITE

SITE STATISTICS

PARCEL NO.   31741101032000
                          PT. OF 31741101018000

SITE ACREAGE   ±30.99 AC

DEDICATED R/W ACREAGE   ±0.79 AC

PARCEL ACREAGE   ±30.20 AC

MIN. LOT SIZE   2.0 AC

CURRENT ZONING   RURAL RESIDENTIAL

SETBACKS
  FRONT   75 FT
  SIDE   25 FT
  REAR   50 FT

FLAG LOTS TO HAVE A FRONT SETBACK OF 50 FT MEASURED FROM THE POINT IN WHICH SAID LOT REACHES 150 FT IN WIDTH.

NOTES

1. SITE LOCATED WITHIN HOOVER WATERSHED OVERLAY DISTRICT.

2. LOTS 4, 6, 7, 8, & 9 TO UTILIZE A COMMON ACCESS DRIVE.

3. LOTS 4 & 9 HAVE THE REQUIRED FRONTAGE TO BRITONWOODS DR.

COMO DEVELOPMENT, LLC
BRITTONWOODS RESERVE
GENOA TOWNSHIP
DELAWARE COUNTY, OHIO

ZONING PLAN

DATE: APRIL 2025   DRAWN BY: BJL
DWG SCALE: 1" = 100'   CHECKED BY: BAB
PROJECT NO.:   343-320   APPROVED BY: BAB

DRAWING NO.:
1
SHEET   1   OF   1

Lot labels (site plan)

- LOT 1 — 2.18 AC
- LOT 2 — 2.56 AC
- LOT 3 — 2.05 AC
- LOT 4 — 2.19 AC
- LOT 5 — 3.27 AC
- LOT 6 — 5.00 AC
- LOT 7 — 5.02 AC
- LOT 8 — 5.19 AC
- LOT 9 — 2.75 AC

BRITONWOODS DR (50' R/W)

HUGHES RD. (40' R/W)

PR. BRITONWOODS DR. EXTENSION (60' R/W)

DEDICATED RIGHT OF WAY
999999150000000

60' CAD EASEMENT