



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-12-S
(RPC Staff will assign)

PROJECT	Christensen CAD	(circle one) Residential Commercial
TOWNSHIP	Porter Township	

APPLICANT/ CONTACT	Name	Plan 4 Land LLC	Phone	740-413-4084
	Address	1 South Harrison, P.O. Box 306	E-mail	Lexus@plan4land.net
	City, State, Zip	Ashley, Ohio 43003		

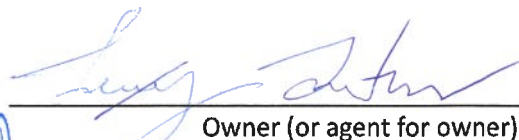
PROPERTY OWNER	Name	Brian D. & Deborah L. Christensen	Phone	614-975-0106
	Address	7177 Lott Road	E-mail	animalhouse7474@gmail.com
	City, State, Zip	Sunbury, Ohio 43074		

SURVEYOR/ ENGINEER	Name	Brack Engineering	Phone	614-506-3662
	Address	N/A	E-mail	nharrington@brackeng.com
	City, State, Zip	N/A		

LOCATION	Property Address	7177 Lott Road, Sunbury, Ohio 43074		
	(circle one) N S E W	side of	Lott Road	Road/Street
	approx.	2,216 feet	N S E W of	State Route 656

DETAILS	Number of Lots	3	Septic Systems	yes no
	Total Acreage	+/- 23.554 acres	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)

 8/4/25
Owner (or agent for owner) and Date

RECEIVED
AUG 05 2025

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

Del. Co. Regional
Planning Commission

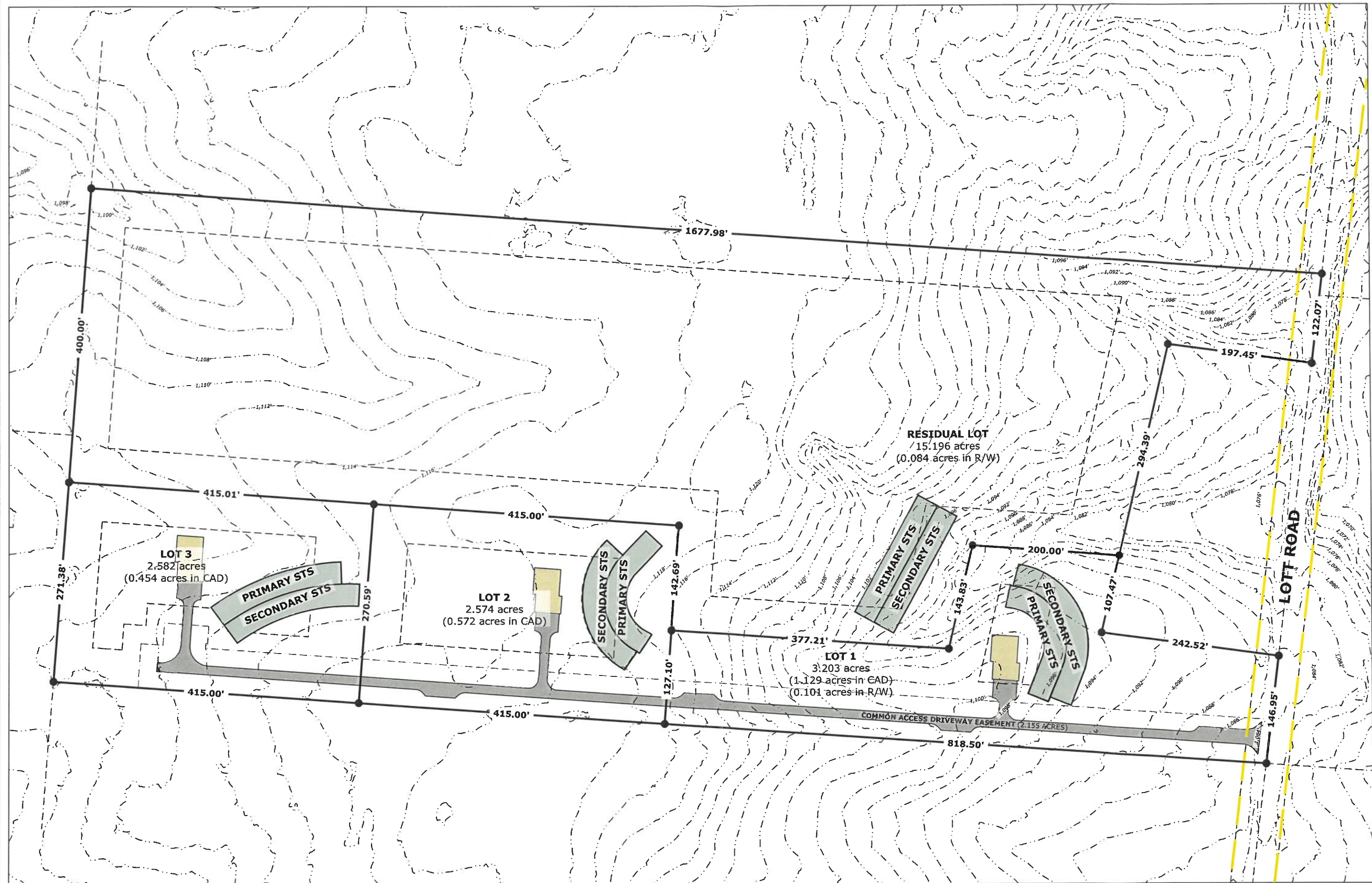
Effective 10/13/23



SOURCE: Property lines depicted from boundary survey by Kevin T. Blaine #7030 dated 6-10-05 (Vol. 1023, Pg. 1612).
Adjoining ownership information from Delaware County Auditor's Office Records, updated, June 9, 2025.



	Christensen CAD SKETCH PLAN	SITE INFORMATION 7177 Lott Road, Sunbury, Ohio 43074 Porter Township, Delaware County (47° 23.554 acres) Parcel Nos. 316-230-01-007-001	PROJECT NAME Christensen CAD	PREPARED BY Plan 4 Land www.plan4land.net Plan 4 Land, LLC, Joe Chase, AICP, Principal 1 S. Harrison St., P.O. Box 306, Ashley, OH 43003 (740) 413-4094 joe@plan4land.net www.plan4land.net	25-0050
		CLIENT Brian D. & Deborah L. Christensen 7177 Lott Road, Sunbury, Ohio 43074	PRINTED June 19, 2025	03 / 04	





SOURCE: Property lines depicted from boundary survey by Kevin T. Blaine #7030 dated 6-10-05 (Vol. 1023, Pg. 1612).
Adjoining ownership information from Delaware County Auditor's Office Records, updated, June 9, 2025.

0 60' 120' 180' 240' 300'



Christensen CAD

AERIAL PHOTOGRAPH

SITE INFORMATION
7177 Lott Road, Sunbury, Ohio 43074
Porter Township, Delaware County (+/- 23.554 acres)
Parcel Nos. 516-230-01-007-001

PROJECT NAME
Christensen CAD

CLIENT
Brian D. & Deborah L. Christensen
7177 Lott Road, Sunbury, Ohio 43074

PREPARED BY
Plan 4 Land
www.plan4land.net
Plan 4 Land, LLC, Joe Class, AICP, Principal
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Christensen CAD

SOIL MAP

02/04