



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

RPC Sketch Plan Number

25-13-S

(RPC Staff will assign)

PROJECT	Estates at Bunty CAD	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Concord	

APPLICANT/ CONTACT	Name Plan 4 Land, LLC, Joe Clase	Phone 740-413-4084
	Address 1 S. Harrison St. P.O. Box 306	E-mail joe@plan4land.net
	City, State, Zip Ashley, OH 43003	

PROPERTY OWNER	Name Bunty & Owen Holding LLC	Phone
	Address 7016 Timberview Drive	E-mail
	City, State, Zip Dublin, OH 43017	

SURVEYOR/ ENGINEER	Name	Phone
	Address	E-mail
	City, State, Zip	

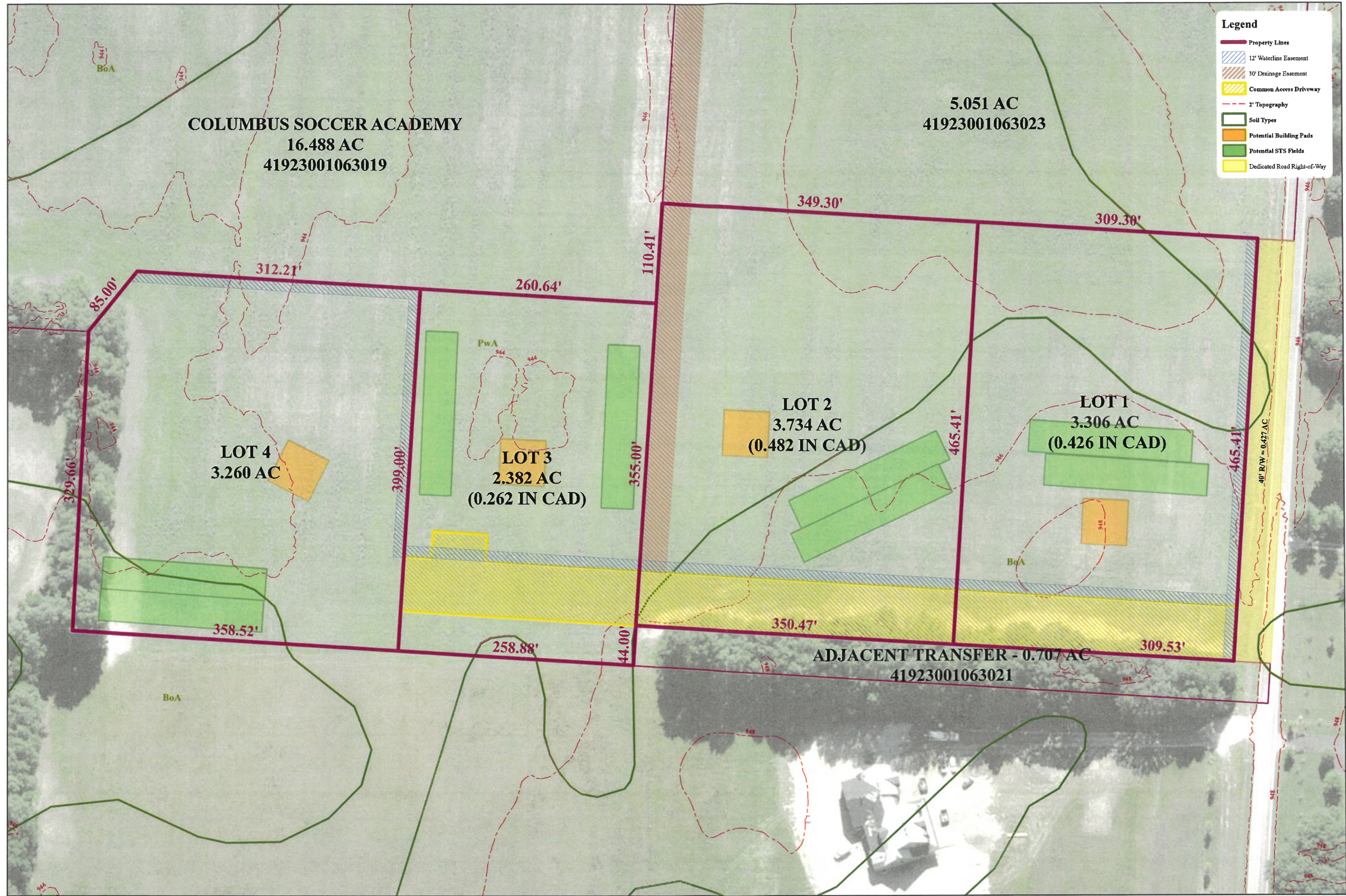
LOCATION	Property Address Bunty Station Road, Delaware, Ohio 43015	
	(circle one) <u>N</u> S E W side of Bunty Station Road	Road/Street
	approx. 630' feet N S E <u>W</u> of Owen Fraley Road	Road/Street

DETAILS	Number of Lots 4	Septic Systems yes no Yes
	Total Acreage 13.109	Central Sanitary System yes no No

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	X	One (1) copy of Sketch Plan (max. 11" x 17") including:
	X	Approximate lot dimensions and acreage;
	X	Information to locate site (complete section above: LOCATION);
	X	North Arrow (scale preferred also);
	X	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);
	X	Completed and Signed Application;
	X	Fee (Refer to Fee Schedule) \$ 700.00

August 28, 2025

Owner (or agent for owner) and Date



EXHIBIT

ESTATES AT BUNTY - SKETCH PLAN

Bunty Station Road, Delaware, Ohio 43015
Parcel Numbers 419-230-01-063-020 & 419-230-01-063-024 | +/- 13.109 acres
Concord Township, Delaware County, State of Ohio

Date: 08/28/2025

Prepared by: JOE CLASE, AICP

Plan 4 Land
WWW.PLAN4LAND.NET



Project Number:
24-0010

SURVEY EXHIBIT - 40.360 AC.
PT. LOT 36, QUARTER 2,
TOWNSHIP 4 NORTH, RANGE 19 WEST, USML
CONCORD TOWNSHIP, DELAWARE COUNTY,
STATE OF OHIO



GRAPHIC SCALE



1" = 200'

BASIS OF BEARINGS

BEARINGS DEPICTED ON THIS SURVEY
ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM NORTH ZONE (NAD83-2011)
FROM GPS MEASUREMENTS REFERENCED TO THE
ODOT VRS NETWORK WITH THE CENTERLINE OF
OWEN BUNTY STATION ROAD HAVING A BEARING OF
N 86°23'45" W

LINDA J. WINE
O.R. 1086,
PAGE 1418
2.510 AC.
S 84°49'48" E 455.28'
5/8" IRON PIN
FOUND (ABT CAP)
30.02'

LINDA J. WINE
O.R. 1086,
PAGE 1418
2.510 AC.
S 84°49'48" E 455.28'
5/8" IRON PIN
FOUND (ABT CAP)
30.02'

LINDA J. WINE
O.R. 1086,
PAGE 1418
2.510 AC.
S 84°49'48" E 455.28'
5/8" IRON PIN
FOUND (ABT CAP)
30.02'

LINDA J. WINE
O.R. 1086,
PAGE 1418
2.510 AC.
S 84°49'48" E 455.28'
5/8" IRON PIN
FOUND (ABT CAP)
30.02'

LINDA J. WINE
O.R. 1086,
PAGE 1418
2.510 AC.
S 84°49'48" E 455.28'
5/8" IRON PIN
FOUND (ABT CAP)
30.02'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2459
7.084 AC.
PID 419-230-01-063-017
N 51°08'21" W
85.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2459
7.084 AC.
PID 419-230-01-063-017
N 51°08'21" W
85.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2459
7.084 AC.
PID 419-230-01-063-017
N 51°08'21" W
85.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2446
12.214 AC.
PID 419-230-01-063-013
N 86°20'19" W
295.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2446
12.214 AC.
PID 419-230-01-063-013
N 86°20'19" W
295.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2446
12.214 AC.
PID 419-230-01-063-013
N 86°20'19" W
295.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2463
5.401 AC.
PID 419-230-01-063-018
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2463
5.401 AC.
PID 419-230-01-063-018
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2463
5.401 AC.
PID 419-230-01-063-018
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2456
5.509 AC.
PID 419-230-01-063-016
N 86°20'19" W
405.41'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2456
5.509 AC.
PID 419-230-01-063-016
N 86°20'19" W
405.41'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2456
5.509 AC.
PID 419-230-01-063-016
N 86°20'19" W
405.41'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2453
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2453
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2453
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.014 AC.
PID 419-230-01-063-014
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.014 AC.
PID 419-230-01-063-014
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.014 AC.
PID 419-230-01-063-014
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2456
5.509 AC.
PID 419-230-01-063-016
N 86°20'19" W
405.41'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2456
5.509 AC.
PID 419-230-01-063-016
N 86°20'19" W
405.41'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2456
5.509 AC.
PID 419-230-01-063-016
N 86°20'19" W
405.41'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2453
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2453
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2453
5.138 AC.
PID 419-230-01-063-015
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.014 AC.
PID 419-230-01-063-014
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.014 AC.
PID 419-230-01-063-014
N 86°20'19" W
315.00'

BUNTY & OWEN
HOLDING LLC
O.R. 2114, PAGE 2450
5.014 AC.
PID 419-230-01-063-014
N 86°20'19" W
315.00'

REFERENCES AND NOTES:

- NEWELL SURVEY 09/10/2024 RO-19-4-2-155
- ABT SURVEY 02/02/2022 RO-19-4-5-141
- ABT SURVEY 03/29/2021 RO-19-4-5-131
- STULTZ SURVEY 04/03/1991 RO-19-4-2-078

DEED REFERENCES AS NOTED HEREON

EXISTING OCCUPATION EVIDENCE, WHERE EXISTING, IS
CONSISTENT WITH THE PROPERTY BOUNDARY LINE
LOCATIONS.

NO TITLE DOCUMENTS HAVE BEEN PROVIDED FOR THIS
SURVEY.

ALL IRON PINS ARE 5/8" STEEL PIN, 30" IN
LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED
"NEWELL 7212."

CERTIFICATION:

- IRON PIN/PIPE FOUND (AS DESCRIBED)
- △ SPIKE/NAIL FOUND (AS DESCRIBED)
- IRON PIN SET
- ▲ 2" MAG NAIL SET

0.707 AC. TRACT:

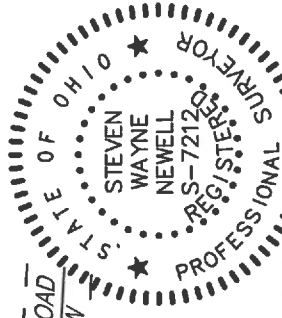
0.707 AC. TRACT:
WILL BE AN ADJACENT PARCEL TRANSFER AND WILL
NOT BECOME A SEPARATE BUILD PARCEL.

BLUE CHURCH SURVEYS - 419508.0951

DATE

06/18/2025

STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212



THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY DIRECT
SUPERVISION IN APRIL, 2024. THIS DRAWING IS
REPRESENTATIVE OF A BOUNDARY SURVEY IN
CONFORMANCE WITH OAC 4733-37 STANDARDS FOR
BOUNDARY SURVEYS.

BLUE CHURCH SURVEYS - 419508.0951

DATE

06/18/2025

STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212