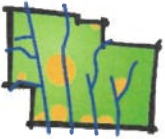


|                                                                                   |                                                                                                   |                                                                     |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|  | <b>Sketch Plan Application</b><br><b>Delaware County, Ohio</b><br>(for unincorporated areas only) | RPC Sketch Plan Number<br><u>25-18-S</u><br>(RPC Staff will assign) |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|

|          |                             |                                            |
|----------|-----------------------------|--------------------------------------------|
| PROJECT  | Harlem Township Development | (circle one) Residential <u>Commercial</u> |
| TOWNSHIP | Harlem                      |                                            |

|                       |                  |                   |        |                |
|-----------------------|------------------|-------------------|--------|----------------|
| APPLICANT/<br>CONTACT | Name             | Jose Diego Monroy | Phone  | 713-459-5699   |
|                       | Address          | 9291 W Broad St.  | E-mail | Diego@jdmgroup |
|                       | City, State, Zip | Galloway OH 43119 |        | company.com    |

|                   |                  |                   |        |                        |
|-------------------|------------------|-------------------|--------|------------------------|
| PROPERTY<br>OWNER | Name             | Russ Miller       | Phone  | 614-204-4588           |
|                   | Address          | 9291 W Broad St.  | E-mail | russmiller77@gmail.com |
|                   | City, State, Zip | Galloway OH 43119 |        |                        |

|                       |                  |       |        |  |
|-----------------------|------------------|-------|--------|--|
| SURVEYOR/<br>ENGINEER | Name             | T B D | Phone  |  |
|                       | Address          |       | E-mail |  |
|                       | City, State, Zip |       |        |  |

|          |                              |                                   |             |  |
|----------|------------------------------|-----------------------------------|-------------|--|
| LOCATION | Property Address             | Harlem Rd                         |             |  |
|          | (circle one) N S E W side of |                                   | Road/Street |  |
|          | approx. feet                 | N S E W of Roundabout & County Rd | Road/Street |  |

|         |                |           |                         |               |
|---------|----------------|-----------|-------------------------|---------------|
| DETAILS | Number of Lots | 694 Units | Septic Systems          | yes <u>no</u> |
|         | Total Acreage  | 65 acres  | Central Sanitary System | <u>yes</u> no |

|                                                           |                                     |                                                                                                                                                           |
|-----------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBMISSION<br>REQUIREMENTS<br>(Sub. Regs. Section 204.02) | <input checked="" type="checkbox"/> | One (1) copy of Sketch Plan (max. 11" x 17") including:                                                                                                   |
|                                                           | <input checked="" type="checkbox"/> | Approximate lot dimensions and acreage;                                                                                                                   |
|                                                           | <input checked="" type="checkbox"/> | Information to locate site (complete section above: LOCATION);                                                                                            |
|                                                           | <input checked="" type="checkbox"/> | North Arrow (scale preferred also);                                                                                                                       |
|                                                           | <input checked="" type="checkbox"/> | Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information; |
|                                                           | <input type="checkbox"/>            | Location of labeled stakes and colored flags (optional – NOT REQUIRED);                                                                                   |
|                                                           | <input checked="" type="checkbox"/> | Completed and Signed Application;                                                                                                                         |
|                                                           | <input checked="" type="checkbox"/> | Fee (Refer to Fee Schedule) Check # 1327 \$ 600                                                                                                           |

Sky Ranch Properties, LLC

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OCT 27 2025



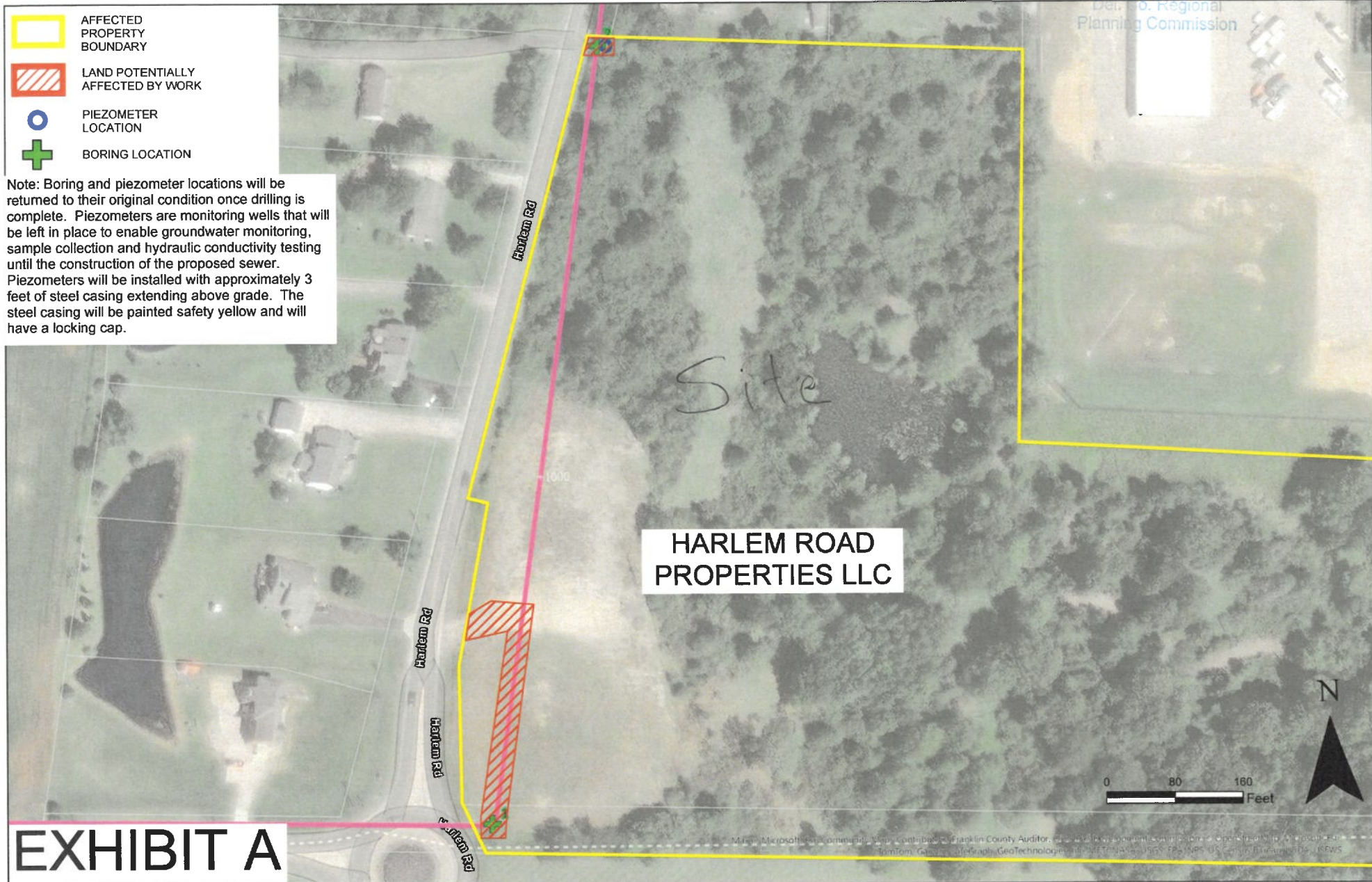
10/24/2025

Owner (or agent for owner) and Date

Del. Co. Regional  
Planning Commission

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

Effective 10/13/23





DESIGN-BUILD

HARLEM TOWNSHIP  
DEVELOPMENT  
HARLEM RD,  
WESTERVILLE, OH 43081

INTERIM REVIEW ONLY  
Document Incomplete:  
Not intended for permit or construction  
M. JOSE DIEGO MONROY, CFM  
JDM GROUP COMPANY, LLC F-22126  
DATE: OCTOBER 21, 2025

JDM GROUP COMPANY, LLC  
FIRM REGISTRATION No: F-22126  
Project Manager: Jose Diego Monroy, CFM  
Asst. PM: Marialys Morotta, B.S.A.  
Project Engineer: Larry Deavers, P.E.  
Email: PM@jdmgroupcompany.com  
Cell (713) 469-5699

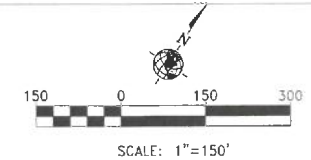
ISSUED 10/21/2025

ISSUED FOR REVIEW

REVISION:

DESIGNED BY: AB  
CHECKED BY: MM  
PROJECT NO.: A25-G14  
COPYRIGHT:  
JDM GROUP COMPANY, LLC

SHEET TITLE  
SITE PLAN  
DRAWING NO  
SP-01.0



SITE LAYOUT NOTES

1. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. REFER TO ARCHITECTURAL PLANS FOR ALL STAIRS, HANDICAPPED RAMP AND RETAINING WALL DETAILS.
5. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS AND DIMENSIONS OF LANDSCAPE

HATCH LEGEND

- PROPOSED BUILDING LAYOUT.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED LANDSCAPING AND/OR GRASS

LAYOUT KEY NOTES

- 1. PROPOSED BUILDING.
- 2. PROPOSED RECREATIONAL AREA
- 3. PROPOSED LAKE
- 4. PROPOSED PARK
- 5. PROPOSED DOG PARK
- 6. PROPOSED CANOPY AREA
- 7. PROPOSED LANDSCAPE/GRASS AREA
- 8. EXISTING INUNDATION ZONE.

SYNOPSIS

- BUILDING APARTMENT AND RETAIL:**  
TOTAL AREA = 9,900 SQ.FT  
HEIGHT = 3 STORIES.  
TOTAL UNITS = 12 UNITS.  
**BUILDINGS PROVIDED: 6 BLDGS**  
**TOTAL APARTMENTS PROVIDED: 72 UNITS**
- BUILDING APARTMENT:**  
TOTAL AREA = 9,900 SQ.FT  
HEIGHT = 2 STORIES.  
TOTAL UNITS = 12 UNITS.  
**BUILDINGS PROVIDED: 19 BLDGS**  
**TOTAL APARTMENTS PROVIDED: 228 UNITS**
- DOUPLEX:**  
TOTAL AREA = 2,000 SQ.FT  
HEIGHT = 2 STORIES.  
TOTAL UNITS = 2 UNITS.  
**DOUPLEX PROVIDED: 35 BLDGS**  
**TOTAL DOUPLEX PROVIDED: 70 UNITS**
- SENIOR LIVING TYPE A:**  
TOTAL AREA = 24,000 SQ.FT  
HEIGHT = 3 STORIES.  
TOTAL UNITS = 60 UNITS  
**SENIOR PROVIDED: 2 BLDGS**  
**TOTAL SENIOR PROVIDED: 120 UNITS**
- SENIOR LIVING TYPE B:**  
TOTAL AREA = 7,200 SQ.FT  
HEIGHT = 2 STORIES.  
TOTAL UNITS = 12 UNITS  
**SENIOR PROVIDED: 17 BLDGS**  
**TOTAL SENIOR PROVIDED: 204 UNITS**
- TOTAL UNITS PROVIDED: 694 UNITS**
- RECREATIONAL AREAS:**  
CLUB HOUSE = 2,400 SQ.FT  
MULTI-USE = 2,400 SQ.FT  
GYM = 2,400 SQ.FT

ROADWAYS:

PRIMARY:  
80' RW, 27' PAVEMENT WITH GRASS SIDEWALKS NO PARKING BOTH SIDES, OF STREET 8' BIKE PATH ONE SIDE

SUMMARY AREA:

|                    |   |           |         |   |             |
|--------------------|---|-----------|---------|---|-------------|
| BUILDING           | = | 480,700   | SQ. FT. | = | 17.22%      |
| SIDEWALK           | = | 170,983   | SQ. FT. | = | 6.12 %      |
| CURB               | = | 32,293    | SQ. FT. | = | 1.16 %      |
| CYCLE PATH         | = | 33,322    | SQ. FT. | = | 1.19 %      |
| PAVEMENT           | = | 729,871   | SQ. FT. | = | 26.15%      |
| GREEN AREAS        | = | 919,013   | SQ. FT. | = | 32.92%      |
| RECREATIONAL AREAS | = | 96,581    | SQ. FT. | = | 3.46 %      |
| WATER              | = | 328,911   | SQ. FT. | = | 11.78%      |
| PROPERTY AREA      | = | 2,791,673 | SQ.FT   | = | 64.08 ACRES |

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OCT 27 2025  
Del. Co. Regional  
Planning Commission

NOT PART  
OF THE  
PROJECT

