



**EXISTING CONDITIONS**

**GROSS/NET LOT AREA**  
 +/- 3.943 acres (excludes dedicated road right-of-way)

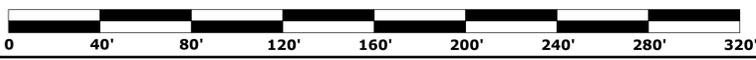
**EXISTING ZONING DISTRICT**  
 Farm Residential District FR-1

**DEED & LEGAL DESCRIPTION REFERENCE**  
 Official Record 1464, Pages 2093-2098  
 All known easements are depicted, subject to additional discovery.



**PROPOSED ZONING DISTRICT & DEVELOPMENT STATISTICS**  
 Single-Family Planned Residential District (SFPRD)  
 Minimum Front Setback = 30 feet  
 Minimum Side Setback = 12.5 feet  
 Minimum Rear Setback = 35 feet  
 Minimum Lot Width = 75 feet (60 feet at right-of-way)  
 Minimum Lot Depth = 135 feet  
 Proposed Lot Count = 4  
 Gross Density = 1.02 dwelling units per acre  
 Proposed Lot Area = 2.443 acres  
 Proposed Open Space = 1.500 acres (38%) 20% required  
 Proposed Right-of-Way = N/A  
 Net Density (excluding CAD) = 1.49 dwelling units per acre

**CONCEPTUAL DEVELOPMENT PLAN**



**FLOODPLAIN INFORMATION**  
 Located in Zone X (Area of Minimal Flood Risk), FIRM Panel No. 39041C0265K, dated 04/16/2009.

25-0064

**PREPARED BY**  
**Plan 4 Land**  
 www.plan4land.net

**PROJECT NAME**  
 8321 Old State Road

**CLIENT**  
 Ravi Maduposu  
 maduposu@gmail.com

**SITE INFORMATION**  
 8321 Old State Road, Lewis Center, OH 43035  
 Orange Township, Delaware County (+/- 3.943 acres)  
 Parcel Nos. 318-314-06-003-000

**PRINTED**  
 February 2, 2026

**Jai Enclave**

**CONCEPT PLAN**

NORTH

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