

	Sketch Plan Application Delaware County, Ohio (for unincorporated areas only)	RPC Sketch Plan Number 26-17-S (RPC Staff will assign)
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PROJECT	Equestrian CAD	(circle one) Residential Commercial
TOWNSHIP	Liberty	

APPLICANT/ CONTACT	Name Plan 4 Land LLC	Phone	
	Address 1 South Harrison Street	E-mail	
	City, State, Zip Ashley, Ohio 43003		

PROPERTY OWNER	Name MUSCOVY LAND LTD & DISCOVERY LAND LTD	
	Address 2099 OLIVE AVENUE and 59 GRIEF PARKWAY	
	City, State, Zip LAKEWOOD, OHIO 44107 and DELAWARE, OHIO 43015	

SURVEYOR/ ENGINEER	Name Brack Engineering	
	Address 5659 Greystone Lane	
	City, State, Zip Hillard, Ohio 43026	

LOCATION	Property Address 7012 OLD LIBERTY ROAD, POWELL OH 4306
	(circle one) N S E W side of OLD LIBERTY Road/Street
	approx. 100 feet N S E W of LIBERTY Road/Street

DETAILS	Number of Lots 5	Septic Systems yes no
	Total Acreage 18.895	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) \$ 800

Owner (or agent for owner) and Date

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

Effective 10/13/23

ZONING PLAN NOTES - RURAL RESIDENCE 1 DISTRICT (RR1)
Liberty Township Zoning Resolution, Delaware County, Ohio
Amended October 15, 2025

1. DISTRICT/NATURE
Property is zoned RR1, Rural Residence 1 District, intended for single-family dwellings on large lots with agricultural and green space character. (Section 11.01)

2. MINIMUM LOT SIZE
No lot shall be less than one (1) acre (43,560 sf). (Section 11.03.A)

3. MINIMUM LOT FRONTAGE
Frontage on an approved public or private road is scaled to lot size:
- Less than 2 acres: 150 ft.
- 2 to less than 3 acres: 175 ft.
- 3 to less than 4 acres: 200 ft.
- 4 to less than 5 acres: 250 ft.
- 5 acres or larger: 300 ft.
Lots below these frontages must instead achieve equivalent lot width 50 ft. forward of the building line; frontage at the right-of-way may never be less than 60 ft., nor width less than 60 ft. at any point forward of the building line. Pie-shaped lots on curves/cul-de-sacs that reach minimum frontage within 75 ft. of the ROW line require additional setback to align with adjoining principal-structure setbacks. (Section 11.03.C)

4. MAXIMUM LOT COVERAGE
Buildings not to exceed 25% of lot area; total impervious surface not to exceed 65% of lot area. (Section 11.03.D)

5. DWELLING UNIT DENSITY
One (1) single-family dwelling per parcel, lot, or tract. (Section 11.04)

6. MINIMUM DWELLING SIZE
Single-story dwellings: 1,100 sf ground floor living area, minimum.
All other dwellings: 900 sf ground floor living area, minimum.
(Exclusive of basements, porches, garages.) (Section 11.03.B.1)

7. ACCESSORY BUILDINGS
Cumulative accessory building floor area capped at 1,000 sf per acre (per County Auditor acreage), not to exceed the size of the dwelling. Must complement the primary structure in color/materials; no human occupancy permitted. Vinyl siding (min. 0.46" thickness) is permitted on RR1 accessory structures only. (Section 11.03.B.2, Section 11.05.A)

8. SETBACKS (Article 4, applicable to RR1 per Section 11.02)
- Front setback: per roadway classification, measured from road centerline -
 Class A (Major Arterial): 130 ft.
 Class B (Collector): 60 ft.
 Class C (Local): 60 ft.
(Section 4.16.A)
- Side setback: 25 ft. (Section 4.16.B)
- Rear setback: 60 ft. (principal structure); 15 ft. (accessory structure). (Section 4.16.B)
- Structure separation: minimum 25 ft. between principal structures (15 ft. if adjacent walls are fire-resistant masonry, free of openings). (Section 4.17)

9. BUILDING HEIGHT
Principal structures: 40 ft. max.
Freestanding accessory structures: 48 ft. max. (Section 4.07)

10. ACCESS & DRIVEWAYS
Direct access to a dedicated, improved public road required; Liberty Township Fire Department approval of roadway plans required. Driveways less than 150 ft. long: 12 ft. min. width; driveways over 150 ft.: 16 ft. min. width (or 14 ft. with pull-offs every 50 ft.), all per Delaware County Engineer and Fire Department standards. (Section 4.02, Section 4.04)

11. PARKING
2.25 spaces per single-family dwelling unit. RR1 is exempt from the paving requirement otherwise applicable to parking areas/driveways. (Section 4.13.B, Section 4.13.F)

12. LANDSCAPING / STREET TREES
RR1 is exempt from the Street Tree planting requirement applicable to all other districts. (Section 4.09.E)

13. MULTI-USE TRAILS / SIDEWALKS
Required along arterial/collector roads (8 ft. min. width) and connecting all dwelling areas in all Residential Districts, including RR1, built to Delaware County Engineer standards. (Section 4.11)

14. FENCING
Front-yard fencing is prohibited township-wide except on RR1 lots fronting a major arterial or collector road (per Section 4.16.A road classifications); style/height/material restrictions apply. (Section 5.04.A)

15. EXTERIOR MATERIALS
High-quality durable materials required (stone, brick, wood siding, fiber cement, etc.); vinyl siding prohibited on primary structures. (Section 4.05)

16. UTILITIES
All utilities serving the development shall be placed underground. (Section 4.20)

17. FLOODPLAIN / PRESERVATION AREAS
No structures within the 100-year floodplain. Wetlands, slopes over 20%, and ravines shall be preserved and delineated on the plan; no structures permitted within Preservation Areas. (Section 4.06, Section 4.12.C)

NOTES:
- The 20% open space requirement of Section 4.12.A applies to Planned Residential Districts (PR1.5/PR4/PMU) and does not apply to RR1, a straight zoning district.
- These notes address Liberty Township Zoning Resolution compliance only. Subdivision plat procedure, submittal contents, and review standards are governed separately by the Delaware County Subdivision Regulations, which may impose additional or differing requirements. Confirm current subdivision regulation requirements with Delaware County Regional Planning Commission prior to final plat submission.



PLANS PREPARED FOR:

P&D BUILDERS

EST. 1963

DAN DILLON, REPRESENTING:
MUSCOVY LAND LTD
2089 OLIVE AVENUE, LAKEWOOD, OHIO 44107
DISCOVERY LAND LTD
59 GRIEF PARKWAY, DELAWARE, OHIO 43015

PLANS PREPARED BY:

Plan4Land

PLAN 4 LAND, LLC
LEXUS CAIN & JOE CLASE, AICP
1 SOUTH HARRISON STREET, P.O. BOX 306
ASHLEY, OHIO 43003
(740) 413-4084
WWW.PLAN4LAND.NET

RR1 CONCEPT PLAN
TRADITIONAL LAYOUT

THE EQUESTRIAN

7012 OLD LIBERTY ROAD, POWELL OH 43065

REVISIONS		DATE	DESCRIPTION
NO.	1	08/24/2026	RR1 CONCEPT PLAN FOR 3 NPA LOTS & 5 CAD LOTS
2	08/28/2026		RR1 CONCEPT PLAN FOR 2 NPA LOTS & 6 CAD LOTS
DATE:			06/29/2026
JOB NO.:		2025-49	
DESIGN:		JWC	
CHECKED:		NBH	
		SHEET NO.	
		RR01T	

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