



Preliminary Subdivision Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number
____ 26-10-S ____

RPC Number ____ 14-26 ____
(RPC Staff will assign)

PROJECT	Division of Section Estates Lot 4263	(circle one) Residential Commercial
TOWNSHIP	Concord	
APPLICANT/ CONTACT	Plan 4 Land LLC	
	1 South Harrison Street	
	Ashley, OH, 43003	

PROPERTY OWNER	Eric A. & Kimberly B. Crawford, Trustees	
	4191 S. Section Line Road	
	Delaware, Ohio 43015	

SURVEYOR/ ENGINEER	Tim Stadt	
	8850 Commerce Loop Drive	
	Columbus, OH 43240	

LOCATION	(circle one) N S E W side of Berlin Station	Road/Street
	approx. 1706.44 feet N S E W of Bunty Station	Road/Street

DETAILS	Is a CAD involved? yes no	
	Current Land Use Single-family Residential	Del-Co Water yes no
	Current Zoning District FR-1	Private wells yes no
	Buildable lots 2	Sanitary Sewer yes no
	Non-buildable 0	Electric Provider AEP
	Total Acreage 3.54000	Gas Provider Columbia Gas of Ohio, Inc.
	Open Space Acreage N/A	School District 2102 BUCKEYE VALLEY LSD

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	4 Folded full-size copies of the Preliminary Plan, indicating Utility and Grading , and one 11" x 17" copy;
	Other Preliminary Engineering components shall be provided electronically to DCEO. PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision.
	Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred);
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the Sanitary Engineer's office, and the Health District (if applicable, including the Soil Scientist Report);
	Fee - \$500 base, plus \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, plus \$110 per acre; (Refer to Fee Schedule for Soil and Water and Health fees) \$ _____

Owner (or agent for owner) and Date

SITE INFORMATION

Site Address: 4191 South Section Line Road, Delaware, Ohio 43015
Nearest Intersection: 1,675 feet south of Bunty Station Road
Parcel Number: 419-320-02-055-000
Lot Area: 3.540 acres

ZONING INFORMATION

Current Zoning: Farm Residential (FR-1) District
Proposed Zoning: Farm Residential (FR-1) District
Minimum Lot Size: 1.5 acres minimum
Minimum Setbacks: Front Yard: 90 foot from centerline of road (Sec. 21.08, Class B)
Rear Yard: 50 foot, 15 foot for accessory buildings (Sec. 8.06, g)
Side Yard: 25 foot (Sec. 8.06, f)
Minimum Frontage: 200 feet for less than 5 acres, for lots with 60 feet of frontage then lot
/ Lot Width: width is measured at the front building setback line (Sec. 8.06, b, 1).

SURVEY & SITE CONDITIONS REFERENCES

Per the Quit Claim Deed recorded 01/24/2019, Book 1617, Page 615 (File No. 2019-00001863), Delaware County Recorder's Office: "Being Lot Number Four Thousand Two Hundred Sixty-three (4263) of SECTION ESTATES NO 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 131, Recorder's Office, Delaware County, Ohio."

The deed also lists prior instrument references in the chain of title, in case your title work needs them: Vol. 975, Page 2332 (Instrument No. 201000006960); Deed Book 654, Page 209; and Official Record 867, Page 1519 — all Delaware County Recorder's Office.

All existing conditions, topography, utilities and easements are mapped from reliable resources, but are not from the field survey. Contact Ohio Utility Underground Protection service before any onsite excavation work.

FLOODPLAIN INFORMATION

Located in Zone X (Area of Minimal Flood Hazard), FIRM Panel No. 39041C0095L, effective 12/21/2023.

PROPOSED DEVELOPMENT

Gross Site Area: 3.540 acres
Existing Right-of-Way: N/A (0.226 acres dedicated R/W, being 30 feet from center of Road)
Proposed Right-of-Way: 0.226 acres, additional 30' wide Highway Easement proposed.
Net Site Area: 3.314 acres
Proposed Lot Area: 3.540 acres
Proposed Open Space: 0.000 acres
Phase(s): N/A

DEVELOPMENT CONTACTS

Owner / Developer: Eric Crawford
4191 South County Line Road, Delaware, OH 43015
(614) 601-1886
eric@trubuleader.com

Planners: Joe Clase, AICP, & Lexus Cain (Plan 4 Land, LLC)
1 South Harrison Street, Ashley, OH 430003
(740) 413-4084
team@plan4land.net

Surveyor: Tim Stadt, PS (Pro Boundary Land Surveyors)
8850 Commerce Loop Dr, Columbus, OH 43240
(614) 899-2209

Soil Scientist: Mitch Strain, SPSS (Smart Services)
88 W Church St, Newark, OH 43055
(740) 345-4700

GOVERNMENT / UTILITY CONTACTS

Delaware County Regional Planning Commission
1610 State Route 521, Delaware, OH 43015
(740) 833-2260
Scott B. Sanders, AICP, Executive Director

Delaware County Engineer's Office
The Byxbe Building, 1610 State Route 521, P.O. Box 8006, Delaware, OH 43015
(740) 833-2400
Chris Bauserman, P.E., P.S., County Engineer

Delaware County Sanitary Engineer (Delaware County Regional Sewer District)
1610 State Route 521, P.O. Box 8006, Delaware, OH 43015
(740) 833-2240
Tiffany M. Maag, P.E., Director/Sanitary Engineer

Delaware Public Health District (Environmental Health / STS)
470 South Sandusky Street, Delaware, OH 43015
(740) 368-1700
EH@DelawareHealth.org

Del-Co Water Co., Inc.
6658 Olentangy River Road, Delaware, OH 43015
(740) 548-7746
Engineering Dept.

Delaware Soil & Water Conservation District
557 Sunbury Road, Suite A, Delaware, OH 43015
(740) 368-1921

Concord Township Zoning / Trustees
6385 Home Road, Delaware, OH 43015
(740) 881-5338

AEP Ohio (Electric)
850 Tech Center Drive, Gahanna, OH 43230
(614) 883-6839

Columbia Gas of Ohio
1600 Dublin Road, Columbus, OH 43215

AT&T (Telephone)
111 N. Front St., Room 802, Columbus, OH 43215
(614) 223-5416

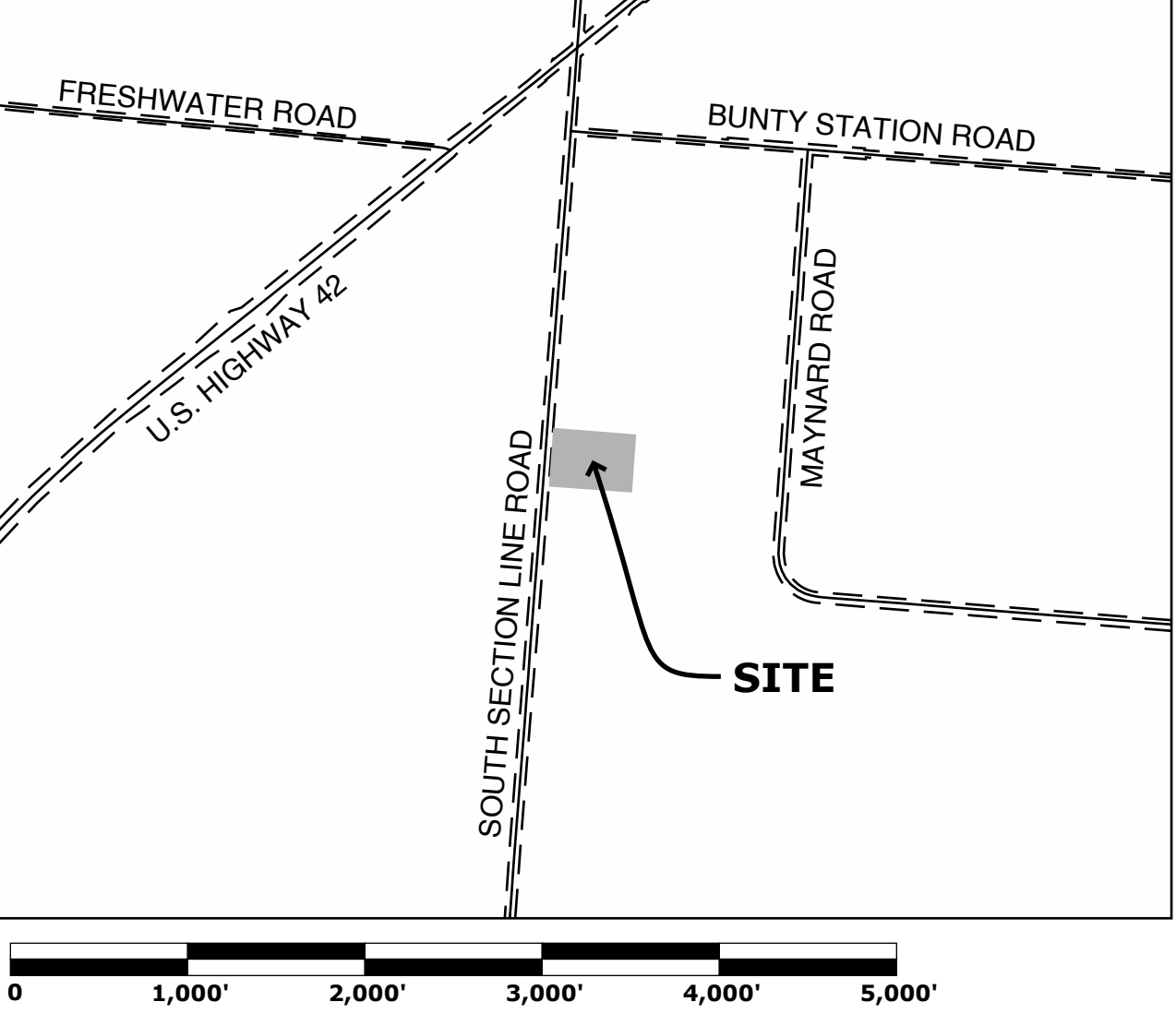
Frontier Communications
19 East Central Avenue, Delaware, OH 43015
(740) 369-0826



SURROUNDING PROPERTY MAP



VICINITY MAP



LEGAL DESCRIPTION

Situated in the Township of Concord, County of Delaware, State of Ohio, being a part of Lot 5, Section 3, Township 4, Range 19, United States Military Survey Lands, and being a resubdivision of Lot 4263 of "Section Estates No. 1," a subdivision plat of record in Plat Book 8, Page 131, Recorder's Office, Delaware County, Ohio, and being the same tract as conveyed to Eric Crawford and Kim Crawford, Trustees of the Eric and Kim Crawford Revocable Family Trust dated July 20, 2018, as described in a Quit Claim Deed of record in Book 1617, Page 615, Recorder's Office, Delaware County, Ohio.

GENERAL NOTES

1. Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management, and service connections thereto, above and beneath the surface of the ground.
2. Easements are granted within dedicated road rights-of-way, non-exclusive utility easements, and designated waterline easements to Del-Co Water Co., Inc. and other water utilities for installation and maintenance of waterlines, valves, meter crocks and appurtenances.
3. On file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements.
4. Deviation in house locations and location and design of household sewage treatment systems shown on development plans on file with the Delaware Public Health District may be allowed only if alternate locations and designs are submitted to, coordinated with, and approved by building, zoning and health authorities.
5. Owners, their successors, heirs or assigns of these lots agree when a central sanitary sewer system becomes available, the lot shall be connected to it. Acceptance of title to a lot in this subdivision shall constitute waiver of future notice or hearing on this requirement. This covenant shall be included in conveyance of title for said lots.
6. Sanitary sewer easements are solely for construction, operation and maintenance of public and/or private sanitary sewers and service connections, and may be crossed by other utilities.
7. Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
8. Zoning setbacks reflect current zoning standards at the time of the zoning inspector's signature of the final plat and are not subdivision plat restrictions.
9. Within those areas of land designated "Drainage Easement" on this plat, an easement is hereby reserved for maintaining storm water drainage swales and/or other storm water drainage facilities. Development and future use of the lot(s) shall not create obstructions to the flow of water within the easement. A driveway may cross the easement provided an appropriate culvert is installed and maintained to allow the natural flow of water.
10. The locations of underground utilities and structures shown hereon, if any, are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown, and additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Subsurface and environmental conditions were not surveyed or examined as part of this survey, and no evidence or statement is made concerning underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
11. All iron pins will be set at the end of construction.
12. The dimensions of the lots as shown on this plat are in feet and decimal parts thereof. Dimensions on curves are chord measurements.
13. Roof drains, foundation drains, and other clean-water connections to any sanitary sewer or household sewage treatment system are prohibited.
14. A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors and assigns, for the location, installation, maintenance, repair and replacement of water lines, valves, meter crocks and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Utility Easement" or "Waterline Easement," together with the right of ingress and egress therefor.
15. The proposed Sewage Treatment System (STS) area(s) shown hereon comply with Chapter 3701-29 of the Ohio Administrative Code.
16. Depicted STS area(s) and system type are subject to review and approval by the Delaware Public Health District (DPHD). Alternative designs and/or locations may be feasible as deemed appropriate by the designer and/or DPHD, but the designer's plan for the sewage treatment system must be approved by DPHD prior to installation.
17. Driveway and utility locations through the lots shall not run over proposed sewage treatment system areas (primary or replacement/secondary) unless alternative areas are approved by the DPHD.
18. Trees located within the STS area(s) must be clear-cut prior to installation of the sewage treatment system.
19. Soil evaluation report by Mitch Strain, SPSS, dated August 19, 2026, is on file at the Delaware Public Health District.
20. Earthwork, grading, and land-disturbing activities associated with this subdivision shall comply with the Delaware County Urban Sediment Pollution and Water Run-off Control Regulations and shall incorporate erosion and sediment control practices consistent with Delaware Soil & Water Conservation District recommendations.
21. Existing drainage patterns, field tiles, ditches, and watercourses on the site shall not be obstructed. Any field tile or drainage facility encountered and disturbed during construction shall be repaired or replaced in kind with material of the same size and quality.

26-0034

PREPARED BY
Plan 4 Land

PROJECT NAME
Section Estates No. 1, Lot 4263, Division #1

SITE INFORMATION
4191 S. Section Line Road, Delaware, Ohio 43015
Concord Township, Delaware County (+/- 3.540 acres)
Parcel Nos. 419-320-02-055-000

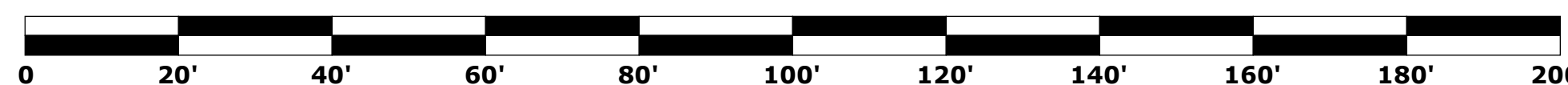
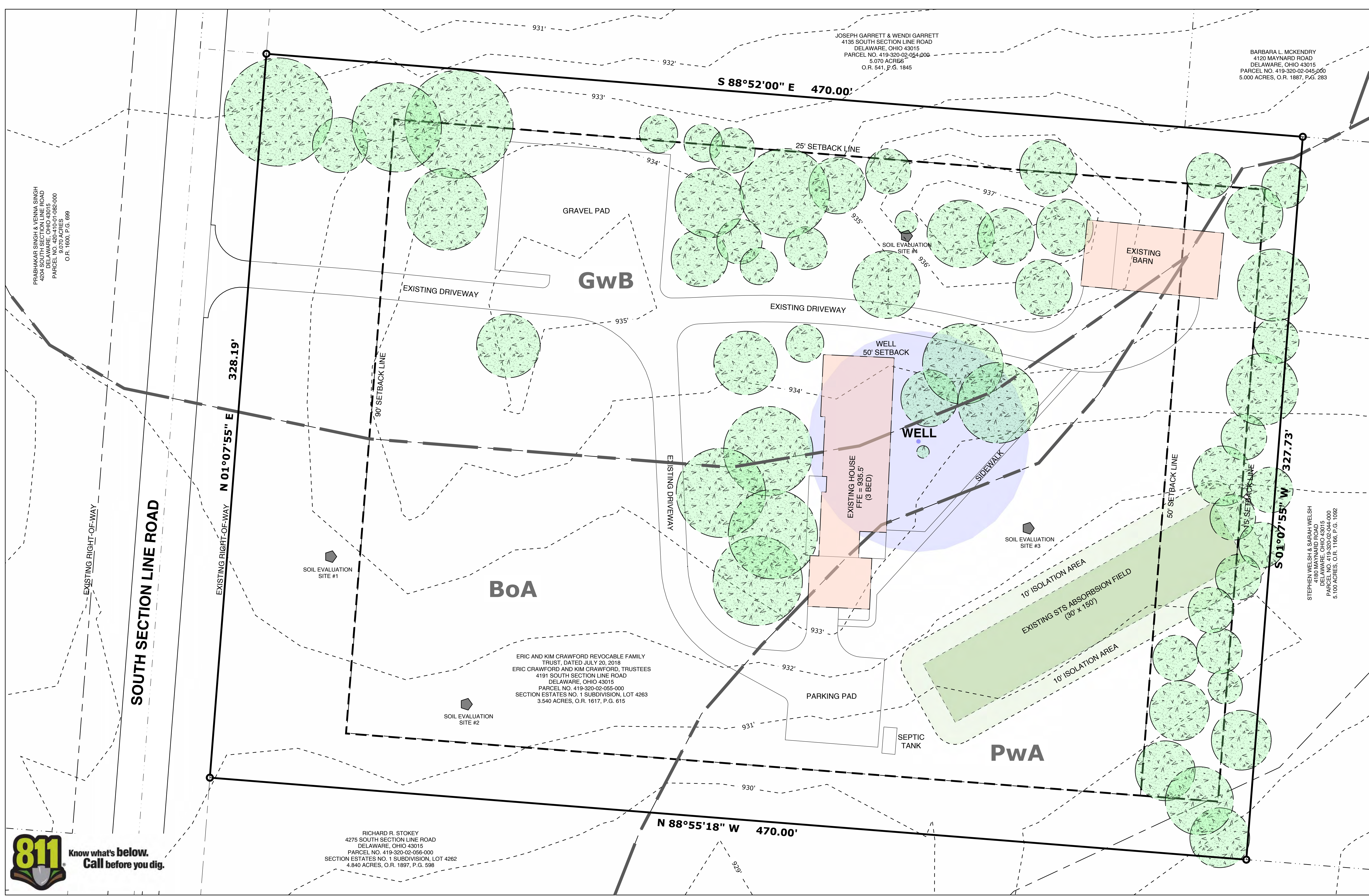
CLIENT
Eric A. & Kimberly B. Crawford, Trustees
4191 S. Section Line Road, Delaware, Ohio 43015



01 / 05

PRINTED
August 29, 2026

Section Estates No. 1, Lot 4263, Division #1
Title Sheet & General Notes



26-0034

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Plan 4 Land

PROJECT NAME

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CLIENT

Plan 4 Land, LLC, Joe Class, ACP, Principal
Eric A. & Kimberly B. Crawford, Trustees
4191 S. Section Line Road, Delaware, Ohio 43015
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

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Concord Township, Delaware County (+/- 3.540 acres)
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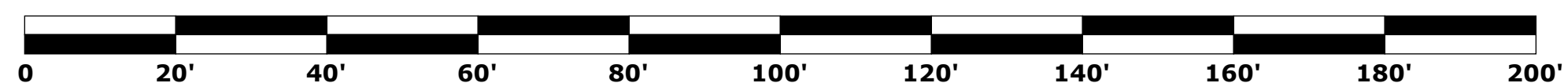
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Section Estates No. 1, Lot 4263, Division #1

Existing Conditions Map

02 / 05



26-0034

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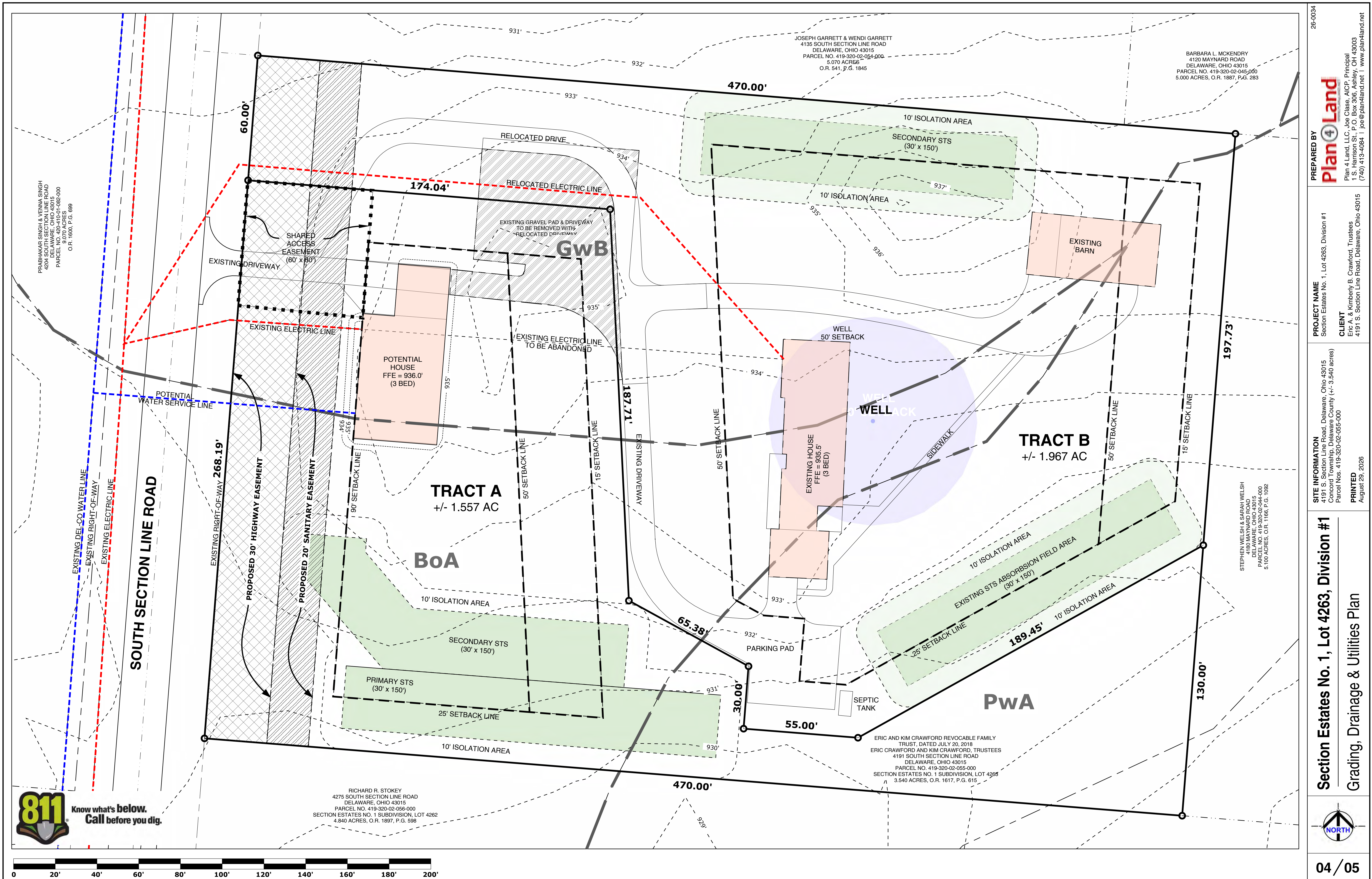
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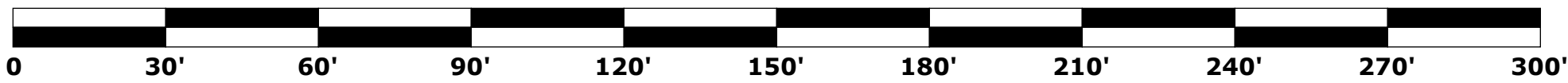
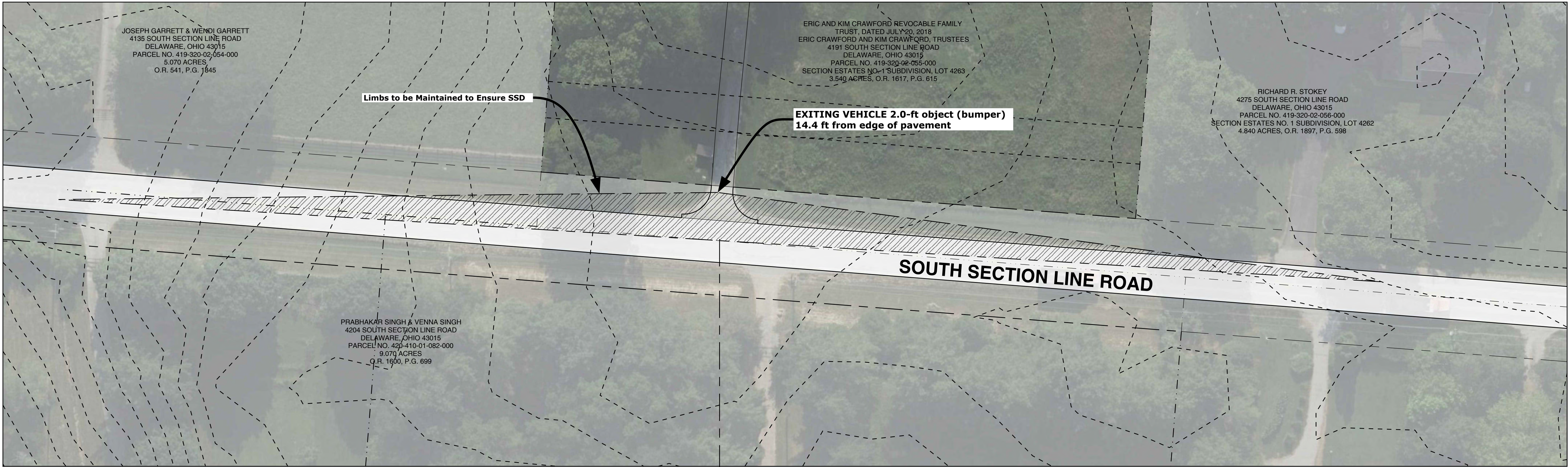
August 29, 2026

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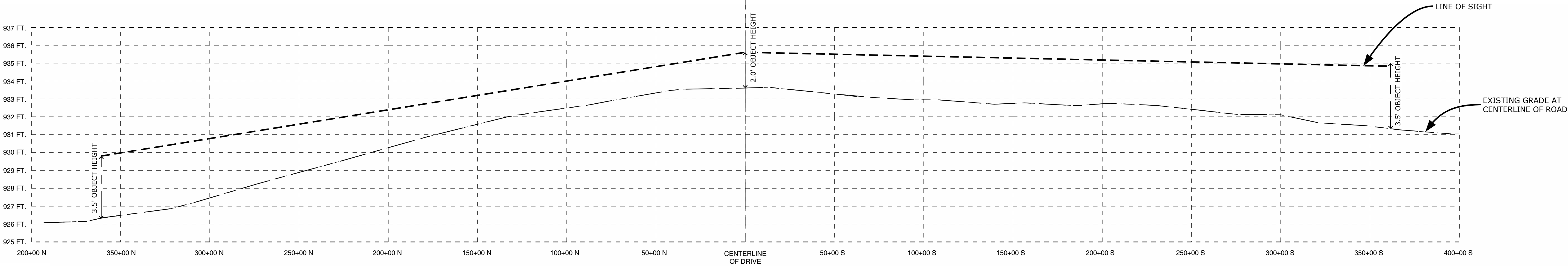
Preliminary Subdivision Plan

03/05

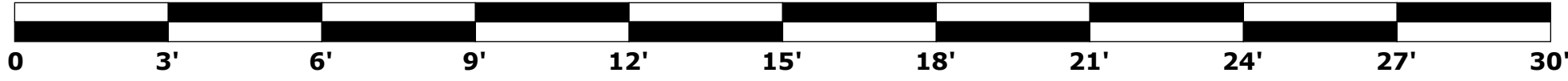




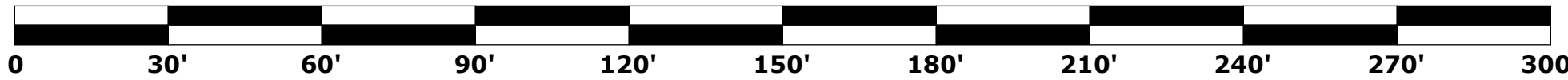
POSTED SPEED: 45 MPH | REQUIRED SSD: 360 FEET



VERTICAL SCALE



HORIZONTAL SCALE



Know what's below.
Call before you dig.

NOTES

Roadway: South Section Line Road (CR-5), N S
Driveway: Existing drive, being proposed as shared access point

DESIGN CRITERIA:

Posted / Design Speed: 45 MPH
Required SSD: 360 FT
Height of Eye: 3.50 FT (approaching driver reacting to a vehicle exiting the drive)
Height of Object 2.00 FT (the bumper of that exiting vehicle)
Perception-Reaction / Decel.: 2.5 s / 11.2 ft/s²
Eye (3.5 ft) = . Object (2.0 ft) = .
Basis of Analysis: ODOT L&D Manual, Vol. 1, §201 (Fig. 201-1); AASHTO Green Book SSD.

Existing centerline & topography per LiDAR topography provided by OGRIP

Aerial: OGRIP / OSIP orthoimagery, Ohio State Plane N (ftUS) Delaware Co. / State of Ohio, public domain.

Plan and profile are drawn at the same horizontal scale (1" = 300' at full ANSI-D) Vertical scale for profile is expressed at 10x scale for ease of review.

Available SSD is the roadway distance over which an approaching driver (3.5-ft eye) can see the 2.0-ft bumper of a vehicle exiting the driveway, evaluated for the crest (vertical) condition along the surveyed centerline per ODOT L&D §201.

Clear sight triangles are shown in the plan view; trees and obstructions within the shaded areas are to be removed per the County Engineer. Horizontal obstructions are confirmed in the field against the aerial.

PHOTO LOOKING NORTH FROM DRIVEWAY



PHOTO LOOKING SOUTH FROM DRIVEWAY



26-0034

PREPARED BY
Plan 4 Land

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11 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

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Shared Access Point Plan



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