



Sketch Plan Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

(RPC Staff will assign)

PROJECT	Clark-Shaw Ridge	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Liberty	

APPLICANT/ CONTACT	Name Pulte Homes of Ohio LLC (Jim Hilz)	Phone 614-570-0955
	Address 475 Metro Place South, #200	E-mail jim.hilz@pulte.com
	City, State, Zip Dublin, OH 43017	

PROPERTY OWNER	Name Clarkshaw Liberty Holdings LLC	Phone 614-540-2400
	Address 470 Olde Worthington Road	E-mail Jthomas@drkmetro.com
	City, State, Zip Westerville, OH 43082	

SURVEYOR/ ENGINEER	Name Advanced Civil Design (Curtis Echelberry)	Phone 614-428-7750
	Address 781 Science Boulevard, Suite 100	E-mail cechelberry@advancedcivildesign.com
	City, State, Zip Gahanna, OH 43230	

LOCATION	Property Address 3183 Clark-Shaw Rd. Powell, OH 43065	
	(circle one) N S E W side of Clark-Shaw Road	
	approx. feet N S E W of Sawmill Parkway	

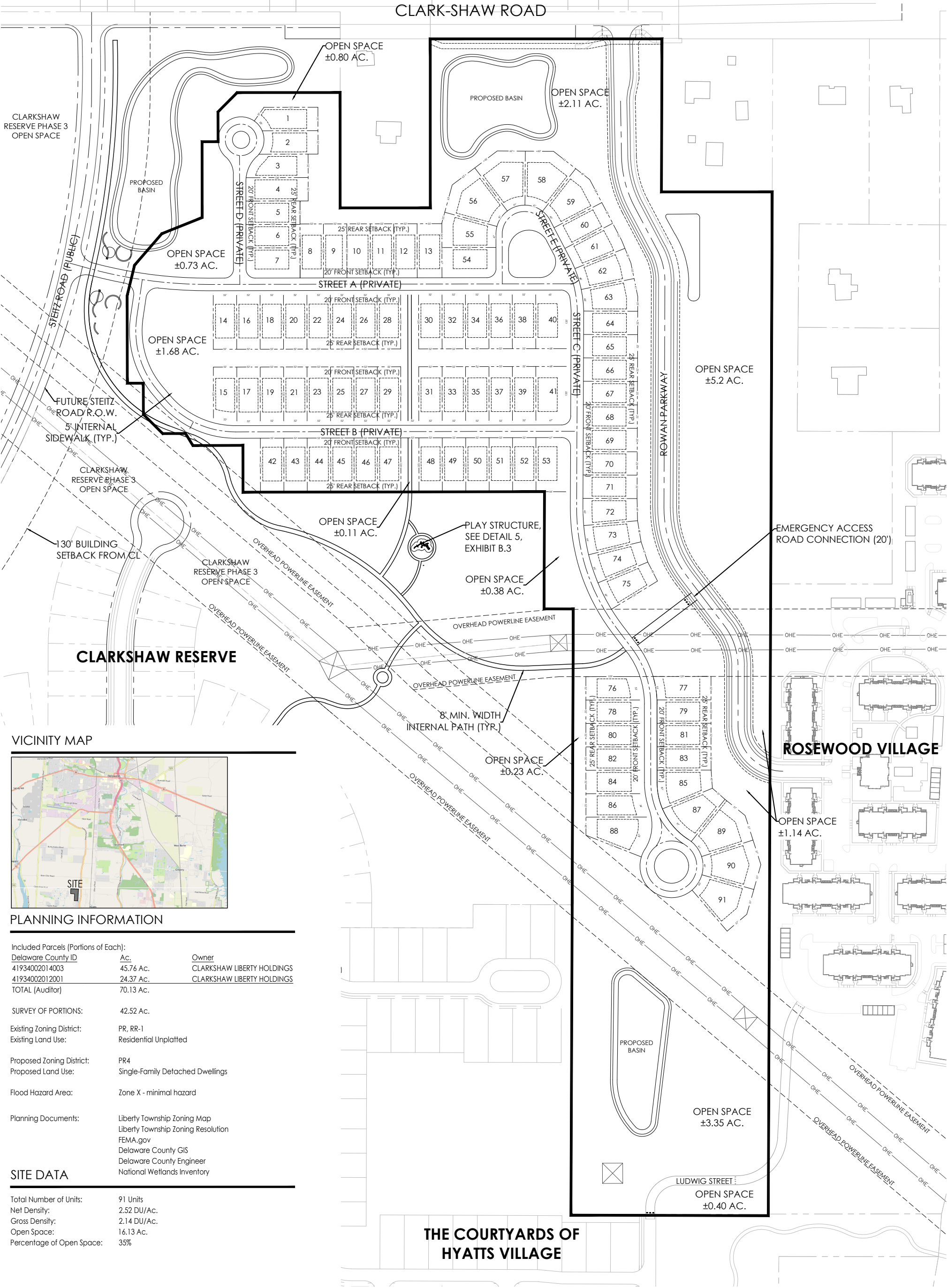
DETAILS	Number of Lots 91	Septic Systems yes <u>no</u>
	Total Acreage 42.52	Central Sanitary System <u>yes</u> no

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) \$ _____ 700 _____

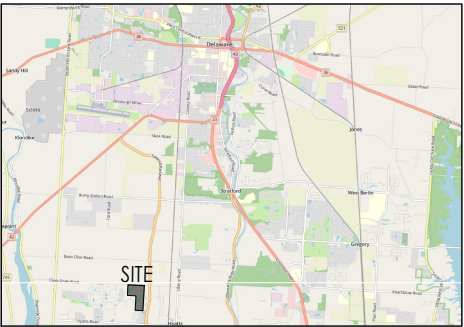
 Agent For Owner 10/2/2026
Owner (or agent for owner) and Date

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

Effective 10/13/23



VICINITY MAP



PLANNING INFORMATION

Included Parcels (Portions of Each):		
Delaware County ID	Ac.	Owner
41934002014003	45.76 Ac.	CLARKSHAW LIBERTY HOLDINGS
41934002012001	24.37 Ac.	CLARKSHAW LIBERTY HOLDINGS
TOTAL (Auditor)	70.13 Ac.	
SURVEY OF PORTIONS:		
	42.52 Ac.	
Existing Zoning District:	PR, RR-1	
Existing Land Use:	Residential Unplatted	
Proposed Zoning District:	PR4	
Proposed Land Use:	Single-Family Detached Dwellings	
Flood Hazard Area:	Zone X - minimal hazard	
Planning Documents:		
	Liberty Township Zoning Map	
	Liberty Township Zoning Resolution	
	FEMA.gov	
	Delaware County GIS	
	Delaware County Engineer	
	National Wetlands Inventory	

SITE DATA

Total Number of Units:	91 Units
Net Density:	2.52 DU/Ac.
Gross Density:	2.14 DU/Ac.
Open Space:	16.13 Ac.
Percentage of Open Space:	35%



Clark-Shaw Reserve - Phase 4

Preliminary Development Plan
Liberty Township, Delaware County, OH / September 30, 2026

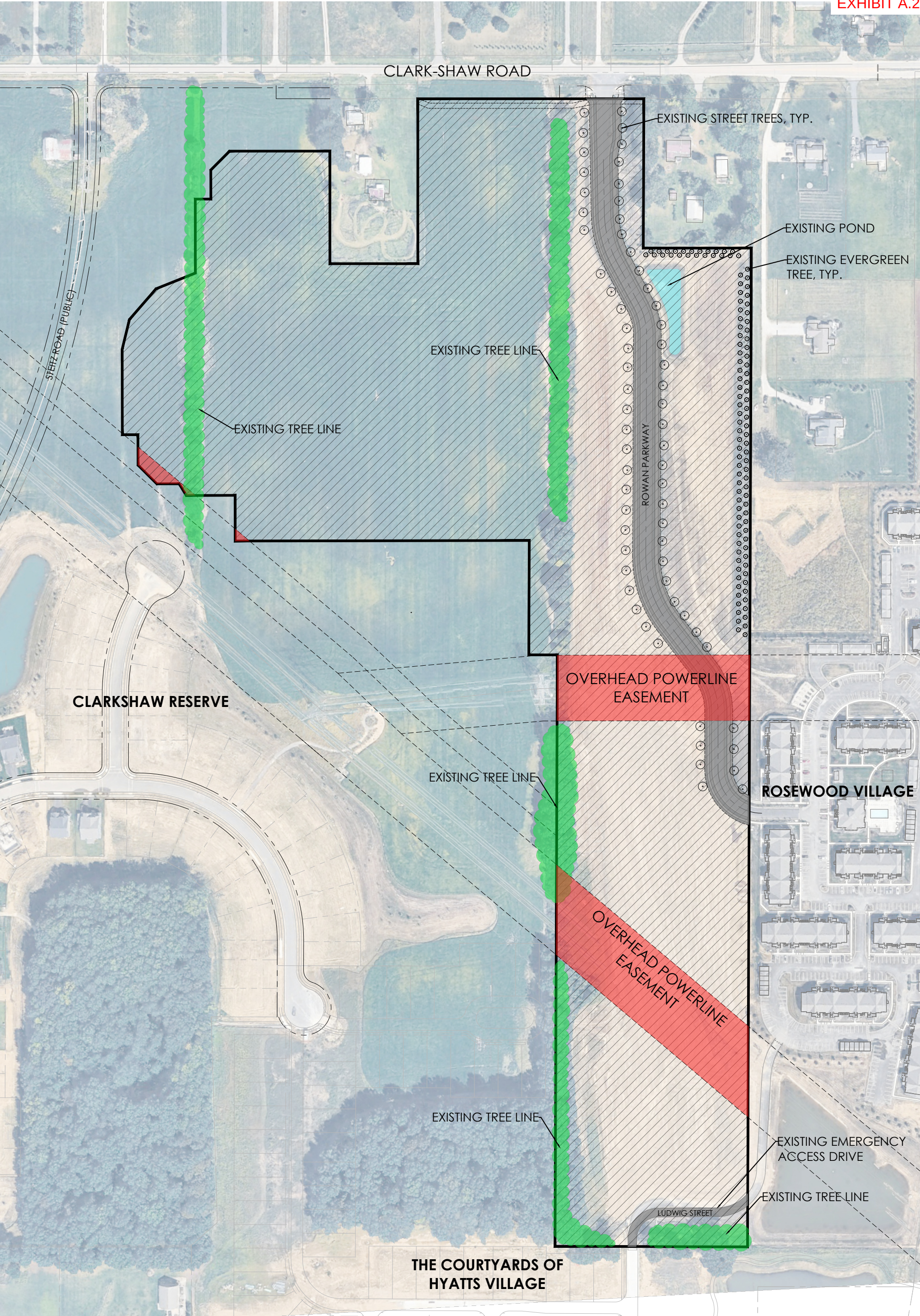




Clark-Shaw Reserve - Phase 4

Illustrative Plan
Liberty Township, Delaware County, OH / September 30, 2026





Clark-Shaw Reserve - Phase 4

Existing Conditions Plan
Liberty Township, Delaware County, OH / September 30, 2026

