

RECEIVED

MAY 07 2018

Del. County Planning Commission

Sketch Plan/Site Review Application  
Delaware County, Ohio  
(for unincorporated areas only)

RPC Sketch Plan Number  
18-08-5  
(RPC Staff will assign)

PROJECT	Duncan Run CAD	(circle one) Residential Commercial
TOWNSHIP	Harlem	

APPLICANT/ CONTACT	Name DNJS Investments, LLC - John Neiberger	Phone 740-967-1060
	Address 57 S. Main St	E-mail jneiberger@rr.ohio.com
	City, State, Zip Johnstown, Oh 43031	

PROPERTY OWNER	Name DNJS Investments, LLC	Phone
	Address	E-mail
	City, State, Zip	

SURVEYOR/ ENGINEER	Name Geo-Graphics Inc. - George Schweitzer	Phone 614-231-2016
	Address 3331 Livingston Ave PE	E-mail gschweitzer@geo-graphicsinc.com
	City, State, Zip Columbus, Oh 43227	

LOCATION	Property Address Center Village Rd (between 14450 & 14662)	
	(circle one) N <input checked="" type="radio"/> E W side of Center Village Rd	Road/Street
	approx. 2800 feet N S E <input checked="" type="radio"/> W of Green Cook Rd	Road/Street

DETAILS	Number of Lots 4	Septic Systems <input checked="" type="radio"/> yes <input type="radio"/> no
	Total Acreage 27.282	Central Sanitary System <input type="radio"/> yes <input checked="" type="radio"/> no

SUBMISSION REQUIREMENTS (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)	\$ 525

George M. Schweitzer P.E. (agent for owner)  
Owner (or agent for owner) and Date

4202-300 -  
4242-100 -  
4243-125 -  
#933

SKETCH PLAN FOR  
**DUNCAN RUN CAD**  
SITUATED IN AND BEING PART OF FARM LOTS 24 AND 25  
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 16  
UNITED STATES MILITARY LANDS  
HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

RECEIVED  
MAY 07 2018  
Del. Co. Regional  
Planning Commission

**NOTES:**  
Basis of Bearings: The centerline of Green Cook Road (Twp. Rd. 29) was assigned an assumed bearing of South 37°35' West, and all others calculated from this meridian.  
All linear dimensions shown are in feet and decimal parts thereof.  
Current Harlem Township Zoning: AR-1 (Agricultural Residential District).  
AR-1 Setbacks:  
Side Yard 25 feet  
Rear Yard 80 feet  
Front Setback (from centerline of) Center Village Road 90 feet  
Green Cook Road 90 feet  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39041 C 0291 K and 39041 C 0295 K (Effective Date: April 16, 2009), the parcel surveyed and shown hereon lies within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).  
According to the US Fish & Wildlife Service's National Wetlands Inventory website, other than the ±0.8 acre pond, there are no wetlands located within the bounds of the original 154.503 acre property.  
Existing ground contours shown hereon are based on the Delaware County GIS.  
Existing soil limits & types shown hereon are based on the US Department of Natural Resources Web Soil Survey.

**SOIL TYPES:**  
AmD2-Amanda silt loam, 12 to 18 percent slopes, eroded  
BA-Bannington silt loam, 0 to 2 percent slopes  
BeB-Bennington silt loam, 2 to 4 percent slopes  
CeB-Centerburg silt loam, 2 to 6 percent slopes  
CeC2-Centerburg silt loam, 6 to 12 percent slopes, eroded  
PwA-Pawana silty clay loam, 0 to 1 percent slopes  
SxA-Sloan silt loam, 0 to 2 percent slopes, occasionally flooded

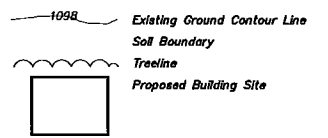
Tree lines shown are based on aerial photography.  
Observed posted speed limits:  
Center Village Rd. - 45 mph;  
Duncan Run Rd. - 25 mph;  
Green Cook Rd. - none posted.

**DEVELOPMENT SUMMARY:**  
Total CAD Development Area: 27.282 Acres  
(All of Parcel 316-420-01-002-005 17.461 Acres)  
(Part of Parcel 316-420-01-002-003) 9.821 Acres)

**Proposed Lots**  
Site 26 5.708 Acres  
Site 27 5.274 Acres  
Site 28 6.897 Acres  
Site 29 9.403 Acres  
(2.141 Acre Common Access Drive included in Site 28)

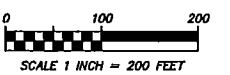
**Owner/Developer:**  
DNJS Investments, LLC  
57 S. Main Street  
Johnstown, Ohio 43031  
740-987-1080  
Contact: John Nelberger

**LEGEND**



L1	N 3°39'55" E	64.23'
L2	N 3°39'55" E	193.58'
L3	N 18°39'55" E	65.59'
L4	N 3°39'55" E	228.62'
L5	S 3°39'55" W	238.81'
L6	S 18°39'55" W	65.59'
L7	S 3°39'55" W	170.66'
L8	S 34°45'00" W	108.45'
L9	S 34°45'00" W	108.61'
L10	S 47°02'09" W	192.85'
L11	N 3°39'55" E	22.92'

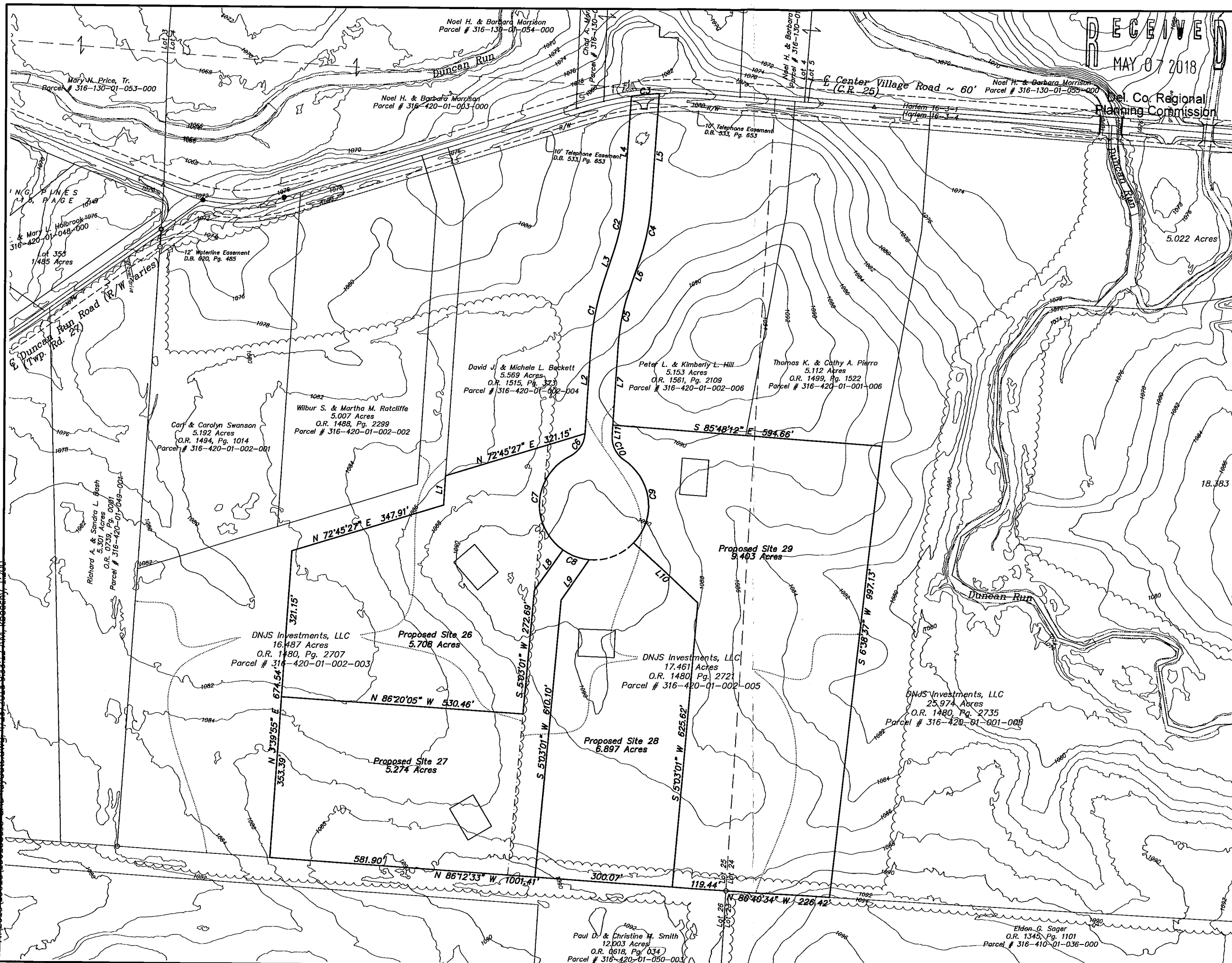
Radius	Delta	Length	Chord	Bearing
C1	560.00'	15°00'00"	146.61'	146.19' N 11°09'55" E
C2	440.00'	15°00'00"	115.19'	114.86' N 11°09'55" E
C3	768.52'	4°32'18"	60.88'	60.86' N 84°01'33" E
C4	500.00'	15°00'00"	130.90'	130.53' S 11°09'55" W
C5	500.00'	15°00'00"	130.90'	130.53' S 11°09'55" W
C6	60.00'	60°00'00"	62.83'	60.00' S 33°39'55" W
C7	120.00'	118°54'54"	249.06'	206.70' S 47°28' W
C8	120.00'	30°00'00"	62.83'	62.12' S 70°15'00" E
C9	120.00'	99°17'56"	207.97'	182.90' N 6°41'07" W
C10	60.00'	60°00'00"	62.83'	60.00' N 26°20'05" W



**Geo-Graphics, Inc.**  
Land Surveying & Civil Engineering  
3331 Livingston Avenue Columbus, Ohio 43227  
Phone: 614-231-2018 Fax: 614-231-2018

SKETCH PLAN FOR  
**DUNCAN RUN CAD**  
27.282 ACRES ~ CENTER VILLAGE ROAD  
HARLEM TOWNSHIP  
DELAWARE COUNTY, OHIO

SCALE 1"=200' DRAWN KB CHECKED GWS DATE 04-23-18 SHEET CE-4



NA:2015:15018base-CAD:layouts:dwg:4/23/2018 9:33:12 AM:lkboecky:1:200

Paul D. & Christine M. Smith  
12,003 Acres  
O.R. 0518, Pg. 034  
Parcel # 316-420-01-050-003

Eldon G. Sager  
O.R. 1345, Pg. 1101  
Parcel # 316-410-01-036-000

18.883 A

5.022 Acres

Proposed Site 29  
9.403 Acres

Proposed Site 26  
5.708 Acres

Proposed Site 27  
5.274 Acres

Proposed Site 28  
6.897 Acres

DNJS Investments, LLC  
16.487 Acres  
O.R. 1480, Pg. 2707  
Parcel # 316-420-01-002-003

DNJS Investments, LLC  
17.461 Acres  
O.R. 1480, Pg. 2721  
Parcel # 316-420-01-002-005

DNJS Investments, LLC  
25.974 Acres  
O.R. 1480, Pg. 2735  
Parcel # 316-420-01-001-008

Carl & Carolyn Swanson  
5.192 Acres  
O.R. 1494, Pg. 1014  
Parcel # 316-420-01-002-001

Wilbur S. & Martha M. Ratcliffe  
5.007 Acres  
O.R. 1488, Pg. 2299  
Parcel # 316-420-01-002-002

David J. & Michele L. Beckett  
5.569 Acres  
O.R. 1515, Pg. 373  
Parcel # 316-420-01-002-004

Peter L. & Kimberly L. Hill  
5.153 Acres  
O.R. 1561, Pg. 2109  
Parcel # 316-420-01-002-006

Thomas K. & Cathy A. Piarro  
5.112 Acres  
O.R. 1499, Pg. 1522  
Parcel # 316-420-01-001-006

Mary L. Holbrook  
1.485 Acres  
Parcel # 316-420-01-048-000

Mary W. Price, Tr.  
Parcel # 316-130-Q1-053-000

Noel H. & Barbara Morrison  
Parcel # 316-420-01-003-000

Noel H. & Barbara Morrison  
Parcel # 316-130-01-054-000

Noel H. & Barbara Morrison  
Parcel # 316-130-01-053-000

10' Telephone Easement  
D.B. 533, Pg. 653

10' Telephone Easement  
D.B. 533, Pg. 653

12' Waterline Easement  
D.B. 620, Pg. 485

N.C. PLAINS  
B. PAGE

E. Duncan Run Road (R/W varies)  
(Twp. Rd. 27)

Center Village Road ~ 60'  
(C.R. 25)

Del. Co. Regional  
Planning Commission