

RESOLUTION 07-2022

A RESOLUTION APPROVING THE DEVELOPMENT PLAN APPLICATION FOR WALKER POINTE SECTION 4, PART 2.

WHEREAS, Maronda Homes has presented a development plan application for Walker Pointe Section 4, Part 2 to the Village of Commercial Point on February 3rd, 2022; and

WHEREAS, on May 13th, 2020, the construction plan Mylars were approved and signed by the Village Engineer; and

WHEREAS, on February 3rd, 2022, the construction plan review fee was paid; and

WHEREAS, Council is required to vote on the development plan application within forty-five (45) days after the construction plan mylar has been signed and the review fee has been paid per the Village of Commercial Point Planning and Zoning Code Section 1173.06(b)(3).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, OHIO THAT:

Section 1. Council finds that the Development Plan complies in all respects with the regulations of Chapter 1173 of the Zoning Code and the previously approved Preliminary Plan and Development Standards Text, and, therefore, the development plan application for Walker Pointe Section 4, Part 2, situated in the Village of Commercial Point, Ohio, is hereby approved.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Passage of the Resolution:

Motion by: Ross Crego

2nd: Nancy Geiger

Roll Call:

Yes Nancy Geiger

Yes Tracy Joiner


Yes Jason West

Yes Ross Crego

Yes Ryan Mitchem

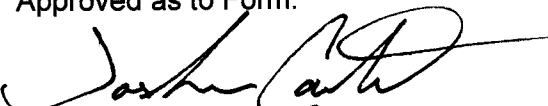
Yes Laura Wolfe

Adopted this 8th day of February, 2022.


Allan D. Goldhardt, Mayor

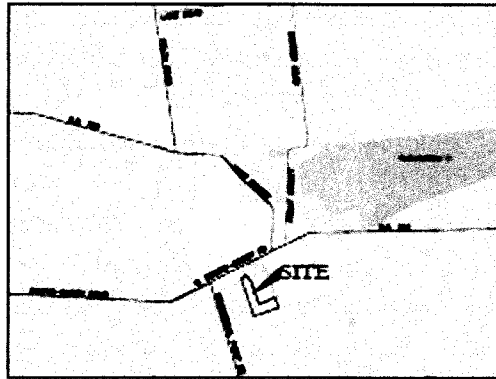

Wendy Hastings, Fiscal Officer

Approved as to Form:


Joshua Cartee, Village Solicitor

DEVELOPMENT PLAN
FOR:
Walker Pointe
Section 4, Part 2
COMMERCIAL POINT

LOCATED IN
TOWNSHIP OF SCOTTS, COUNTY OF MCKEANAY, STATE OF OHIO



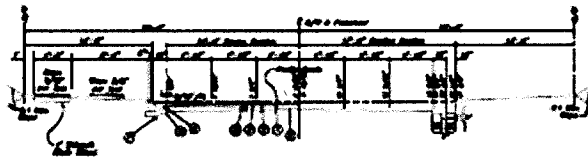
LOCATION MAP

TYPICAL SECTIONS



CREEKSIDE DRIVE, CAVENAUGH DRIVE, CONLEY DRIVE
TYPICAL 28' SECTION (50' R/W)
STANDARD CURB

- SCALE: 1/8" = 1'-0"
- ① 1" LF Asphalt Concrete, 4000 psi
 - ② 1" LF Asphalt Concrete, 4000 psi
 - ③ 2" LF Asphalt Concrete, 4000 psi
 - ④ 4" Blotstone Aggregate Base, 2000 psi
 - ⑤ 4" Blotstone Aggregate Base, 2000 psi
 - ⑥ 4" Blotstone Aggregate Base, 2000 psi
 - ⑦ 4" Blotstone Aggregate Base, 2000 psi
 - ⑧ 4" Blotstone Aggregate Base, 2000 psi
 - ⑨ 4" Blotstone Aggregate Base, 2000 psi
 - ⑩ 4" Blotstone Aggregate Base, 2000 psi
 - ⑪ 4" Blotstone Aggregate Base, 2000 psi
 - ⑫ 4" Blotstone Aggregate Base, 2000 psi
 - ⑬ 4" Blotstone Aggregate Base, 2000 psi
 - ⑭ 4" Blotstone Aggregate Base, 2000 psi
 - ⑮ 4" Blotstone Aggregate Base, 2000 psi
 - ⑯ 4" Blotstone Aggregate Base, 2000 psi
 - ⑰ 4" Blotstone Aggregate Base, 2000 psi
 - ⑱ 4" Blotstone Aggregate Base, 2000 psi
 - ⑲ 4" Blotstone Aggregate Base, 2000 psi
 - ⑳ 4" Blotstone Aggregate Base, 2000 psi



WALKER POINTE DRIVE
TYPICAL 32' SECTION (60' R/W)
STANDARD CURB

- SCALE: 1/8" = 1'-0"
- ① 1" LF Asphalt Concrete, 4000 psi
 - ② 1" LF Asphalt Concrete, 4000 psi
 - ③ 2" LF Asphalt Concrete, 4000 psi
 - ④ 4" Blotstone Aggregate Base, 2000 psi
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 - ⑳ 4" Blotstone Aggregate Base, 2000 psi

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SITE STATISTICS

TOTAL ACRES: 14.00 ACRES
NUMBER OF LOTS: 81
ACRES IN LOTS: 11.00 ACRES
SQ. FT. OF LOT AREA: 2.8 ACRES
TOTAL: 14.00 ACRES

BOUNDARY CALCULATIONS

LENGTH FT. OF 30' R/W: 1,100
LENGTH FT. OF 60' R/W: 1,100
TOTAL SQ. FT. OF ROAD: 1,100

MIN. LOT AREA PER PLAN

MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT AREA: 10,000 SQ. FT.
MIN. LOT AREA: 10,000 SQ. FT.

LOT DIMENSIONS

MIN. LOT WIDTH: 20 FT.
MIN. LOT DEPTH: 20 FT. (MIN. 20 FT.)
MIN. LOT AREA: 20 FT.

NOTES

NOTE: This is a Preliminary Plan and is subject to the Federal Emergency Management Agency Flood Insurance Rate Map. The Map Number is 15-00000-1-A, effective July 22, 2014.

SIGNATURES OF APPROVAL

APPROVED ENGINEER: _____ DATE: _____
 APPROVED SURVEYOR: _____ DATE: _____
 APPROVED OWNER: _____ DATE: _____
 APPROVED TOWNSHIP: _____ DATE: _____

PREPARED FOR
MARONDA Homes
DREAM BUILT. LOVED.

PREPARED BY
TIT WAGON
CONSULTING ENGINEERS
& SURVEYORS
21 2nd Avenue
Middletown, OH 45120
Tel: 513-474-1000

DATE: JANUARY 04, 2022



RESOLUTION 07-2022

PRELIMINARY ENGINEERING SITE PLAN
FOR

Walker Pointe
Section 4, Part 2

COMMERCIAL POINT

LOCATED IN
TOWNSHIP OF SCOTTS, COUNTY OF HOOVER, STATE OF OHIO

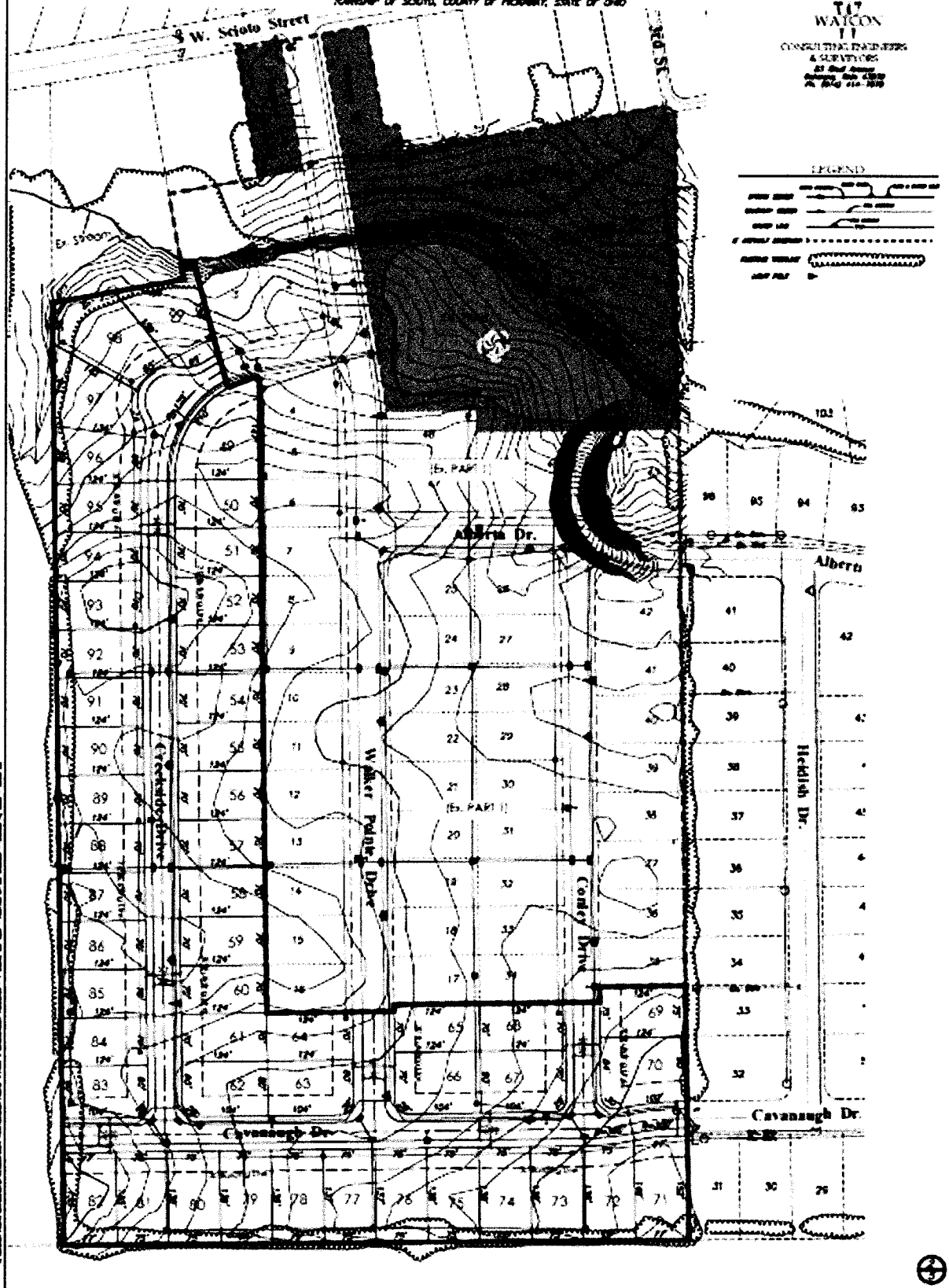


PREPARED FOR
MARONDA
Home
DREAM BUILD LEASE

PREPARED BY
T.J. WALTON
CONSULTING ENGINEERING
& SURVEYING
23 East Avenue
Cincinnati, Ohio 45202
P. 513.441.2000

LEGEND

	PROPOSED ROAD
	EXISTING ROAD
	UTILITY LINE
	SPOT ELEVATION
	CONTOUR LINE
	BOUNDARY LINE
	SPOT HEIGHT



PREPARED FOR
MARONDA Homes
 DREAM BUILDS LIVE

DESIGNED BY
WATSON
 CONSULTING ENGINEERS
 & SURVEYORS
 67 2nd Avenue
 Liberty, MO 64015
 P. 816-410-2020

PHASING & CLUSTER MAILBOX PLAN
 FOR
Walker Pointe
 Section 4, Part 2
COMMERCIAL POINT
 LOCATED IN
 TOWNSHIP OF SCOTTS, COUNTY OF PICKAWAY, STATE OF OHIO



CLUSTER MAILBOX LOCATION NOTE

Cluster Mailboxes will be placed on a concrete slab within the right-of-way, between the curb and sidewalk. The concrete slab will connect to the sidewalk. The placement area of the box will be perpendicular between the curb and right-of-way or face the sidewalk. If there is no parking on one side of the street, the Cluster Mailboxes will be placed on the "No Parking" side of the street whenever possible so to avoid any potential vehicle blockage issue for the mail carrier.

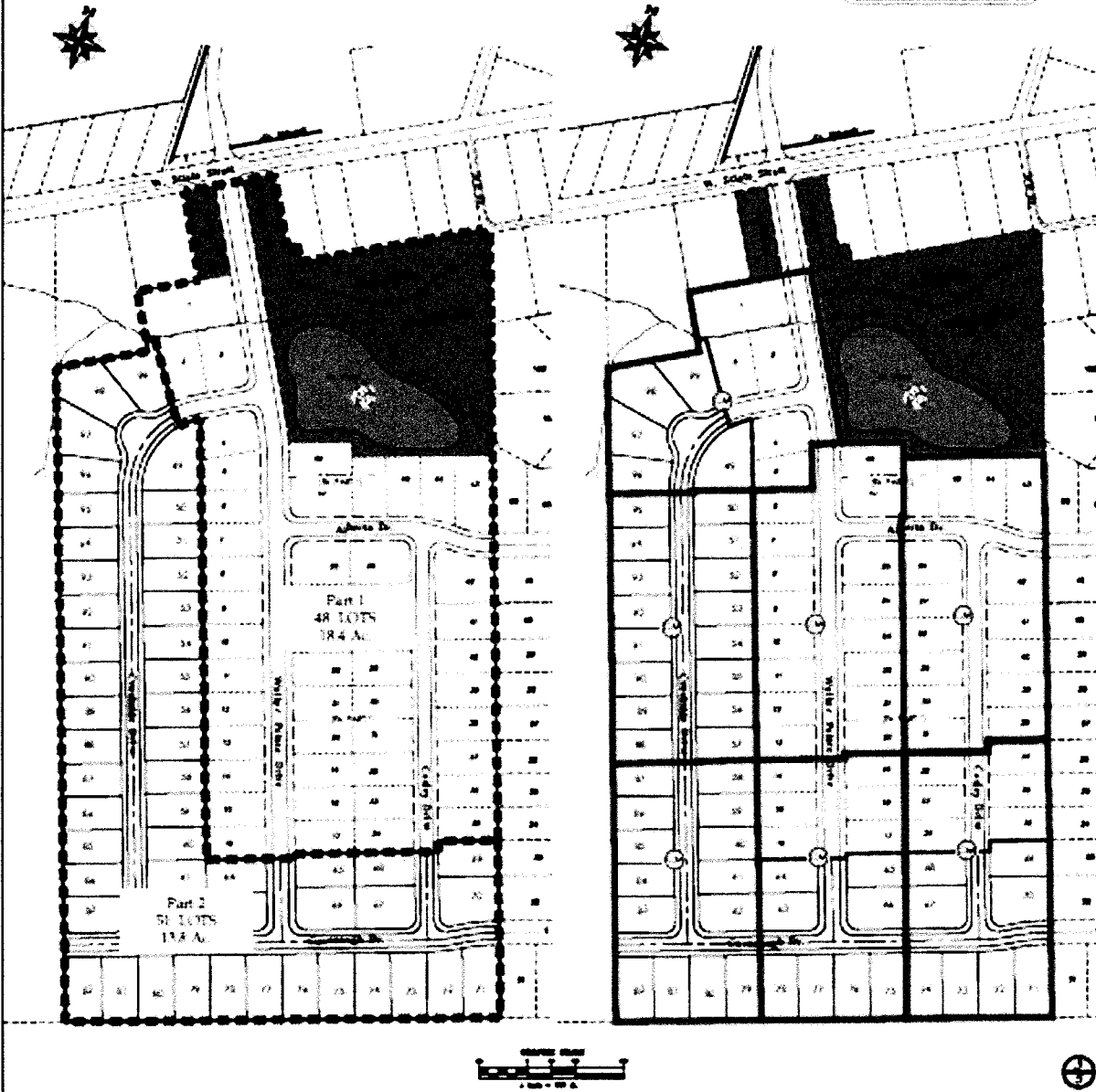
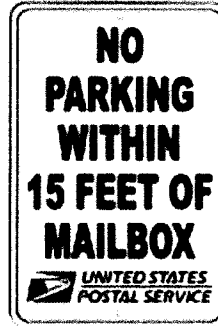
PHASING BREAKDOWN

PHASE 1: 48 LOTS
 PHASE 2: 51 LOTS

Phasing subject to change due to market conditions

LEGEND

PHASE LINE [---] --- [---]
 CLUSTER MAILBOX SERVICE AREA [---] ---
 CLUSTER MAILBOX LOCATION [⊙]



PREPARED FOR
MARONDA
Homes
DREAM. BUILD. LIVE.

ARCHITECTURAL TREATMENT - ELEVATION VIEWS

FOR:
Walker Pointe
Section 4, Part 2
COMMERCIAL POINT

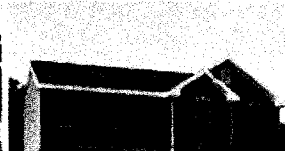
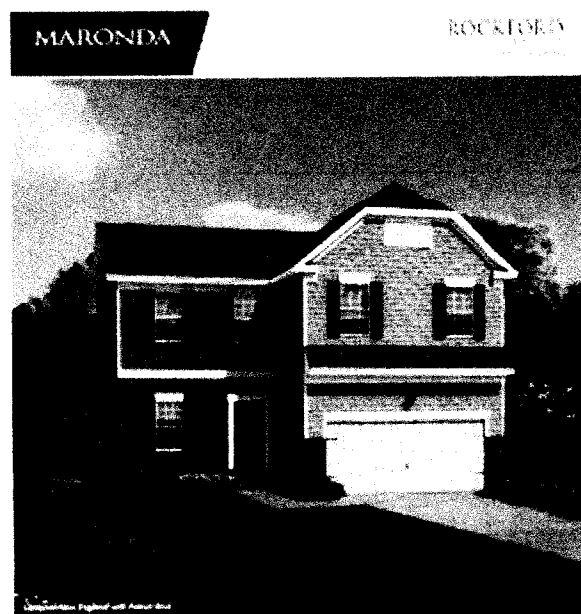
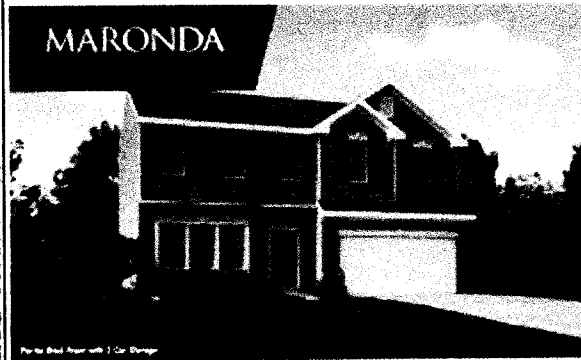
PREPARED BY
TIT WATSON
CONSULTING ENGINEERS
& ARCHITECTS
2201 Ross
AUSTIN, TEXAS 78702
PH: (512) 453-1234

MARONDA
Homes

BERKSHIRE

MARONDA

SOMERSET



THE DALLAS

DREAM. BUILD. LIVE.



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