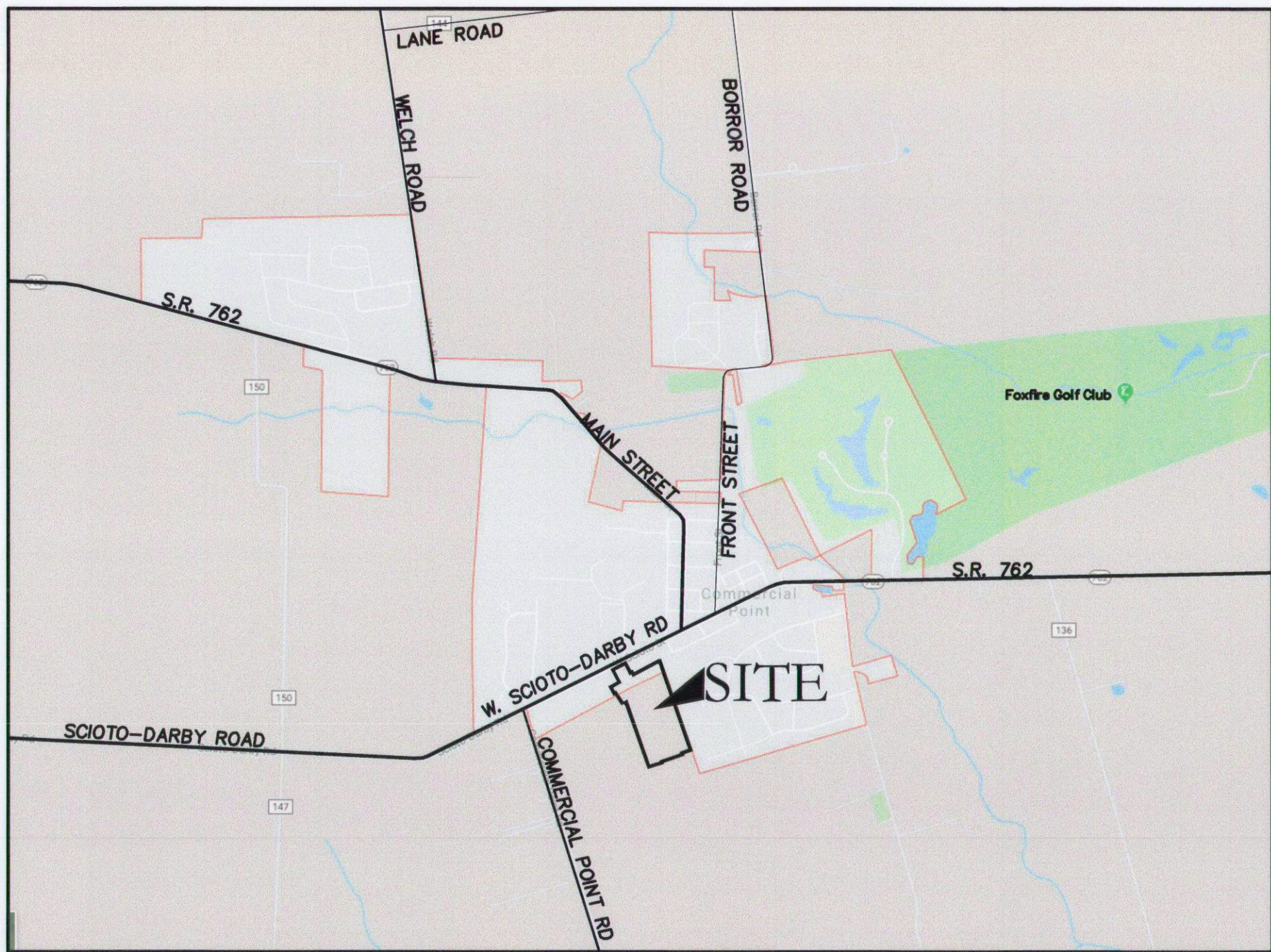


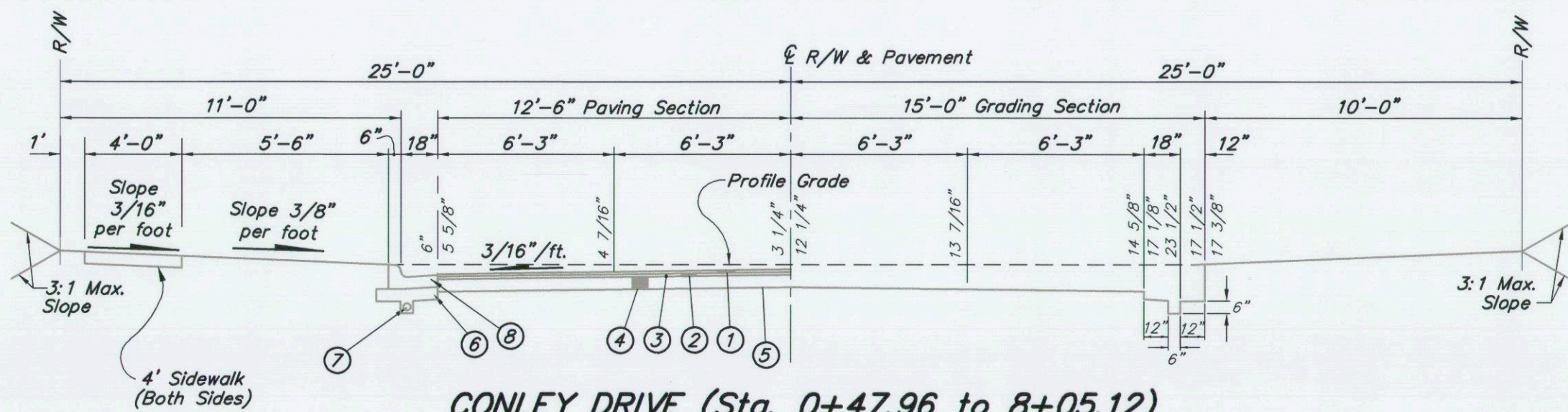
DEVELOPMENT PLAN
FOR:
Walker Pointe
Section 4, Part 1
COMMERCIAL POINT

LOCATED IN:
TOWNSHIP OF SCIOTO, COUNTY OF PICKAWAY, STATE OF OHIO



LOCATION MAP

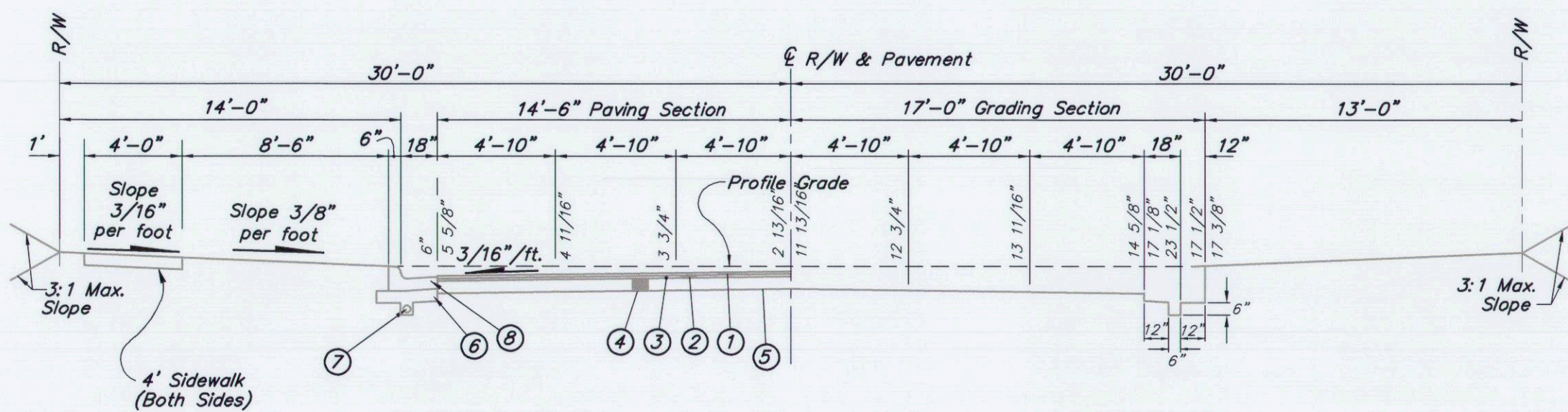
TYPICAL SECTIONS



CONLEY DRIVE (Sta. 0+47.96 to 8+05.12)
ALBERTA DRIVE (Sta. 0+41 to 4+71.92)
CAVENAUGH DRIVE (Sta. 0+00 to 9+39.47)
CREEKSIDE DRIVE (Sta. 0+41.94 to 2+07.21)
CREEKSIDE DRIVE (Sta. 3+37.23 to 12+93.95)
TYPICAL 28' SECTION (50' R/W)
STANDARD CURB

SCALE: None

- | | |
|--|---|
| 1 1 1/2" Asphalt Concrete, Item 441 | 5 Subgrade Compaction, Item 204 |
| 2 1 1/2" Asphalt Concrete, Item 441 | 6 No. 8 or No. 57 Aggregate. |
| 3 Tack Coat, Item 407 | 7 4" Underdrain, Item 605. |
| 4 6" Bituminous Aggregate Base, Item 301 | 8 City of Columbus Standard Concrete Standard Curb and Gutter, 2010 Dr. A, Item 609 |



WALKER POINTE DRIVE (Sta. 0+52.36 to 15+68.60)
TYPICAL 32' SECTION (60' R/W)
STANDARD CURB

SCALE: None

- | | |
|--|---|
| 1 1 1/2" Asphalt Concrete, Item 441 | 5 Subgrade Compaction, Item 204 |
| 2 1 1/2" Asphalt Concrete, Item 441 | 6 No. 8 or No. 57 Aggregate. |
| 3 Tack Coat, Item 407 | 7 4" Underdrain, Item 605. |
| 4 6" Bituminous Aggregate Base, Item 301 | 8 City of Columbus Standard Concrete Standard Curb & Gutter, 2010 Dr. A, Item 609 |

TABLE OF CONTENTS

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Page 3	PHASING PLAN / CLUSTER MAILBOX
Page 4	ENTRY FEATURE PLAN
Page 5	PARKLAND DEDICATION PLAN
Page 6	HOUSE ELEVATION VIEWS
Page 7	SITE BOUNDARY SURVEY

SITE STATISTICS

TOTAL ACREAGE:	18.867 ACRES
NUMBER OF LOTS:	48
ACREAGE IN LOTS:	10.334 ACRE
RIGHT-OF-WAY AREA:	3.474 ACRE
OPEN SPACE:	5.059 AC.
ZONING:	PRD & R-3

ROADWAY CALCULATIONS

LINEAR FT. OF 50' R/W:	1,276 L.F.
LINEAR FT. OF 60' R/W:	1,422 L.F.
TOTAL LIN. FT. OF ROAD:	2,698 L.F.
LIN. FT. OF RECREATIONAL PATH:	1,008± L.F.

MIN. LOT SIZE PER PLAN

MINIMUM LOT WIDTH @B/L:	70 FT.
TYPICAL LOT SIZE:	70' x 120'
MIN. LOT SQ. FT.:	8400 sq.ft.

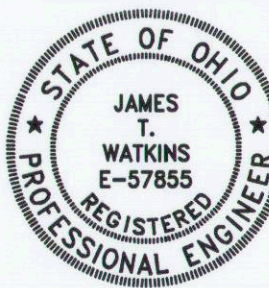
LOT SETBACKS

FRONT YARD SETBACK:	30 FT.
SIDE YARD SETBACK:	6 FT. (ea. side)
REAR YARD SETBACK:	25 FT.

NOTES

- NOTE "A": All of Walker Pointe is in Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39129C0050 J, effective date July 22, 2010.
- NOTE "B": Reserve "A", "B" & "C" shall be owned and maintained by the Walker Pointe Home Owners Association and managed by the HOA or the Neighborhood Management Company it hires.
- NOTE "C": All of Reserve "C" is considered a "Drainage Easement" and shall operate under the same Drainage Easement guidelines.
- NOTE "D": Developer to stock the pond in Reserve "C" with typical fish that thrive in ponds for the purposes of a Community Fishing Pond. Pond will be stocked 1 time by the completion of 4 part 1 construction.
- NOTE "E": Community Park Easement: The Developer shall grant the Village and the general public access to Reserve "C", the Community Park, to use the paved bike paths, play gym equipment, general open space area, as well as the stocked pond for fishing. The easement shall also grant the Village certain maintenance rights over Reserve "C" and will be recorded on the Final Plat.

SIGNATURES OF APPROVAL



James T. Watkins
Registered Engineer
57855

7/16/20
Date

Alan D. Goldfarb
Mayor of Commercial Point

7/30/20
Date

Shirley R. Woods
Village Engineer

7/30/2020
Date

Wendy K. Hastings
Village Clerk

7/30/2020
Date

PREPARED FOR:
MARONDA
Homes
DREAM. BUILD. Live.

PREPARED BY:
WATCON
CONSULTING ENGINEERS
& SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DATE: MAY 7, 2020
REVISED DATE: MAY 11, 2020
REVISED DATE: JULY 15, 2020

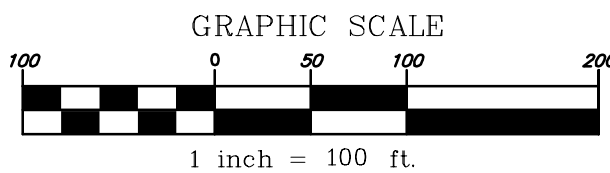
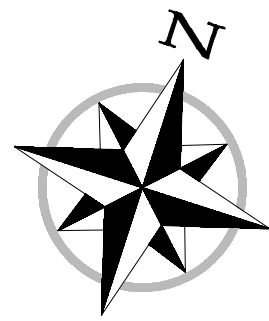
PRELIMINARY ENGINEERING SITE PLAN
FOR:

Walker Pointe

Section 4, Part 1

COMMERCIAL POINT

LOCATED IN:
TOWNSHIP OF SCIOTO, COUNTY OF PICKAWAY, STATE OF OHIO



PREPARED FOR:
MARONDA
Homes
DREAM. BUILD. *Live.*

PREPARED BY:
WATCON
CONSULTING ENGINEERS
& SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

LEGEND	
STORM SEWER	—Stm—
SANITARY SEWER	—San—
WATER LINE	—W.M.—
8' ASPHALT BIKEPATH	—
4' SIDEWALK	—
EXISTING TREELINE	—
LIGHT POLE	■

PHASING & CLUSTER MAILBOX PLAN
FOR:
Walker Pointe
Section 4, Part 1
COMMERCIAL POINT

LOCATED IN:
TOWNSHIP OF SCIOTO, COUNTY OF PICKAWAY, STATE OF OHIO



16 SLOT MAILBOX UNIT (typ)

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 pedestrian side 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 as to avoid any pedestrian vehicle blockage issue for the mail carrier.

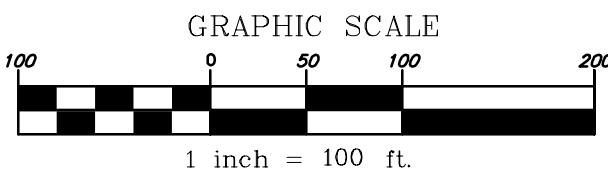
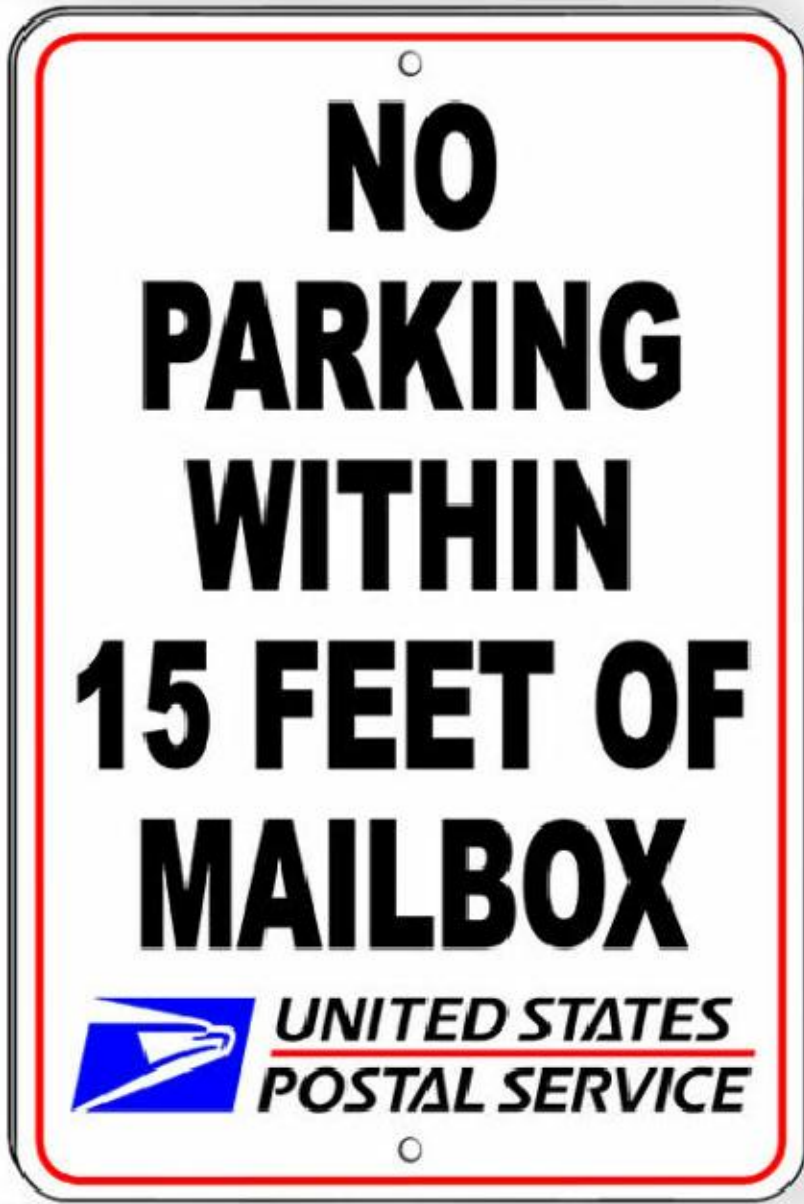
PHASING BREAKDOWN

PHASE 1: 48 LOTS
PHASE 2: 51 LOTS

* Phasing subject to change due to market conditions

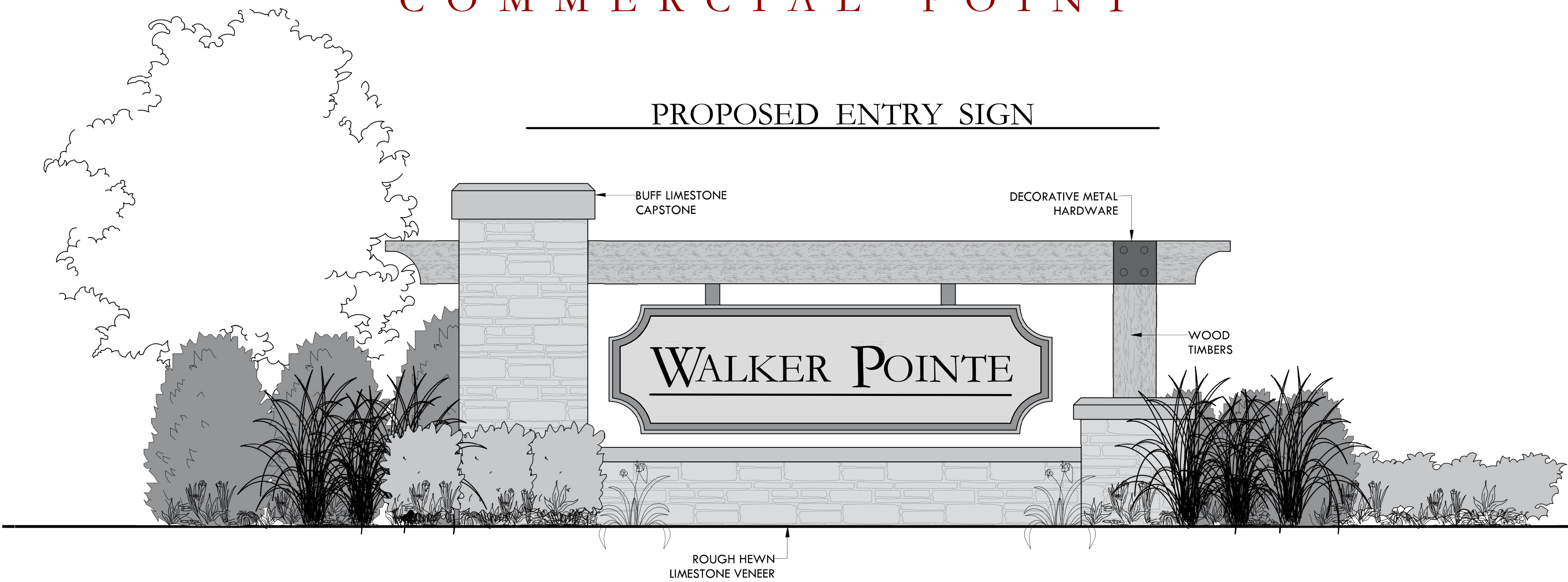
LEGEND

PHASE LINE 
CLUSTER MAILBOX SERVICE AREA 
CLUSTER MAILBOX LOCATION 



1 inch = 100 ft.

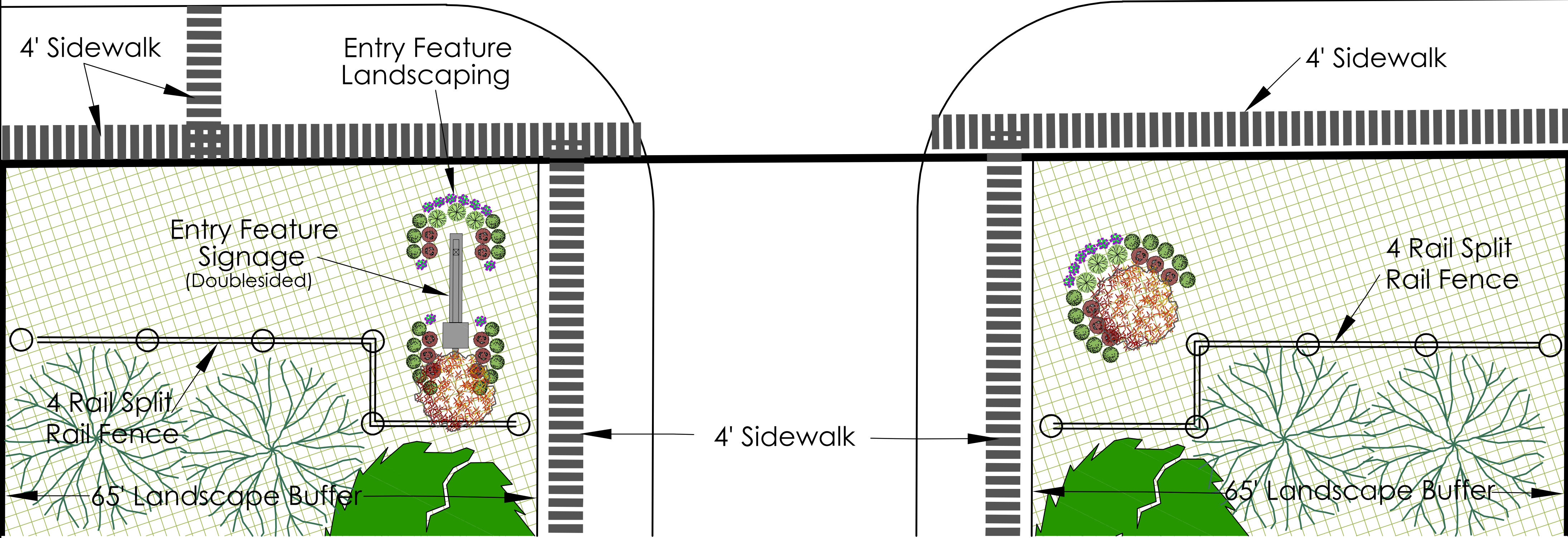
ENTRY FEATURE LANDSCAPE PLAN
FOR:
Walker Pointe
Section 4, Part 1
C O M M E R C I A L P O I N T



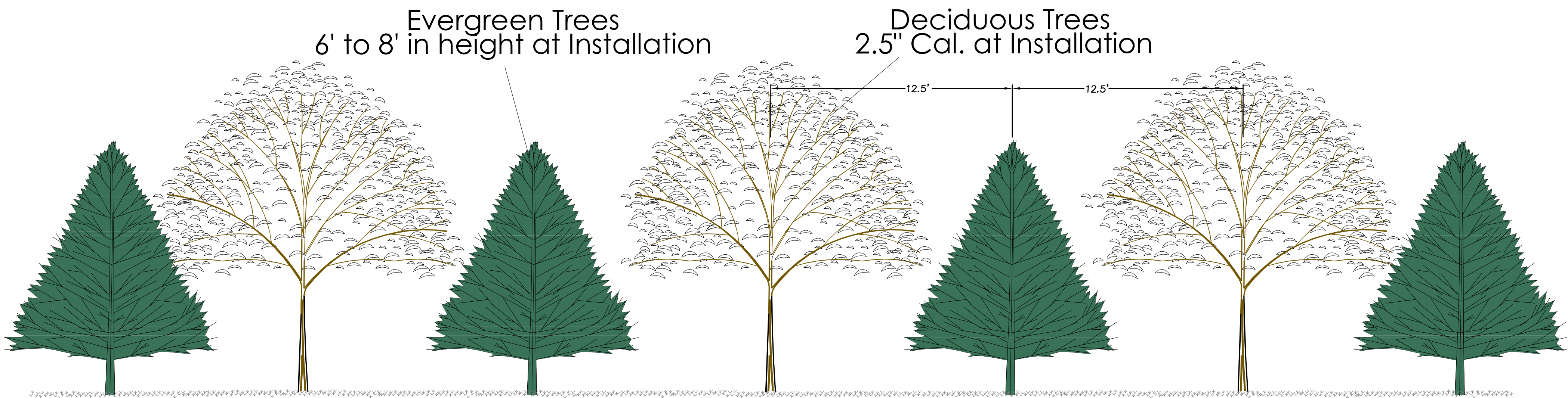
Scioto Street

ENTRY FEATURE

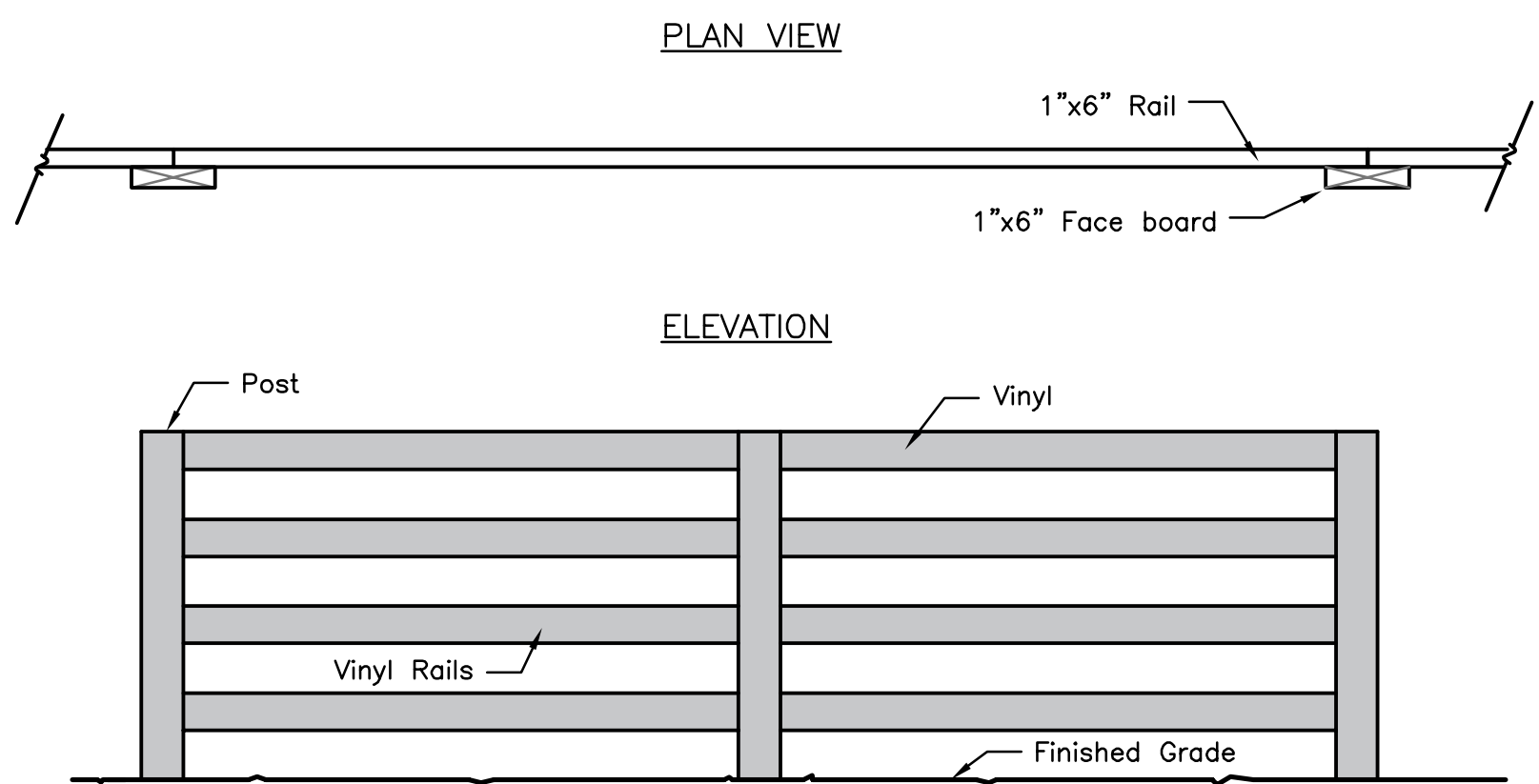
Scioto Street



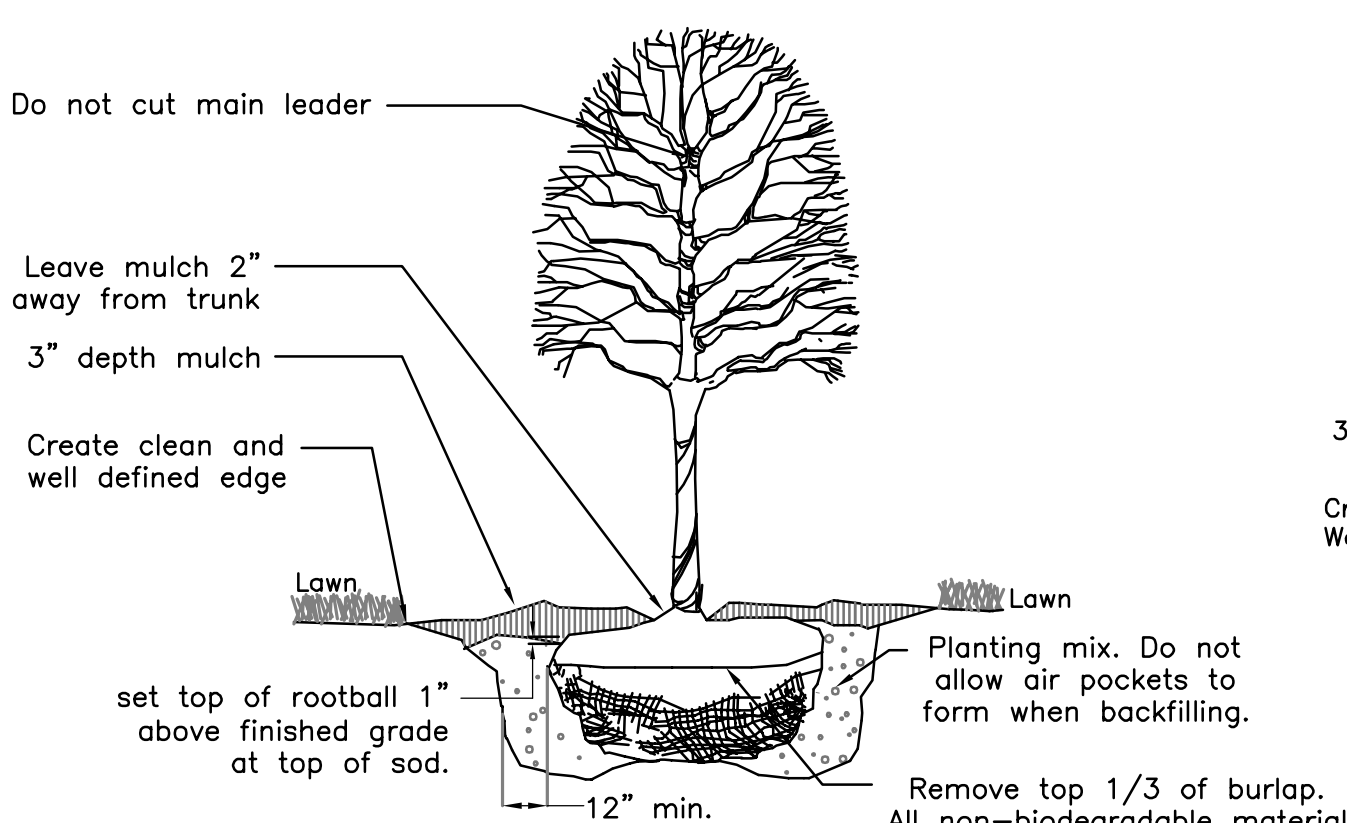
ENTRANCE DRIVE BUFFER



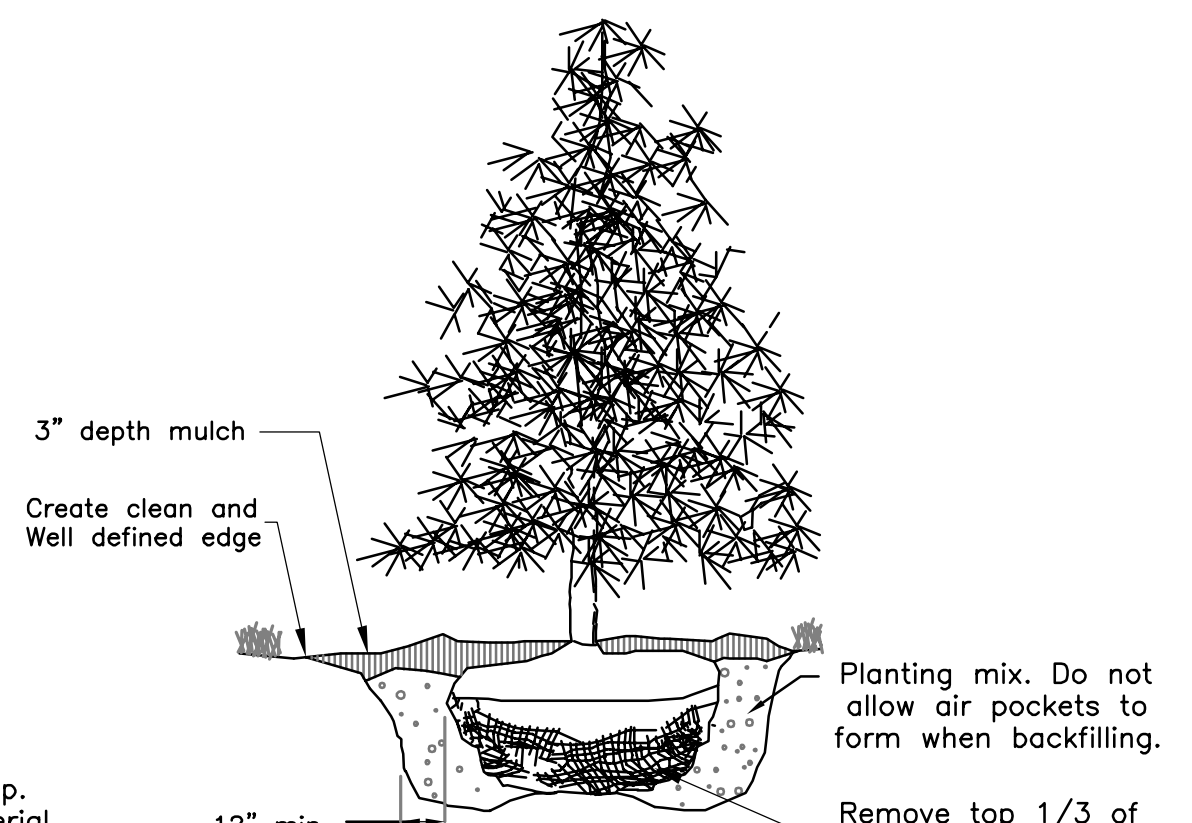
INSTALLATION DETAILS



4 Rail Fence Detail
No Scale

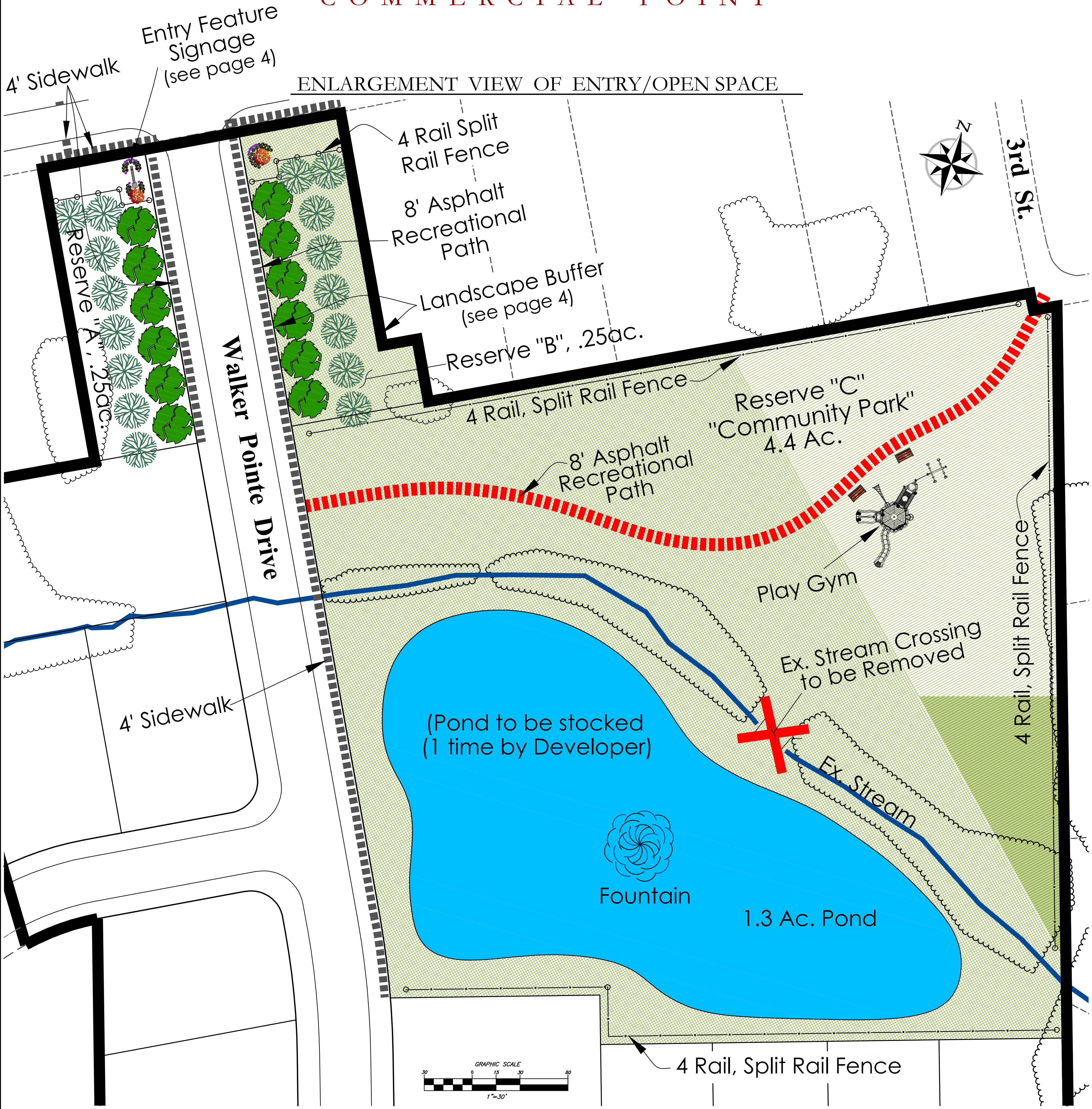


Deciduous Tree Planting
2.5" in Dia. @ Installation (min.)



Evergreen Tree Planting
5'-6' Tall @ Installation (min.)

PARKLAND PLAN
FOR:
Walker Pointe
Section 4, Part 1
COMMERCIAL POINT



PROPOSED PLAY GYM

Council approved play gym
to be installed by Developer

ARCHITECTURAL TREATMENT – ELEVATION VIEWS
FOR:
Walker Pointe
Section 4, Part 1
C O M M E R C I A L P O I N T

MARONDA
Homes

BERKSHIRE
Elevation B
Americana Series

MARONDA
Homes

SOMERSET
Elevation A
Americana Series



Optional New England Craftsman Partial Brick Front with Porch



Optional New England Partial Stone Front with Covered Porch



Optional Partial Brick Front



Optional Siding Front

MARONDA
Homes

ROCKFORD
Elevation A
Americana Series



Partial Brick Front with 2 Car Garage



Partial Brick and Stucco Front with 2 Car Garage



Siding Front with 2 Car Garage



Partial Stone Front with 2 Car Garage

MARONDA
Homes



Optional New England with Partial Brick

DREAM. BUILD. *Live.*

Plat of Survey

Village of Commercial Point, Township of Scioto, County of Pickaway, State of Ohio, part V.M.S. No. 6541 & V.M.S. No. 6829

PROPERTY LOCATION:

Situated in the Village of Commercial Point, Township of Scioto, County of Pickaway, State of Ohio, and being a part of V.M.S. No. 6541, and part of V.M.S. No. 6829..

Being a Survey of a 3.972 Acre parcel conveyed to Keavin R. Hill, Trustee of the Keavin R. Hill Revocable Trust, as recorded in O.R. Volume 768, Page 4972, in the Pickaway County Deed Records, and a 28.16 Acre Parcel (by Deed)(28.331 Acres by new survey) conveyed to Keavin R. Hill, Trustee of the Keavin R. Hill Revocable Trust, as recorded in O.R. Volume 676, Page 2538, in the Pickaway County Deed Records, and being Auditor's P.P.N. L28-0-006-00-039-00, P.P.N. L40-0-001-00-009-00 & L40-0-001-00-010-00..

PREPARED FOR:

Rich Conie

LINE TABLE

No.	Bearing	Distance
L1	N 39°55'35" W	50.00'
L2	N 26°41'49" W	66.00'
L3	N 37°09'23" E	152.58'
L4	S 26°41'49" E	204.93'
L5	S 26°41'49" E	13.75'
L6	N 64°27'08" E	14.06'

POINT OF BEGINNING: NW Corner Walker Pointe Section 3, Phase A Plat Cabinet 2, Page 107 & 18.262 Acre Parcel

Curve #1

Radius = 150.00'
Delta Angle = 08°23'58"
Arc Length = 21.99'
Chord = S 54°16'26" W 21.97'

Parcel 'A': 18.262 Acres
(Lot Split)

Parcel 'B': 14.041 Acres
(residual)

- (A) - Ricky Paul & Sheryl Ann Williams
Part LOT 2: 0.62 Acres
O.R. 196, Page 426
P.P.N. L28-0-006-00-041-00
- (B) - Keavin Hill, Trustee
LOT 3: 0.32 Acres
O.R. 662, Page 1651
now part P.P.N. L28-0-006-00-039-00
- (C) - Philip J. & Sara L. Spencer
pt. LOT 4: 0.604 Acres
O.R. 506, Page 2432
P.P.N. L28-0-006-00-027-00
- (D) - Keavin Hill, Trustee
pt. LOT 4: 0.346 Acres
Parcel IX: O.R. 554, Page 2690
P.P.N. L28-0-006-00-026-00
- (E) - Jeffrey A. & Jodi A. McPommell
LOT 4: 0.31 Acres
O.R. 142, Page 228
P.P.N. L28-0-006-00-025-00
- (F) - Leona Lowery
LOT 5: 0.62 Acres
O.R. 684, Page 1055
P.P.N. L28-0-006-00-023-00
- (G) - Deanna Truitt
pt. Lot 6: 0.310 Acres
O.R. 67, Page 309
P.P.N. L28-0-006-00-023-01
- (H) - Judith E. Pifer
pt. Lot 6: 0.310 Acres
O.R. 692, Page 2568
P.P.N. L28-0-006-00-022-00



I hereby certify that an actual survey of the premises was made and that this plat is correct to the best of my knowledge.

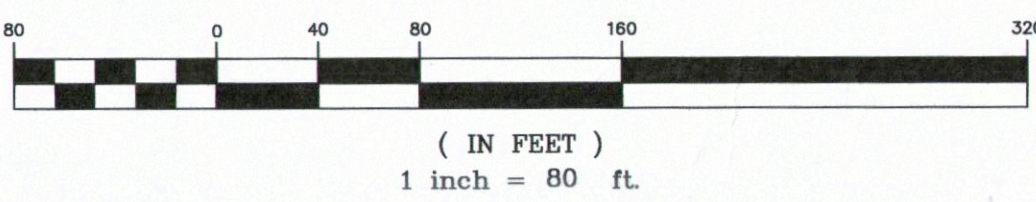
Date

Scott A. England, P.S.

Ohio Registered Surveyor #S-7452

SURVEY PLAT and LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
By *[Signature]* DATE 1-23-2020

GRAPHIC SCALE



LEGEND

- - 3/4" o.d. Iron Pipe x 30" set w/red cap stamped "Watcon #7452"
- - 3/4" o.d. Iron Pipe found
- △ - Mag Nail Set

TAT
WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Cahanna, Ohio 43230
Ph. (614) 414-7878