

RESOLUTION NO. 2018-46

APPROVING A FINAL PLAT FOR SECTION 2 OF THE DAVENTRY AT
SUMMIT PARK SUBDIVISION CONTAINING 19 LOTS AND TOTALING
APPROXIMATELY 4.8 ACRES (CURRENT HAMILTON COUNTY
AUDITOR'S PARCEL 612-0120-0265)

WHEREAS, Mat Walker of M/I Homes of Cincinnati, LLC has requested approval of a Final Plat for Section 2 of The Daventry at Summit Park Subdivision; and

WHEREAS, City Council adopted Ordinance No. 2017-32 on April 13, 2017 approving the Preliminary Plan for this subdivision; and

WHEREAS, the roadway, utilities, stormwater infrastructure, and other elements of the improvement plans will be constructed by the developer in conformity with the approved Final Plan; and

WHEREAS, the developer has submitted a Final Plat for approval in accordance with Section 1105.04 of the Blue Ash Code of Ordinances, which consists of five pages prepared by Cardinal Engineering and Land Surveying and bearing the notation "Resolution No. 2018-46, September 13, 2018"; and

WHEREAS, the proposed Final Plat substantially conforms to the approved Preliminary Plan for a subdivision of approximately 4.8 acres into 19 single-family lots, areas of common open space, private roads and alleys, and dedication of new public rights-of-way; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in its minutes thereof dated September 6, 2018, has recommended approval of the Final Plat as proposed with the following condition:

1. Improvements within the area covered by this plat must be completed and approved by the City or be fully bonded prior to the City signing and releasing the plat to the developer for filing with Hamilton County.

Be it resolved by the Council of the City of Blue Ash, Ohio.

SECTION I.

Applicant is hereby granted approval of the Final Plat for Section 2 of the Daventry at Summit Park Subdivision on approximately 4.8 acres in the Summit Park District (current Hamilton County Auditor's Parcel 612-0120-0265) as described on five pages prepared by Cardinal Engineering and Land Surveying and bearing the notation "Resolution No. 2018-46, September 13, 2018", and subject to and specifically including all conditions, provisions, and restrictions as set forth: (1) in the application, and (2) in the minutes of the Planning Commission dated September 6, 2018.

SECTION II.

It is hereby determined that the proposed Final Plat will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 13th day of September 2018.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

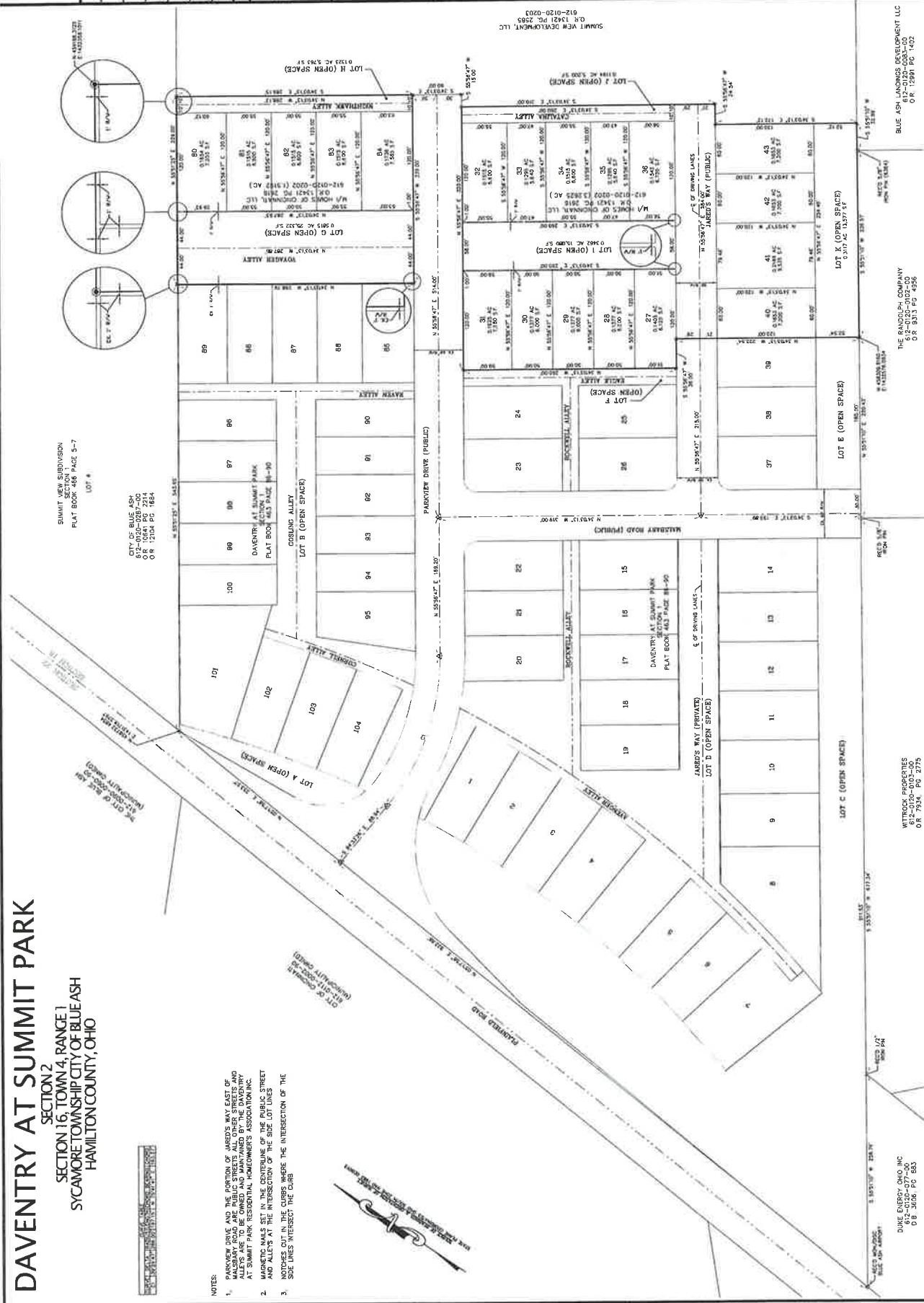
DAVENTRY AT SUMMIT PARK

SECTION 2
SECTION 16, TOWN 4, RANGE 1
SYCAMORE TOWNSHIP CITY OF BLUE ASH
HAMILTON COUNTY, OHIO



NOTES:

1. PARKWAY ROADS AND PUBLIC STREETS, WHETHER OR NOT THE CITY OF BLUE ASH HAS THE RIGHT OF WAY, SHALL BE CONSIDERED TO BE PUBLIC STREETS AND SHALL BE MAINTAINED BY THE DAVENTRY AT SUMMIT PARK RESIDENTIAL HOMEOWNERS' ASSOCIATION.
2. MAGNETIC WALLS SET IN THE CENTERLINE OF THE PUBLIC STREET SHALL BE CONSIDERED TO BE THE CENTERLINE OF THE PUBLIC STREET.
3. INTERSECTIONS OF ALL THE CURVES WHERE THE INTERSECTION OF THE SIDE LINES INTERSECT THE CURVE.



SUMMIT VIEW SUBDIVISION
SECTION 2
PLAT 6589-488 PAGE 5-7
LOT #

CITY OF BLUE ASH
612-0204-0267-00
OR 1-2004 PG 6844

MTTROCK PROPERTIES
612-0100-0103-00
OR 7934 PG 2775

DUKE ENERGY OHIO, INC.
OR 2026 PG 883

THE RANDOLPH COMPANY
OR 8013 PG 4286

BLUE ASH LANDINGS DEVELOPMENT, LLC
OR 12291 PG 1402

SUMMIT VIEW DEVELOPMENT, LLC
OR 13424 PG 2283
612-0120-0203

DAVENTRY AT SUMMIT PARK
LOT LAYOUT



DAVENTRY AT SUMMIT PARK

SECTION 2
SECTION 16, TOWN 4, RANGE 1
SYCAMORE TOWNSHIP CITY OF BLUE ASH
HAMILTON COUNTY, OHIO



NOTE:
○ 5' PRIVATE WATERLINE EASEMENT



SUMMIT VIEW SUBDIVISION
SECTION 1
PLAT 8534-400 PAGE 5-7
LOT #

CITY OF BLUE ASH
612-0120-0297-000
612-0120-0298-000
O.R. 12104 P.C. 1684



DAVENTRY AT SUMMIT PARK
& EXISTING EASEMENT
STORM SEWER, MAINTENANCE

SUMMIT VIEW DEVELOPMENT, LLC
612-0120-0203
O.R. 12421 P.C. 255

DUKE ENERGY OHIO, INC.
612-0120-017-000
O.R. 12028 P.C. 1900

WATTSOCK PROPERTIES
612-0120-013-000
O.R. 7934 P.C. 2775

CV. GAY & CLAYTON EASEMENT
O.R. 3113 P.C. 711

THE RANDOLPH COMPANY
O.R. 1013 P.C. 4335

CV. STONE SAWHAY
O.R. 3042 P.C. 614

BLUE ASH LANDS DEVELOPMENT, LLC
O.R. 12891 P.C. 1402

3 of 5
SHEET



PROJECT NO. 14-033-05
SUL

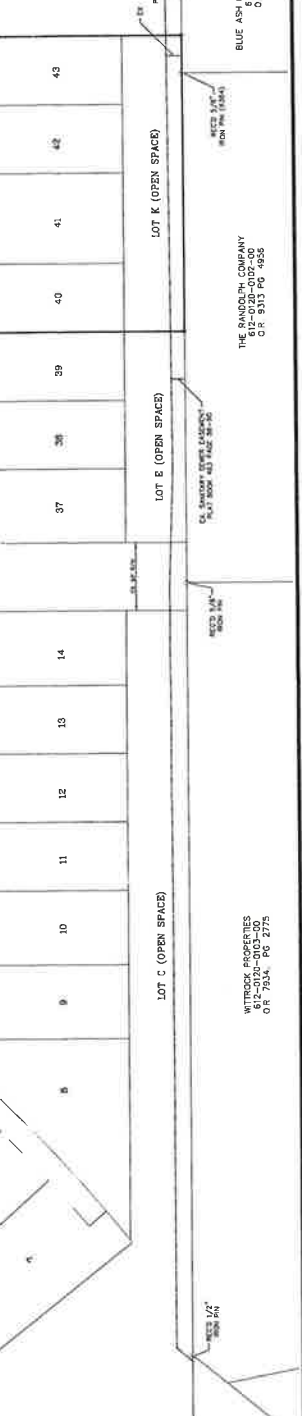
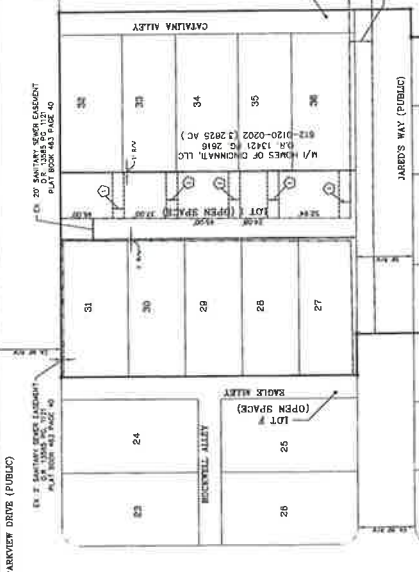
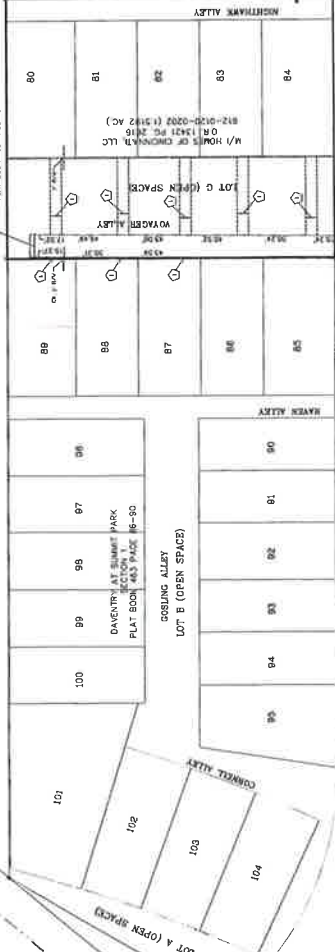
DAVENTRY AT SUMMIT PARK

SECTION 2
SECTION 16, TOWN 4, RANGE 1
SYCAMORE TOWNSHIP CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

SUMMIT VIEW SUBDIVISION
PLAT BOOK 458 PAGE 5-7
LOT 4

CITY OF BLUE ASH
612-030-0237-200
OR 1304 PG. 184A

EX. 20 SANITARY SEWER EASEMENT
ON LOTS 85-112 PLAT BOOK 452 PAGE 40



DAVENTRY AT SUMMIT PARK
SANITARY SEWER EASEMENT

RESISTANCE 14000-55

4 of 5
SHEET

NOTE:
 IF PRIVATE SANITARY LATERAL EASEMENT

OWNER:
 M/HOMES, LLC
 99 WARDROAD BOULEVARD
 CHICAGO, OHIO 43005

DESIGNED BY:

 SCS ENGINEERS, INC.
 100 EAST WILSON
 HAMILTON, OHIO 45011

DATE: 12/20/2020
 DB 3026 PG 8B3

BLUE ASH LANDS DEVELOPMENT, LLC
 612-030-0237-200
 OR 1281 PG 1402

THE RANDOLPH COMPANY
 612-933-4955
 OR 933 PG 4955

EX. 20 SANITARY SEWER EASEMENT
 ON LOTS 85-112 PLAT BOOK 452 PAGE 40

EX. 20 SANITARY SEWER EASEMENT
 ON LOTS 13-35 PLAT BOOK 452 PAGE 40

EX. 20 SANITARY SEWER EASEMENT
 ON LOTS 1-12 PLAT BOOK 452 PAGE 40

EX. 2 SANITARY SEWER EASEMENT
 ON LOTS 1-12 PLAT BOOK 452 PAGE 40

EX. 2 SANITARY SEWER EASEMENT
 ON LOTS 13-35 PLAT BOOK 452 PAGE 40

EX. 20 SANITARY SEWER EASEMENT
 ON LOTS 1-12 PLAT BOOK 452 PAGE 40

EX. 20 SANITARY SEWER EASEMENT
 ON LOTS 13-35 PLAT BOOK 452 PAGE 40

DAVENTRY AT SUMMIT PARK

SECTION 2
SECTION 16, TOWN 4, RANGE 1
SYCAMORE TOWNSHIP CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

SUMMIT VIEW SUBDIVISION
PLAT BOOK 488 PAGE 5-7
LOT #

LOT #	AREA	AREA	AREA
101	101.00	101.00	101.00
100	100.00	100.00	100.00
99	99.00	99.00	99.00
98	98.00	98.00	98.00
97	97.00	97.00	97.00
96	96.00	96.00	96.00
95	95.00	95.00	95.00
94	94.00	94.00	94.00
93	93.00	93.00	93.00
92	92.00	92.00	92.00
91	91.00	91.00	91.00
90	90.00	90.00	90.00
89	89.00	89.00	89.00
88	88.00	88.00	88.00
87	87.00	87.00	87.00
86	86.00	86.00	86.00
85	85.00	85.00	85.00
84	84.00	84.00	84.00
83	83.00	83.00	83.00
82	82.00	82.00	82.00
81	81.00	81.00	81.00
80	80.00	80.00	80.00

CITY OF BLUE ASH
612-0120-0237-00
OR 12854 PG 1334
OR 12854 PG 1334

DUKE ENERGY OHIO INC
612-300-7700
OR 7534 PG 803

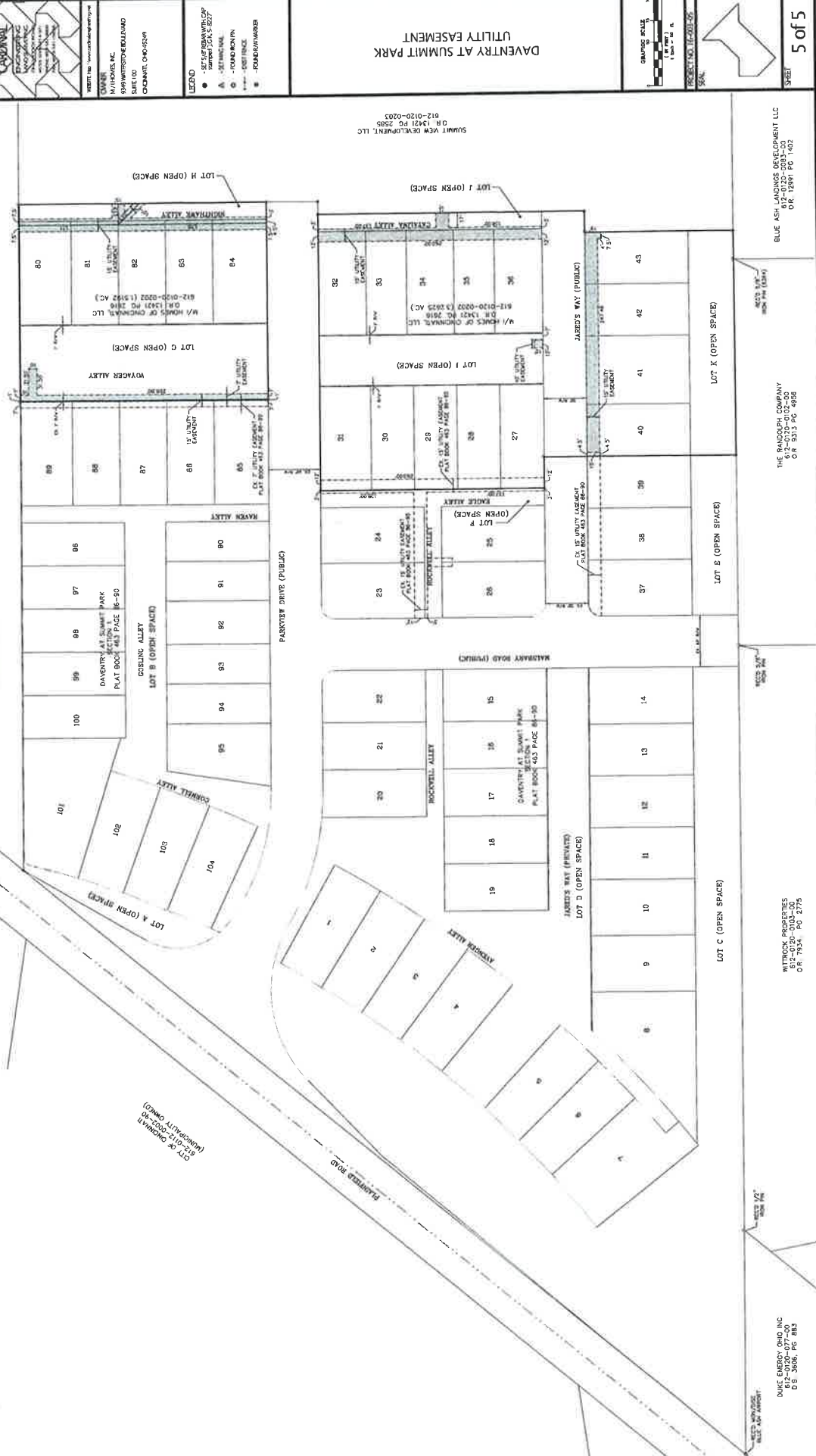
WITBROCK PROPERTIES
612-0120-0103-00
OR 7534 PG 2175

THE RANDOLPH COMPANY
612-833-0068
OR 12813 PG 4608

BLUE ASH LANDINGS DEVELOPMENT LLC
OR 72591 PG 1402

SUMMIT VIEW DEVELOPMENT, LLC
OR 12421 PG 2555
OR 612-0120-0203

DAVENTRY AT SUMMIT PARK
UTILITY EASEMENT



5 of 5
SHEET

DAVENTRY AT SUMMIT PARK
UTILITY EASEMENT

LEGEND
 15' UTILITY EASEMENT
 10' UTILITY EASEMENT
 5' UTILITY EASEMENT
 3' UTILITY EASEMENT

DATE: 11/20/2024
 DRAWN BY: J. A. ...
 CHECKED BY: J. A. ...

SCALE
 1" = 20'

PROJECT NO: 11-201-05

DATE: 11/20/2024

SCALE

DATE: 11/20/2024

DATE: 11/20/2024