

Walnut Mill a D.R. Horton community

Final Development Plan – Village of Ashville Planning Commission



Walnut Mill

- 225-unit, single family residential development on 75.54 acres
- Four phases
- Meets the Comprehensive Plan for this area and is consistent with surrounding land uses.

History of Walnut Mill

- Property annexed to the village of Asheville on or about August 25, 2021.
- Preliminary development plan approved by the Planning Commission on September 28, 2021.
- Sanitary sewer agreement finalized on December 6, 2021, allowing for large sanitary sewer extension.
- Prior informal presentations to Planning Commission in March, 2021.



Incorporating prior feedback from the Planning Commission

- Based upon feedback, we incorporated fishing permitted in retention ponds and
- Connection to Ashton Village and northern property



NOTES

- NOTE "A": All of the Runkle property is in Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39129C0180 J, effective date July 22, 2010.
- NOTE "B": Reserves "A" - "E" shall be owned and maintained by the Walnut Mill Home Owners Association and managed by the HOA or the Neighborhood Management Company it hires.
- NOTE "C": Street alignments and lot lines may be adjusted based on best engineering and planning practices to provide a more desirable community.
- NOTE "D": No Parking will be allowed on the Fire Hydrant side of the street throughout the entire subdivision. Signage will be posted along the street.

FINAL DEVELOPMENT PLAN

FOR:
Walnut Mill

LOCATED IN:
SOUTHWEST QUARTER SECTION 1, TOWNSHIP 24, RANGE 22N, OF MATHEWS SURVEY
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO

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Page 3 - LANDSCAPE PLAN

SITE STATISTICS

TOTAL ACREAGE: 76.6 ACRES
NUMBER OF LOTS: 225
GROSS DENSITY: 2.9 LOTS/ACRE
OPEN SPACE: 14.6 AC. (19.3%)
ZONING: P.U.D.
TOTAL LIN. FT. OF ROAD: 11,227 L.F.
TOTAL LOT ACREAGE: 44.94 AC

MIN. LOT SIZE: PER PLAN

MIN. LOT FRONTAGE @ 90°: 57 FT.
MINIMUM LOT WIDTH @ 90°: 63 FT.
TYPICAL LOT SIZE: 63' x 125'
AVERAGE LOT SQ. FT.: 7875 sq.ft.

LOT SETBACKS

FRONT YARD SETBACK: 25 FT.
SIDE YARD SETBACK: 5 FT. (NO. HOA)
REAR YARD SETBACK: 25 FT.

LEGEND

- STORY CENTER: FROM SHEDDLE TO SHEDDLE (SEE A DETAIL PAGE)
SANITARY SEWER: SEE SHEDDLE
WATER LINE: SEE SHEDDLE
6" DRAINAGE PAVI: SEE SHEDDLE
EXISTING TREES: SEE SHEDDLE



PREPARED FOR:

D-R HORTON
America's Builder

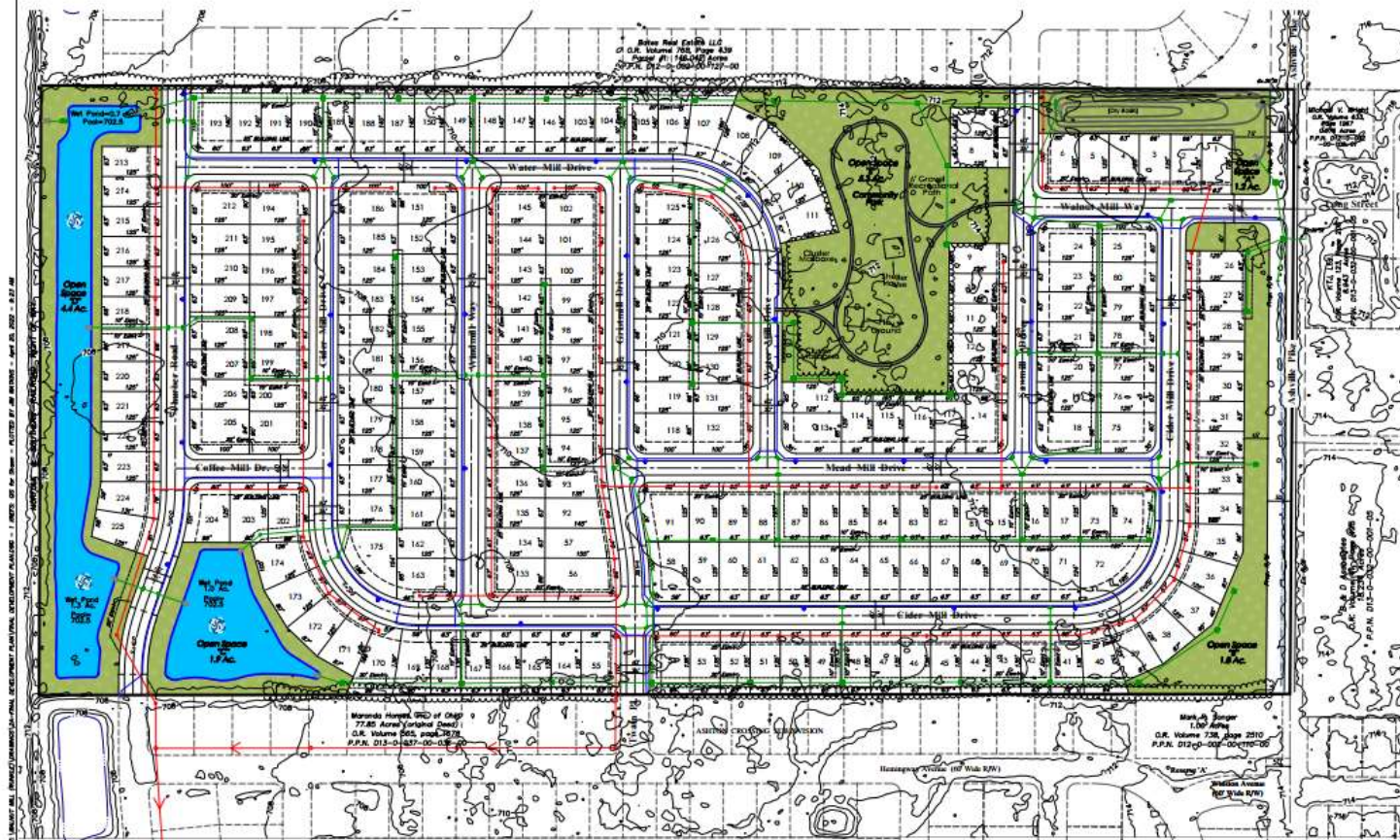
807 EXECUTIVE CAMPUS DRIVE, SUITE 100
WESTERVILLE, OHIO 43082

PREPARED BY:

WATSON

CONSULTING ENGINEERS
& SURVEYORS
83 Shuff Avenue
Columbus, Ohio 43230
PH: (614) 414-7979

DATE: MARCH 24, 2022
REVISED DATE: APRIL 30, 2022



J. LAMBERT, INC. (PICKAWAY) - FINAL DEVELOPMENT PLAN - 100% - PLOTTED BY: M. WILSON - DATE: 03/24/2022 - 8:52 AM

Walnut Mill at a glance

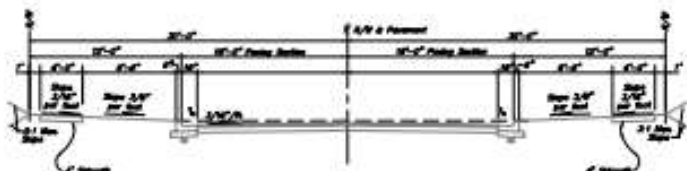
- 14.6 acres of open space
- Contribution to required traffic improvements
- 63' at building line
- 25' front yard setbacks
- 5' side yard setbacks
- Staggered facades
- Minimum of 15' between homes
- Community amenities
- Facilitating connectivity

PHASING PLAN / TYPICAL SECTIONS

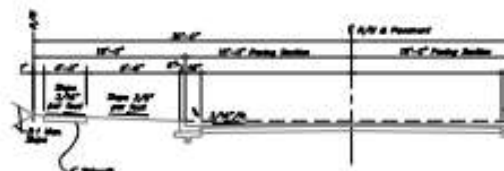
FOR:

Walnut Mill

LOCATED IN:
SOUTHWEST QUARTER SECTION 1, TOWNSHIP 2N, RANGE 23W, of MATHEWS SURVEY
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO



TYPICAL 36' SECTION (60' R/W)
STANDARD CURB



TYPICAL 30' SECTION (60' R/W)
STANDARD CURB



Billie Ann Gable L.L.C.
O.R. Volume 708, Page 539
Parcel # 148,342 Acres
P.P.A. 013-0-027-00-127-00

Michael S. Grogan
O.R. Volume 708, Page 202
P.P.A. 013-0-027-00-127-00

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O.R. Volume 708, Page 202
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Michael S. Grogan
O.R. Volume 708, Page 202
P.P.A. 013-0-027-00-127-00

Marshall Harris, Inc. of Ohio
17,882 Acres (Original Deed)
O.R. Volume 592, page 1678
P.P.A. 013-0-027-00-038-00

Steve R. Singer
1,000 Acres
O.R. Volume 706, page 2570
P.P.A. 012-0-022-00-170-00

PHASING
SECTION 1,
SECTION 1,
SECTION 2,
SECTION 2,
SECTION 3

DR
Amor
TOP DESIGN

CONSULTING
ENGINEERS
&
ARCHITECTS
P.C.

ALL PHASING LOTS, STREETS, UTILITIES, EASEMENTS, AND DISTANCES SHOWN ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE PHASING PLAN IS SUBJECT TO THE FINAL APPROVAL OF THE PICKAWAY COUNTY ENGINEER. THE PHASING PLAN IS SUBJECT TO THE FINAL APPROVAL OF THE PICKAWAY COUNTY ENGINEER.

Phasing

Phase 1 - 26

Phase 2 - 54

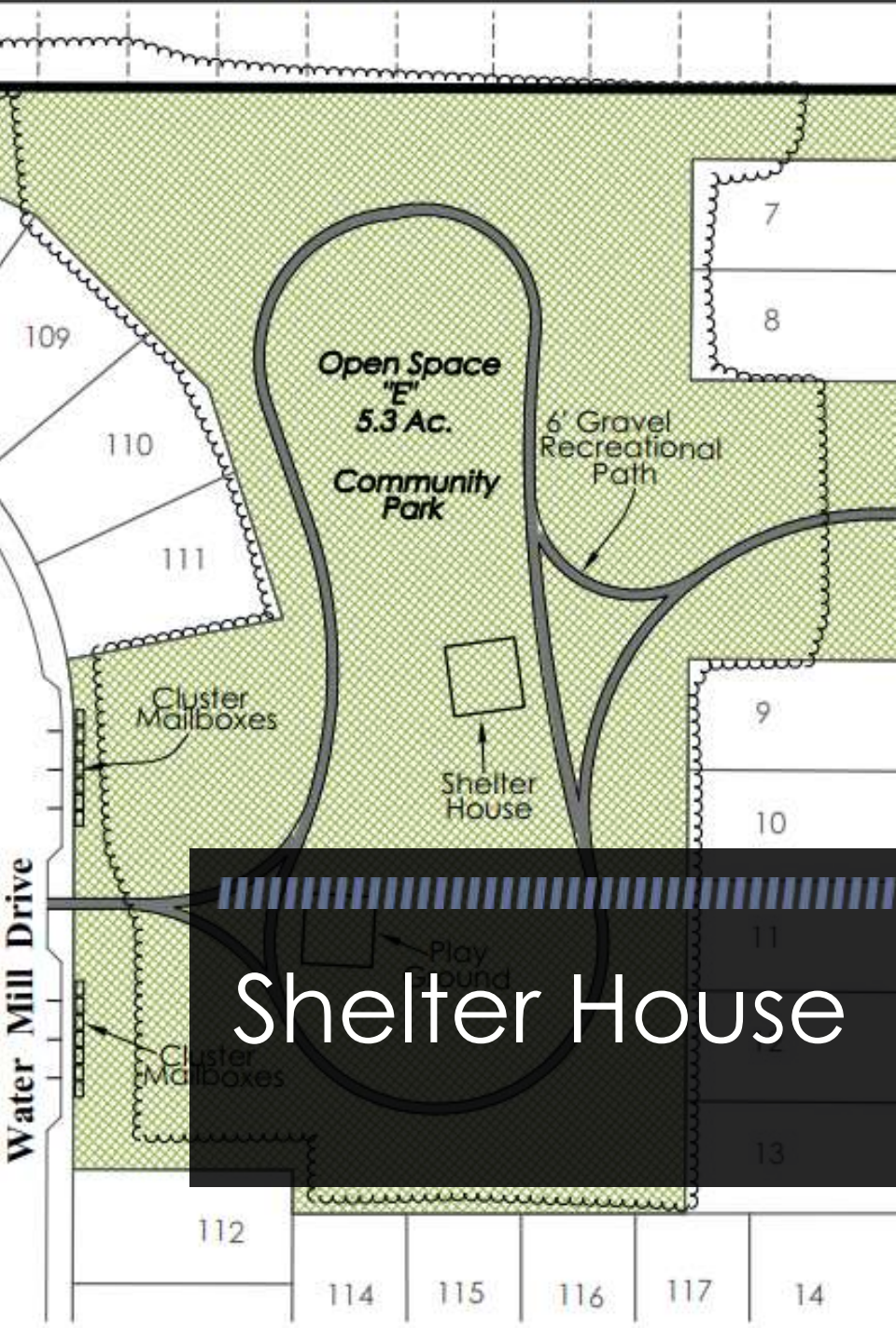
Phase 3 - 88

Phase 4 - 57



Playground





Shelter House



Benches
and
hardscapes
around
trails



D·R·HORTON[®]
America's Builder

THE **BELLAMY**
2053 SQ. FT



ELEVATION - A
(SHOWN WITH OPTIONAL STONE WATERTABLE)



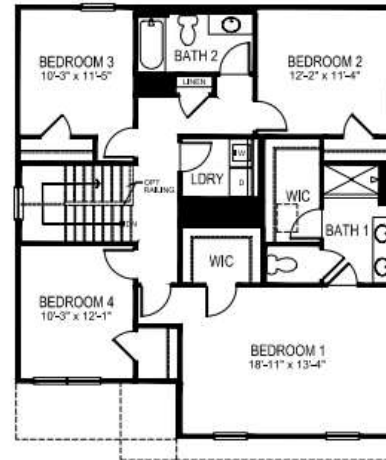
ELEVATION - B



ELEVATION - C
(SHOWN WITH OPTIONAL STONE)



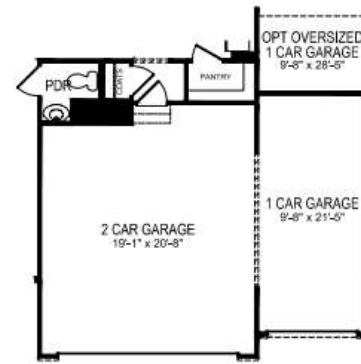
ELEVATION - D
(SHOWN WITH OPTIONAL STONE WATERTABLE)



SECOND FLOOR



FIRST FLOOR



Opt 3rd Car Garage

D·R·HORTON[®]
America's Builder

THE **HENLEY**

2600 SQ. FT



ELEVATION - A
(SHOWN WITH OPTIONAL STONE)



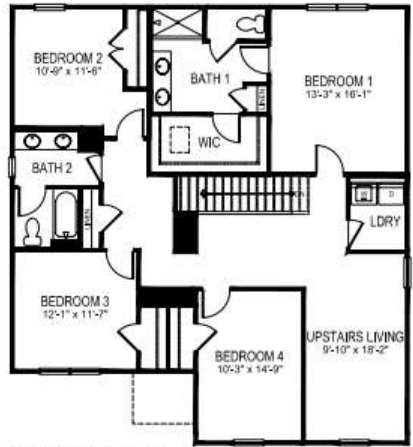
ELEVATION - B
(SHOWN WITH OPTIONAL STONE WATERTABLE)



ELEVATION - C



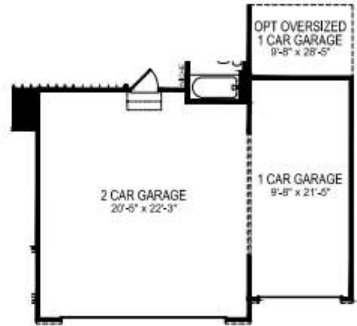
ELEVATION - D
(SHOWN WITH OPTIONAL STONE WATERTABLE)



SECOND FLOOR



FIRST FLOOR



Opt 3rd Car Garage

D·R·HORTON[®]
America's Builder

THE **NEWCASTLE**

1635 SQ. FT



ELEVATION - A
(SHOWN WITH OPTIONAL STONE)



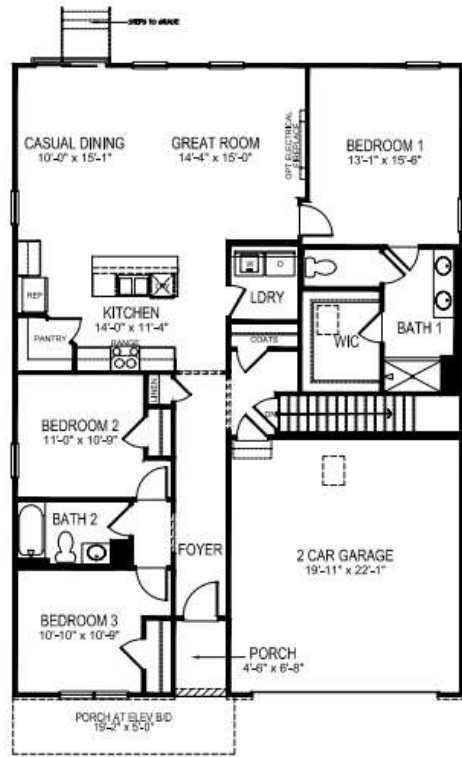
ELEVATION - B
(SHOWN WITH OPTIONAL STONE WATERTABLE)



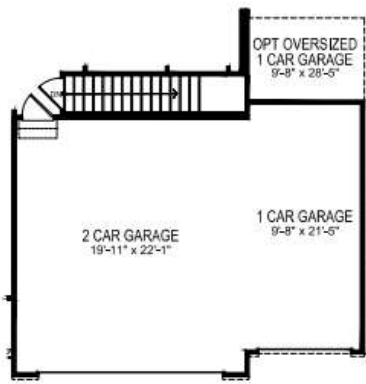
ELEVATION - C



ELEVATION - D
(SHOWN WITH OPTIONAL STONE WATERTABLE)



FIRST FLOOR











Thank you

RUNKLE SITE - ASHVILLE PIKE
Harrison Township, Pickaway County, OH



RUNKLE PROPERTY - ASHVILLE PIKE
Harrison Township, Pickaway County, OH



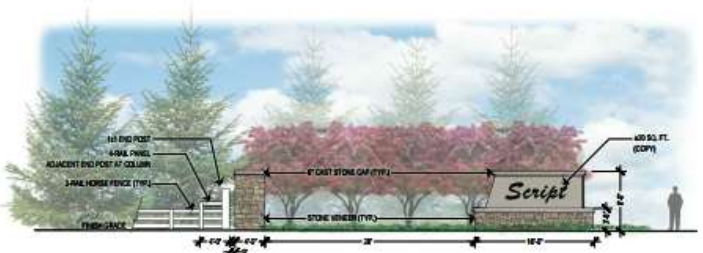
ASHVILLE PIKE FRONTAGE - PLAN

1" = 40'



ASHVILLE PIKE FRONTAGE - ELEVATION

1" = 40'



ENTRY FEATURE MONUMENT SIGN - ELEVATION DETAIL

1/8" = 1'





Price points

- Range of \$350K-\$430K
- Compare to other communities
 - River Bend - \$267,768
 - Scioto Landing - \$244,050
 - Chestnut Commons - \$327,585
 - Genoa Crossing - \$251,650
 - **Average sales price in Pickaway County - \$283,046**

Dog Park



UPKEEP FOR
HOMEOWNERS'
ASSOCIATION



REPLACEMENT OF
GRASS



FENCING



NUISANCE
CONCERNS



REPLENISHING OF
PICK-UP STATIONS