

NOTES

NOTE "A": All of the Walnut Mill 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.

EXHIBIT "B"

FINAL DEVELOPMENT PLAN

FOR:

Walnut Mill

LOCATED IN:

SOUTHWEST QUARTER SECTION 1, TOWNSHIP 2N, RANGE 22W, of MATHEWS SURVEY
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO

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SITE STATISTICS

TOTAL ACREAGE: 76.6 ACRES
NUMBER OF LOTS: 224
GROSS DENSITY: 2.9 LOT\ACRE
OPEN SPACE: 14.8 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

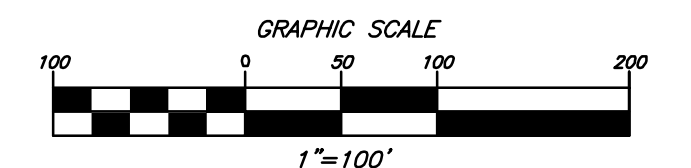
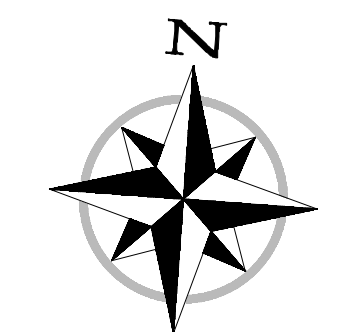
MIN. LOT FRONTAGE @R/W: 57 FT.
MINIMUM LOT WIDTH @B/L: 63 FT.
TYPICAL LOT SIZE: 63' x 125'
AVERAGE LOT SQ. FT.: 7875 sq.ft.

LOT SETBACKS

FRONT YARD SETBACK: 25 FT.
SIDE YARD SETBACK: 5 FT. (ea. side)
REAR YARD SETBACK: 25 FT.

LEGEND

- STORM SEWER: STORM MANHOLE, CATCH BASIN, CURB & GUTTER INLET
- SANITARY SEWER: SAN. MANHOLE
- WATER LINE: FIRE HYDRANT
- STONE PATH:
- SIDEWALK:
- POND:
- EROSION CONTROL:
- OPEN SPACE POST:



PREPARED FOR:



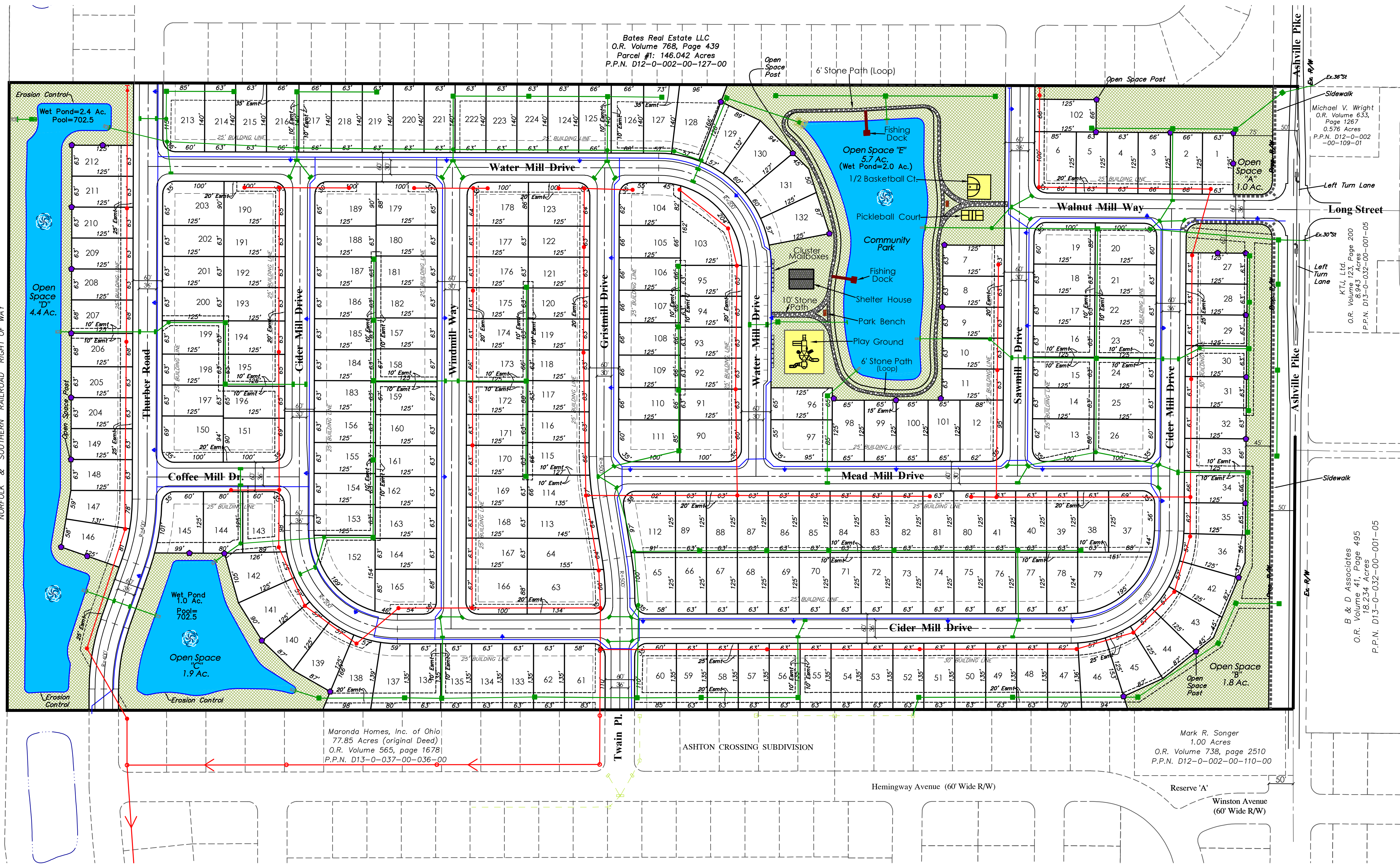
507 EXECUTIVE CAMPUS DRIVE, SUITE 100
WESTERVILLE, OHIO 43082

PREPARED BY:



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

DATE: OCTOBER 12, 2022
REVISED DATE: NOVEMBER 3, 2022



Bates Real Estate LLC
O.R. Volume 768, Page 439
Parcel #1: 146.042 Acres
P.P.N. D12-0-002-00-127-00

Michael V. Wright
O.R. Volume 633,
Page 1267
0.576 Acres
P.P.N. D12-0-002-00-109-01

KTJ, Ltd.
O.R. Volume 123, Page 200
8,943 Acres
P.P.N. D13-0-032-00-001-05

B & D Associates
O.R. Volume 41, Page 495
18,234 Acres
P.P.N. D13-0-032-00-001-05

Maronda Homes, Inc. of Ohio
77.85 Acres (original Deed)
O.R. Volume 565, page 1678
P.P.N. D13-0-037-00-036-00

Mark R. Songer
1.00 Acres
O.R. Volume 738, page 2510
P.P.N. D12-0-002-00-110-00

2: WALNUT MILL (PICKAWAY) FINAL DEVELOPMENT PLAN (FINAL DEVELOPMENT PLAN) REVISIONS: 02-2022 - 3:11 PM

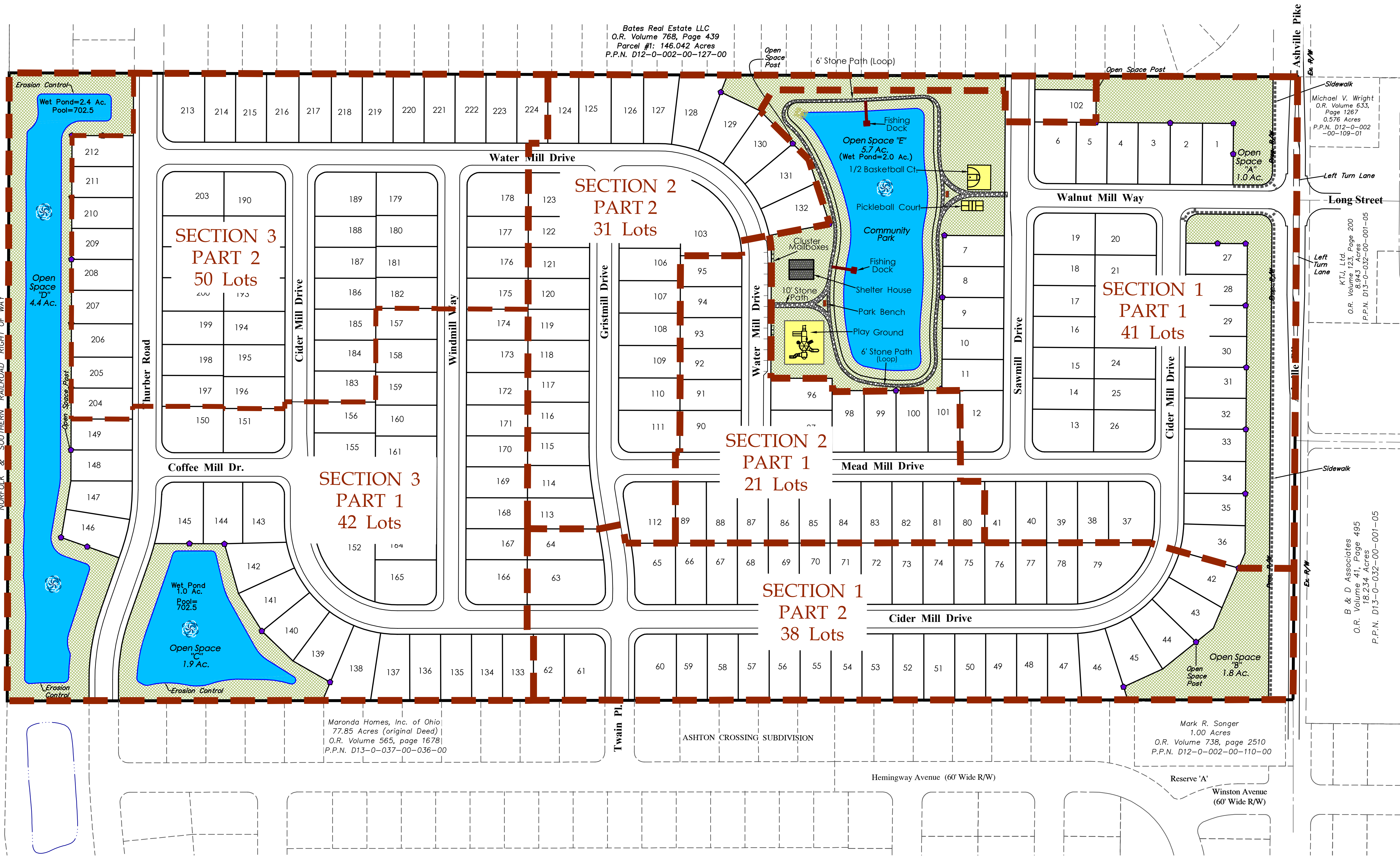
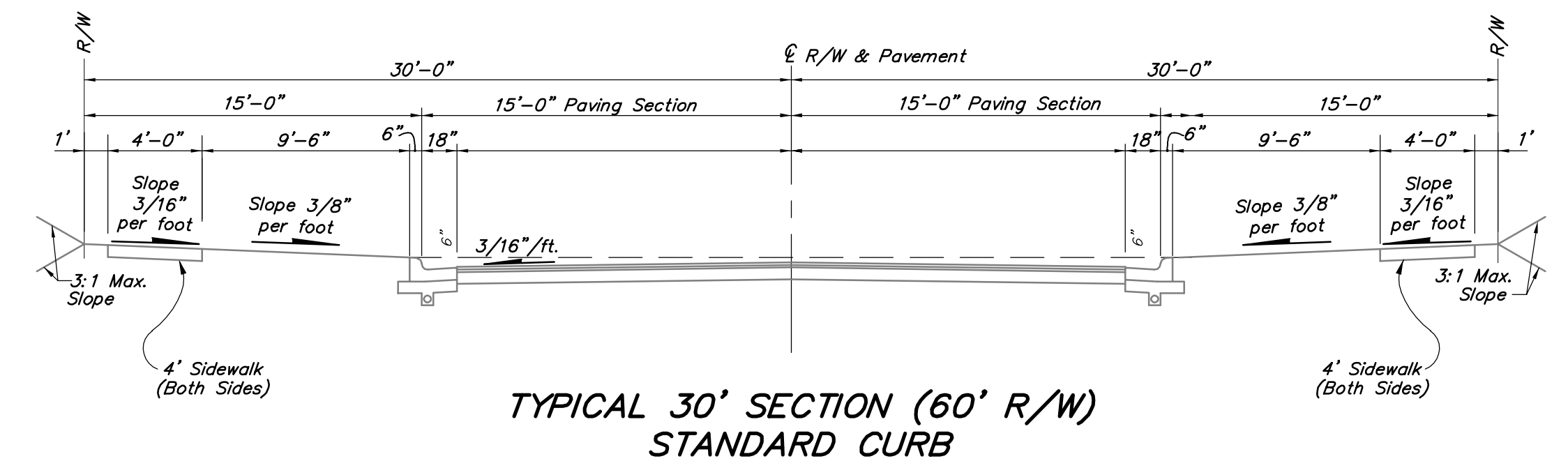
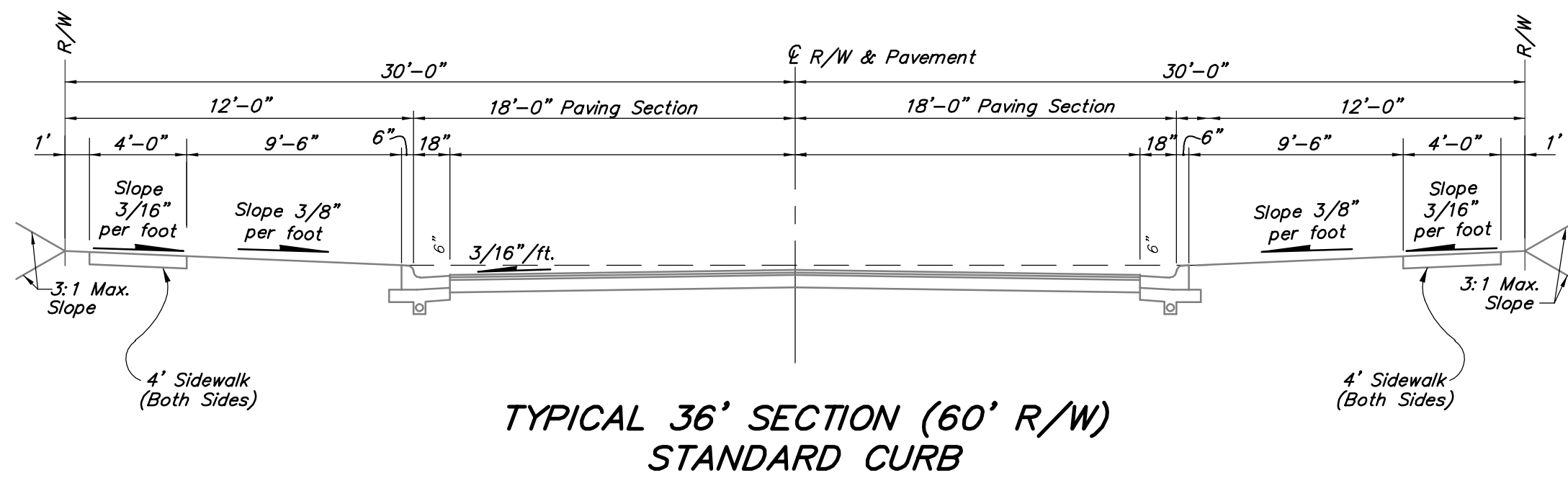
EXHIBIT "C"

PHASING PLAN / TYPICAL SECTIONS

FOR:

Walnut Mill

LOCATED IN:
SOUTHWEST QUARTER SECTION 1, TOWNSHIP 2N, RANGE 22W, of MATHEWS SURVEY
TOWNSHIP OF HARRISON, COUNTY OF PICKAWAY, STATE OF OHIO



PHASING OF DEVELOPMENT

- SECTION 1, PART 1 - 41 LOTS
- SECTION 1, PART 2 - 38 LOTS
- SECTION 2, PART 1 - 22 LOTS
- SECTION 2, PART 2 - 31 LOTS
- SECTION 3, PART 1 - 42 LOTS
- SECTION 3, PART 2 - 50 LOTS

PREPARED FOR:

D.R. HORTON
America's Builder

507 EXECUTIVE CAMPUS DRIVE, SUITE 100
WESTERVILLE, OHIO 43082

PREPARED BY:

WATCON

CONSULTING ENGINEERS
& SURVEYORS
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EXAMPLE SHELTER HOUSE



EXAMPLE 6' GRAVEL RECREATIONAL PATH



EXAMPLE POND WATER FOUNTAIN



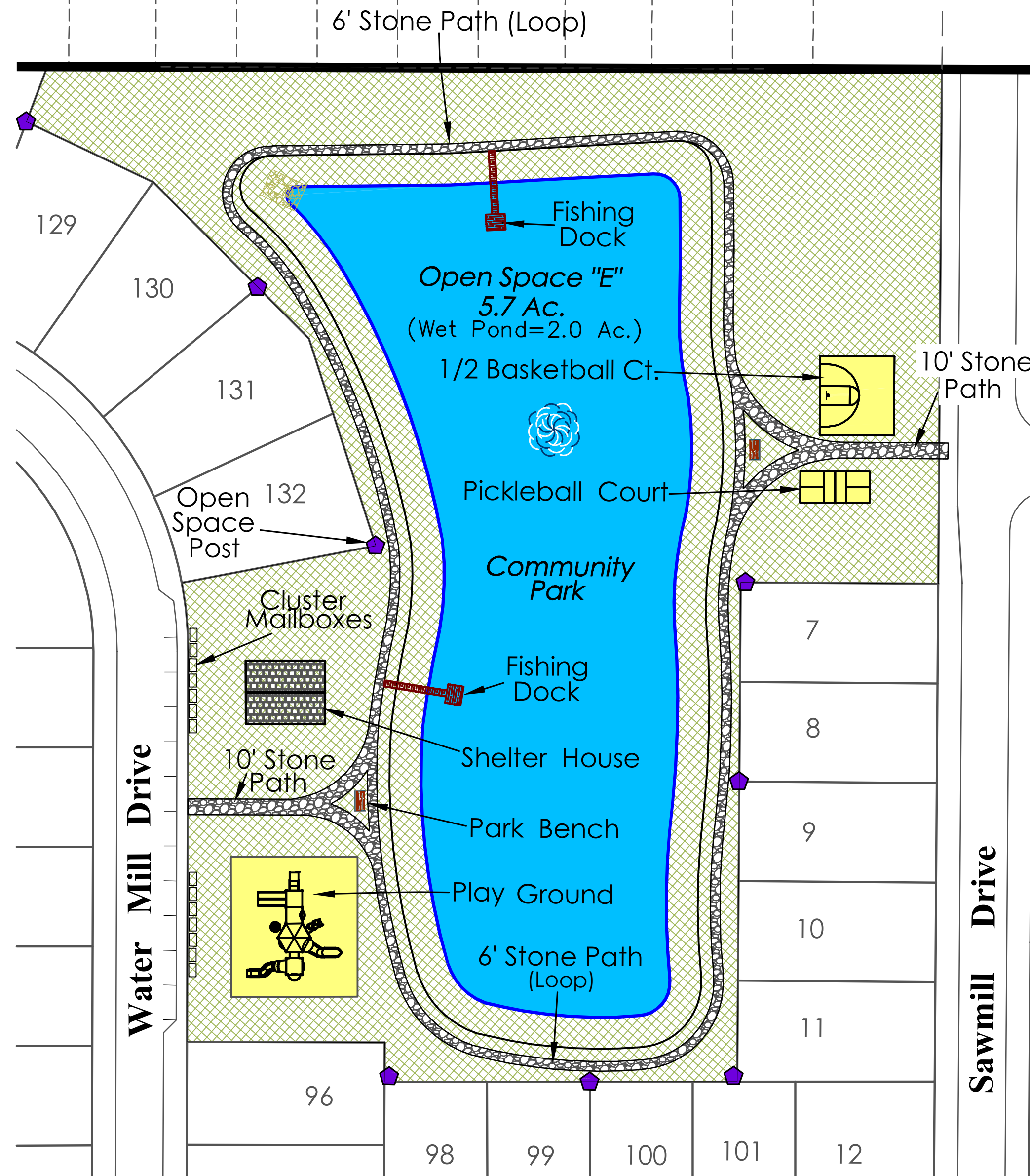
EXHIBIT "D"

LANDSCAPE AMENITY PLAN

FOR: Walnut Mill

NOTE: Pictures of Amenities as shown on Plan are intended for "Example and Discussion" purposes only and are not to be interpreted as exactly what will be built on site.

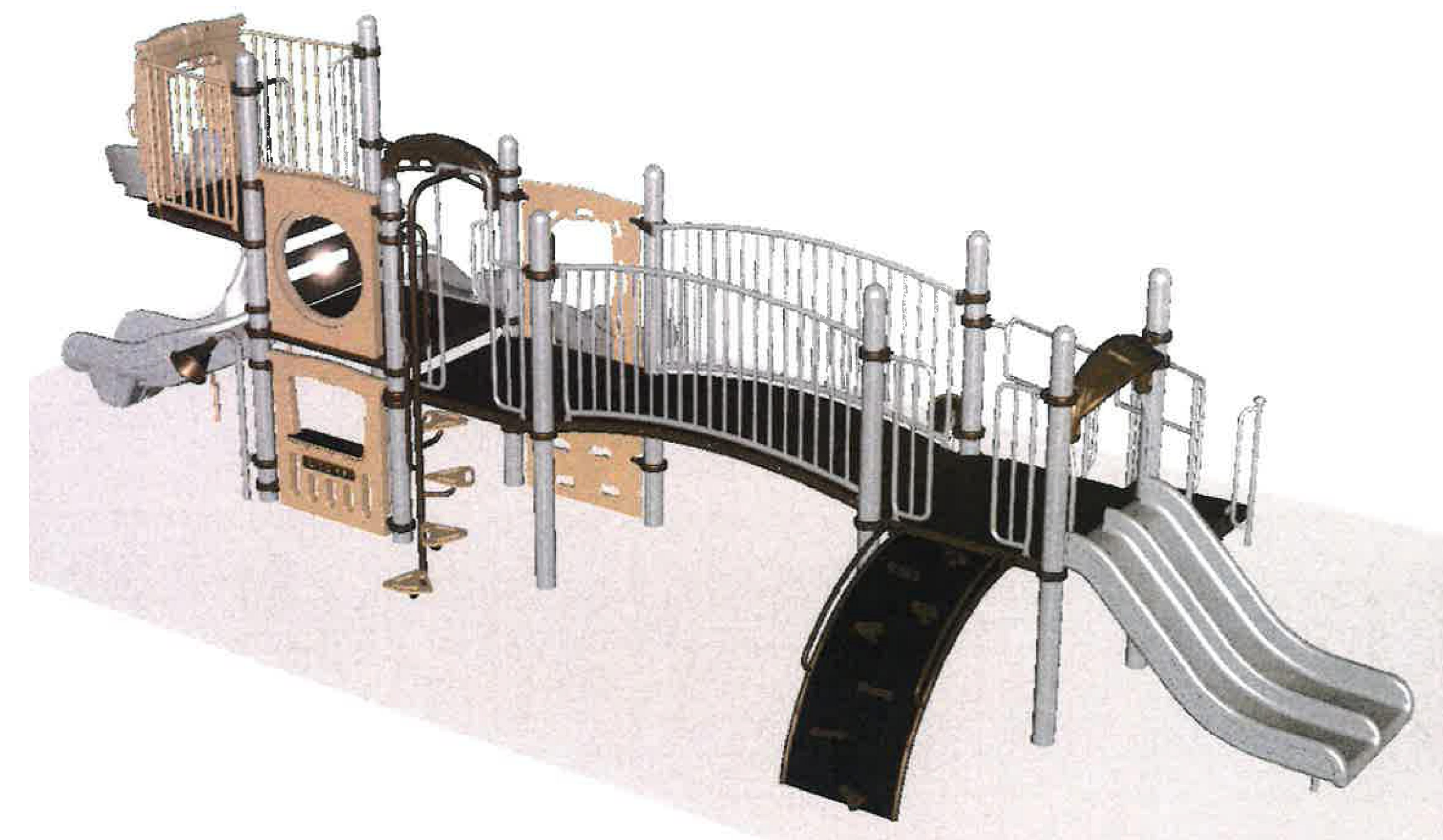
CENTRAL COMMUNITY PARK



EXAMPLE PARK BENCH



EXAMPLE PLAYGROUND



EXAMPLE SWINGSET



TYPICAL CLUSTER MAILBOX



PREPARED FOR:

D·R·HORTON
America's Builder

507 EXECUTIVE CAMPUS DRIVE, SUITE 100
WESTERVILLE, OHIO 43082

PREPARED BY:

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Gahanna, Ohio 43230
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WALNUT MILL (RUMBLE) DRAWINGS\2A-FINAL DEVELOPMENT PLAN\REVISED POND.DWG - 2 PREPS: GS for Show, Walnut Mill Engineering, Inc. - November 03, 2022 - 3:11 PM