

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

TABLE OF CONTENTS

Page 1 - SITE PLAN w/ PRELIMINARY ENGINEERING
Page 2 - PHASING/TYPICAL SECTIONS

SITE STATISTICS

TOTAL ACREAGE: 76.6 ACRES
NUMBER OF LOTS: 225
GROSS DENSITY: 2.9 LOT/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

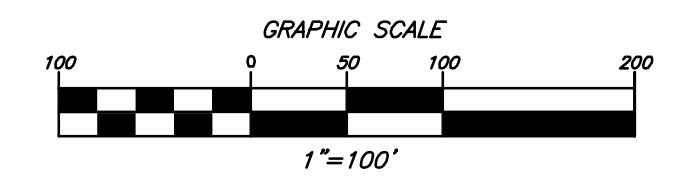
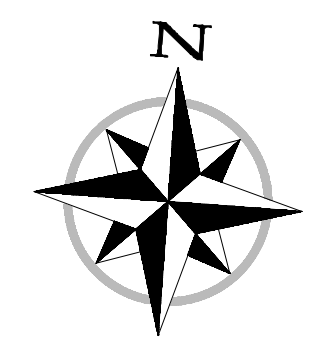
MIN. LOT FRONTAGE @R/W: 57 FT.
MINIMUM LOT WIDTH @B/L: 63 FT.
TYPICAL LOT SIZE: 63' x 125'
AVERAGE LOT SQ. FT.: 7875 sq.ft.

LOT SETBACKS

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

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- 6' GRAVEL PATH
- EXISTING TREES
- STREET LIGHT



PREPARED FOR:

D.R. HORTON
America's Builder

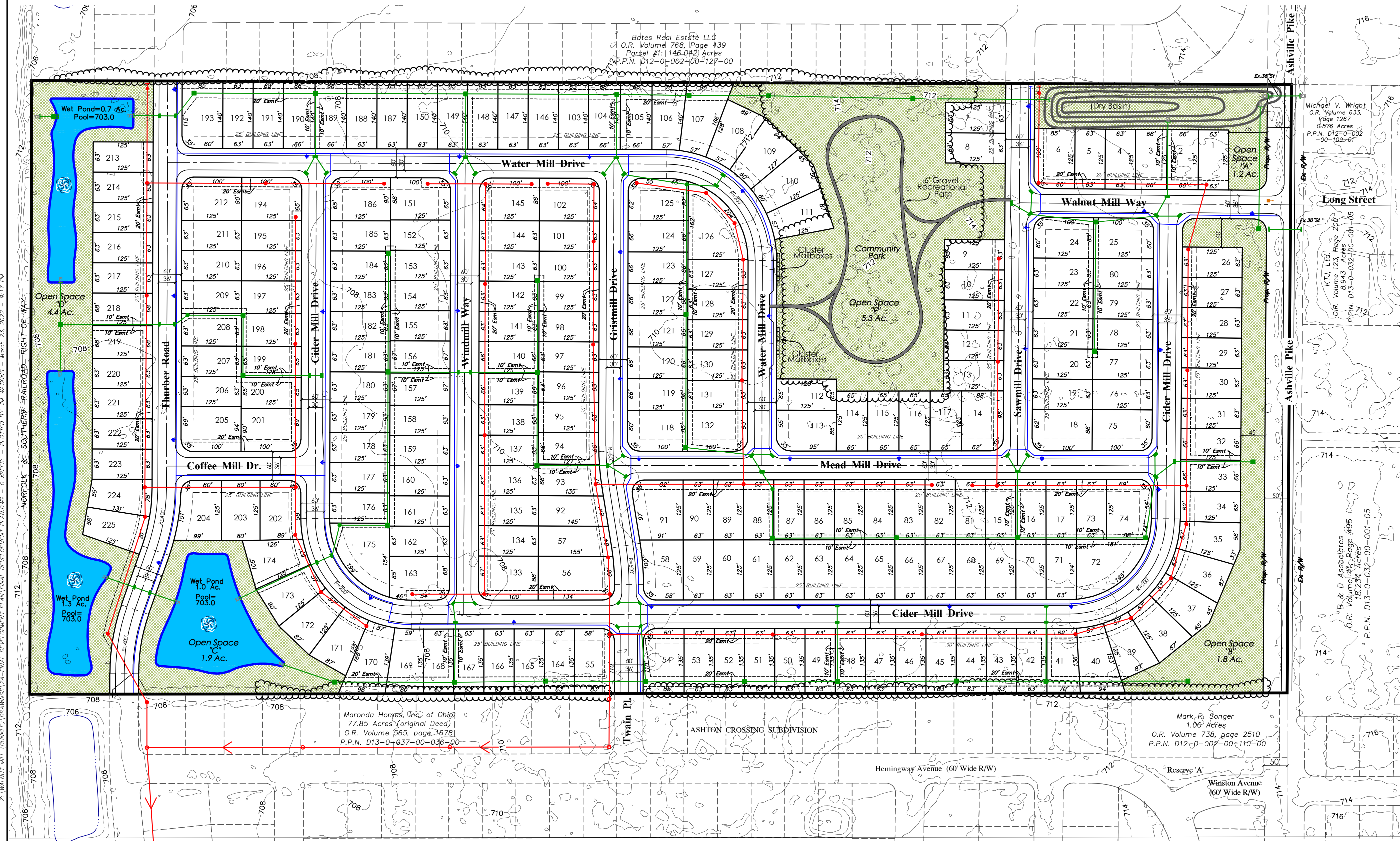
507 EXECUTIVE CAMPUS DRIVE, SUITE 100
WESTERVILLE, OHIO 43082

PREPARED BY:

WATCON

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

DATE: MARCH 24, 2022



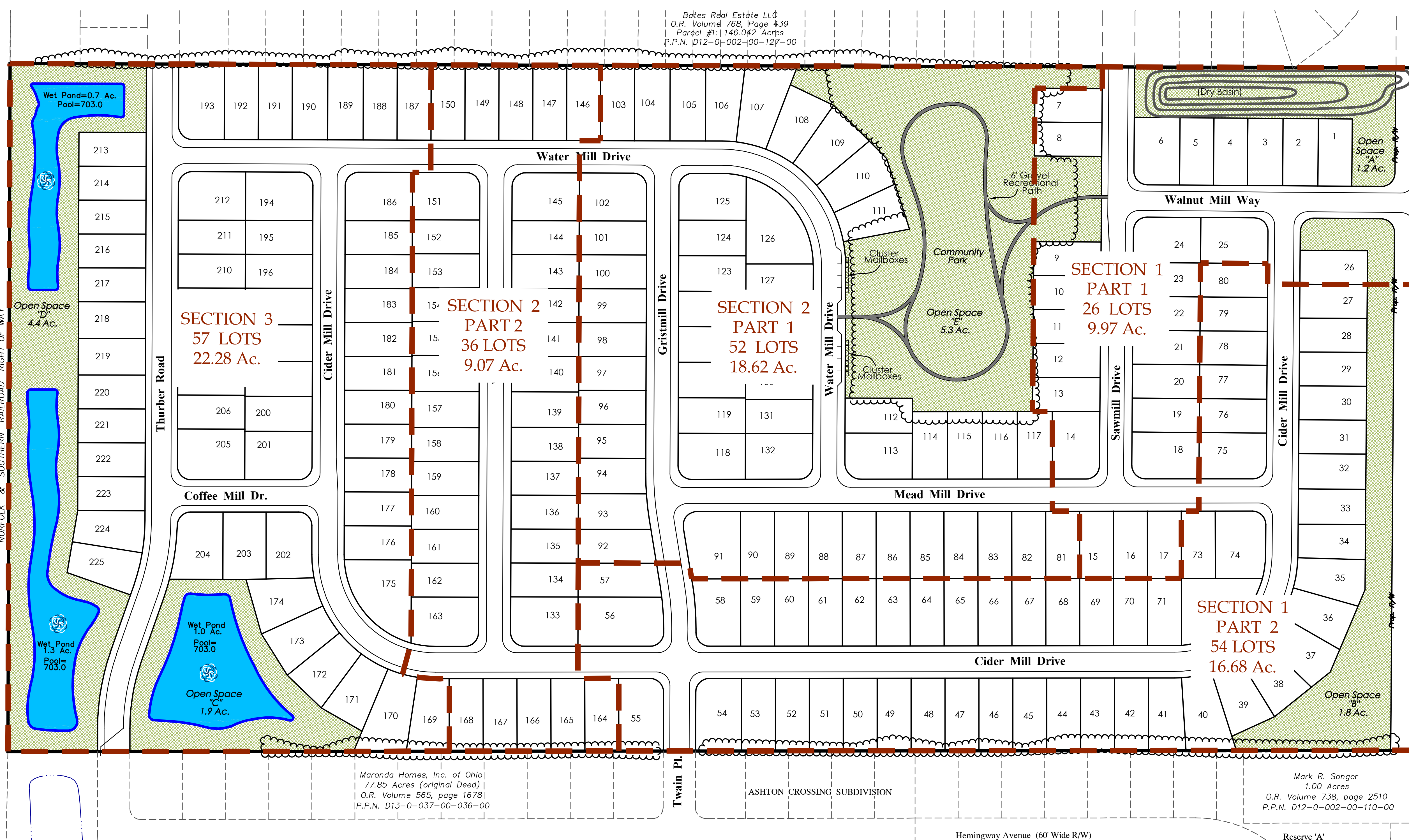
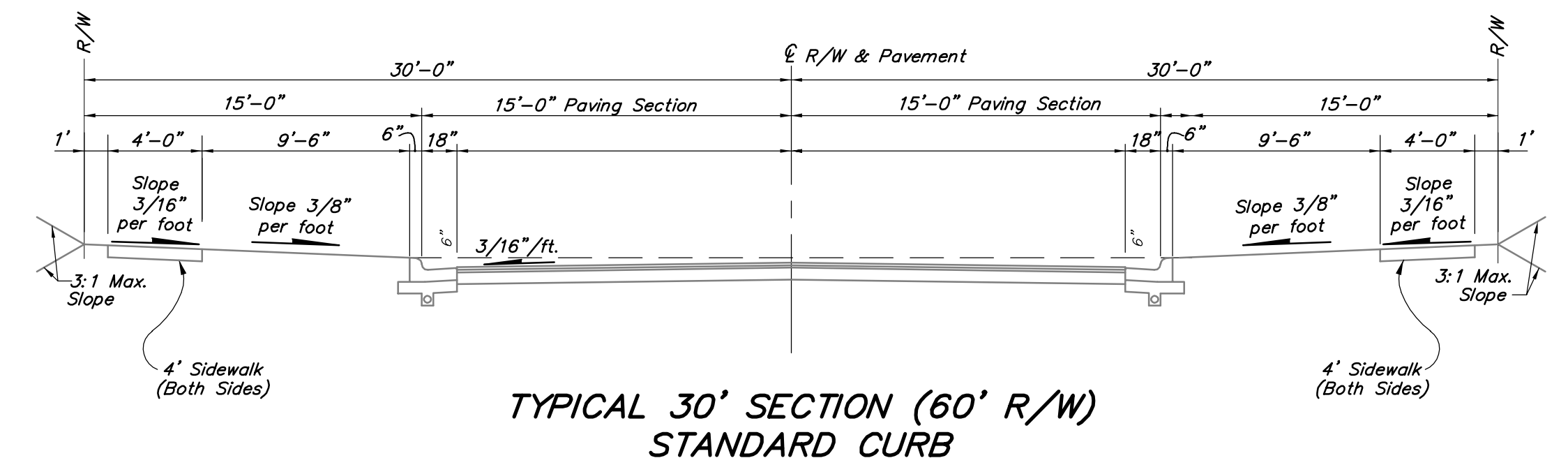
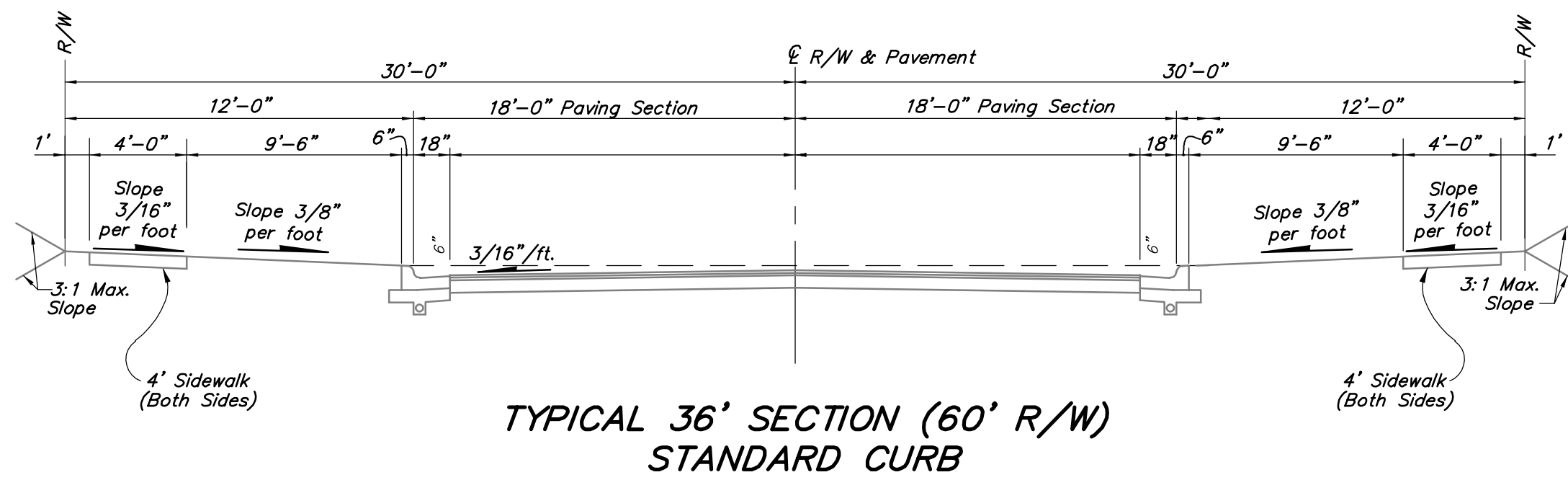
Z:\WALNUT MILL (RAWNED) DRAWINGS\24-FINAL DEVELOPMENT PLAN\FINAL DEVELOPMENT PLAN.DWG - D. AREFS - PLOTTED BY JIM WATKINS - March 23, 2022 - 9:17 PM

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 - 26 LOTS
- SECTION 1, PART 2 - 54 LOTS
- SECTION 2, PART 1 - 52 LOTS
- SECTION 2, PART 2 - 36 LOTS
- SECTION 3 - 57 LOTS

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

Z:\WALNUT MILL (ROUND) DRAWINGS\2A-FINAL DEVELOPMENT PLAN\FINAL DEVELOPMENT PLAN.DWG - 0 PREP. - PLOTTED BY: JM WATKINS - March 23, 2022 - 9:17 PM