

**FINAL DEVELOPMENT PLAN WALNUT MILL**  
**(VILLAGE OF ASHVILLE CODE SECTION 1165.03(b)(6))**

**A. A survey of the proposed development site, showing the dimensions and bearings of the property lines, the area in acres, the topography and existing features of the development site, including major wooded areas, structures, streets, easements, utility lines and land uses.**

Please see enclosed Exhibit A.

**B. Maximum site coverage (not required for detached single-family P.U.D.'s).**

This requirement is not applicable to this submittal because the Applicant is submitting a P.U.D. for detached single-family homes.

**C. All the information required on the preliminary development plan; the location and sizes of lots; the location and proposed density of dwelling units, nonresidential building intensity; and land use considered suitable for adjacent properties.**

Please see enclosed Exhibit B. The Applicant is proposing 224 total lots, located as depicted on Exhibit B, with a gross density of 2.9 units per acre. The Applicant is committing to 19.3% open space, for a total of 14.8 acres of open space. Minimum lot widths measured at the building line shall be sixty-three feet (63'), with average lot square footage of 7875 square feet. Front yard setbacks shall be twenty-five feet (25'). Side yard setbacks shall be a minimum of five-feet (5'). The Applicant anticipates staggering the homes to allow greater area between two houses but is requesting the five-foot (5') setback to allow for the placement of easements and additional flexibility regarding home placement on lots.

In no event shall the side yard space between two single-family homes be less than 15 feet (15"). Rear yard setbacks shall be twenty-five (25').

**D. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes (layout and names); tabulations of the number of acres in the proposed project for various uses; the number of housing units proposed by type of housing; the estimated nonresidential population; the anticipated timing for each unit; and standards for height, open space, building density and public improvements proposed for each unit of the development whenever the application proposes an exception from the standard zoning districts of other ordinances governing development.**

Please see enclosed Exhibit C (phasing plan) A total of 14.8 acres are reserved for open space, and a total of +/- 44.95 acres are reserved for development of 224 single-family residential units. There is no estimated nonresidential population. The

Applicant is proposing a basketball court, pickleball court, fishing docks, shelter house, and a six-foot (6') stone path, located in a community park area.

Development shall be done in three phases and is set to begin in the summer of 2023. The phasing for the development shall be as follows:

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

**E. Required number of parking spaces and number of spaces proposed.**

Homes shall have flexibility to allow for two to three car garages. Parking shall be provided at the cluster mailbox areas and at the entrance to the community park.

**F. Engineering feasibility studies and plans, sealed and certified by a registered professional engineer, showing, as necessary, water, sewer and drainage, electric, telephone and natural gas installations; waste disposal facilities; street improvements; and the nature and extent of earthwork required for site preparation and development, proposed method of street lighting, proposed signs excluding street signs.**

Please see enclosed Exhibit \_\_\_.

**G. The site plan, showing buildings, various functional use areas, circulation and their relationships.**

Please see enclosed Exhibit B.

**H. Gross lot acreage, net lot acreage, maximum allowable density, proposed density with calculations indicated.**

Gross lot acreage shall average 7,875 per lot. The maximum allowable density is a gross density of 2.9 units per acre. Proposed density calculations are shown on Exhibit B.

**I. Location, area, and dimensions of all lots, setbacks and building envelopes.**

Please see enclosed Exhibit B.

**J. Existing buildings to remain or to be removed, and if the existing buildings remain, indicate proposed use.**

No existing buildings shall remain.

**K. Preliminary building plans, including floor plans and exterior elevations.**

Please see attached Exhibit D.

**L. Landscaping plans including material used.**

Please see enclosed Exhibit E.

**M. Deed restrictions, protective covenants and other legal statements or devices to be used to control the use, development and maintenance of the land and the improvements thereon, including those areas which are to be commonly owned and maintained.**

Please see enclosed Exhibit F.

**N. The Village P. & Z. Board, or Zoning Inspector may require additional information such as professionally prepared maps, studies or reports including environmental assessments and/or traffic impact studies for the development. The expense for this information is the responsibility of the applicant.**

The Applicant shall comply with this section.

**O. A fee as indicated in Ordinance 2005-10.**

The Applicant shall comply with this section.