

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

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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

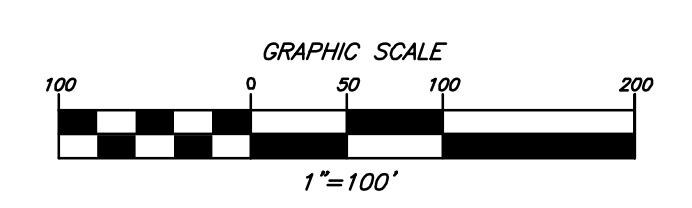
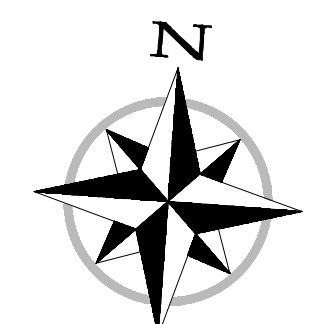
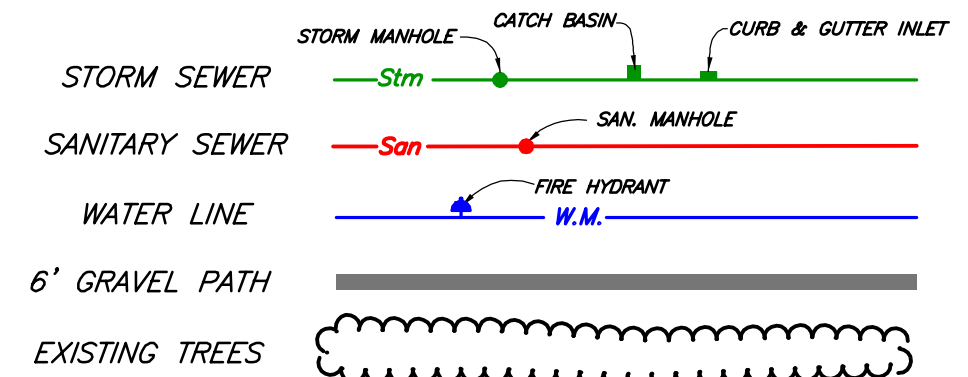
MIN. LOT SIZE PER PLAN

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



PREPARED FOR:



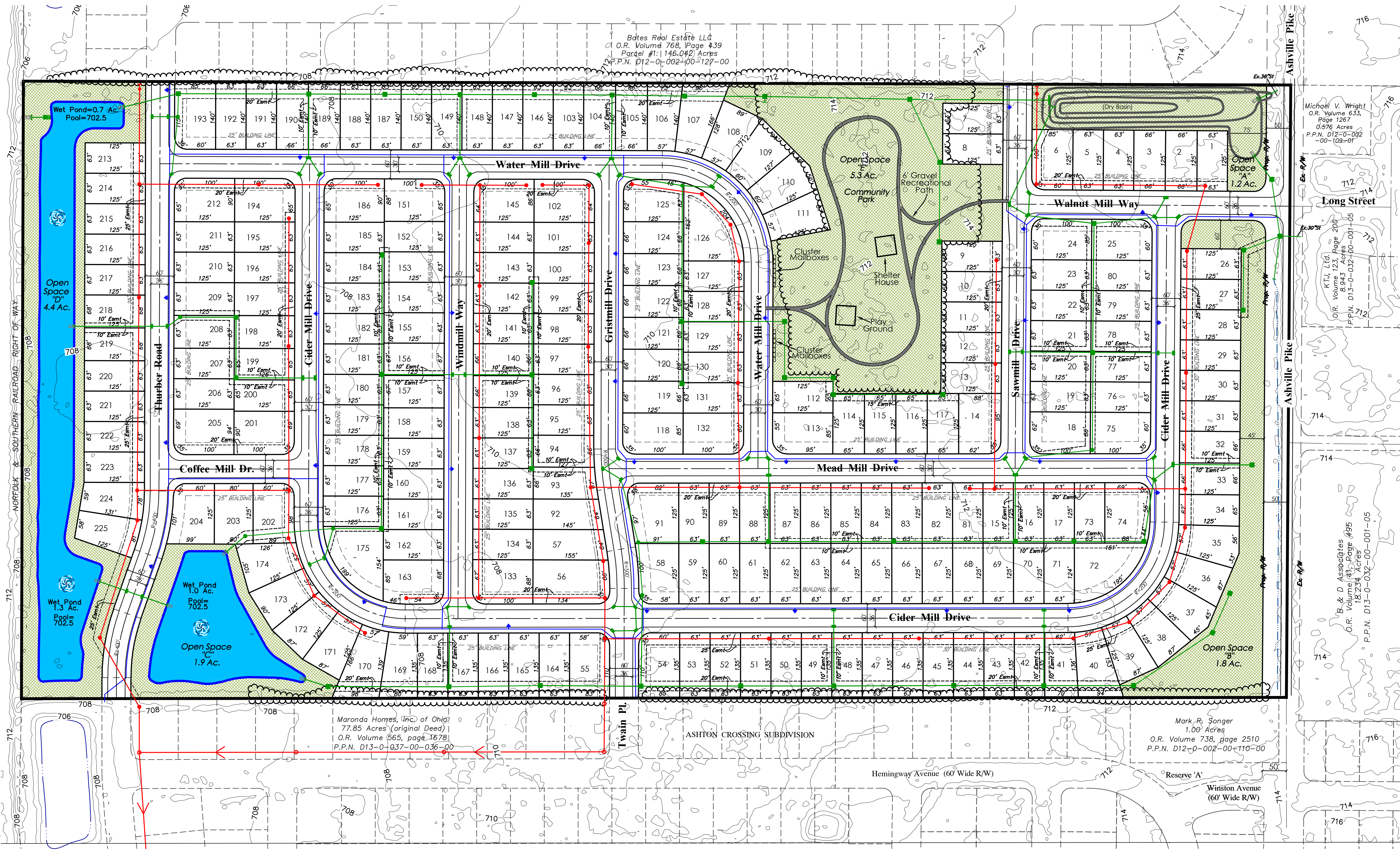
507 EXECUTIVE CAMPUS DRIVE, SUITE 100
WESTERVILLE, OHIO 43082

PREPARED BY:



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

DATE: MARCH 24, 2022
REVISED DATE: APRIL 20, 2022



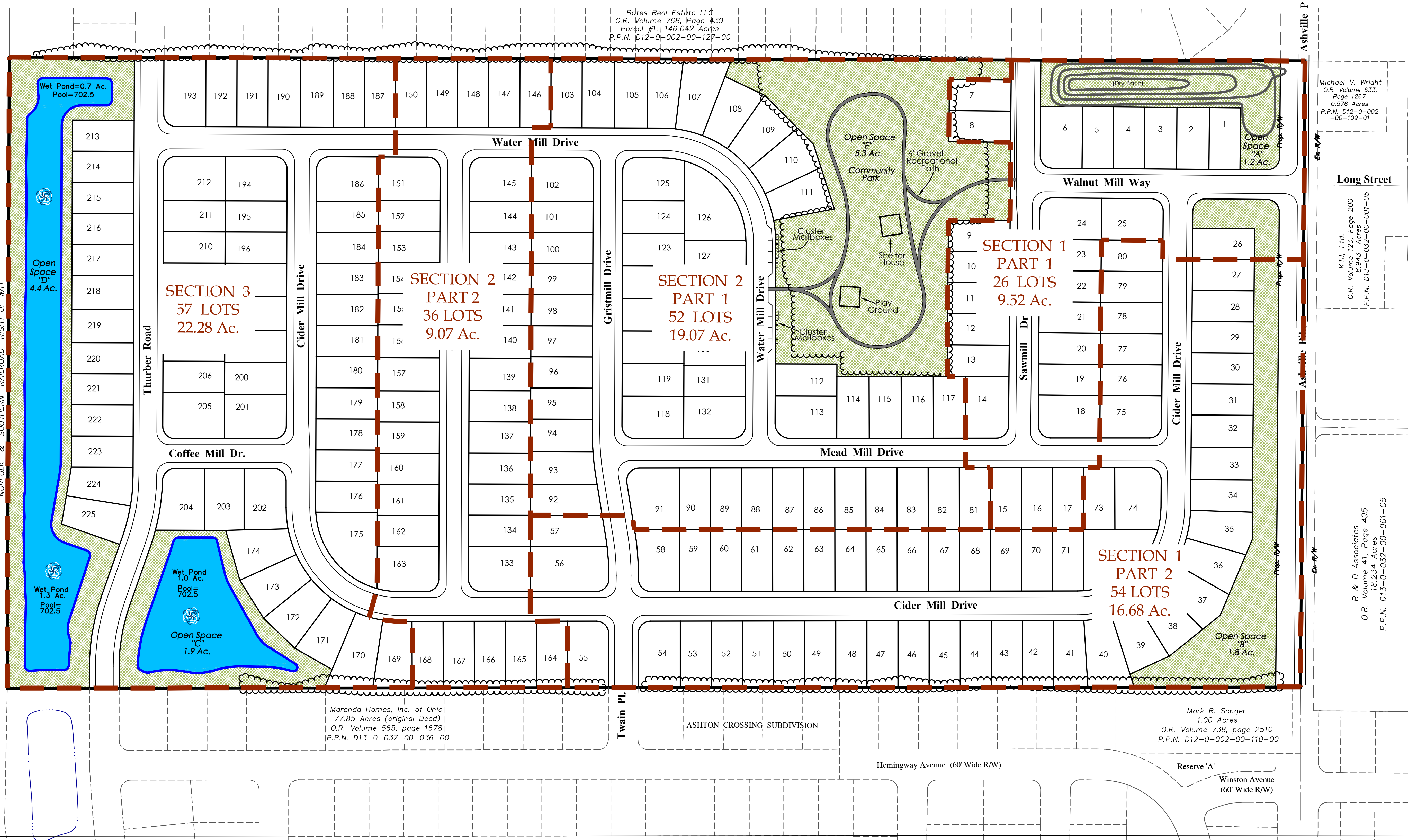
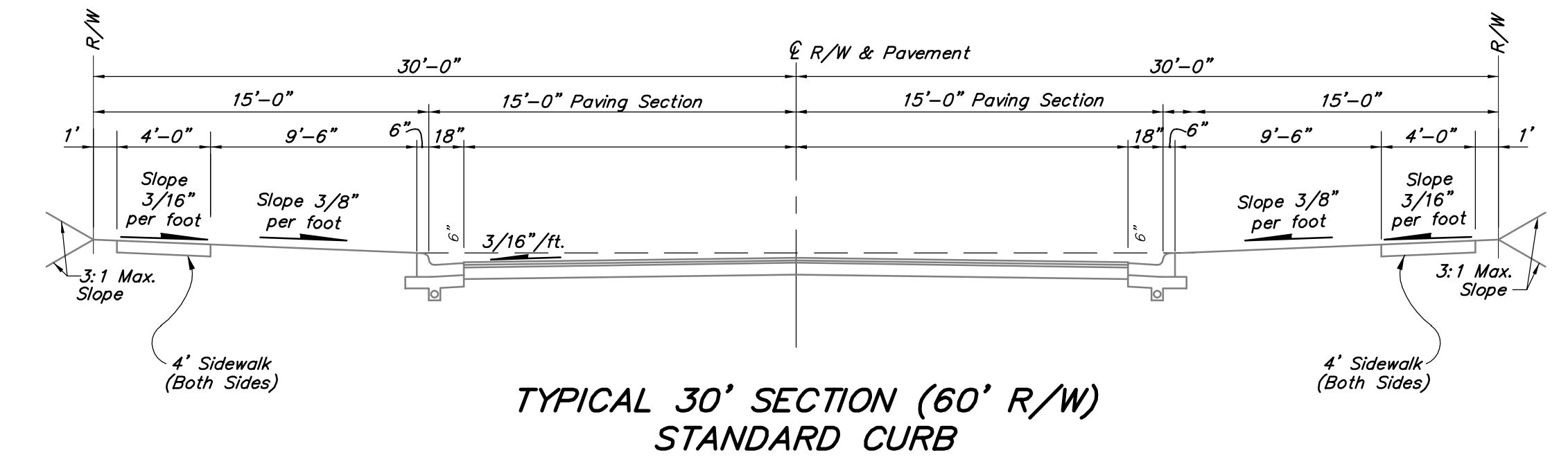
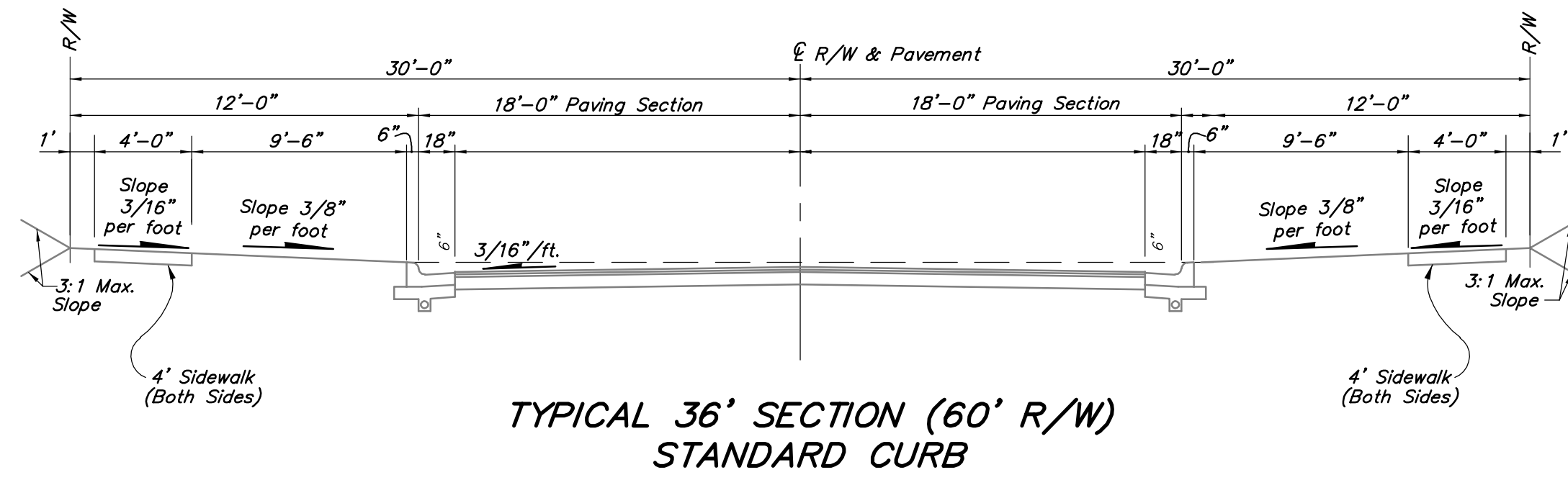
2. WALNUT MILL (RUNKLE) DRAWINGS - FINAL DEVELOPMENT PLAN/PHASING - 1. PREP. GS for Storm - PLOTTED BY JM WARKINS - April 20, 2022 - 9:23 AM

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:



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EXAMPLE SHELTER HOUSE



EXAMPLE 6' GRAVEL RECREATIONAL PATH



EXAMPLE POND WATER FOUNTAIN

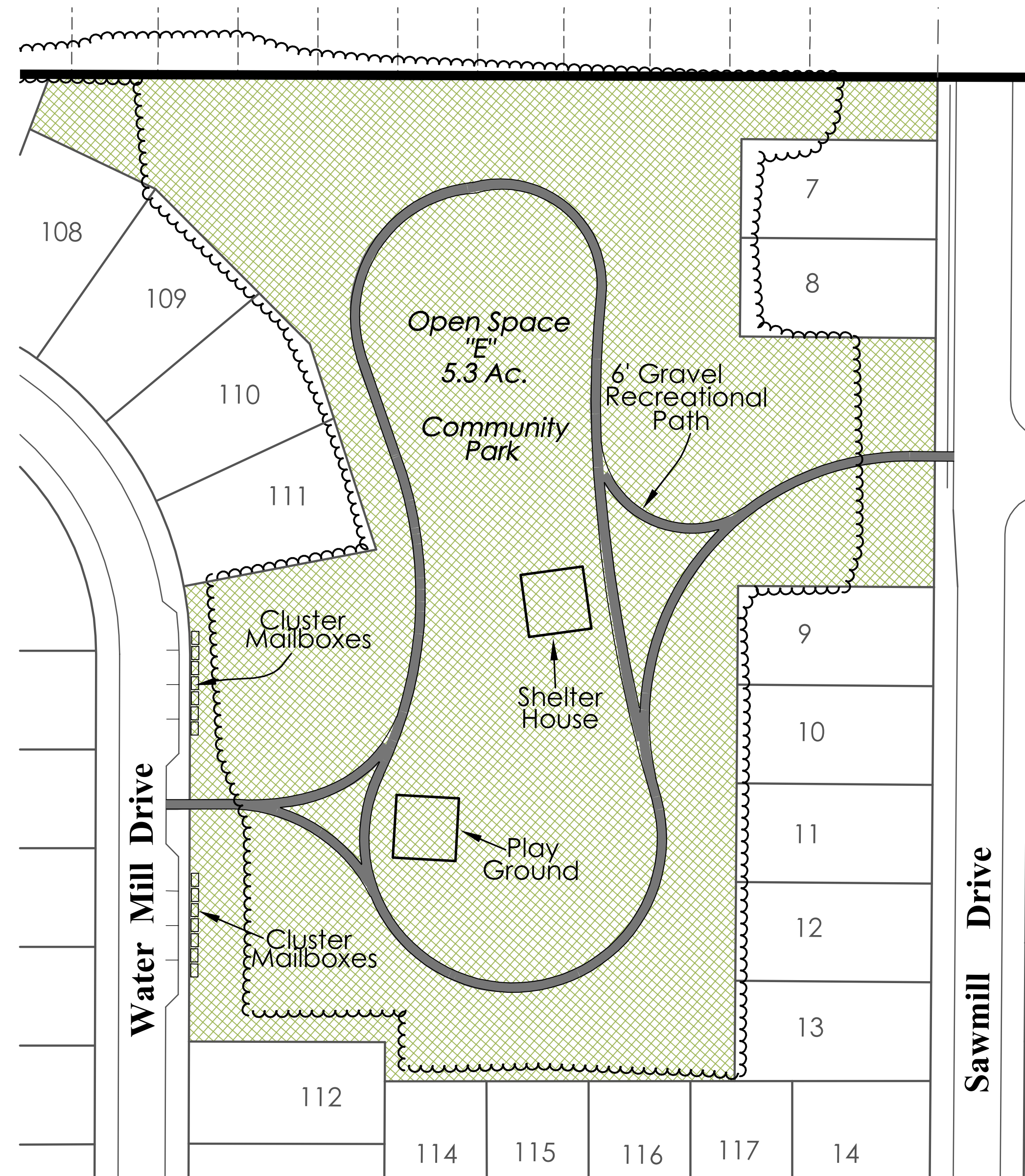


LANDSCAPE AMENITY PLAN

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.

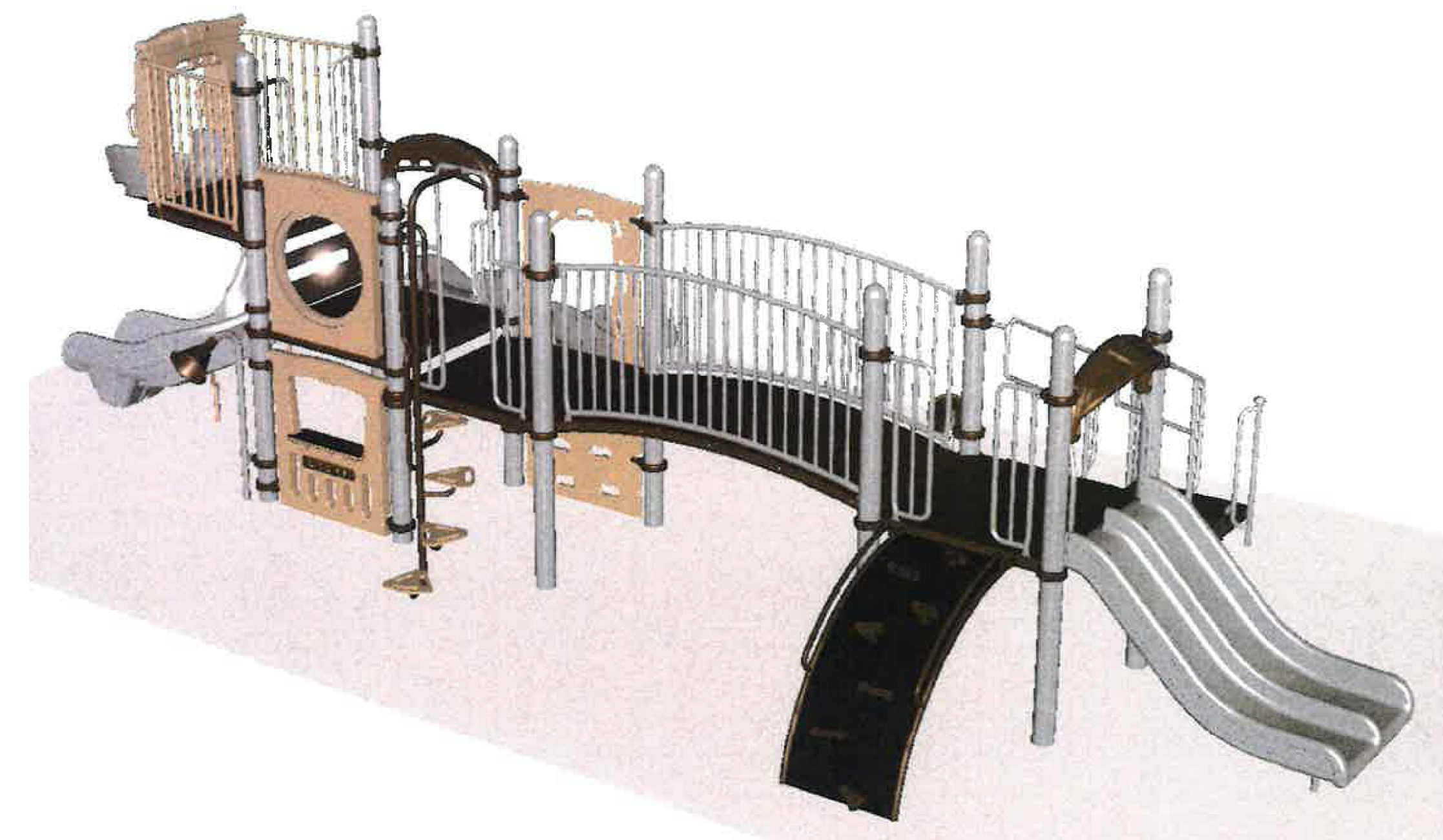
CENTRAL COMMUNITY PARK



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:

WATCON

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