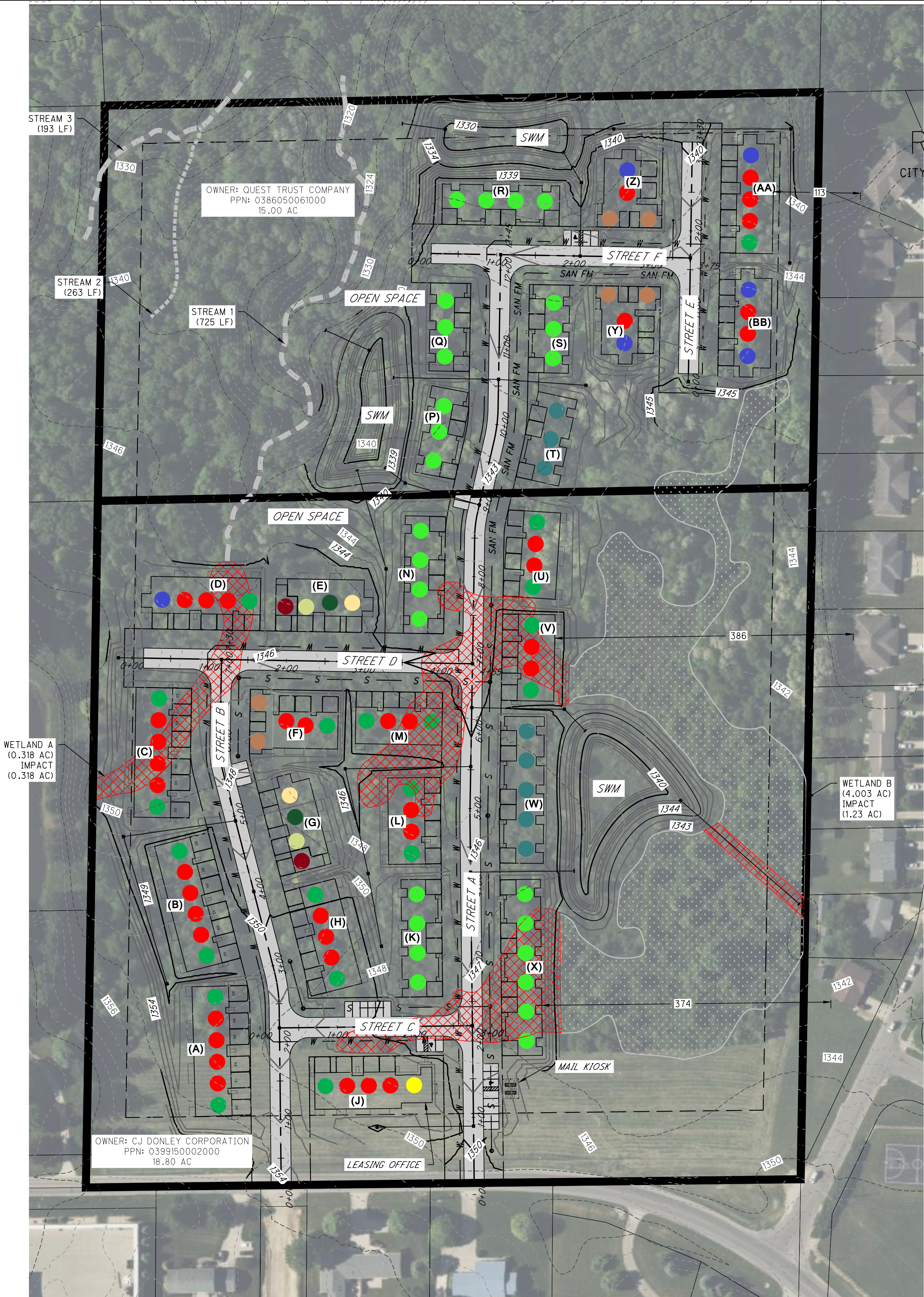
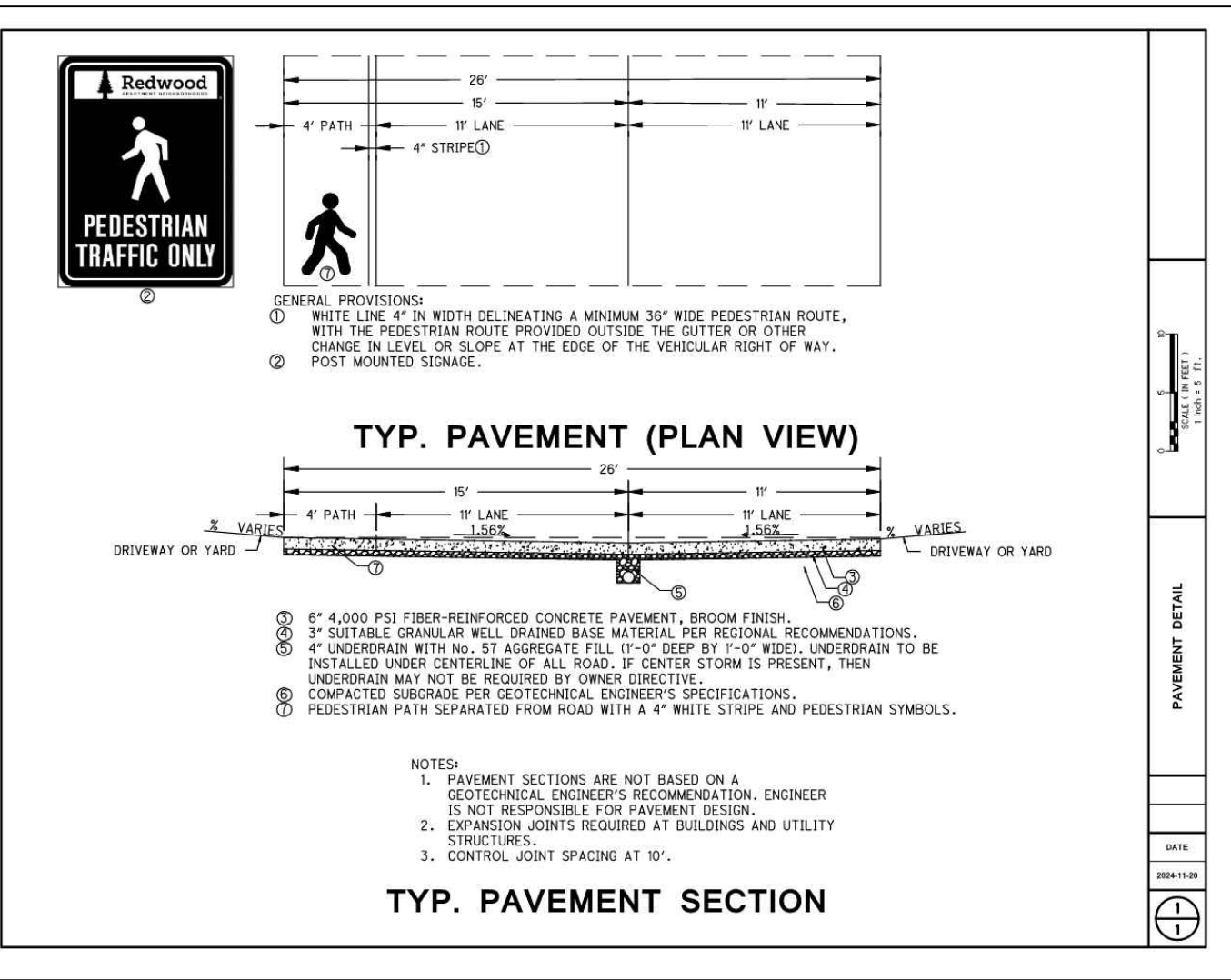
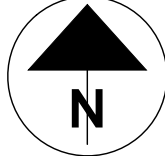




LOCATION MAP

LATITUDE: 40°47'18"
LONGITUDE: 82°34'56"



CONCEPT PLAN

FOR
REDWOOD - WALKER LAKE RD
CITY OF MANSFIELD & CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: WALKER LAKE ROAD, ONTARIO, OHIO
PARCELS: PPN: 0386050061000 15.00 AC LAND OWNER QUEST TRUST COMPANY (MANSFIELD)
PPN: 0399150002000 18.80 AC LAND OWNER CJ DONLEY CORPORATION (ONTARIO)

SITE AREA: 33.80 AC
CURRENT USE: WOODED AREA
EXISTING ZONING: MULTI-FAMILY RESIDENTIAL (MANSFIELD)
RESIDENTIAL DISTRICT, MEDIUM DENSITY (ONTARIO)

PROPOSED ZONING:	PER CODE	SHOWN
-MIN. LOT AREA:	XXXX	33.80 AC
-MIN. LOT FRONTAGE:	XXXX	XX'
-MIN. FRONT YARD:	XXXX	XX'
-MIN. REAR YARD:	XXXX	XX'
-MAX. NET DENSITY:	XXXX	XX PER AC

PROPOSED LINEAR FEET OF ACCESS AISLE: 3,200 LF (28.3 LF PER UNIT)
PROPOSED ACCESS AISLES: 22 CONCRETE ROADWAY WITH 4 FOOT INTEGRAL WALK
TOTAL PROPOSED UNITS: 113
PROPOSED NUMBER OF BUILDINGS: 26
PROPOSED DENSITY: 3.3 UNITS PER AC
PROPOSED UNITS WITH EXTENDED GARAGES: 18 (13%) (A, B, C)
GUEST PARKING SPACES: 26 (1 FOR EVERY 4.3 UNITS)
PROPOSED OPEN SPACE: XXXX

GAS WELLS: XXXX
FLOODPLAINS: XXXX
WETLANDS: SEE PLAN
PARKING REQUIREMENTS:
-XXXX
-XXXX

CITY OF ONTARIO
SITE AREA = 18.80 AC
OF BUILDINGS = 17
OF UNITS = 80
DENSITY = 4.3 UNITS/AC
GUEST PARKING SPACES = 22 (1 FOR EVERY 3.6 UNITS)

UNIT BREAKDOWN:

	# OF UNITS	% OF TOTAL	EXT. GAR. UNITS
FORESTWOOD:	38	34%	12
MEADOWOOD:	20	18%	6
CAPEWOOD:	6	5%	X
WALNUT:	8	7.2%	X
WILLOWOOD:	27	24%	X
MAHOGANY:	2	1.7%	X
ACACIA:	2	1.7%	X
FRASER:	2	1.7%	X
CYPRESS:	2	1.7%	X
DOGWOOD:	6	5%	X
LEASING OFFICE:	--	--	-
	113 UNITS	100%	18 UNITS (16%)

UNITS WITH EXTENDED GARAGES: 18 UNITS (16% OF TOTAL UNITS)
PROPOSED DENSITY: 3.3 D.U. PER AC

DEVELOPER:
REDWOOD APARTMENT NEIGHBORHOODS
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274