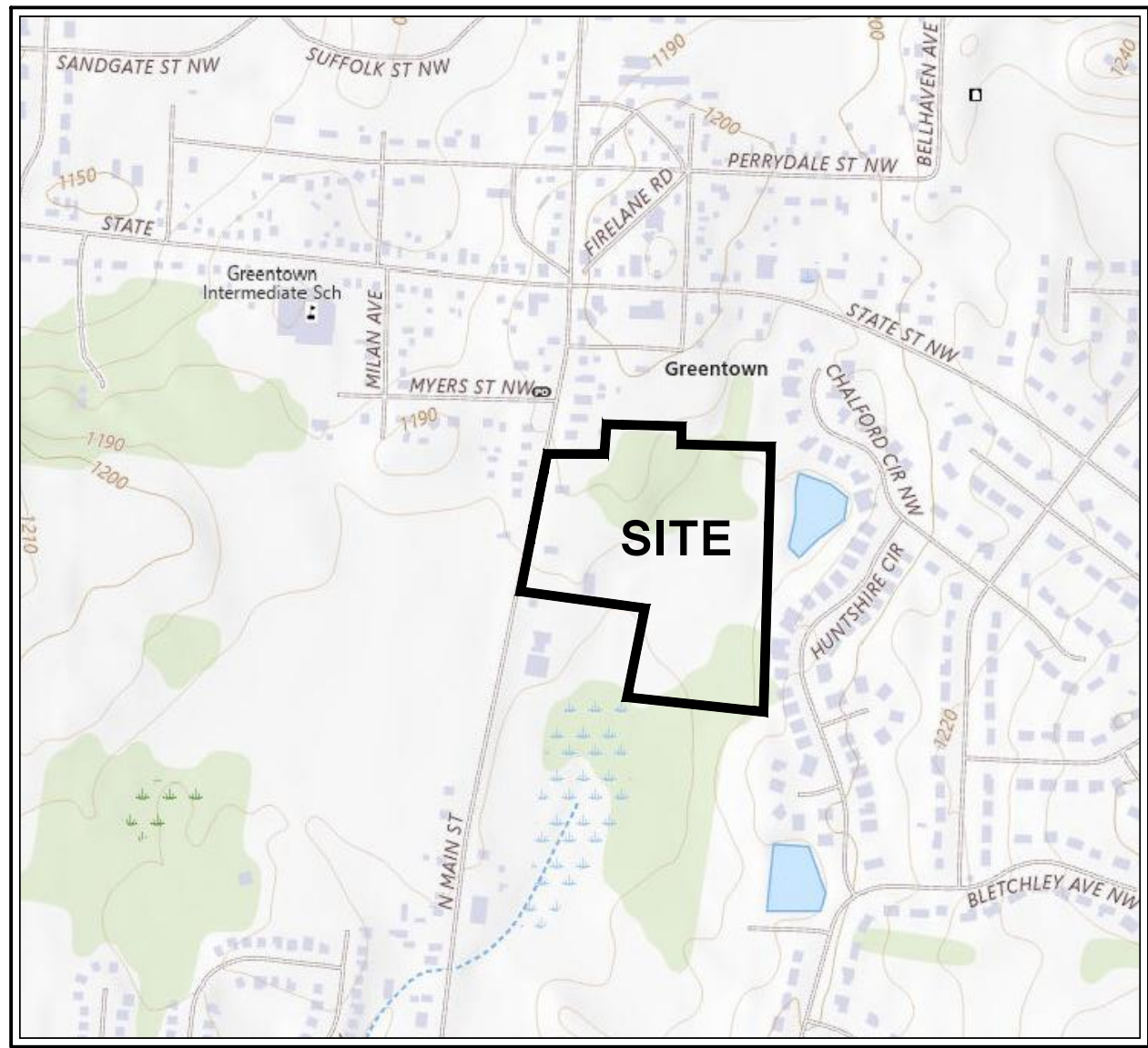
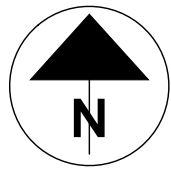




LOCATION MAP
N.T.S.

LATITUDE: 81°24'10"
LONGITUDE: 40°55'28"



- ① P.P.N. 2000510
Ray E. Doerschuk and
Debra L. Doerschuk
12/11/1995
Instr. No. 199512110059539
(RESIDENTIAL-DWELLING)
- ② P.P.N. 2000168
Randy R. Saler and Sharon
Renee Saler
05/09/2013
Instr. No. 201305090023087
0.5230 Ac. Dd.
(COMMERCIAL-VACANT)

P.P.N. 2003436
Ray E. Doerschuk and
Debra L. Doerschuk
12/11/1995
Instr. No. 199512110059539
(COMMERCIAL-OFFICE)

P.P.N. 2003437
Ray E. Doerschuk and
Debra L. Doerschuk
12/11/1995
Instr. No. 199512110059539
(COMMERCIAL-OFFICE)

UNIT BREAKDOWN:

TOTAL PROPOSED UNITS: 94
UNIT TYPES:

	# OF UNITS	% OF TOTAL	EXT. GAR. UNITS	UNIT SF
● FORESTWOOD:	32	34.0%	5	1,714 SF
● MEADOWOOD:	16	17.0%	4	1,747 SF
● CAPEWOOD:	4	4.3%		2,040 SF
● MAHOGANY:	10	10.6%	1	1,327 SF
● ACACIA:	10	10.6%	1	2,015 SF
● FRASER:	10	10.6%	3	1,714 SF
● CYPRESS:	2	2.2%	1	2,040 SF
● WILLOWOOD:	8	8.5%		1,784 SF
● DOGWOOD:	2	2.2%		1,171 SF
● LEASING OFFICE:	X	XX%		1,703 SF
	94 UNITS	100%	15 UNITS (16.0%)	

UNITS WITH EXTENDED GARAGES: 15 UNITS (16.0% OF TOTAL UNITS)
PROPOSED DENSITY: 5.4 D.U. PER AC

BUILDING DIMENSIONS:

BUILDING	DIMENSIONS
A	49.0'x166'
B	83.4'x114'
C	47.4'x112'
D	47.4'x112'
E	47.4'x182'
F	47.4'x126'
G	47.4'x140'
H	31.7'x152'
I	31.7'x152'
J	47.4'x168'
K	47.4'x168'
L	47.4'x168'
M	47.4'x168'
N	47.4'x140'
O	47.4'x112'
P	47.4'x196'
Q	47.4'x112'
R	47.4'x168'
S	47.4'x154'

SITE PLAN

FOR

REDWOOD - CLEVELAND AVE.

TOWNSHIP OF LAKE, COUNTY OF STARK, STATE OF OHIO AND
BEING PART OF THE SOUTHEAST QUARTER OF SECTION NUMBER 30

SITE INFORMATION:

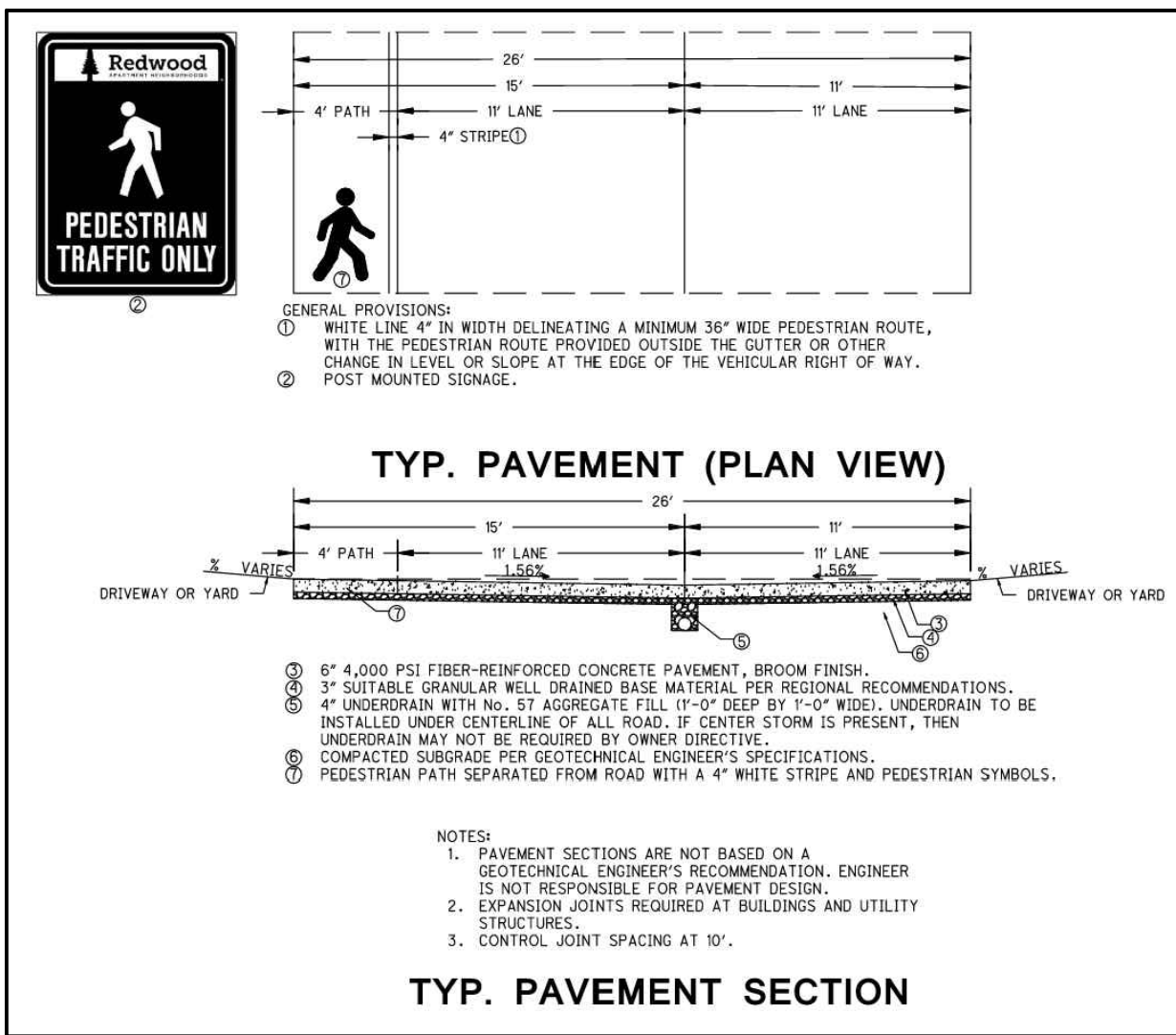
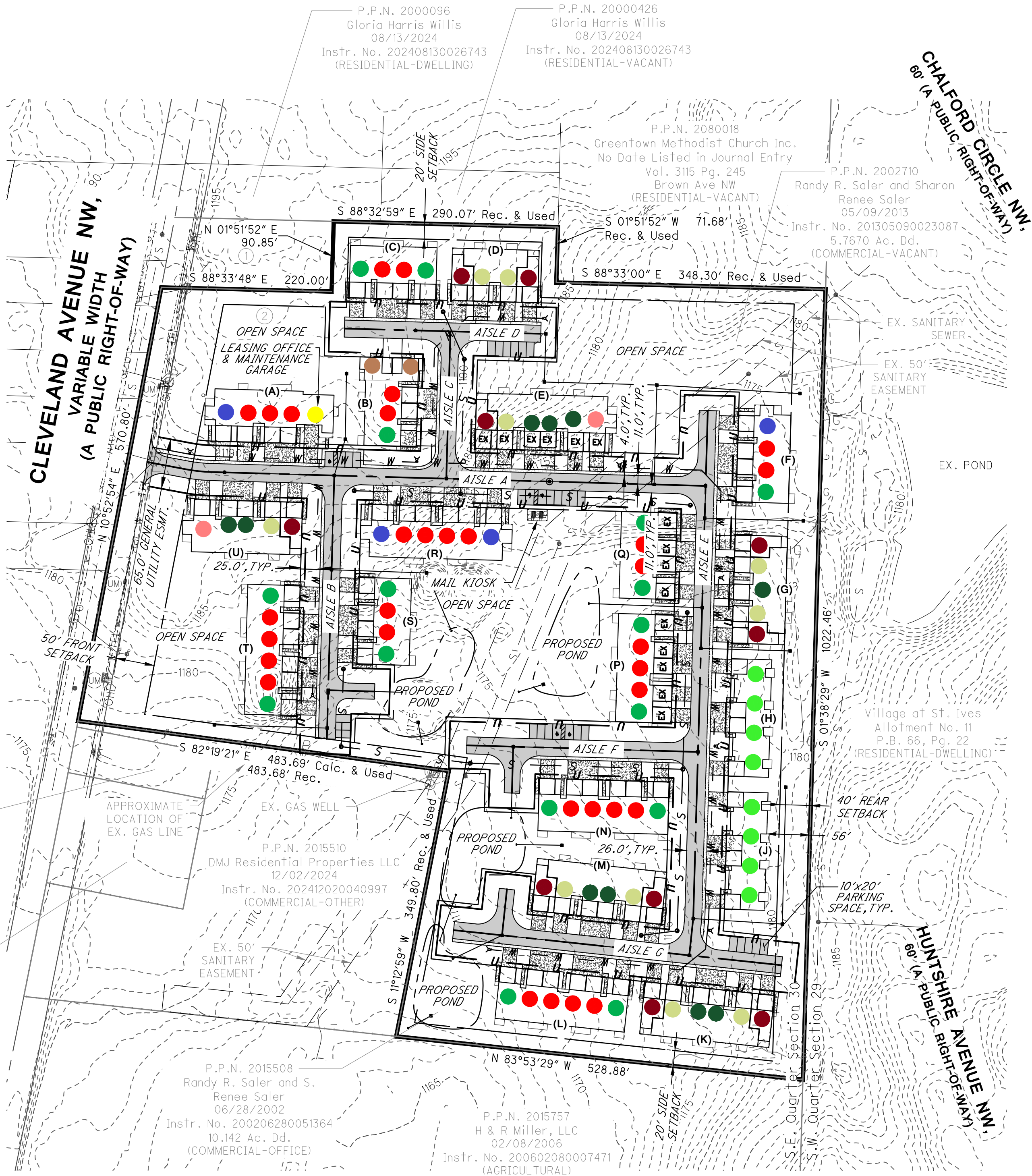
SITE LOCATION: 9520 & 9570 CLEVELAND AVE. NW, NORTH CANTON, OHIO
PARCELS: PPN 2002710 5.6311 AC RANDY R. & SHARON R. SALER
PPN 2015508 11.3535 AC RANDY R. & S. RENEE SALER
PPN 2000168 0.5208 AC RANDY R. & SHARON R. SALER

SITE AREA: 17.5054 AC
CURRENT USE: AGRICULTURAL/ VACANT LAND
EXISTING ZONING: R-3 HIGH DENSITY RESIDENTIAL DISTRICT
PROPOSED ZONING: R-3 HIGH DENSITY RESIDENTIAL DISTRICT

SHOWN

-MIN. LOT AREA: 762,538 SF.
-MIN. LOT FRONTAGE: 570.80 FEET
-MIN. FRONT YARD: 50 FEET
-MIN. REAR YARD: 40 FEET
-MAX. NET DENSITY: 5.4 UNITS PER AC

PROPOSED LINEAR FEET OF ACCESS AISLE: 3,128 LF (33.3 LF PER UNIT)
PROPOSED ACCESS AISLES: 22 FOOT CONCRETE ROADWAY WITH 4 FOOT INTEGRAL WALK
TOTAL PROPOSED UNITS: 94
PROPOSED NUMBER OF BUILDINGS: 19
PROPOSED DENSITY: 5.4 UNITS PER AC
PROPOSED UNITS WITH EXTENDED GARAGES: 15 (16.0%) (UNITS E, P & Q)
GUEST PARKING SPACES: 33 (1 FOR EVERY 2.8 UNITS)
PROPOSED OPEN SPACE: 8.07 AC (46.1%)
GAS WELLS: AS SHOWN ON PLAN
FLOODPLAINS: PER FEMA NFHL VIEWER, NO FLOODPLAIN ON SITE
WETLANDS: TO BE FILLED PER CEC
PARKING REQUIREMENTS: NONE
PROPERTY BEARINGS AND DISTANCES: FROM MARCH 13, 2026 ALTA (DAVEY)



MATTHEW R. DUNCAN, P.E. 83433

DATE

DEVELOPER:
REDWOOD APARTMENT NEIGHBORHOODS
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
PATRICIA ROKOCI
330-590-0194

DESIGN ENGINEER:
DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
MATTHEW R. DUNCAN
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	8/13/2026

