

City of Mansfield, Ohio
PUD Rezoning Application
Application For:

Raemelon

Submitted On:
September 25, 2026



Contact: **Ryan Scribner**
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740.248.9352



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EXHIBITS

Tab 1 – Rezoning Application

Tab 2 – Adjacent Neighbors

Tab 3 – Development Text

Tab 4 – Development Plan Exhibits

- Exhibit A1 – Regional Context Plan
- Exhibit A2 – Existing Conditions Plan
- Exhibit B – Sub-Area Plan
- Exhibit C1 – Development Plan
- Exhibit C2 – Illustrative Plan
- Exhibit D – Open Space and Circulation Plan
- Exhibit E1 – Landscape Key Plan
- Exhibit F – Landscape Details

Tab 5 – Civil Exhibits

- Exhibit G – Atla Survey
- Exhibit H – Utility Feasibility Letter
- Exhibit I – Utility Plan

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REZONING APPLICATION

PETITION FOR REZONING

To: Mansfield City Council
Municipal Building, 3rd Floor
Mansfield OH 44902

Date: 9/16/2026

HONORABLE COUNCIL:

1. The following undersigned respectfully petition Council to rezone the following described lots and lands from Classification R-2
to Classification Residential/Professional PUD

2. The foregoing described lands are located 1030 Marion Ave, Mansfield Ohio 44906

3. The following are names and addresses of the owners of all lands herein petitioned to be rezoned and the names and addresses of all owners of land abutting said lands (including as abutting owners those across a street, alley, etc.).

OWNERS NAME

ADDRESS

LOT NUMBER

Raemelton Farm

1030 Marion Ave, Mansfield Ohio 44906

0270722194000

Raemelton Farm

1030 Marion Ave, Mansfield Ohio 44906

0270722193000

For full adjacent neighbors, see attached

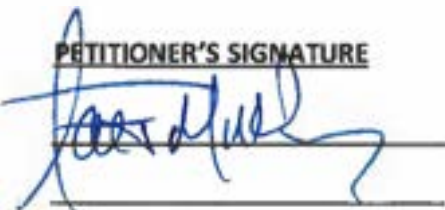
4. Recognizing application fee in the amount of \$250.00 and is paid herewith to the City of Mansfield. I understand said fee is NOT refundable.

5. The existing zoning of the area sought to be rezoned is unreasonable in that:

The existing zoning would not allow the mix of residential and commercial that is being proposed.

The PUD is much more suitable for this mix and allows for the two functions to coexist.

PETITIONER'S SIGNATURE



ADDRESS PHONE NUMBER & EMAIL

720 E. Broad St Suite 203 Columbus

Ohio, 43215

(740)248-9352 rscribner@gohighland.com

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ADJACENT NEIGHBORS

David & Lynn Rikkenbach
831 W Cook Rd
Mansfield, OH 44907

Board of Education of
Mansfield City School
856 W Cook Rd
Mansfield, OH 44907

John & Kelsey Cunning
993 Cook Rd
Mansfield, OH 44907

David & Jessie Petska
770 Courtwright Blvd.
Mansfield, OH 44907

Jordan & Aimee Becker
746 Clifton Blvd.
Mansfield, OH 44907

Mark Collins
761 Stewart Ln
Mansfield, OH 44906

City of Mansfield
Cook Rd
Mansfield, OH 44906

Antrim Properties LLC
Strimble Rd
Mansfield, OH 44906

City of Mansfield
Woodland
Mansfield, OH 44906

John & Mary Riedl CO
789 Clifton Blvd
Mansfield, OH 44907

Kelly Keller
775 Courtright Blvd
Mansfield, OH 44907

Debra Poth
814 Glendale Blvd
Mansfield, OH 44907

Patricia McGinity
692 Andover Rd
Mansfield, OH 44907

John Mickam
690 Brae Burn Rd
Mansfield, OH 44907

Ryan Cox
691 Brae Burn Rd
Mansfield, OH 44907

Cubbie Holdings LLC
791 Woodland Rd
Lexington, OH 44904

New Donegal Properties LLC
786 Woodland Rd
Mansfield, OH 44906

Raemelton Farm
1030 Marion Ave
Mansfield, OH 44906

Elizabeth Brown Trustee
995 Marion Ave
Mansfield, OH 44906

Raemelton Park Developers
LLC
Marion Ave
Mansfield, OH 44906

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DEVELOPMENT TEXT

GDS – General Development Standards for the Raemelon PUD

This application seeks a rezoning under the Planned Developments chapter (chapter 1185) of the City of Mansfield Zoning Code. The codified ordinances of the City of Mansfield shall apply, except as otherwise provided herein. All references to the City of Mansfield ordinances refer to the version of the ordinance in force at the time of formal adoption of this zoning. As a Planned Development, whenever there is a conflict or difference between the provisions of this Raemelon Preliminary Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Preliminary Development Plans text and exhibits shall prevail. Where this Preliminary Development Plan text and exhibits are silent, the provisions of the City of Mansfield Zoning Code in force at the time of adoption of this PUD shall prevail.

GDS 1.01 General Intent

- A) It is the intent of the Applicant/Developer to create a unified, high-quality mixed-use development that will serve the need for a variety of housing types and provide employment opportunities and services convenient to the surrounding community. Proposed uses include commercial and retail establishments, skilled nursing / assisted living, multi-family apartments, and attached townhomes.
- B) This development is being proposed as a combined Residential/Professional PUD, in accordance with Section 1185.05, to permit a mix of residential types, including multi-family apartments and townhomes, as well as professional nursing and rehabilitation care and commercial development. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and Raemelon is designed to cater to the housing, lifestyle needs, and medical care of a wider cross section of Mansfield residents.
- C) The proposed development shall be designed to foster a human-scale, pedestrian friendly community, with a mixture of housing types and commercial / medical uses.
- D) The gross site acreage is approximately ± 64.66 acres. Removing the public roads the net site acreage is ± 60.26 acres. In addition to the proposed commercial and professional / medical uses, a total of 504 residential dwellings is proposed for the site including 420 multi-family units, and 84 townhome units, for a total net density of 8.36 dwellings per acre.
- E) The Raemelon development has been designed to encourage walkability with connections between various uses and to the existing multi-use trail along Cook Road.
- F) It is anticipated that Raemelon will develop in phases over time. To achieve visual unity for the overall development, landscape elements within view of public right-of-way shall be controlled and coordinated by this development text. The following site landscape elements are controlled by the Preliminary Development Plan and this development text.
 - 1) Entry features and project identity signage
 - 2) Street and parking lot lighting

- 3) Street trees and landscaping
- 4) Trails and pedestrian connectivity
- G) The acreage for all subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering. Amendments to the densities shall be permitted for individual subareas without the need to amend the Zoning Plan for the entire development. Notwithstanding the foregoing, no changes to one or more subareas shall result in either: (a) the density calculations for the entire Raemelton Development exceeding, or (b) the open space calculations for the entire Raemelton Development being less than, the overall density and open space calculations contained in this PUD Zoning Text for Raemelton.
- H) Street plan alignments shown on the conceptual development plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be indicative of an engineered and approved roadway system. While the functional system shall be reproduced, the precise alignment will be determined at final engineering and construction. It may vary from that shown on the plans herein, so long as the functional objectives and the standards established herein are attained. Based upon final roadway designs, adjustments may need to be made to individual subarea configurations to accommodate actual road locations.

GDS 1.02 Landscaping and Storm Water Management

A) Landscaping

- 1) Final landscape plans shall be provided and approved as part of the Final Development / engineering Plans submittal for each portion of the development.
- 2) Any portion of a developed lot upon which a building or parking area is not planned shall be landscaped with turfgrass as a minimum.
- 3) Street trees on each side of any entry drive shall be set back from the right of way of the main street to accentuate the entry / exit points and to accommodate the visibility triangle, as approved by the City Engineer.
- 4) Trees shall be provided along all public and private streets, and shall be located along the street, or in front yards, in accordance with the City of Mansfield engineer and in coordination with the utility easements. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights and shall meet all applicable requirements of the City of Mansfield zoning code with the exception of the divergences requested herein.
- 5) Final landscape plans shall be submitted for review and approval at the time of final engineering.

- 6) All landscape buffers, tree lawns, entry features, and other landscape features located in common areas shall be maintained by a master association.
- 7) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- 8) All plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B) Stormwater Management

- 1) Where feasible, storm water management within each subarea shall be provided by wet retention ponds aesthetically integrated into surrounding development.
- 2) Storm water management shall meet the City of Mansfield requirements and be approved by the city engineer.

GDS 1.03 Access, Traffic, and Pedestrian Circulation

- A) All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final engineering. All access points shall be submitted to the Mansfield city engineer for review and approval.
- B) All access points with public streets shall be designed to meet city standards.
- C) A five (5) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development, except where shown otherwise on the exhibits included herein. Sidewalks along public streets shall be installed within the right-of-way with roadway improvements.
- D) The developer will provide an 8' multi-use path along the east side of proposed road 'A', and on the north side of the proposed Road 'B' as shown on the included Open Space and Circulation Plan with the intent of connecting the existing multi-use path located on W. Cook Road up to the existing roundabout.
- E) The developer will work with the Mansfield City School board of education to determine if a proposed multi-use path connection can be made through the school board property over to the existing trail as shown on the attached Open Space and Circulation Plan.

GDS 1.04 General Development Identification Signage

This provision contains the standards for the common signs within the development. Each subarea may contain additional sign standards, which shall also apply in that subarea. If there is a conflict between the subarea standards and general development standards, these general development standards shall take precedence.

- A) This development text and preliminary development plans incorporate signage standards and details to be considered as part of a comprehensive subdivision sign package tailored towards this development. Internal / directional signage within subareas B, C and D shall meet the requirements of the City of Mansfield chapter 1339, and shall be submitted with the final plans for each subarea.
- B) One (1) Primary Development identification sign shall be permitted at each of the main entrances to the development located on West Cook Road, and at the connection to the existing roundabout to the north. Primary Development identification signs shall be a monument style sign, having a brick or stone base, subject to the following:
 - 1) Area dedicated exclusively to the sign panel, exclusive of the monument base and support structure, shall not exceed 40 square feet per side, in a double-sided sign.
 - 2) Construction and location of such signs shall be in conformance with all applicable requirements of the city of Mansfield Sign Code Sections 1339.06 thru 1339.11.
- C) Each individual Sub-Area within the development may be permitted its own signage, subject to the requirements listed herein with each of the Sub-Area specific requirements.

GDS 1.05 Cluster Mailboxes

- A) Cluster mailbox units shall be provided for all residential unit types throughout the Raemelton development in accordance with the current requirements of the US Postal Service. Final locations for cluster mailbox units shall be determined at final design / engineering with approval of the US Postal Service.
- B) Cluster mailbox units shall be located in easily accessible areas on the site.

GDS 1.06 Trash Enclosure Standards

- A) Trash enclosures within any Subarea- including dumpsters and compactors- shall be screened on 3 sides using materials consistent with the design of the primary structures. The 4th (operational) side must be screened by a metal or wood gate. Final locations of dumpsters and compactors shall be determined at time of Final Engineering.
- B) Screening for dumpsters and compactors shall use material(s) compatible with the principal buildings. Stone, brick, stucco, synthetic stone, and wood are acceptable for dumpster screen walls. Gates may be made of wood or metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
- C) All dumpsters shall be screened to a height that is at least 1 foot higher than the height of the dumpster.

GDS 1.07 Lighting Standards

- A) Streetlights shall be installed along all public streets in accordance with the City of Mansfield requirements as outlined in the City of Mansfield Zoning and Subdivision Regulations.
- B) All parking lighting installed within any sub area shall utilize cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property. Lighting shall meet all requirements of the City of Mansfield Zoning and Subdivision Regulations.
- C) No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to light the exterior of a building or accent certain architectural features.

GDS 1.08 Open Space Requirements

- A) Not less than a total of 20% of the gross area, or 12.93 acres, of the proposed Raemelon development shall be dedicated to permanent open space, parks, and/or public spaces including the preserve areas, and landscape buffers / pathways as shown on the preliminary development plans. Such open space shall be granted to a homeowner's association, condo association, or otherwise held in common as outlined below.
- B) Open space areas and landscape easements contributing to the total open space can be categorized as follows:
 - 1. Entry features located within common setback areas
 - 2. Landscape buffers located within common setback areas
 - 3. Areas designated for tree or open space preservation.
 - 4. Storm water management areas including ponds, stream buffers and drainage areas within open space areas provided pathways are included that make such areas accessible for public use and enjoyment.
 - 5. Community parks, paths, walking trails and easements within the open space areas.
- C) Common Open Space areas can be further defined as any open space areas having direct public access through sidewalks, pathways, or walkways and may located within each subarea for the recreation and enjoyment of the neighborhood residents, or spread throughout the entire development connecting the various subareas. Common Open Space areas may be used for either passive or active recreational activities.
- D) A 100 foot buffer shall be provided adjacent to the northern project boundary as indicated on the preliminary development plan included herein. No buildings, parking, or vehicular circulation shall be permitted within this buffer area, and such area shall be dedicated to the preservation of the existing tree stands, and for use as open space.
- E) Installation and maintenance of storm water ponds shall comply with all state, County and City of Mansfield standards.
- F) Open Space and common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used

requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

GDS 1.09 Statements of Divergence from the City of Mansfield Zoning Ordinance

- A) Building Height: In subarea B the applicant is asking for a divergence from code section 1167.03(d)(2)(D) requiring a maximum building height of 25 feet and 2 stories, and is proposing a conditionally permitted maximum height of 40 feet and 3 stories for all multi-family buildings within the subarea.
- B) Parking: In order to reduce the heat island effect of over application of asphalt, the applicant is asking for a divergence from the code required parking for multi-family buildings as outlined in section 1179.01(c). The applicant proposed a parking requirement more closely aligned with historical parking needs to include a minimum of one parking space per each 1-bedroom dwelling unit, and 2 parking spaces per each 2 or more-bedroom dwelling units.
- C) Retention Basins: The applicant is requesting a divergence from Code Section 1123.07 to eliminate the perimeter fencing requirements for retention basins in order to preserve the aesthetic use of the ponds as a visual amenity for the development. In lieu of fencing, the applicant proposes to work with the City of Mansfield at the time of final engineering to determine appropriate safety measures with the design of the pond, or potential safety signage at key areas around the pond perimeter.

Sub Area A – Commercial

Sub Area A is located in the Southern portion of the Raemelon site and has direct frontage on West Cook Road. Total size of this sub area is approximately ± 9.39 acres, and the subarea will be accessed via W. Cook road where permitted by the City of Mansfield, and via a service road (Road 'B' on the Preliminary Development Plans) located to the rear of the parcels. Uses anticipated for this sub area are neighborhood commercial and professional offices such as those permitted under Section 1185.05 (a)(5), and under the B-1 Neighborhood Business District section 1167.05. No residential uses shall be permitted within Sub-Area A.

SUB A 1.01 Permitted Uses

- A) The following uses are consistent with Section 1185.05(a)(5), and Section 1167.05, and shall be permitted within Subarea A of the Raemelon Development:
1. Artisan Studio
 2. Institutional / Government Offices
 3. Medical or Dental Office or Clinic
 4. Neighborhood Market & Retail businesses
 5. Personal Service establishments
 6. Professional Office
 7. Retail Sales and Service
 8. Specialty Food and/or Beverage sales
 9. Bank or Financial Institution with or without Drive Thru
 10. Child Care Day-Care Center
 11. Restaurant with or without Drive-Thru
 12. Veterinary Animal Hospital and/or Animal Clinic

SUB A 1.02 Conditional Uses

- A) Private Veterinarians and Pet Hospitals shall be permitted overnight boarding for surgery and veterinary care. No outdoor kennels shall be permitted.

SUB A 1.03 Development Standards

The following standards apply to all commercial uses within sub area A of the Raemelon Development:

- A) Minimum lot area: ½ acre
- B) Number of Commercial Lots: 5 Maximum lots in Sub area A
- C) Minimum lot width: 100 feet measured at the front setback
- D) Maximum ground coverage: 70% for main and accessory structures
- E) The maximum height of buildings:
1. Principal buildings: 30 feet / 2-stories
 2. Accessory buildings: 15 feet maximum

F) The minimum yard dimensions and setbacks:

1. Minimum Setbacks for buildings:

Front yard: 25 feet from West Cook Road
 Rear Yard: 25 feet from new roads 'A' and 'B' shown on the development plan
 Side yard: 10 feet from each side lot line

2. Minimum Setbacks for Parking:

The minimum setbacks for parking shall be 5' from all Rights of Ways, and side lot lines to allow for parking lot screening and landscaping. For shared parking and driveways between parcels, the internal side yard for parking and pavement may be reduced to 0 feet provided that shared parking and access agreements are established and executed between the individual parcels / parties.

SUB A 1.04 Landscape and Screening Requirements:

The Following landscape requirements shall apply to all uses within Subarea A:

A) Landscaping and Screening:

1. Each Commercial establishment shall provide a minimum of one (1) tree per each 10 parking spaces. Trees shall be provided either around the perimeter of the parking lot, or within landscape islands or peninsulas. Minimum tree size at planting shall be 2" caliper.
2. Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, synthetic stone are acceptable for dumpster screen walls. Gates may be made of wood or metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
3. Headlight Screening – All parking spaces adjacent to public rights-of-ways shall provide headlight screening between the parking and the right-of-way to a minimum height of 3'. Headlight screening may be accomplished using mounding, planting of a continuous hedge adjacent to the parking, or a combination of both as preferred by the developer.
4. All trash enclosures shall adhere to the same setbacks as established for parking and pavement in the commercial Sub Area.

SUB A 1.05 Off-Street Parking Requirements:

The City of Mansfield's parking regulations, outlined in Chapter 1179, shall apply in Sub Area A.

SUB A 1.06 Signs

Except as otherwise provided, the City of Mansfield signage regulations outlined in Chapter 1339 of the City of Mansfield Zoning Code shall apply in sub area A. In addition to the free-standing monument

signs permitted within GDS 1.04 of this text, the following signs shall be permitted for each commercial lot within the Commercial Sub Area of Raemelton:

- A) All signs permitted under Section 1339.13 B-1 Business District and OS Office Services Districts
- B) Monuments signs, not to exceed 40 square feet of sign copy area (exclusive of the sign base or structure), and not to exceed 5 feet in height to the top of the sign panel (exclusive of the sign base or structure). Monument signs shall be set back a minimum of 5 feet from any right of way.
- C) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for traffic and circulation purposes. On site permanent directional signs will be of a common design, material, and size. Maximum height of directional signage shall be three (3) feet and the maximum copy area type face shall be three (3) square feet.
- D) Menu Boards: Menu boards for drive thru uses shall be permitted provided that such boards are located within landscaped areas integrated into the overall design of the site, do not interfere with visibility or safe movement of vehicles or pedestrians, and are not designed to be readable from the adjacent roadway.
- E) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material mounted appropriately on the façade of buildings, or vinyl numbers above the doorway of multi-tenant facilities.

SUB A 1.08 Lighting

All lighting within sub-area A shall meet the requirements of the City of Mansfield Zoning Code and all other applicable sections of the Mansfield Zoning and Subdivision Regulations. All parking lot lighting shall provide cut off shielding to reduce or eliminate off site spillage of light.

Sub Area B – Multi-Family

Sub Area B is located in the central portion of the Raemelon site and has direct frontage on the new proposed road 'A' and 'B' as shown in the Preliminary Development Plans included herein. Total size of this sub area is approximately ± 24.33 acres, and the subarea will be accessed via the proposed internal public roads. Uses anticipated for this sub area are Multi-Family dwellings as permitted in in Section 1185.05(b)(1)

SUB B 1.01 Permitted Uses

- A) The following uses are consistent with Section 1185.05(b)(1) and shall be permitted within Subarea B of the Raemelon Development:
 - 1. Multi-Family dwellings including garden apartments and townhomes
 - 2. Accessory uses and structures to multi-family dwellings including:
 - (a) Community clubhouses and pools
 - (b) Sport courts or other amenities including, but not limited to, pickleball, tennis, basketball. Etc.
 - (c) Garden structures or open space amenities such as pergolas, gazebos, shelters, or community gardens
 - (d) Dog parks
 - (e) Mailbox structures

SUB B 1.02 Conditional Uses

- A) No conditional uses are proposed for this subarea.

SUB B 1.03 Development Standards

The following standards apply to all residential uses within sub area B of the Raemelon Development as established under Section 1167.03(d)(2) of the City of Mansfield Zoning Code:

- A) Minimum lot area: Not Applicable
- B) Maximum Density: 420 dwelling units
- C) Maximum ground coverage: 50% for main and accessory structures only
- D) The maximum height of buildings:
 - 1. Principal multi-family buildings: 40 feet / 3-stories
 - 2. Accessory buildings: 24 feet / 1-stories
- E) The minimum yard dimensions and setbacks:
 - 1. Minimum Perimeter Setbacks for buildings and parking:
 - Proposed Roads: 30 feet from the R.O.W of Public Roads 'A' and 'B'
 - Subarea Perimeter: 25 feet from the north and east property line
 - 2. Minimum internal setbacks:

- | | |
|---|-----------------|
| Building face to Parking Lot: | Minimum 15 feet |
| 3. Minimum building separation: | |
| Building end to building end: | 30 feet |
| Building end to Building front / rear: | 35 feet |
| Building front / rear to building front / rear: | 40 feet |

SUB B 1.04 Landscape and Screening Requirements:

The Following landscape requirements shall apply to all uses within Subarea B:

- A) Landscaping and Screening:
1. All areas of the site, not covered by buildings, parking, or pavement, shall be landscaped with lawn at a minimum.
 2. Parking Lot Trees: Minimum of one (1) shade tree per each 15 parking spaces. Trees shall be provided either around the perimeter of the parking lot, or within landscape islands or peninsulas. Minimum tree size at planting shall be 2" caliper.
 3. Screening for dumpsters shall use material(s) compatible with the principal building. Gates may be made of wood or metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
 4. Headlight Screening: All parking spaces adjacent to public rights-of-ways shall provide headlight screening between the parking and the right-of-way to a minimum height of 3'. Headlight screening may be accomplished using mounding, planting of a continuous evergreen hedge adjacent to the parking, or a combination of both as preferred by the developer.
 5. All trash enclosures shall adhere to the same setbacks as established for parking and pavement in the Multi-Family Sub Area B.

SUB B 1.05 Off-Street Parking and Circulation:

The following standards for parking and circulation shall apply within the Multi-Family Subarea:

- A. Access: The subarea shall be permitted one access point from the proposed road 'A' and one access point from the proposed road 'B' in the general location shown on the preliminary development plans included herein.
- B. The City of Mansfield's parking regulations, outlined in Chapter 1179, shall apply in Sub Area B, with the exception of the following:
 1. Minium Parking Spaces: The developer shall provide a minimum of one (1) parking space for each one-bedroom unit, and two (2) parking spaces for each two or more-bedroom unit. Required parking may be accommodated through surface parking lots, detached garages, or a combination thereof.

2. All parking spaces and parking aisles shall be in conformance with Section 1179.01(e). Parking spaces shall be a minimum of 9' x 20', and all parking aisles shall be a minimum of 24' in width.
3. Handicap Parking: The proposed multi-family development shall comply with all ADA requirements for the provision of parking within the community.
- C. Pedestrian Circulation: All parking areas shall have a minimum 4' wide concrete sidewalk located adjacent to the parking lot that connects the parking spaces to building entries, and to connect the parking areas to the larger public street pedestrian systems.

SUB B 1.06 Signs

Except as otherwise provided, the City of Mansfield signage regulations outlined in Chapter 1339 of the City of Mansfield Zoning Code shall apply in sub area B. In addition to the free-standing monument signs permitted within GDS 1.04 of this text, the following signs shall be permitted within the Multi-Family Sub Area B of Raemelon:

- A) The sub area shall be permitted to install one (1) project identification signs at each of the project's main entries into the development from proposed roads 'A' and 'B'. Project identification signs shall be either a monument type sign, or yard arm type sign, not to exceed 36 square feet of sign copy area (exclusive of the sign base or structure), and not to exceed 5 feet in height to the top of the sign panel (exclusive of the sign base or structure). Project identification signs shall be set back a minimum of 5 feet from any public right of way.
- B) Project Directional Signs: Developer may also provide appropriate directional signage at ingress/egress access points for traffic and circulation purposes, as well as internally to direct traffic to specific locations within the project. On site permanent directional signs, e.g. clubhouse location, trash compactor, parking, etc. will be of a common design, material, and size. Maximum height of directional signage shall be three (3) feet and the maximum copy area type face shall be three (3) square feet.
- C) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs should be made of a permanent material mounted appropriately on the façade of buildings, and should be designed to be readable from the parking lot without being obtrusive.

SUB B 1.07 Lighting

All lighting within sub-area B shall meet the requirements of the City of Mansfield Zoning Code and all other applicable sections of the Mansfield Zoning and Subdivision Regulations. All parking lot lighting shall provide cut off shielding to reduce or eliminate off site spillage of light.

Sub Area C – Assisted Living / Skilled Nursing / Medical Care

Sub Area C is located in the central portion of the Raemelon site and has direct frontage on proposed road 'B' as shown in the Preliminary Development Plans included herein. Total size of this sub area is approximately ± 14.53 acres, and the subarea will be accessed via the proposed internal public roads. Uses anticipated for this sub area are Assisted Living / Skilled Nursing / Medical care as permitted in Section 1185.05(b).

SUB C 1.01 Permitted Uses

- A) The following uses are consistent with Section 1185.05(b) and shall be permitted within Subarea C of the Raemelon Development:
1. Skilled Nursing and Rehabilitation Care
 2. Assisted Living / Nursing Homes, Residential Care Facility, Independent Living
 3. Memory Care homes
 4. Accessory uses and structures incidental to the uses listed above.

SUB C 1.02 Conditional Uses

- A) No conditional uses are proposed for this subarea.

SUB C 1.03 Development Standards

The following standards apply to all residential uses within sub area C of the Raemelon Development as established under Section 1167.03(d)(2) of the City of Mansfield Zoning Code:

- A) Minimum lot area: Not Applicable
- B) Maximum Density: 15,000 square feet of floor space per acre (first floor only)
- C) Maximum ground coverage: 50% for main and accessory structures only
- D) The maximum height of buildings:
1. Principal buildings: 35 feet / 2-stories
 2. Accessory buildings: 24 feet / 1-stories
- E) The minimum yard dimensions and setbacks:
1. Minimum Perimeter Yards for buildings and parking:
Proposed Roads: 30 feet from the R.O.W of Public Road 'B'
Northern Boundary: 100' from northern property line
Subarea Perimeter: 25 feet from the east, west, and south property lines.
 2. Minimum internal setbacks:
Building face to Parking Lot: Minimum 15 feet
 3. Minimum internal building separation: 25 feet

SUB C 1.04 Landscape and Screening Requirements:

The Following landscape requirements shall apply to all uses within Subarea C:

- A) Landscaping and Screening:
 - 1. All areas of the site, not covered by buildings, parking, or pavement, shall be landscaped with lawn at a minimum.
 - 2. Parking Lot Trees: Minimum of one (1) shade tree per each 15 parking spaces. Trees shall be provided either around the perimeter of the parking lot, or within landscape islands or peninsulas. Minimum tree size at planting shall be 2" caliper.
 - 3. Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, and synthetic stone are acceptable for dumpster screen walls. Gates may be made of wood or metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
 - 4. All trash enclosures shall adhere to the same setbacks as established for parking and pavement as listed above.

SUB C 1.05 Off-Street Parking and Circulation:

The following standards for parking and circulation shall apply within subarea C:

- A. Access: The subarea shall be permitted one access point from the proposed road 'B' in the general location shown on the preliminary development plans included herein.
- B. The City of Mansfield's parking regulations, outlined in Chapter 1179, shall apply in Sub Area C, with the exception of the following:
 - 1. Minium Parking Spaces: The developer shall provide a minimum of one (1) parking space for each residential care room.
 - 2. All parking aisles shall be a minimum of 24' in width.
- C. Pedestrian Circulation: All parking areas shall have a minimum 4' wide concrete sidewalk located adjacent to the parking lot that connects the parking spaces to building entries, and to connect the parking areas to the larger public street pedestrian systems.

SUB C 1.06 Signs

Except as otherwise provided, the City of Mansfield signage regulations outlined in Chapter 1339 of the City of Mansfield Zoning Code shall apply in sub area C. In addition to the free-standing monument signs permitted within GDS 1.04 of this text, the following signs shall be permitted within Sub Area C of Raemelon:

- A) The sub area shall be permitted to install one (1) project identification sign at the project's main entry into the sub are from proposed roads 'B'. Project identification signs shall be either

a monument type sign, or yard arm type sign, not to exceed 36 square feet of sign copy area (exclusive of the sign base or structure), and not to exceed 5 feet in height to the top of the sign panel (exclusive of the sign base or supports). Project identification signs shall be set back a minimum of 5 feet from the public right of way.

- B) Project Directional Signs: Developer may also provide appropriate directional signage at ingress/egress access points for traffic and circulation purposes, as well as internally to direct traffic to specific locations within the project. On site permanent directional signs will be of a common design, material, and size. Maximum height of directional signage shall be three (3) feet and the maximum copy area type face shall be three (3) square feet.

SUB C 1.08 Lighting

All lighting within sub-area C shall meet the requirements of the City of Mansfield Zoning Code and all other applicable sections of the Mansfield Zoning and Subdivision Regulations. All parking lot lighting shall provide cut off shielding to reduce or eliminate off site spillage of light.

Sub Area D – Townhomes

Sub Area D is located in the northeastern portion of the Raemelon site and has direct frontage on the new proposed road 'B' as shown in the Preliminary Development Plans included herein. Total size of this sub area is approximately $\pm$ 12.22 acres, and the subarea will be accessed via the proposed internal public road 'B'. Uses anticipated for this sub area are for-sale townhome dwellings as permitted in in Section 1185.05(b)(1). Townhomes shall be sold either fee-simple or as a condominium.

SUB D 1.01 Permitted Uses

- A) The following uses are consistent with Section 1185.05(b)(1) and shall be permitted within Subarea D of the Raemelon Development:
 - 1. Townhome dwellings, either fee simple or condominium
 - 2. Accessory uses and structures to townhome dwellings including:
 - (a) Sport courts or other amenities including, but not limited to, pickleball, tennis, basketball. Etc.
 - (b) Garden structures or open space amenities such as pergolas, gazebos, shelters, or community gardens
 - (c) Mailbox structures
 - (d) Dog parks

SUB D 1.02 Conditional Uses

- A) No conditional uses are proposed for this subarea.

SUB D 1.03 Development Standards

The following standards apply to all residential uses within sub area D of the Raemelon Development as established under Section 1167.03(d)(2) of the City of Mansfield Zoning Code:

- A) Minimum lot size: If sold fee simple, minimum lot size shall be based on the width and depth of individual townhome units.
- B) Maximum Density: 84 dwelling units
- C) Maximum ground coverage: 50% for main and accessory structures only
- D) The maximum height of buildings:
 - 1. Principal townhome buildings: 25 feet / 2-stories
 - 2. Accessory buildings: 20 feet / 1-stories
- E) The minimum yard dimensions and setbacks:
 - 1. Minimum Perimeter Setbacks for buildings and parking:

Proposed Roads:	30 feet from the R.O.W of Public Road 'B'
Existing Roads:	30 feet from the R.O.W of Woodland Road
North Boundary:	100 feet from the north property line
South Boundary:	25 feet from the south boundary

2. Minimum internal setbacks:
Face of garage to edge of private street or back of sidewalk: Minimum 20 feet
3. Minimum building separation:

Building end to building end:	20 feet
Building end to Building front / rear:	25 feet
Building front / rear to building front / rear:	40 feet

SUB D 1.04 Landscape and Screening Requirements:

The Following landscape requirements shall apply to all uses within Subarea D:

- A) Landscaping and Screening:
 1. All areas of the site, not covered by buildings, parking, or pavement, shall be landscaped with lawn at a minimum.
 2. Street Trees: Street trees shall be planted along both sides of either public or private streets within the subarea. Minimum tree size at planting shall be 2" caliper.
 3. Trash Collection: Trash collection shall be provided by individual trash pickup containers for each unit, similar to that for single-family dwellings in the City of Mansfield.

SUB D 1.05 Off-Street Parking and Circulation:

The following standards for parking and circulation shall apply within subarea D:

- A. Access: The subarea shall be permitted one access point from the proposed road 'B' in the general location shown on the preliminary development plans included herein.
- B. Emergency Access: If required by the city, to permit secondary access for first responders in case of emergency, the developer will provide an "emergency only" access connection between the internal private road network and Woodland Road. Emergency access shall be gated and locked, in a manner acceptable to the Fire Department, to prevent day-to-day access from private vehicles.
- C. Internal vehicular circulation shall be provided by either public streets meeting the minimum standard of the City of Mansfield, or 24' wide private streets. Final street determination shall be made at the time of final plan / final engineering.
- D. The City of Mansfield's parking regulations, outlined in Chapter 1179, shall apply in Sub Area D, with the exception of the following:
 1. Minium Parking Spaces: The developer shall provide a minimum of one (1) parking space for each one-bedroom unit, and two (2) parking spaces for each two or more-bedroom unit. Private garages and individual driveways, if incorporated into the townhome footprint, shall count towards the minimum parking requirements for each unit.

SUB D 1.06 Signs

Except as otherwise provided, the City of Mansfield signage regulations outlined in Chapter 1339 of the City of Mansfield Zoning Code shall apply in sub area D. In addition to the free-standing monument signs permitted within GDS 1.04 of this text, the following signs shall be permitted within the townhome subarea:

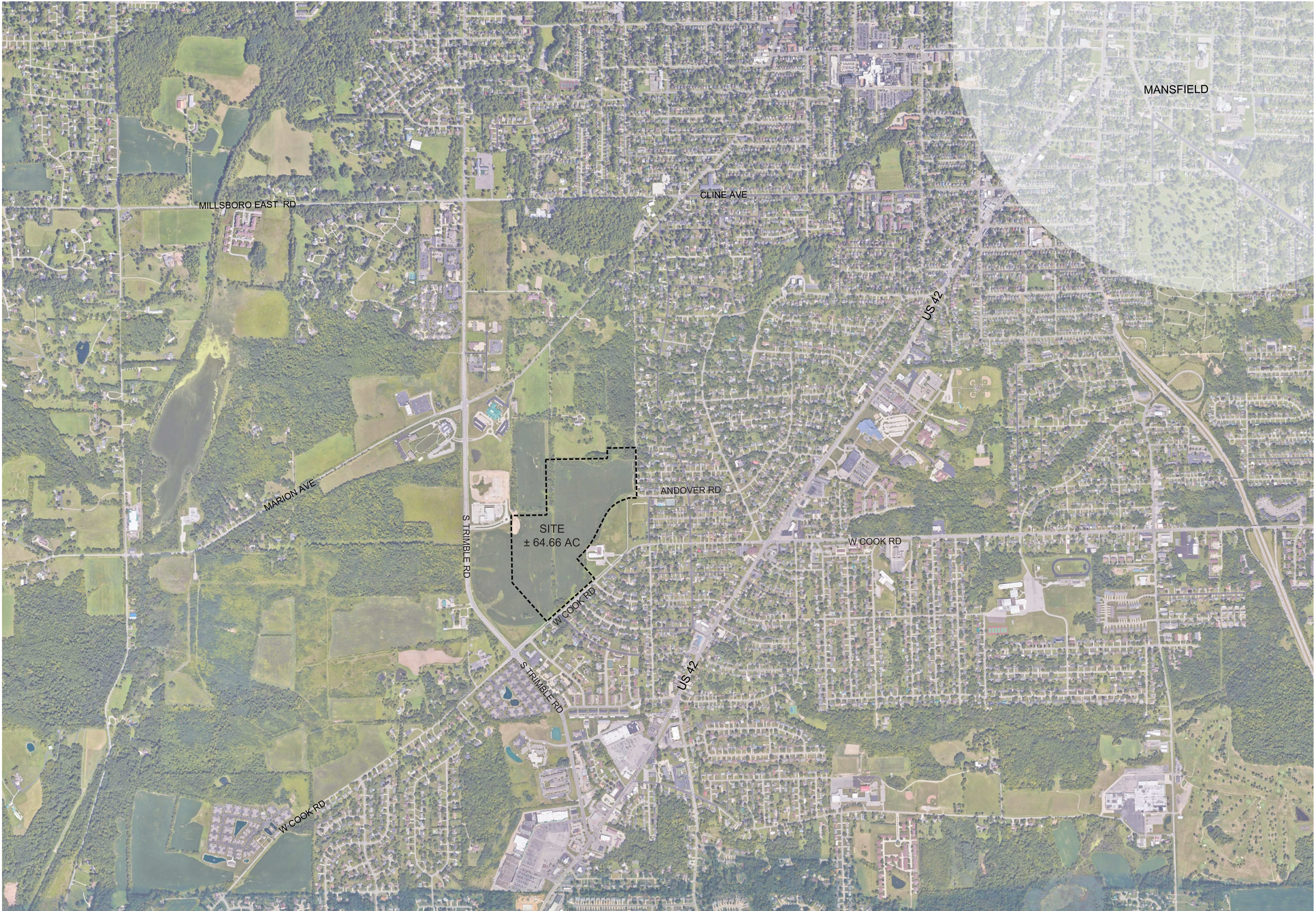
- A) The sub area shall be permitted to install one (1) project identification sign at the project's main entry into the development from proposed road 'B'. Project identification sign shall be either a monument type sign, or yard arm type sign, not to exceed 36 square feet of sign copy area (exclusive of the sign base or structure), and not to exceed 5 feet in height to the top of the sign panel (exclusive of the sign base or structure). Project identification signs shall be set back a minimum of 5 feet from any public right of way.
- B) Project Directional Signs: Developer may also provide appropriate directional signage at ingress/egress access points for traffic and circulation purposes, as well as internally to direct traffic to specific locations within the project. On site permanent directional signs will be of a common design, material, and size. Maximum height of directional signage shall be three (3) feet and the maximum copy area type face shall be three (3) square feet.
- C) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs should be made of a permanent material mounted appropriately on the façade of buildings, and should be designed to be readable from the street without being obtrusive.

SUB D 1.07 Lighting

All lighting within sub-area D shall meet the requirements of the City of Mansfield Zoning Code and all other applicable sections of the Mansfield Zoning and Subdivision Regulations.

4

DEVELOPMENT PLAN EXHIBITS





TOTAL SITE DATA

Total Acreage:	± 64.66 Ac
Sub-Area A: Commercial	± 9.39 Ac
Sub-Area B: Multi-Family	± 24.33 Ac
Sub-Area C: Skilled-Nursing	± 14.53 Ac
Sub-Area D: Townhomes	± 12.22 Ac



TOTAL SITE DATA

Total Acreage:	± 64.66 Ac
Total ROW Acreage:	± 4.4 Ac
Net Acreage:	± 60.26 Ac
Subarea A (Commercial):	± 9.39 Ac
Subarea B (Multi-Family):	± 24.33 Ac
Subarea C (Skilled Nursing):	± 14.53 Ac
Subarea D (Townhomes):	± 12.22 Ac

Total Residential units :	504 du
Total Net density:	± 8.36 du

MULTI-FAMILY SITE DATA

Total Acreage:	± 24.33 Ac
Total Units:	420 Units
Density:	± 17.26 du/acre
Parking:	757 total parking spaces 28 HCP Spots (2/ Building) 108 garage spots (14.3%)

SKILLED-NURSING SITE DATA

Total Acreage:	± 14.82 Ac
----------------	------------

TOWNHOME SITE DATA

Total Acreage:	± 12.22 Ac
Total Units:	84 Units

SITE KEY

Commercial (Subarea A)	
Multi-Family (Subarea B)	
Skilled-Nursing (Subarea C)	
Townhomes (Subarea D)	

CODED LAYOUT & MATERIAL NOTES

KEY	ITEM	NOTES
1	CLUBHOUSE	-
2	POOL AREA	-
3	FIRE PIT AREA	-
4	PICKLEBALL COURTS	-



TOTAL SITE DATA

Total Acreage:	± 64.66 Ac
Total ROW Acreage:	± 4.4 Ac
Net Acreage:	± 60.26 Ac
Subarea A (Commercial):	± 9.39 Ac
Subarea B (Multi-Family):	± 24.33 Ac
Subarea C (Skilled Nursing):	± 14.53 Ac
Subarea D (Townhomes):	± 12.22 Ac

Total Residential units :	504 du
Total Net density:	± 8.36 du

MULTI-FAMILY SITE DATA

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SKILLED-NURSING SITE DATA

Total Acreage:	± 14.82 Ac
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TOWNHOME SITE DATA

Total Acreage:	± 12.22 Ac
Total Units:	84 Units

CODED LAYOUT & MATERIAL NOTES

KEY	ITEM	NOTES
1	CLUBHOUSE	-
2	POOL AREA	-
3	FIRE PIT AREA	-
4	PICKLEBALL COURTS	-



OPEN SPACE DATA

Total Site Acreage:	± 64.66 Ac
Required Open Space:	± 12.93 Ac (20%)
Total Open Space:	± 19.46 Ac (30.1%)

SITE KEY

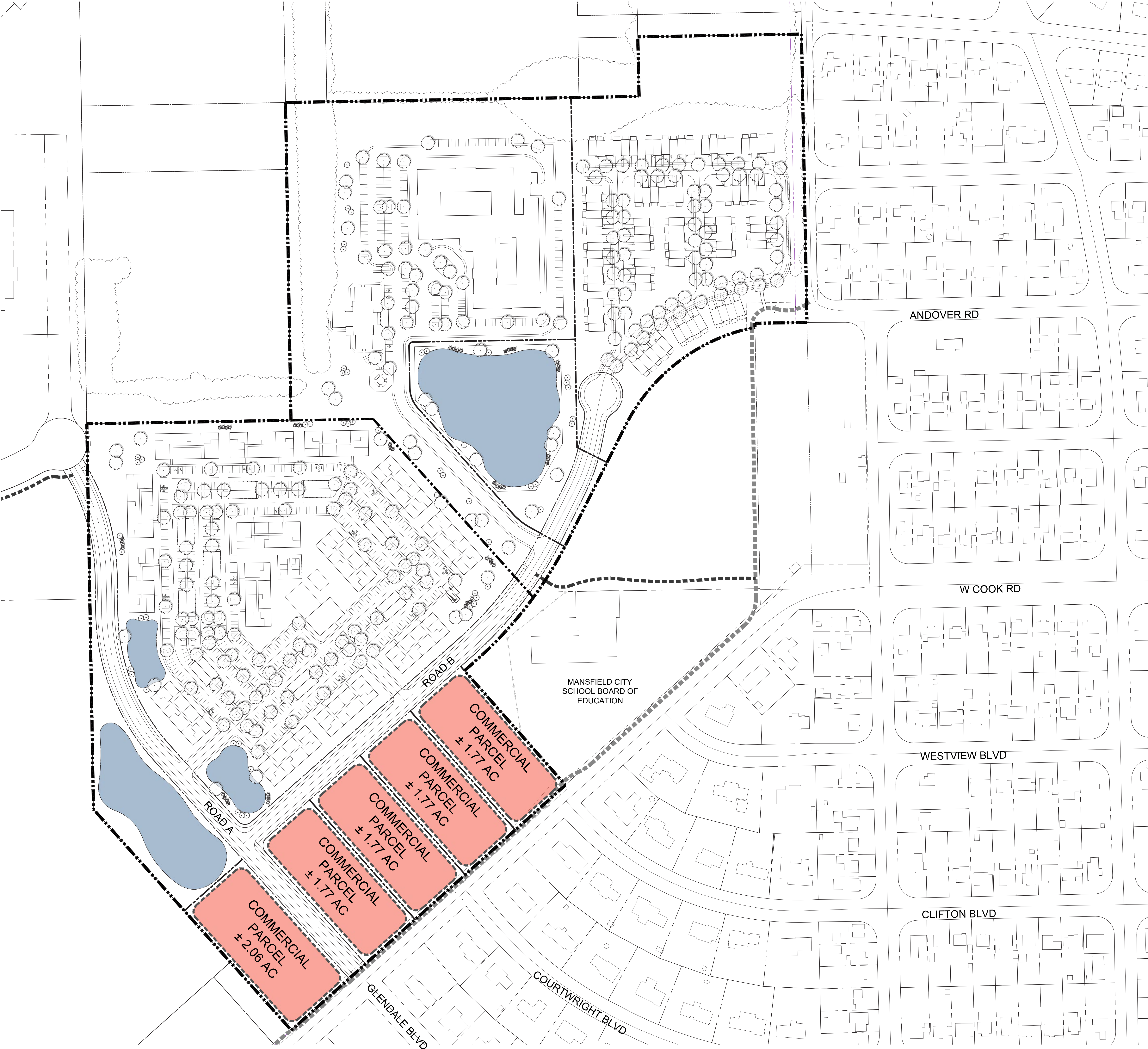
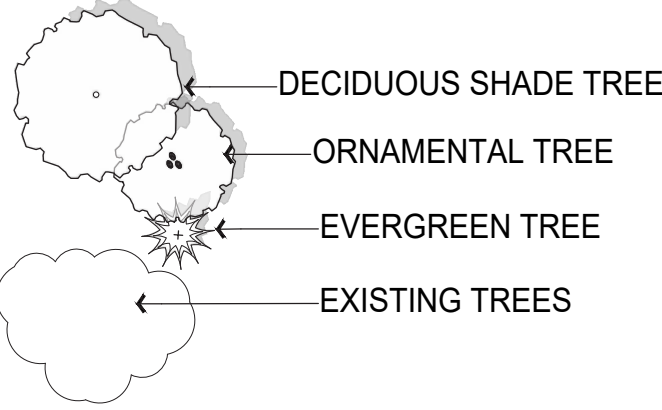
Proposed Multi-Use Path	
Existing Multi-Use Path	
Off Site Proposed Multi-Use Path	

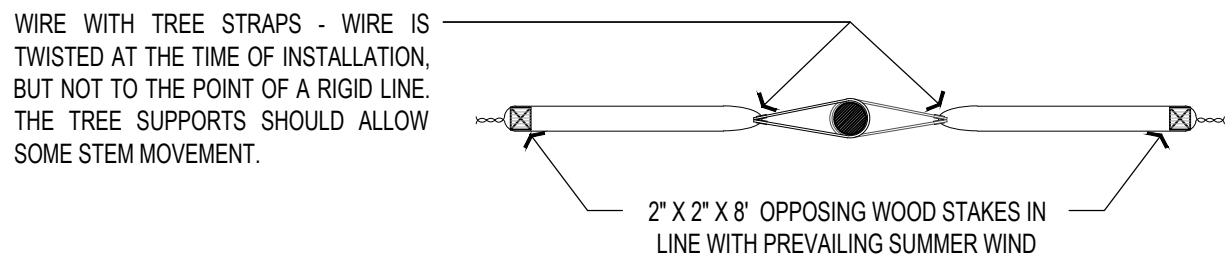


CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2" CAL.	B&B	AS SHOWN	Match Form
GI BI	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
NY SL	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
LI ST	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus xacerfolia 'Bloodgood' Bloodgood Planetree	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor 'American Dream' American Dream Swamp White Oak	2" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
ZE SE	Zeikova serrata 'Green Vase' Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM CA	Amelanchier canadensis 'Glenn Form' 1.5" CAL. Rainbow Pillar Serviceberry	1.5" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Match Form
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus Strobus White Pine	6' HT.	B&B	PER PLAN	
FLOWERING / DECIDUOUS SHRUBS					
CL RU	Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	36" HT.	#5 Cont.	PER PLAN	
CO SE	Cornus sericea 'Cardinal' Cardinal Red-Twig Dogwood	36" HT.	#5 Cont.	PER PLAN	
VI DE	Viburnum dentatum 'Christom' Blue Muffin Viburnum	36" HT.	#5 Cont.	PER PLAN	
VI PR	Viburnum x 'Pragense' Prague Viburnum	36" HT.	#5 Cont.	PER PLAN	

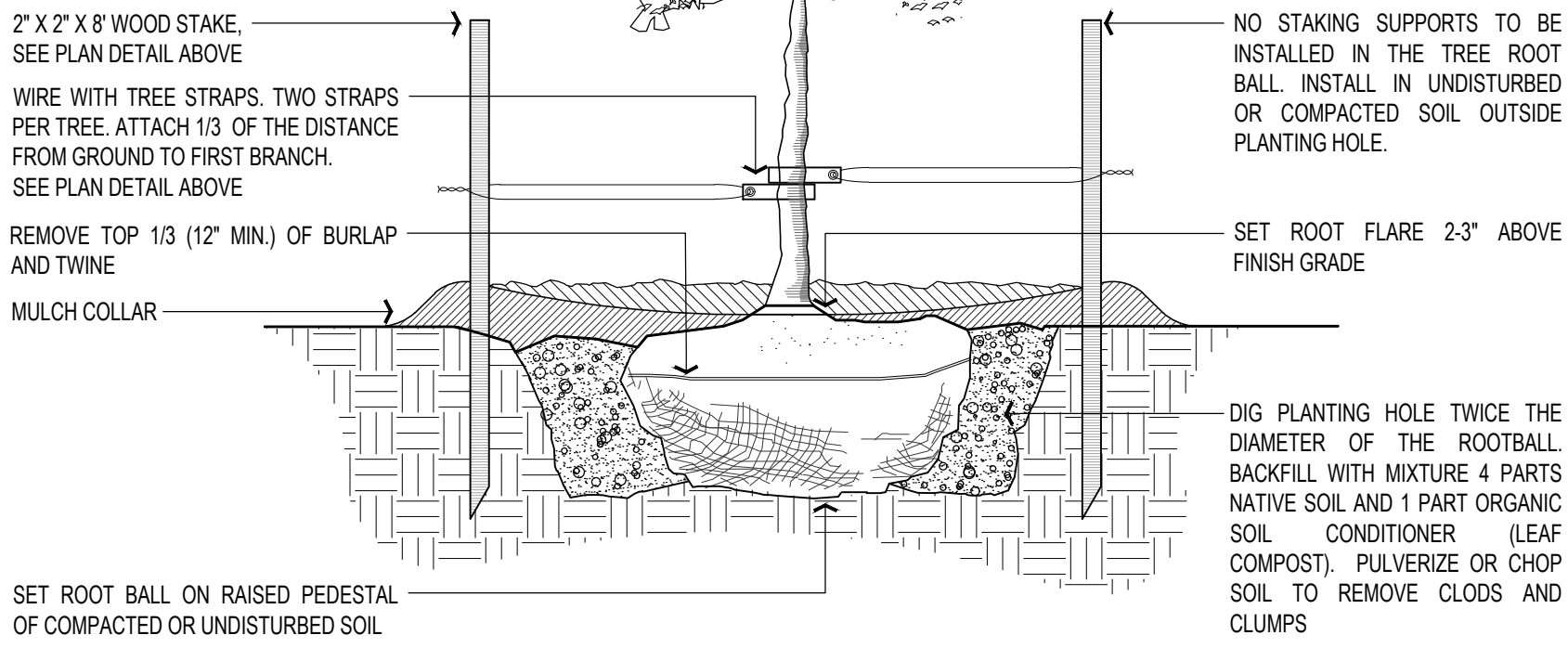
Landscape Key



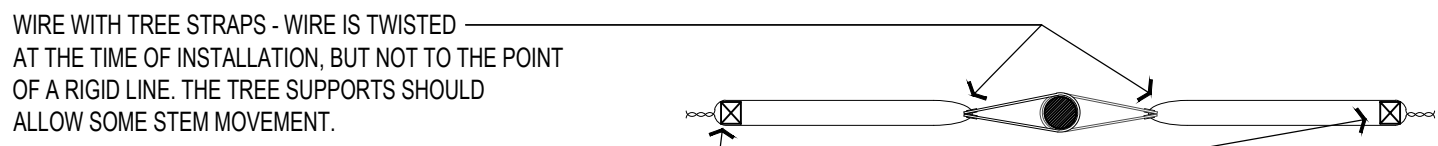


STAKING PLAN DETAIL

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'-3" ABOVE FINISH GRADE.

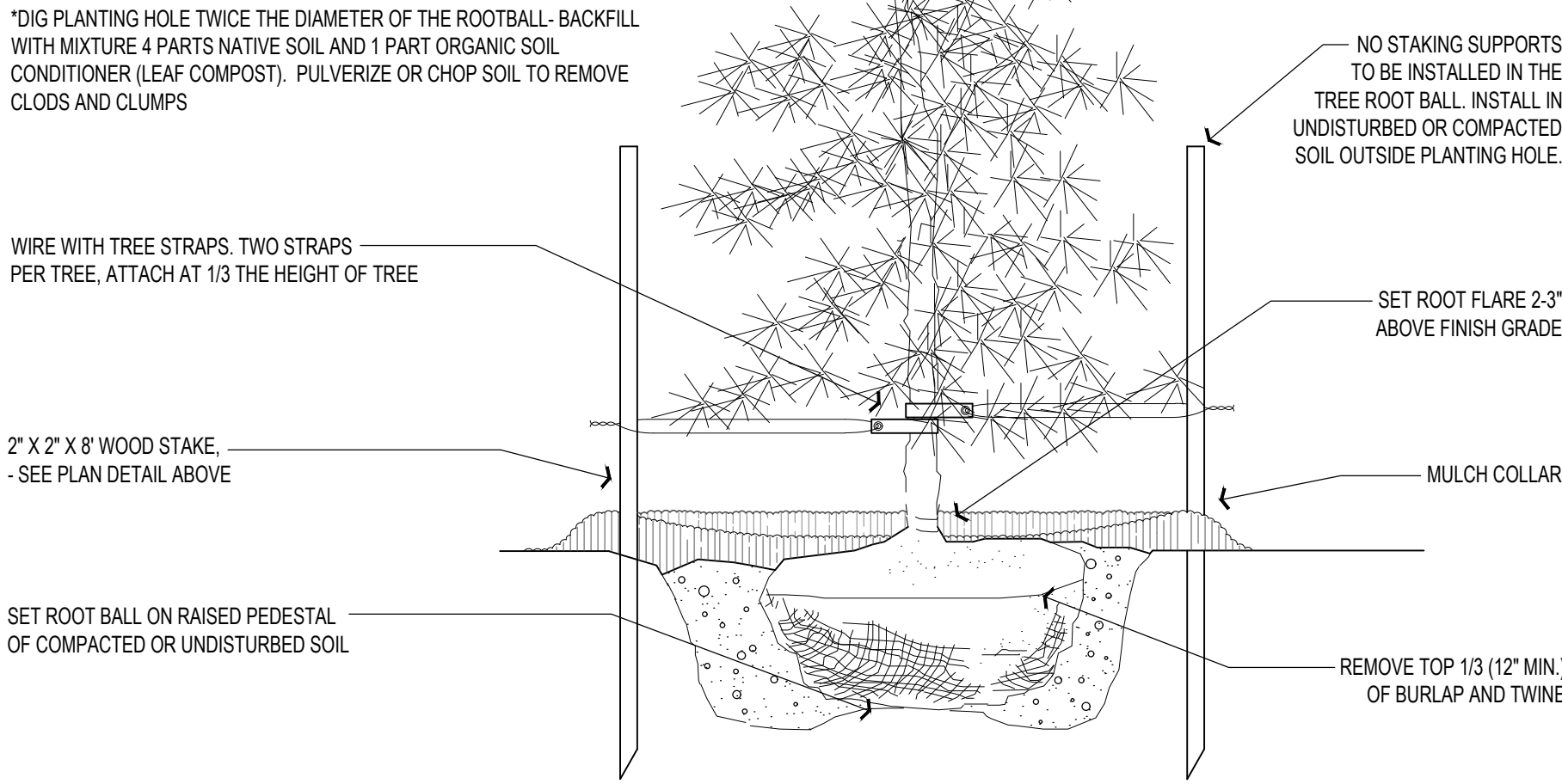


A DECIDUOUS TREE
SCALE: 1" = 1'-0"

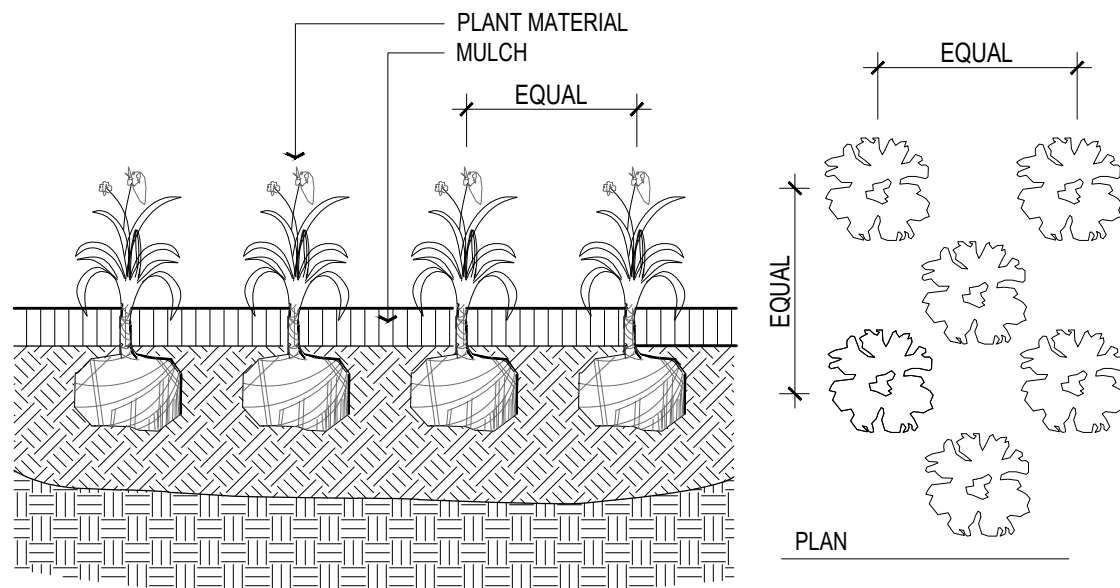


STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'-3" ABOVE FINISH GRADE.

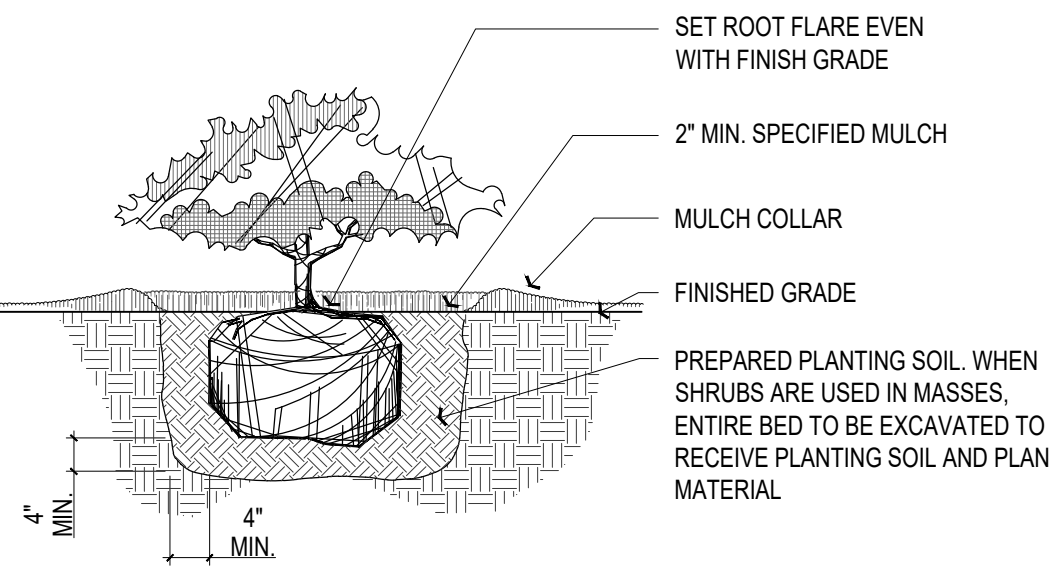


B EVERGREEN TREE
SCALE: 1" = 1'-0"



SECTION

C PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



D SHRUB
SCALE: 1/2" = 1'-0"

5
CIVIL EXHIBITS

ALTA/NSPS LAND TITLE SURVEY
SECTION 32, TOWNSHIP 21, RANGE 18
CONGRESS LANDS NORTH OF OLD SEVEN RANGES
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

DESCRIPTION FROM FILE No. 24939194-TCM:

"No description provided to Surveyor at time of this Survey"

Schedule B Items from File No. 24939194-TCM issued by First American Title Insurance Company with an effective date of December 24, 2024 at 8:00 A.M.:

- Items 1-13 NOT SURVEY RELATED ITEMS.
- Item 14 Easement of record as set forth in Lease Record 20, page 33. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.
- Item 15 Easement to The Ohio Public Service Company of record as set forth in Deed Book 384, Page 475. THE SUBJECT TRACT IS IN THE AREA DESCRIBED. THE ELECTRIC EASEMENT IS ALONG COOK ROAD, NO WIDTH GIVEN.
- Item 16 Easement to Ohio Edison Company of record as set forth in Deed Book 500, Page 588. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 17 Easement to AT&T of record as set forth in Deed Book 876, Page 698. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. THE 16.5' (1 ROD) COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT, EASEMENT CANNOT BE PLOTTED FROM DOCUMENT PROVIDED. THE RELEASED PORTION IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 18 Easement to Ohio Edison Company of record as set forth in Official Record 159, Page 324. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 19 Easement to AT&T of record as set forth in Official Record 316, Page 733. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. THE 16.5' (1 ROD) COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT, EASEMENT CANNOT BE PLOTTED FROM DOCUMENT PROVIDED. THE RELEASED PORTION IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 20 Easement Agreement of record as set forth in Official Record 542, Page 105. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. NO SKETCH OF EASEMENT IN DOCUMENT OF RECORD.
- Item 21 NOT A SURVEY RELATED ITEM.
- Item 22 Easement to the City of Mansfield of record as set forth in Official Record 2459, Page 111. THE RECREATIONAL EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 23 Easement to the City of Mansfield of record as set forth in Official Record 2459, Page 114. THE RECREATIONAL EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 24 Easement to Ohio Edison Company of record as set forth in Official Record 2724, Page 739. THE ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

BASIS OF BEARINGS:
The bearings shown on this map are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said coordinates are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Woodland Road, having a bearing of South 01° 05' 36" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39139C0210E (dated April 4, 2011), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

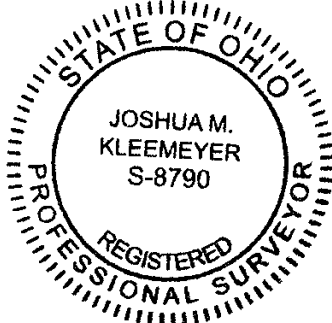
UTILITY STATEMENT:
A Utility Marking and Plans request was submitted to OHJO811 on June 16, 2026. The utilities shown hereon have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in July, 2026.

TABLE A OPTIONAL ITEM NOTES:	
7.	No buildings were observed on the subject tract at the time the fieldwork was conducted.
9.	No parking striping was observed on the subject tract at the time the fieldwork was conducted.

CERTIFICATION: File No. 24939194-TCM
To: Highland Realty Development, LLC, Raemelton Farm, First American Title Insurance Company and Talon Title Agency, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on July 13, 2026.

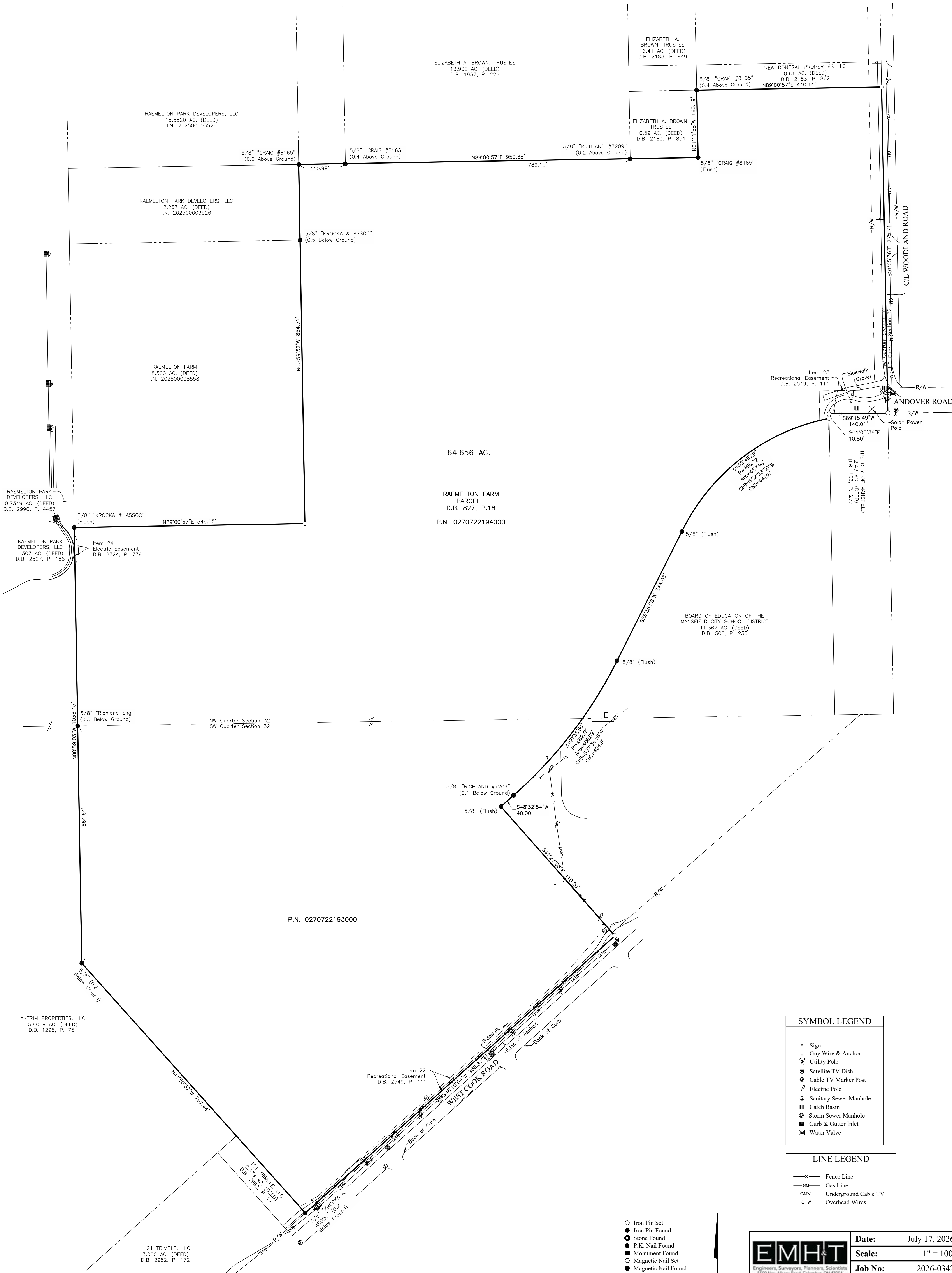


By Joshua M. Kleemeyer 7/17/26 Date
Joshua M. Kleemeyer
Professional Surveyor No. 8790
jkleemeyer@emht.com

EMH&T Engineers, Surveyors, Planners, Scientists 5500 New Albany Road, Columbus, OH 43054 emht.com		Date: July 17, 2026
		Scale: 1" = 100'
		Job No: 2026-0342
		Sheet: 1 of 2
REVISIONS		
MARK	DATE	DESCRIPTION

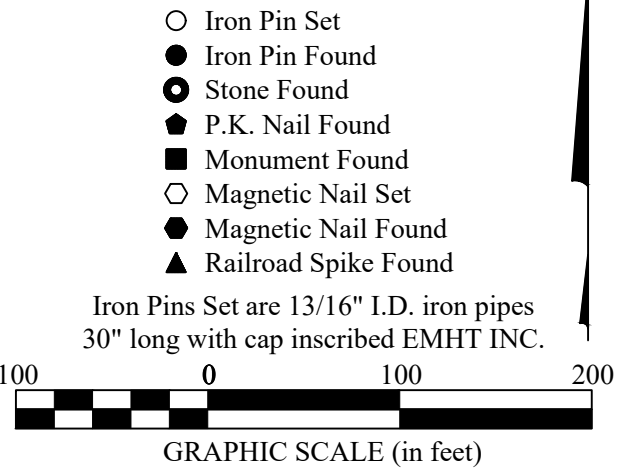
ALTA/NSPS LAND TITLE SURVEY

SECTION 32, TOWNSHIP 21, RANGE 18
CONGRESS LANDS NORTH OF OLD SEVEN RANGES
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO



SYMBOL LEGEND	
	Sign
	Guy Wire & Anchor
	Utility Pole
	Satellite TV Dish
	Cable TV Marker Post
	Electric Pole
	Sanitary Sewer Manhole
	Catch Basin
	Storm Sewer Manhole
	Curb & Gutter Inlet
	Water Valve

LINE LEGEND	
	Fence Line
	Gas Line
	Underground Cable TV
	Overhead Wires



	Date:	July 17, 2026
	Scale:	1" = 100'
	Job No:	2026-0342
	Sheet:	2 of 2
REVISIONS		
MARK	DATE	DESCRIPTION

Exhibit G



Utility Feasibility Summary

Raemelon

City of Mansfield, Ohio

09/25/2026

The following is a summary of the proposed utilities:

Sanitary Sewer

The proposed development will utilize two existing 8-inch sanitary sewer systems to serve the site, as depicted in the overall utility plan. The southern portion of the development, which includes apartment buildings and commercial outlots, will discharge to the existing 8-inch sanitary sewer located within W. Cook Road (Sanitary Discharge Point #1). The northwestern portion of the development, consisting of the remaining apartment units, the assisted living facility, and townhomes will discharge to the existing 8-inch sanitary sewer located within an easement south of the roundabout and east of the Akron Children's Urgent Care facility (Sanitary Discharge Point #2).

All wastewater generated by the proposed development will be conveyed to and treated at the City of Mansfield Wastewater Treatment Facility. The proposed sanitary sewer infrastructure will be designed and constructed in accordance with all applicable City of Mansfield standards, as well as Ohio EPA requirements, regulations, and design criteria.

Water

A proposed water main will be extended from the existing 16-inch water main located along the east side of W. Cook Road and connected to the existing 8-inch water main near the roundabout east of the Akron Children's Pediatrics facility, creating a looped water system to serve the proposed development.

Each development will be served by a private water distribution system connected to the proposed public water system. Connections will be made through individual master meters equipped with backflow prevention devices.

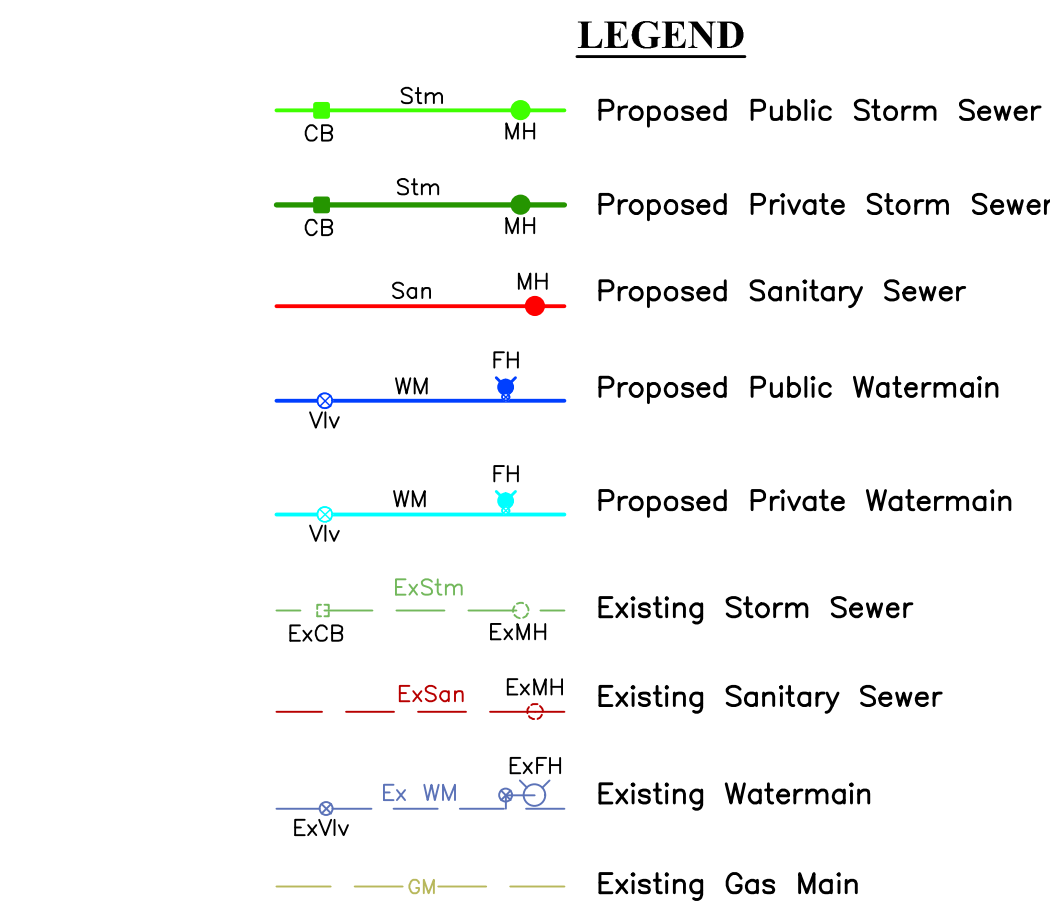
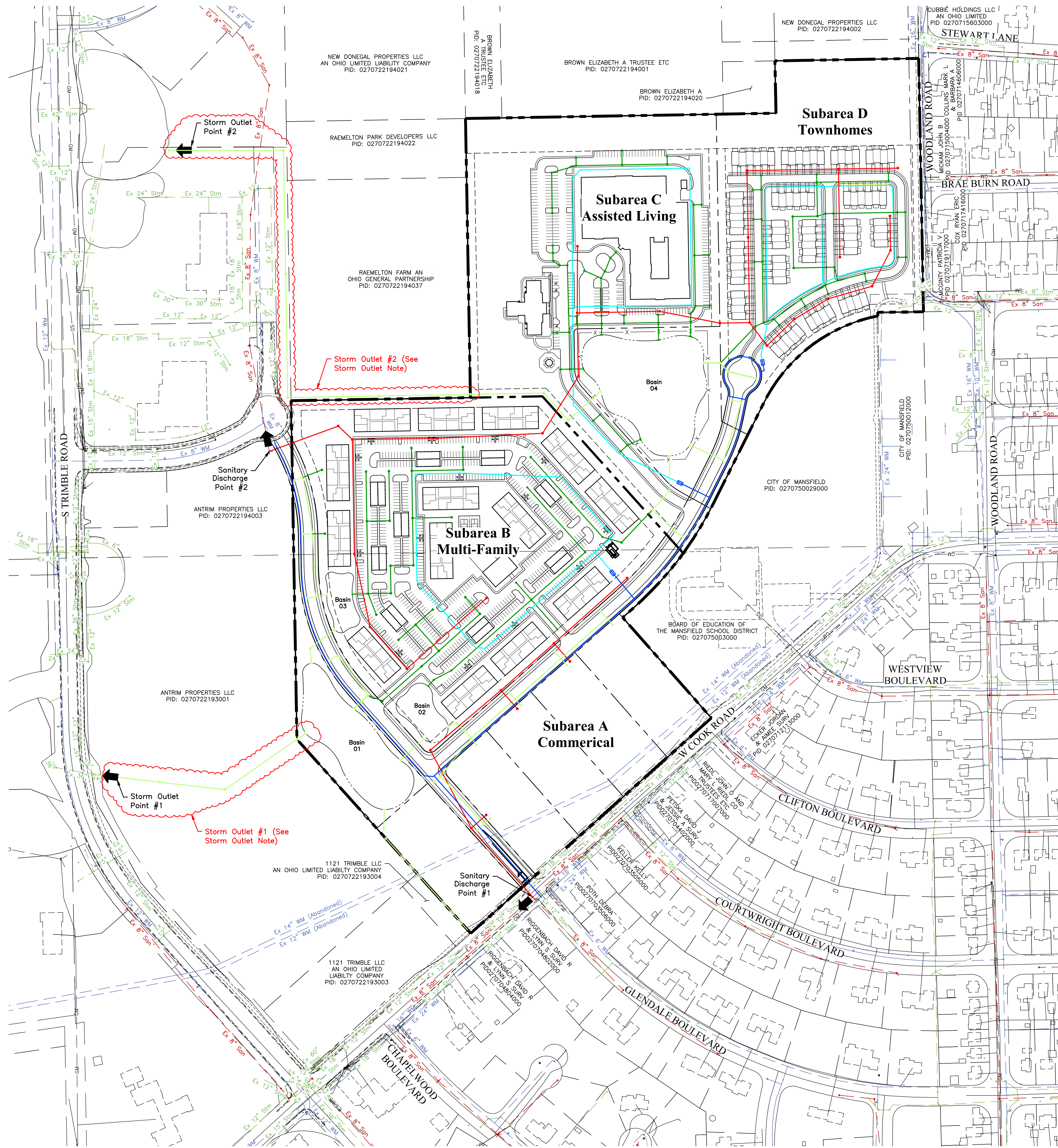
The proposed water infrastructure will be designed and constructed in accordance with all applicable City of Mansfield standards, as well as Ohio EPA requirements, regulations, and design criteria.

Stormwater Management

The proposed development will utilize an onsite stormwater management system consisting of storm sewer networks and regional detention basins. These regional basins will be designed to serve both the public and private development areas and will satisfy the water quality treatment and detention requirements of the City of Mansfield and the Ohio EPA standards, requirements, and regulations. Final design details for each basin will be provided during the final engineering phase.

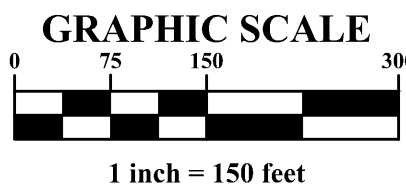
As depicted on the Overall Utility Plan, the regional basins will discharge through two separate outlet locations. Storm Outlet Point #1 will discharge into the existing 36-inch storm sewer located within South Trimble Road right of way, which releases into an existing open ditch. Storm Outlet Point #2 will discharge to a system of two existing ponds just north of the Akron Children's Pediatrics facility, that ultimately releases into an open ditch system west of South Trimble Road.

J:\202603242\Draw\GISheets\PDWP\202603242 - PDWP - Jk.dwg, Last Saved By: Jummings, 9/25/2026 9:51 AM Last Printed By: Cummings, Joshua, 9/25/2026 9:52 AM



STORM OUTLET NOTE:
Offsite storm sewer network shall be coordinated with offsite owners to determine final alignment and design intent to align with existing and future development needs. Developer to obtain necessary offsite easements needed to support offsite storm sewer network.

PRELIMINARY LAYOUT NOTE:
Site layout, utilities, building/unit mix is subject to change based on market demand, final engineering review, and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
SEPTEMBER 2026

RAEMELTON

CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

REZONING PLAN

OVERALL UTILITY PLAN

PREPARED FOR:
HIGHLAND MANAGEMENT GROUP, INC.

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43204
Phone: 614.775.6500 • Toll Free: 888.775.3646
emht.com

DATE:	September 25, 2026
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	



ENLARGED
UTILITY PLAN

HIGHLAND
MANAGEMENT
GROUP, INC.

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3644
emht.com

PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

**PLAN SET DATE
SEPTEMBER 2026**



GRAPHIC SCALE



1 inch = 50 feet

PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
SEPTEMBER 2026

CITY OF MANSFIELD
PID: 0270750029000

CITY OF MANSFIELD
PID: 027075001200

Basin 04

Subarea B
Multi-Family

Subarea C

Assisted Living

Subarea D Townhomes

BROWN ELIZABETH A
PID: 0270722194020

BROWN ELIZABETH A TRUSTEE ETC
PID: 0270722194001

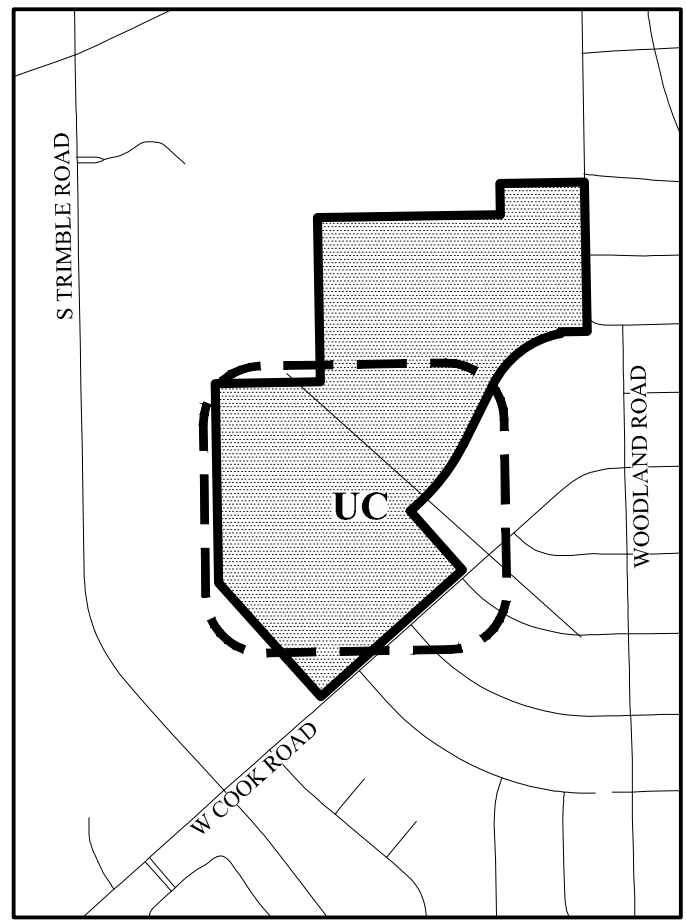
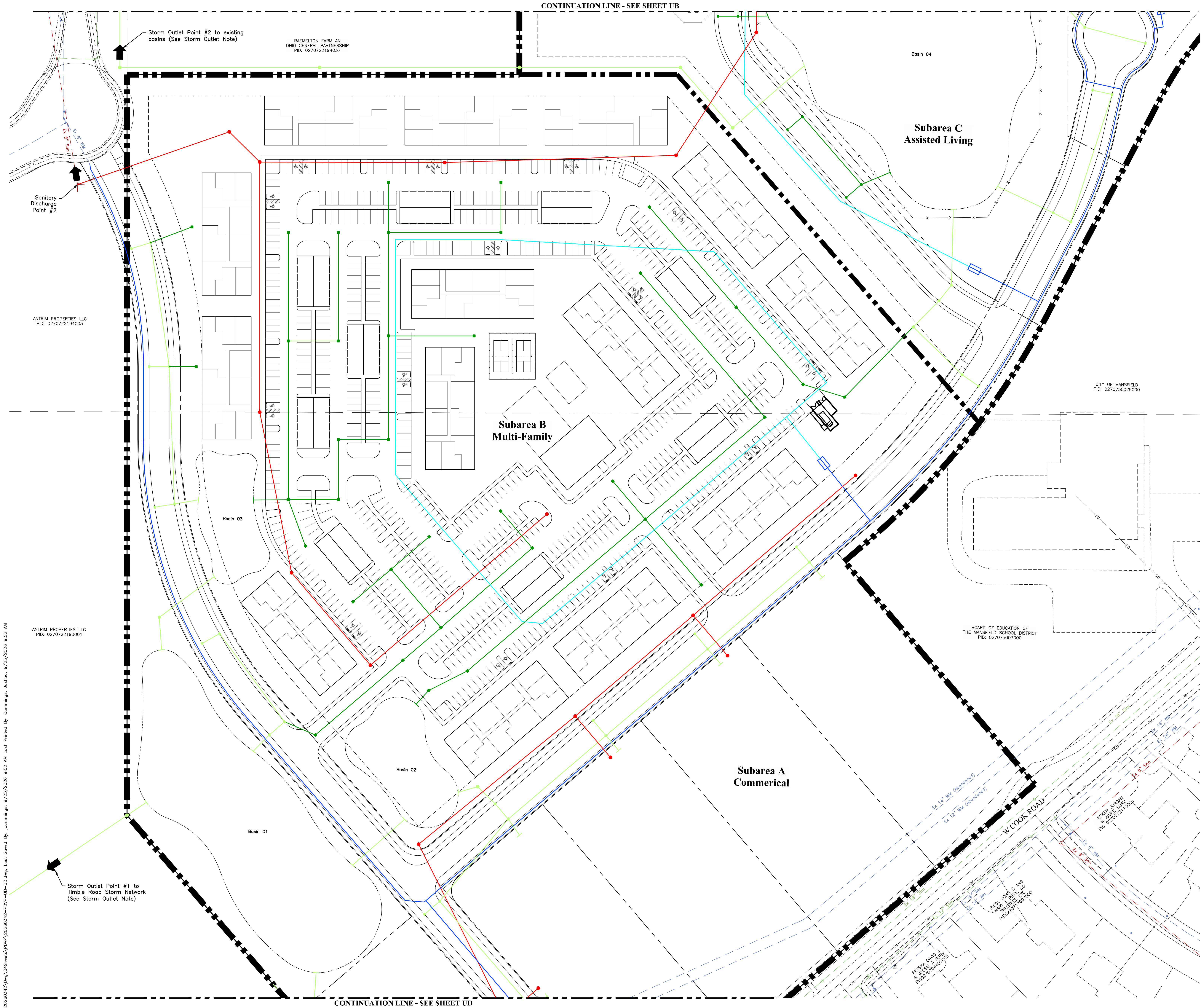
BROWN ELIZABETH
A TRUSTEE ETC
PID: 0270722194018

BRAMMELTON PARK DEVELOPERS LLC

RAEMELTON FARM AN
OHIO GENERAL PARTNERSHIP
PIN: 0270722194037

1. 2020年12月31日，公司应收账款账面余额为1,000,000.00元，坏账准备余额为100,000.00元，应收账款净额为900,000.00元。

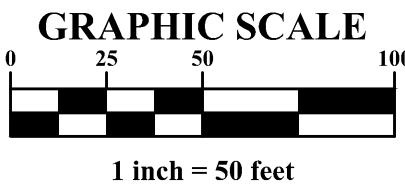
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LEGEND	
Stm CB	Proposed Public Storm Sewer
Stm CB	Proposed Private Storm Sewer
San	Proposed Sanitary Sewer
WM Vv	Proposed Public Watermain
WM Vv	Proposed Private Watermain
ExStm	Existing Storm Sewer
ExSan	Existing Sanitary Sewer
ExWM	Existing Watermain
ExG	Existing Gas Main

STORM OUTLET NOTE:
Offsite storm sewer network shall be coordinated with offsite owners to determine final alignment and design intent to align with existing and future development needs. Developer to obtain necessary offsite easements needed to support offsite storm sewer network.

PRELIMINARY LAYOUT NOTE:
Site layout, utilities, building/unit mix is subject to change based on market demand, final engineering review, and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION
PLAN SET DATE
SEPTEMBER 2026

RAEMELTON

CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

REZONING PLAN

ENLARGED
UTILITY PLAN

PREPARED FOR:
HIGHLAND
MANAGEMENT
GROUP, INC.

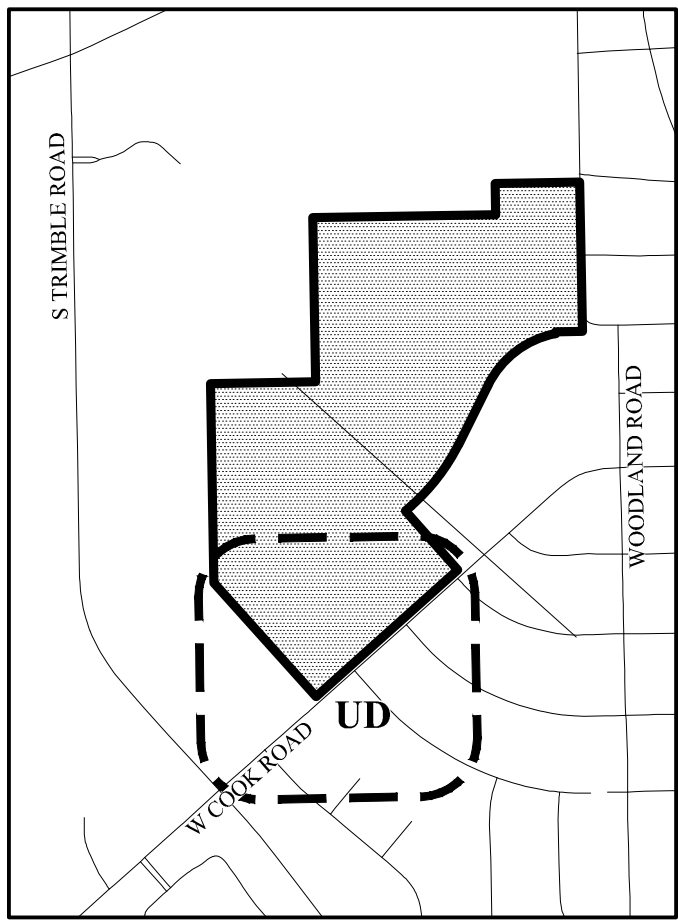
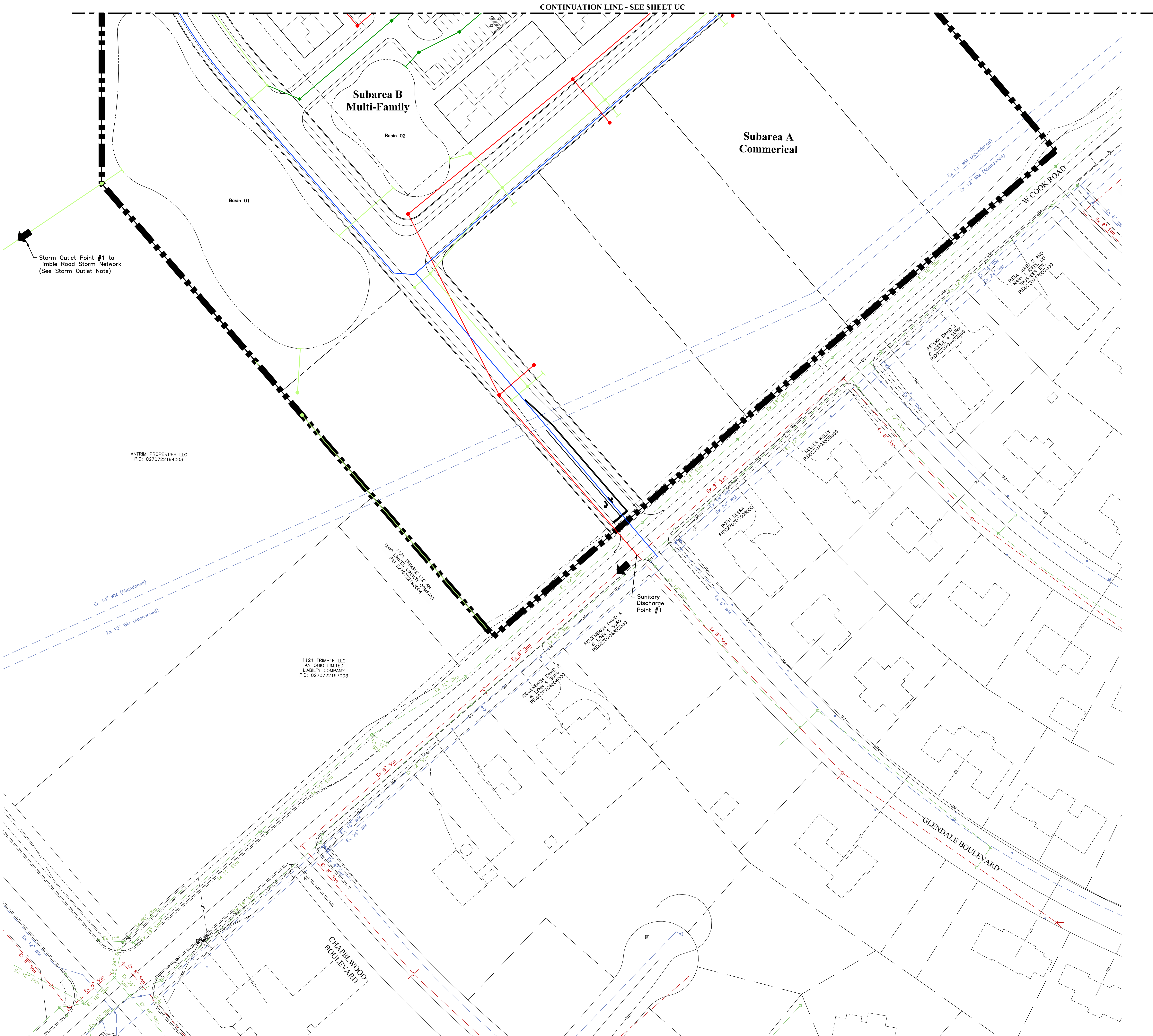
PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43204
Phone: 614.775.6500 • Toll Free: 888.775.3646
emht.com

DATE:	September 25, 2026
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	



Exhibit I

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SHEET INDEX MAP
Not to Scale

LEGEND

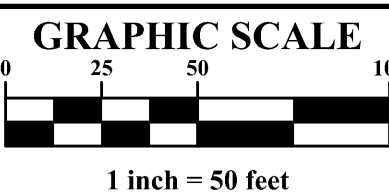
- | | |
|-------|------------------------------|
| Stm | Proposed Public Storm Sewer |
| Stm | Proposed Private Storm Sewer |
| San | Proposed Sanitary Sewer |
| WM | Proposed Public Watermain |
| WM | Proposed Private Watermain |
| ExStm | Existing Storm Sewer |
| ExSan | Existing Sanitary Sewer |
| ExWM | Existing Watermain |
| GM | Existing Gas Main |

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PLAN SET DATE
SEPTEMBER 2026

RAEMELTON

REZONING PLAN

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MANAGEMENT
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emht.com

DATE: September 25, 2026

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

REVISED:

NORTH

RAEMELTON

SHEET

UD X

2026-0342

Exhibit I