



WENNER FIELD ESTATES DEVELOPMENT

It is with great pleasure that M&K Builders & Developers presents our proposed development plans for Wenner Field. The project will consist of approximately 18 to 20 single family homes.

M&K Builders & Developers is committed to providing affordable, quality housing options to the Ashtabula community. Starting at \$179,000, our housing options include Traditional, Craftsman and Modern Farmhouse styled homes. With over twenty floor plans to select from, our ranch and 2-story options are ideal for families, young professionals, and empty nesters alike.

Based on the current local need for quality affordable housing we are optimistic and anticipate a construction period of 24 to 30 months. Weather permitting, our development plans include construction of a model home this fall.

Our hands-on ownership and team of dedicated specialists will deliver the community a quality housing project that will attract and retain residents of the community while enhancing the property values for all.

Thank you in advance for your anticipated support. On behalf of our entire organization, we are excited and sincerely look forward to building a subdivision that we are all proud to be part of.

Sincerely,
David Muraco
Managing Partner

Wenner Field Estates

For: M & K Developers

Situated in the City of Ashland, County of Ashland and State of Ohio, known as being part of Original Township Lot No. 4, Section 3, Township 18N, Range 9W in the Connecticut Western Reserve

ZONING
 Property is located within the City of Ashland R-2 Residential District.
 Max. Building Height: 2.5 stories, 35' Max.
 Max. Depth of Front Yard: 25' Min.
 Min. Width of side yard: 6' 12" total
 Min. Depth of rear yard: 25' Min.
 Min. Lot Area: 5,000 sq.ft.
 Min. Lot Width: 50'

CERTIFICATION

I hereby certify that this plan was prepared from reliable and correct information furnished to me by the client, and that I am a duly licensed Professional Engineer in the State of Ohio. I am not aware of any facts or circumstances which would render this plan misleading or incomplete. This plan was prepared without the benefit of an independent site visit and is subject to any facts or circumstances which may be discovered by an examination of the same.

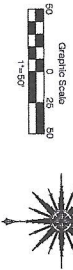
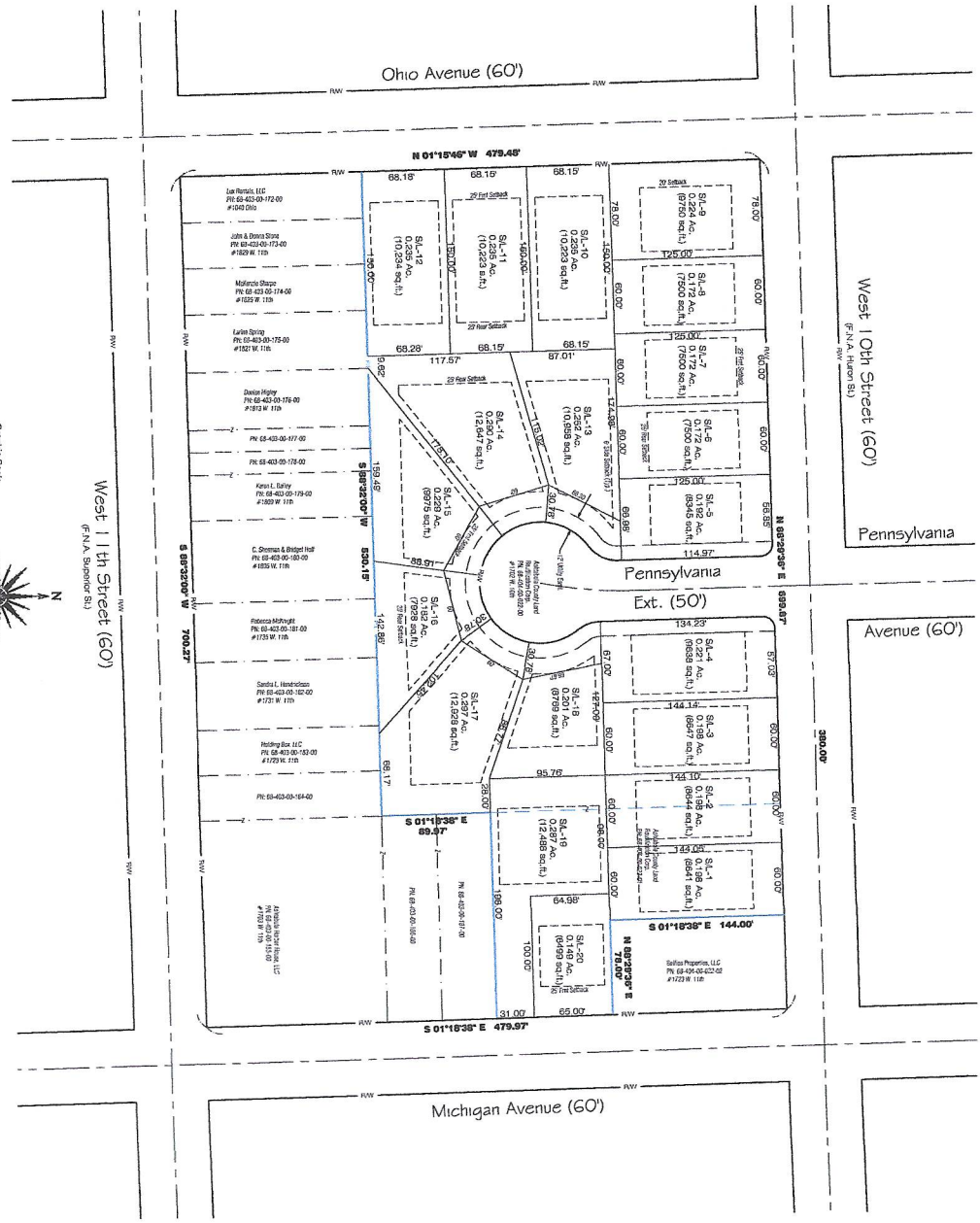
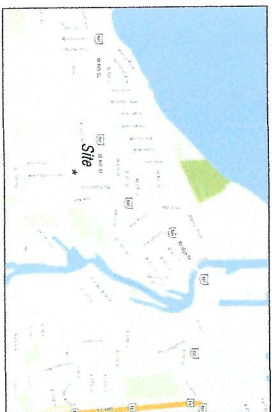
William C. Wenner, Inc., P.E. # 7178



AREA
 Total Area: 4,890 Acres (204,283 sq. ft.)
 Area in LOTS: 4,340 Acres (189,038 sq. ft.)
 Area in Road Right of Way: 0.550 Acres (15,245 sq. ft.)

Pertinent Documents:

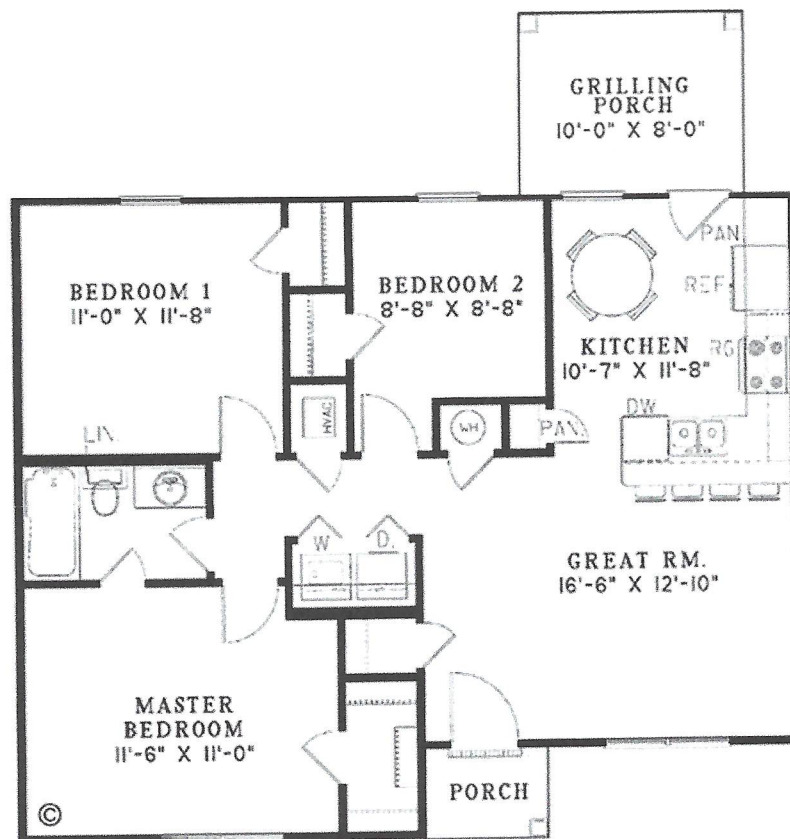
- Plan of Survey of subject property by Charles Sharp (2013)
- Deeds of subject & adjoining property
- Honor Real Estate Company's Plat Vol. 1, Pg. 33
- Plat of Cross and Tony's Subdivision Vol. 5, Pg. 28



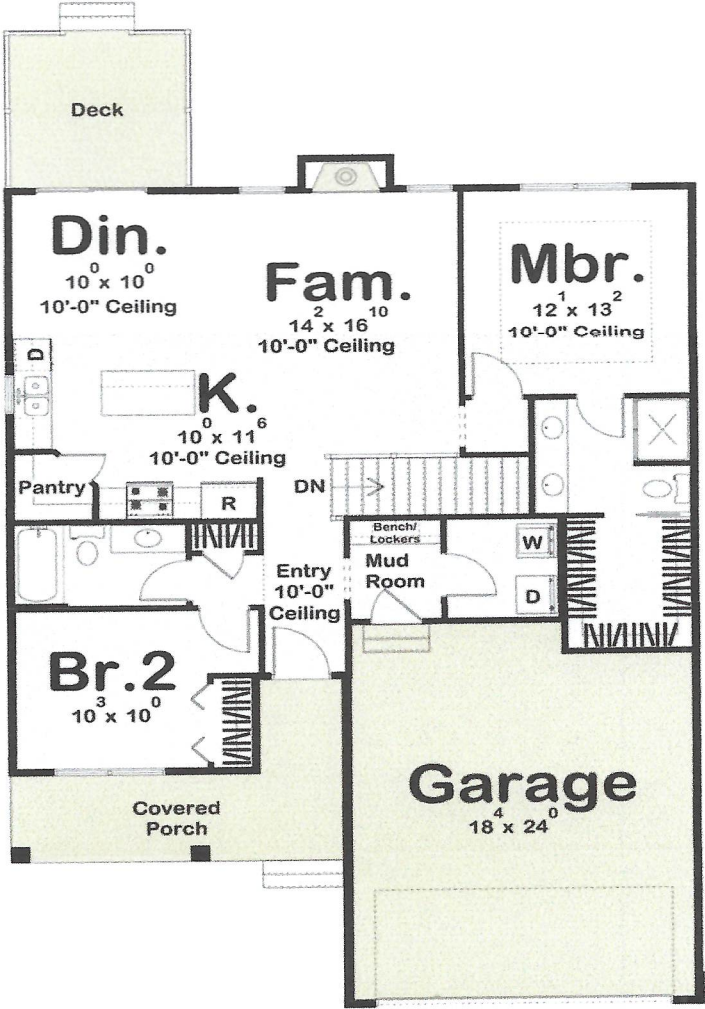
REV. NO.	DATE	BY	CHKD.
LAND DESIGN CONSULTANTS ENGINEERS PLANNERS SURVEYORS 10000 Columbus Drive, Columbus, OH 43240 WWW.LDCONCONS.COM (614) 394-0754 FAX: (614) 394-9771			
M & K Developers City of Ashland - Ashland County - Ohio			
DATE	SCALE	FILE NAME	COMPUTER
10/18/2023	1"=50'	CONCEPT	2
Concept Plan 2			
SHEET	OF	CONTINUED TO	NO.
1	1		
MKDEV1-2801			

WENNER FIELD PROPOSED HOUSING CONCEPTS

Ranch Design #1050: 3 Bedroom, 1 Bath, 1-2 Car Garage



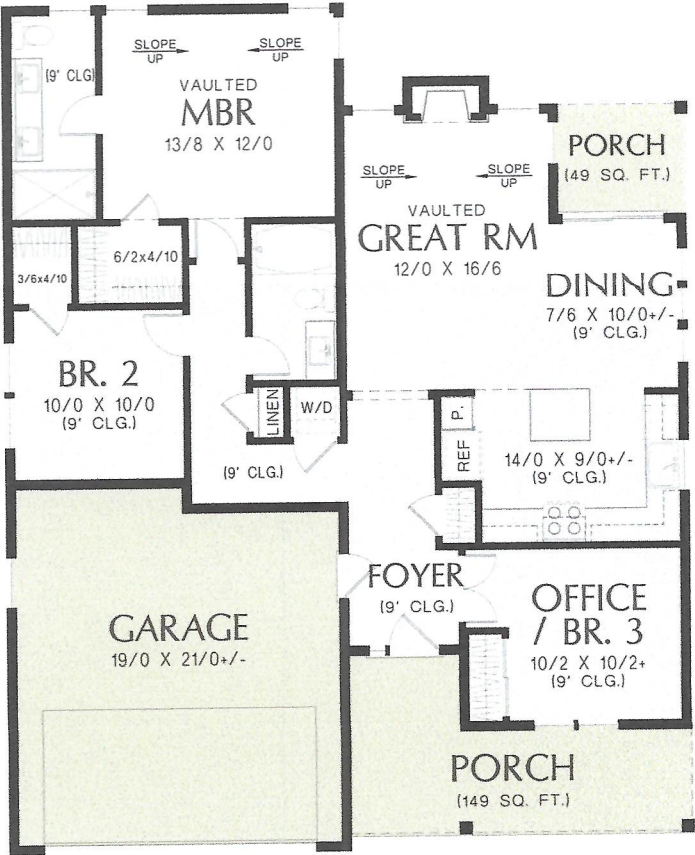
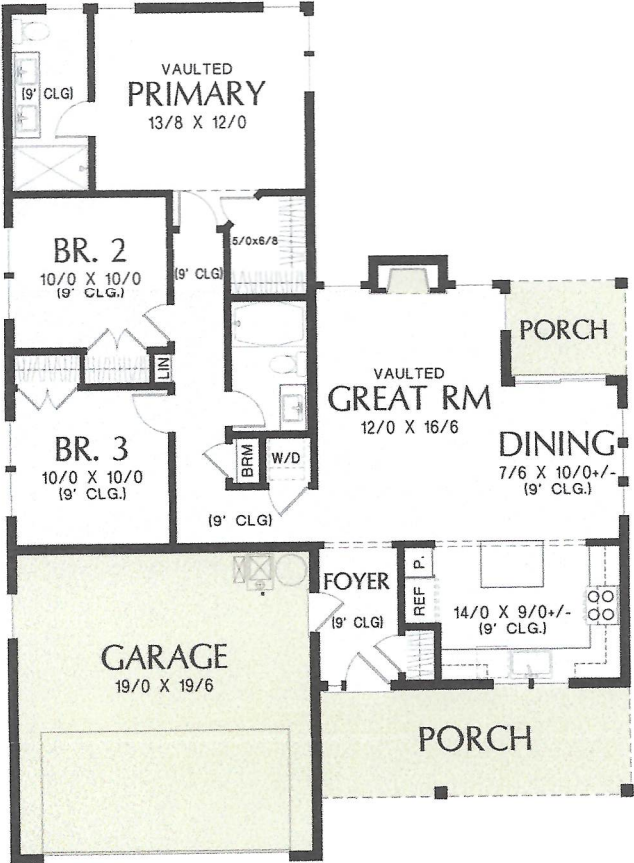
Ranch Design #1192: 2 Bedroom, 2 Bath, 2 Car Garage



Ranch Design 1196/1251: 3 Bedroom, 2 Bath, 2 Car Garage



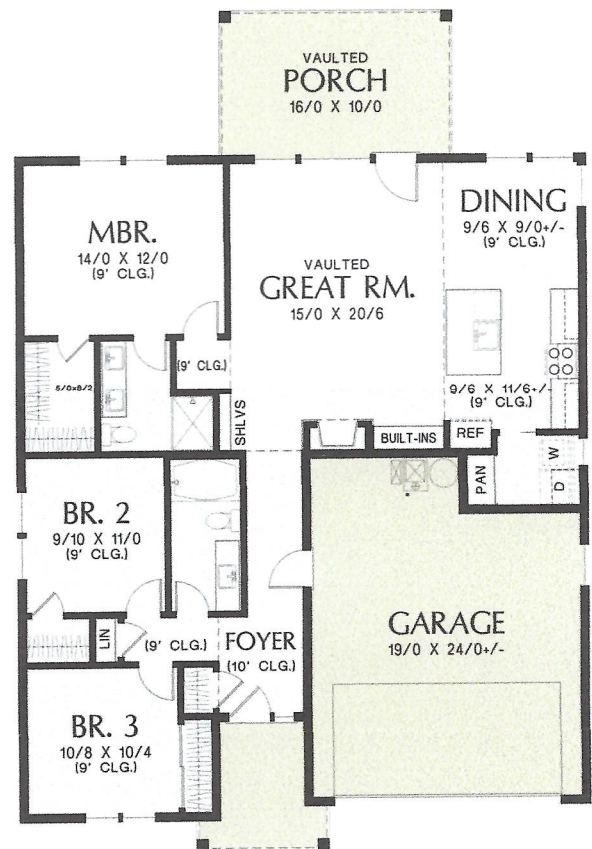
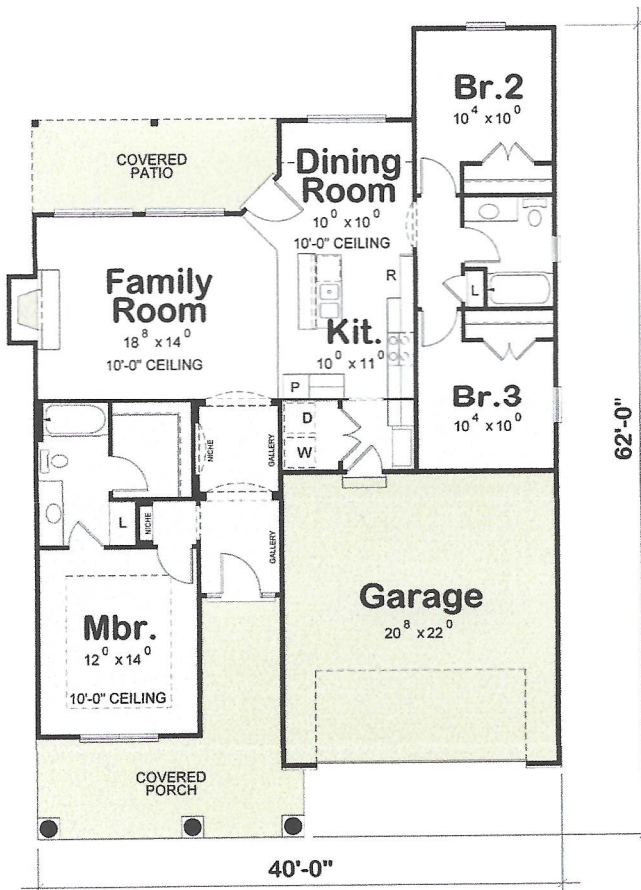
2 Floor Plan Options



Ranch Design 1356/1373: 3 Bedroom, 2 Bath, 2 Car Garage



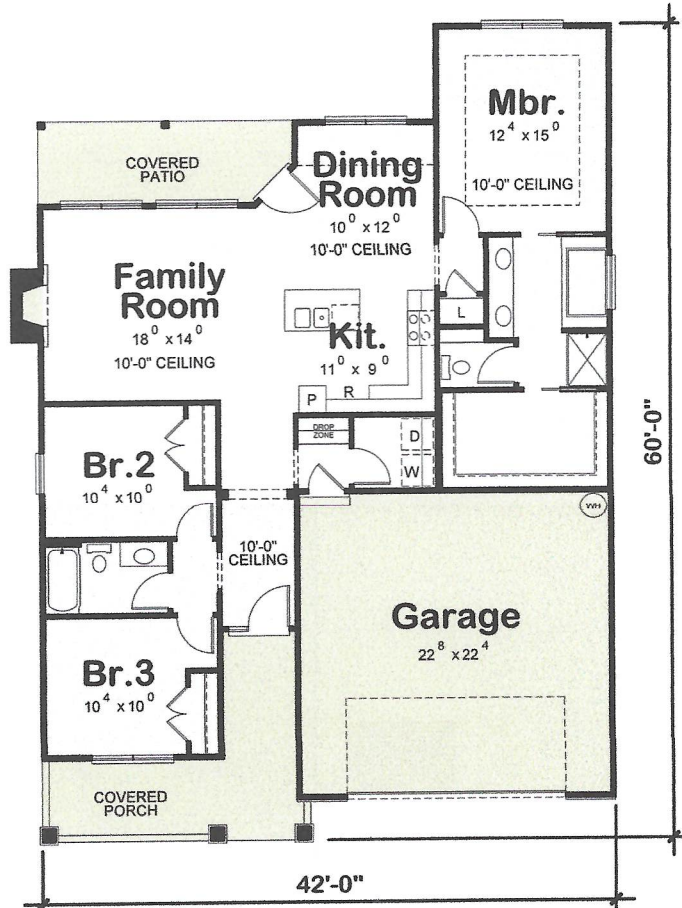
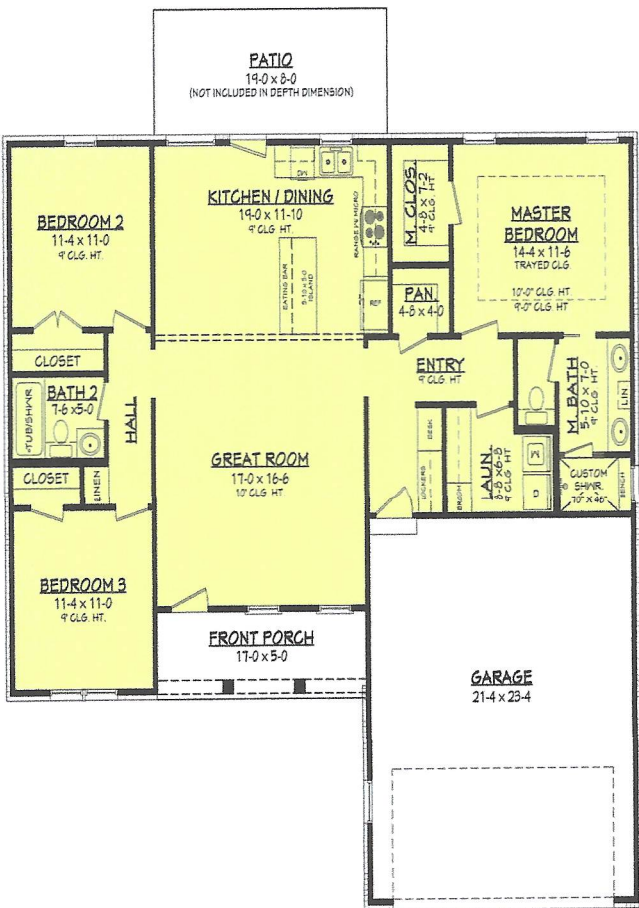
2 Floor Plan & 2 Exterior Options



Ranch Design 1416/1452: 3 Bedroom, 2 Bath, 2 Car Garage



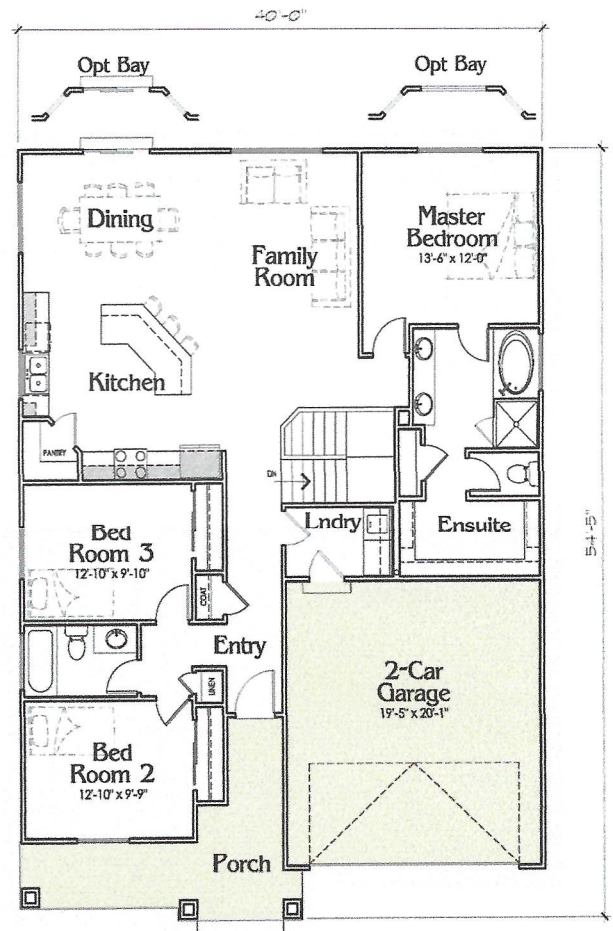
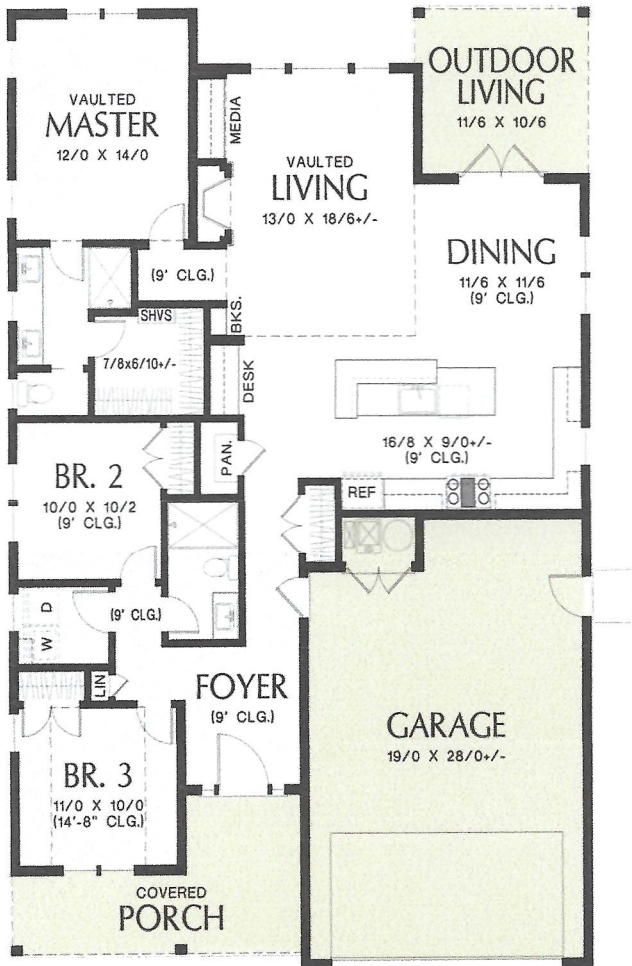
2 Floor Plan & 2 Exterior Options



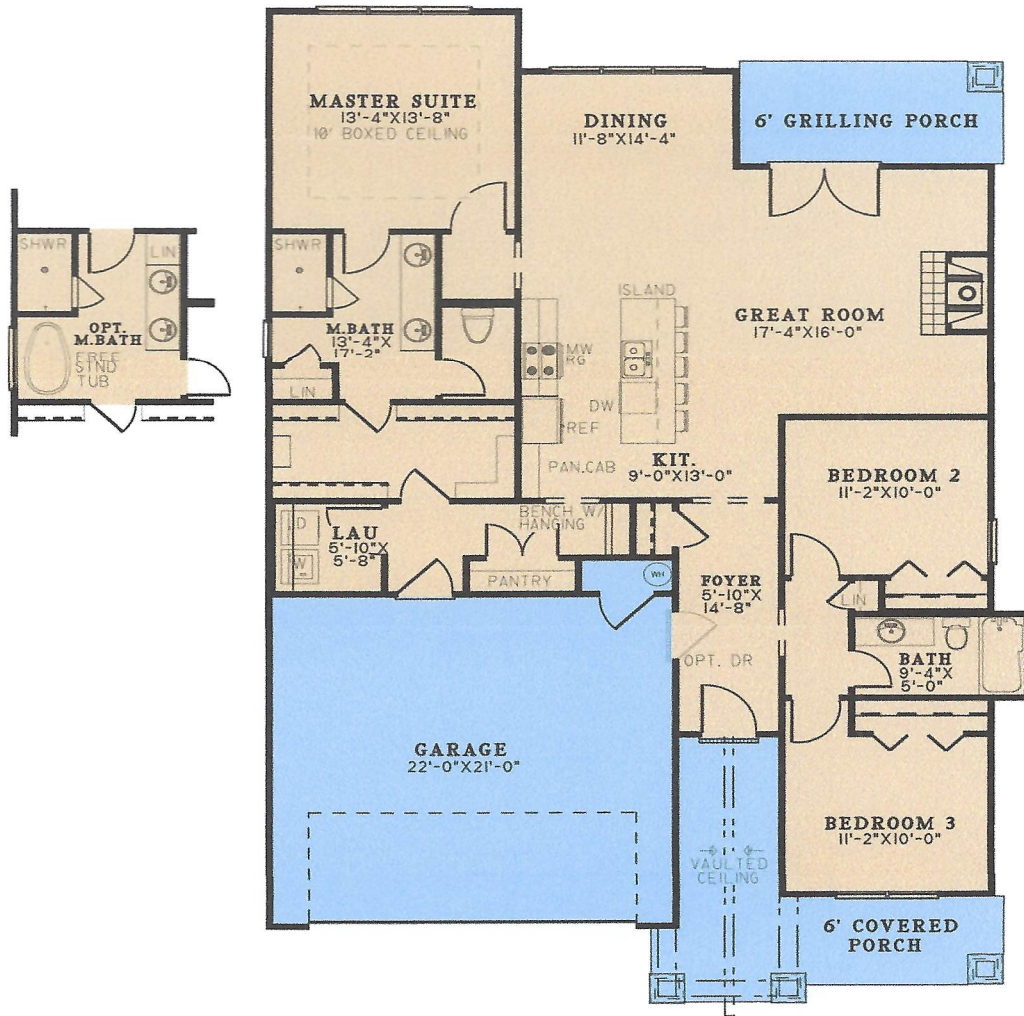
Ranch Design 1552/1552B:3 Bedroom, 2 Bath, 2 Car Garage



2 Floor Plan & 2 Exterior Options



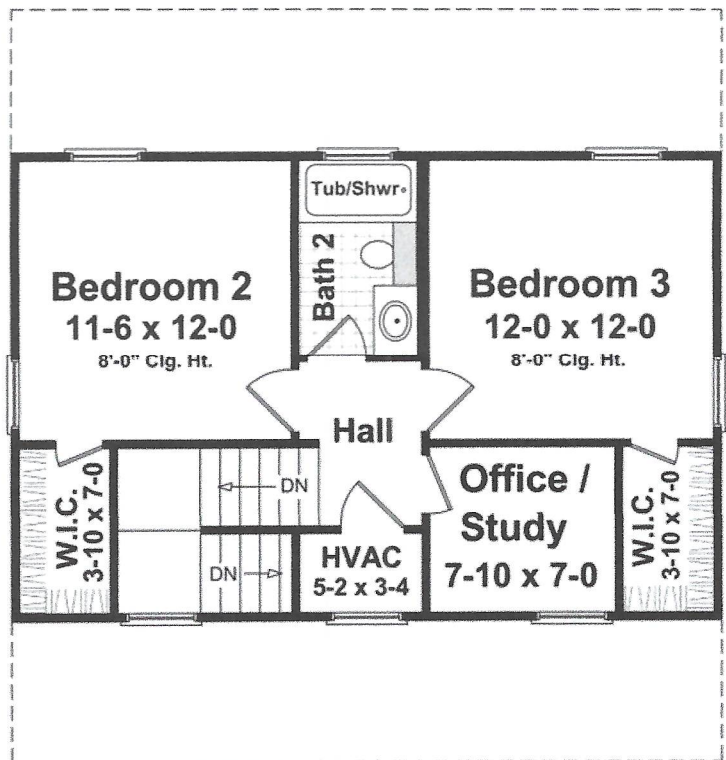
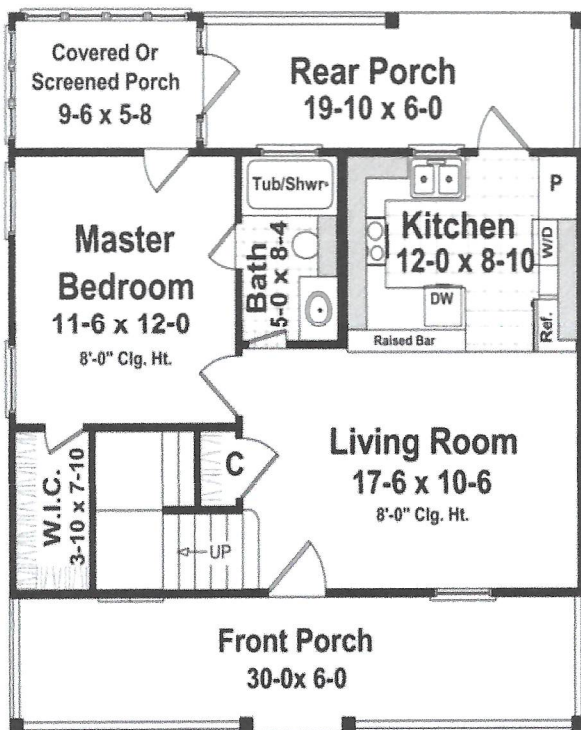
Ranch Design 1610: 3 Bedroom, 2 Bath, 2 Car Garage



2-Story Design 1200: 3 Bedroom, 2 Bath, 2 Car Garage



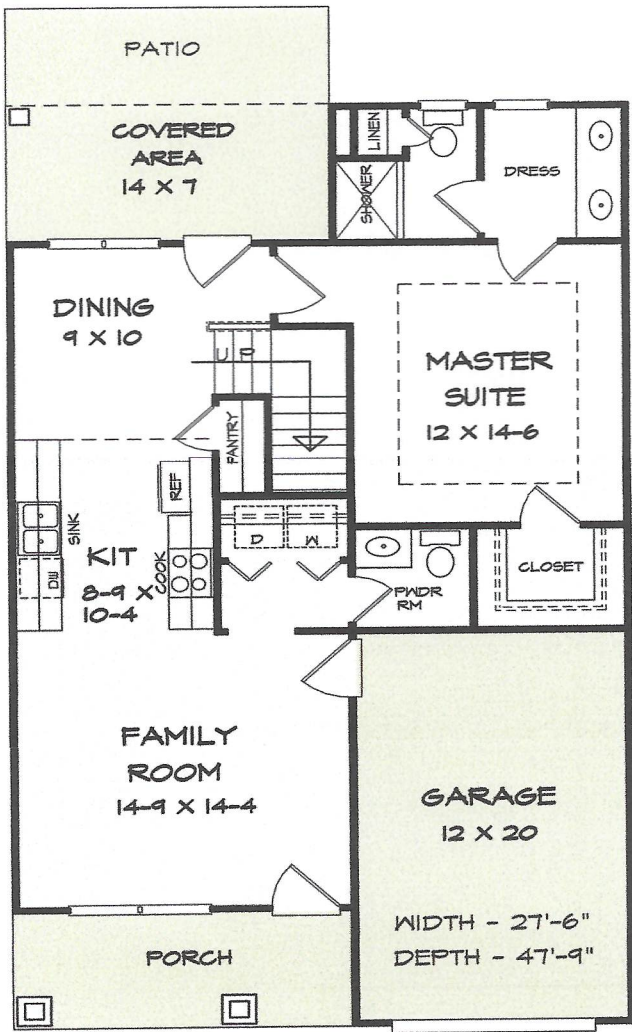
FIRST FLOOR MASTER BEDROOM



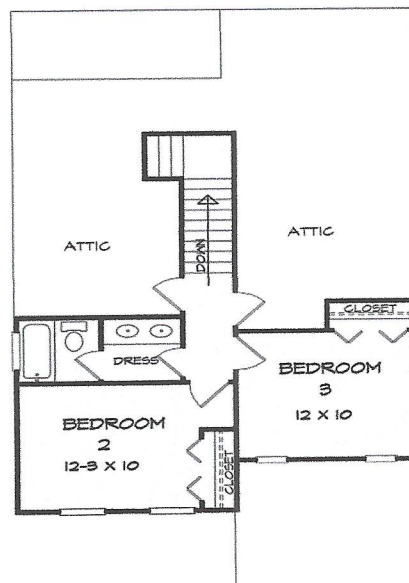
2-Story Design 1276: 3 Bedroom, 2-1/2 Bath, 1 Car Garage



FIRST FLOOR MASTER

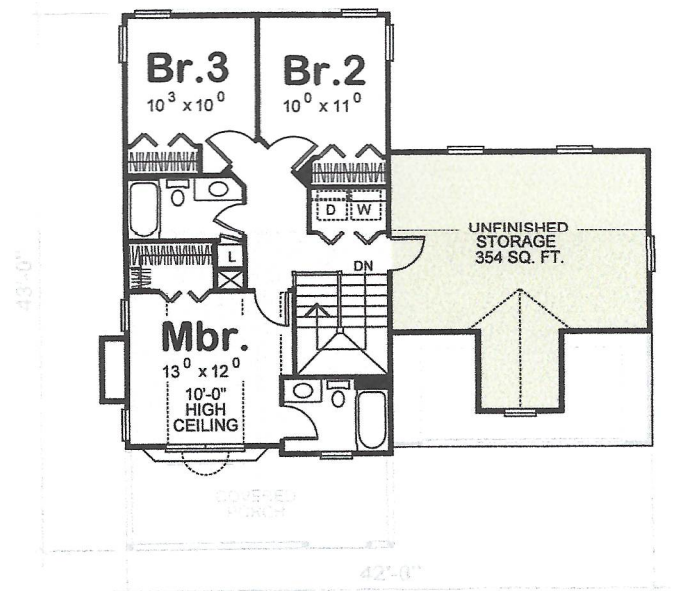
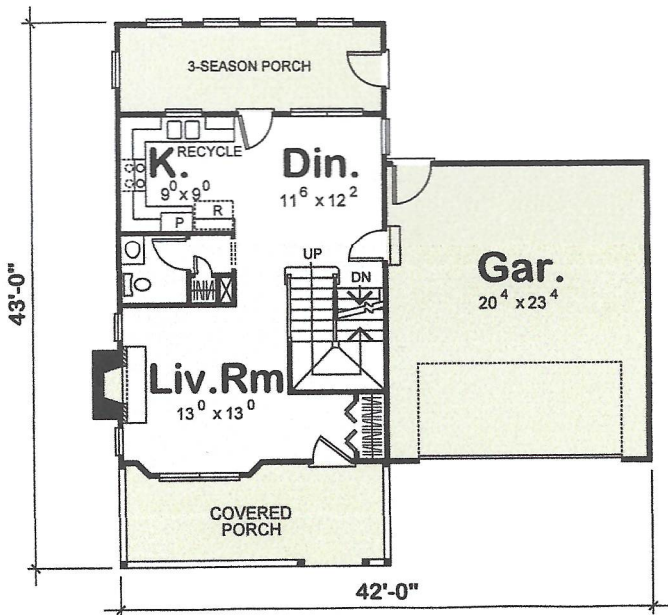


MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

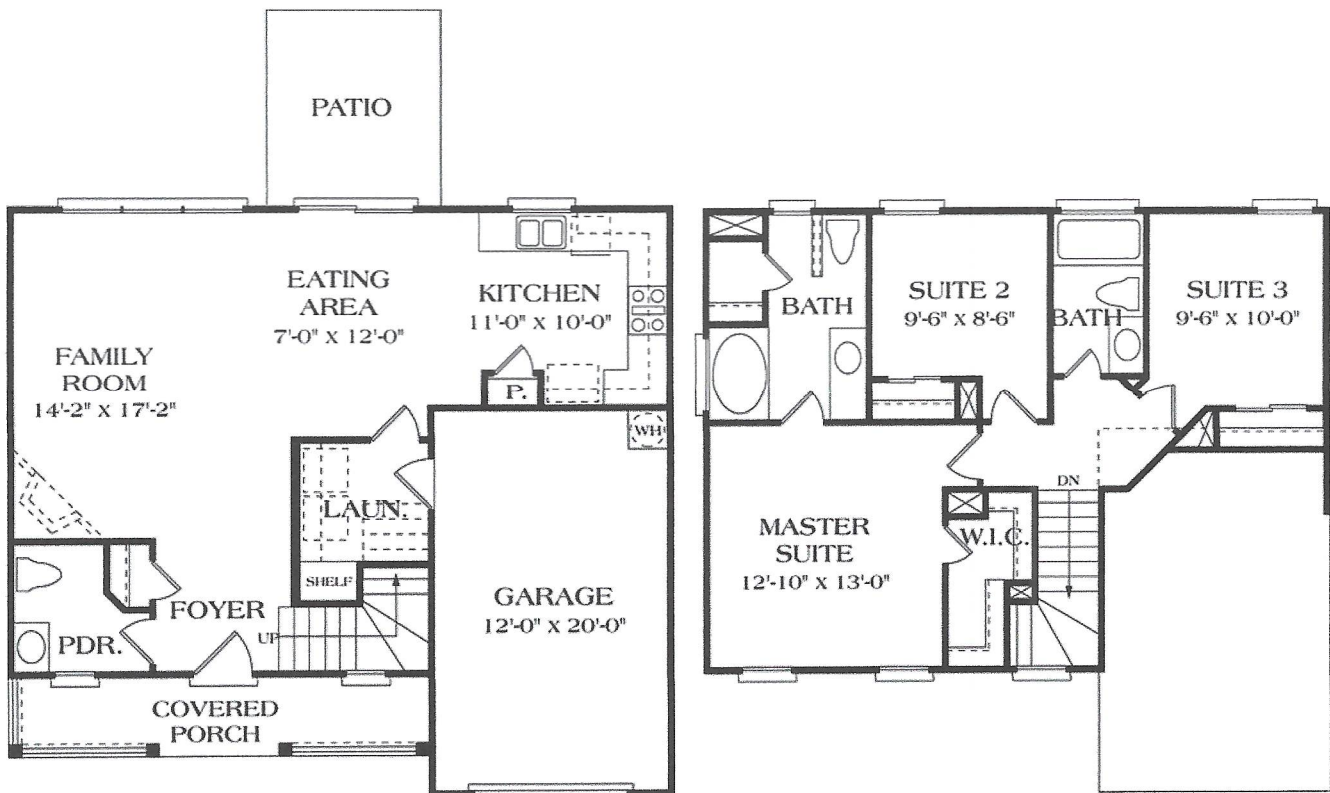
2-Story Design 1297: 3 Bedroom, 2-1/2 Bath, 2 Car Garage



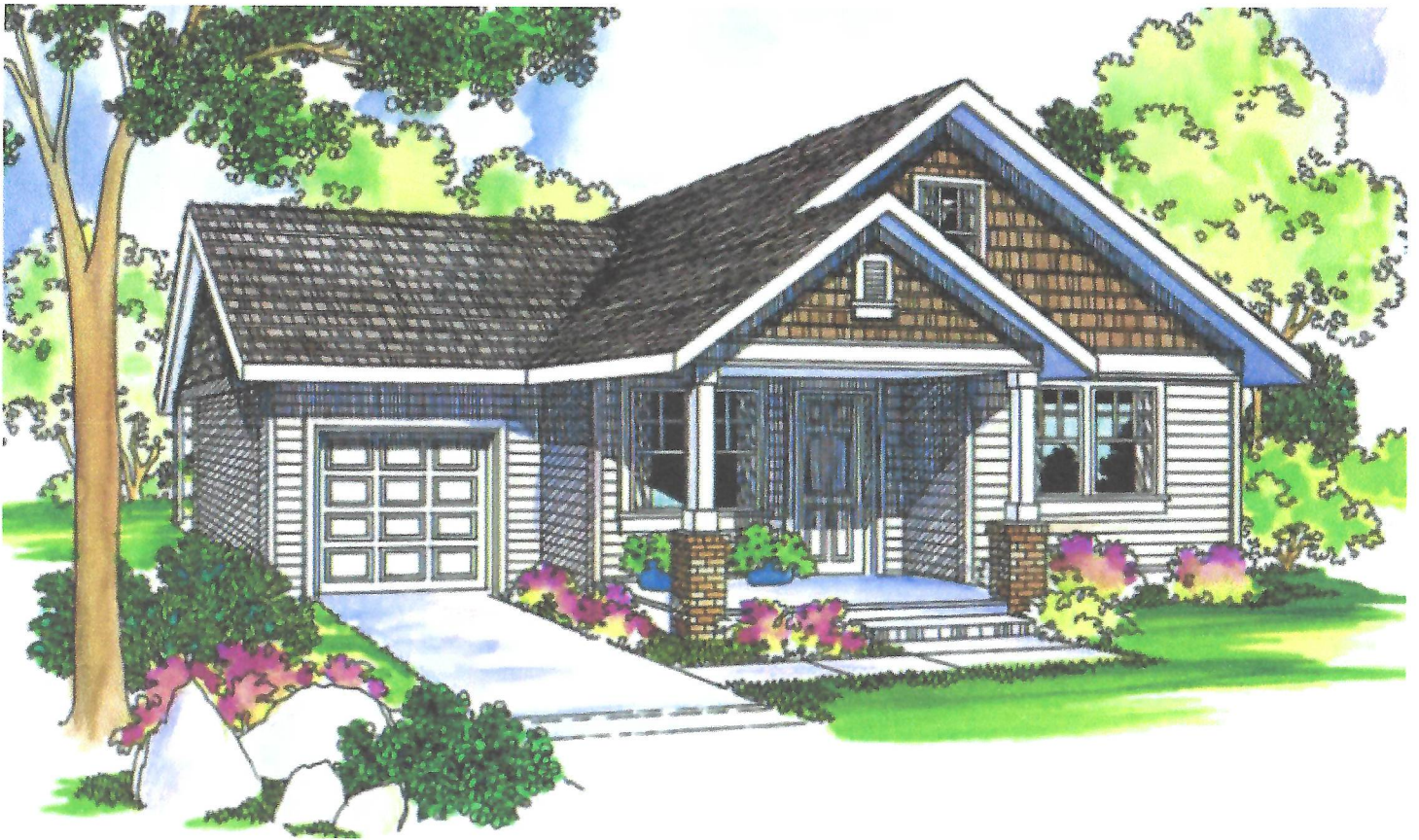
2-Story Design 1354: 3 Bedroom, 1-1/2 Bath, 1-2 Car Garage



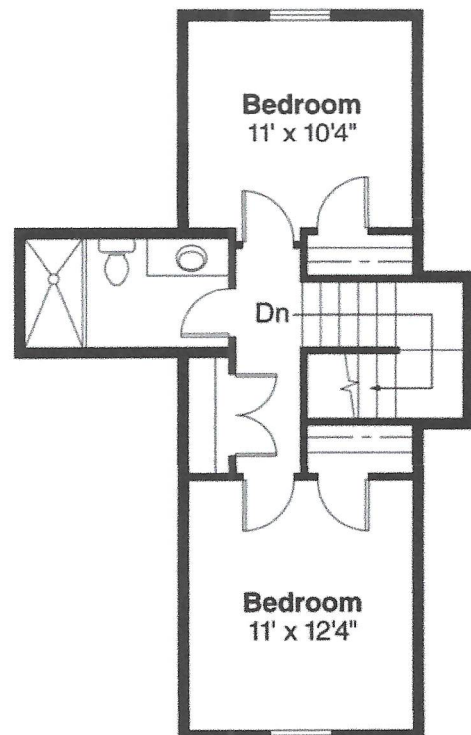
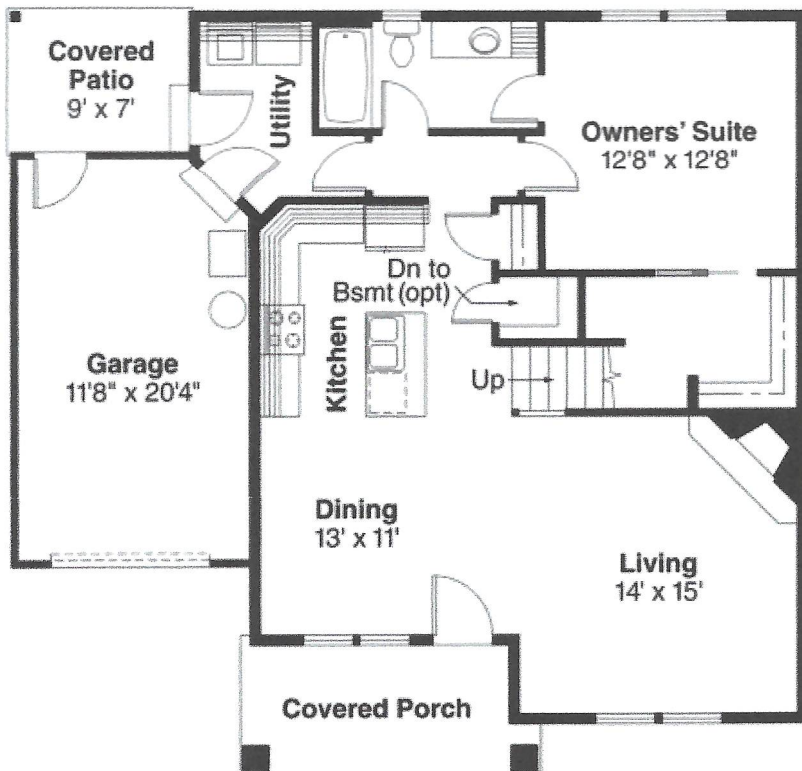
OPEN FLOOR PLAN – 2 CAR GARAGE OPTION AVAILABLE



2-Story Design 1426: 3 Bedroom, 2 Bath, 1-2 Car Garage



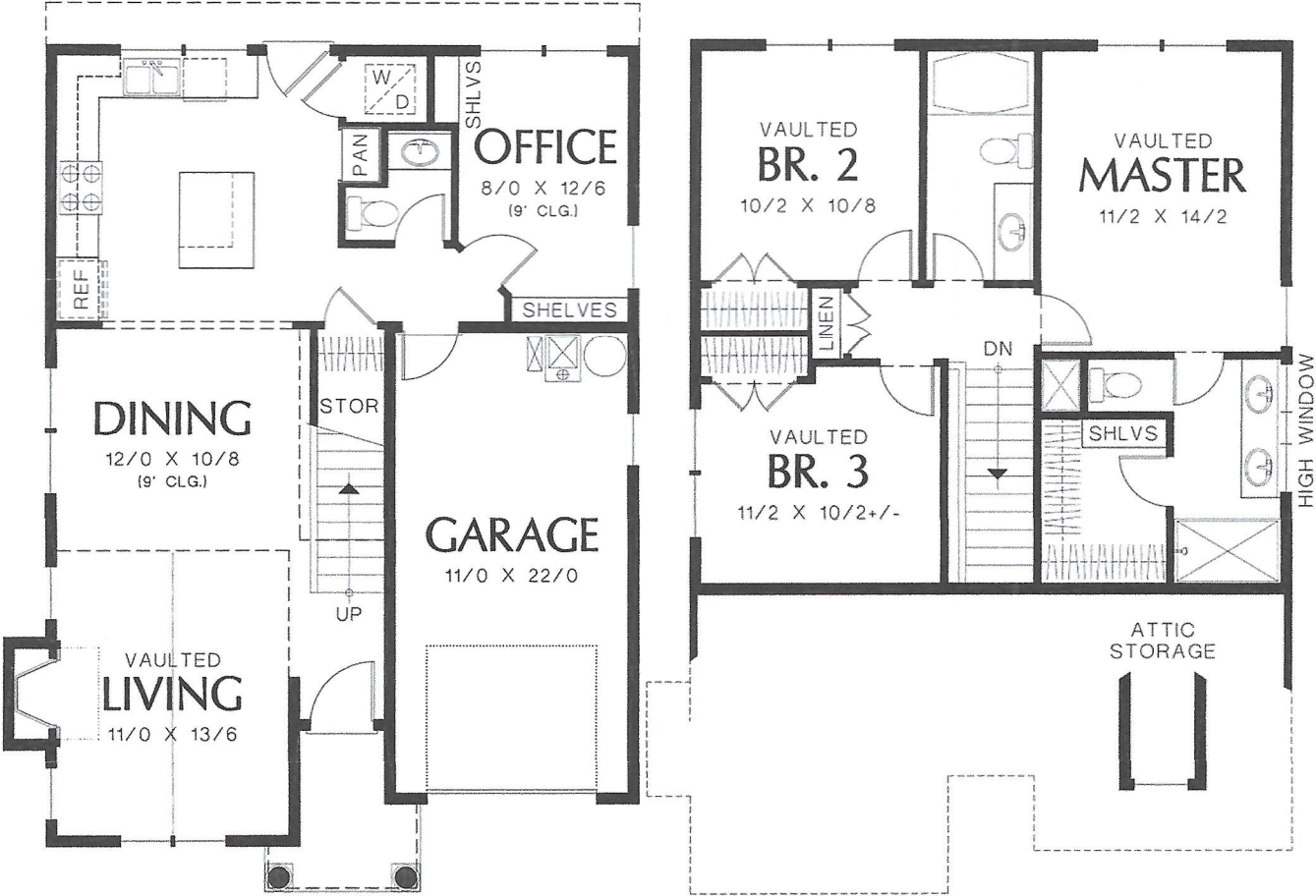
FIRST FLOOR MASTER



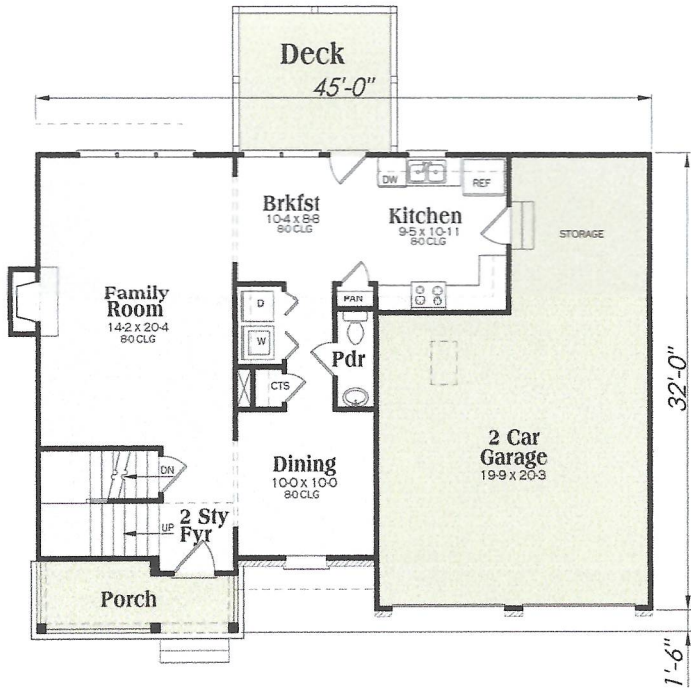
2-Story Design 1454: 3 Bedroom, 2.5 Bath, 1-2 Car Garage



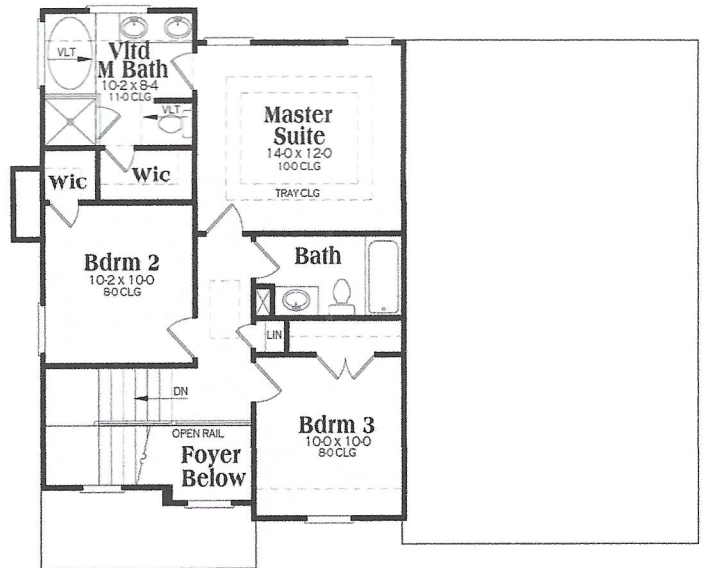
FIRST FLOOR OFFICE/FLEX SPACE



2-Story Design 1496: 3 Bedroom, 2.5 Bath, 2 Car Garage

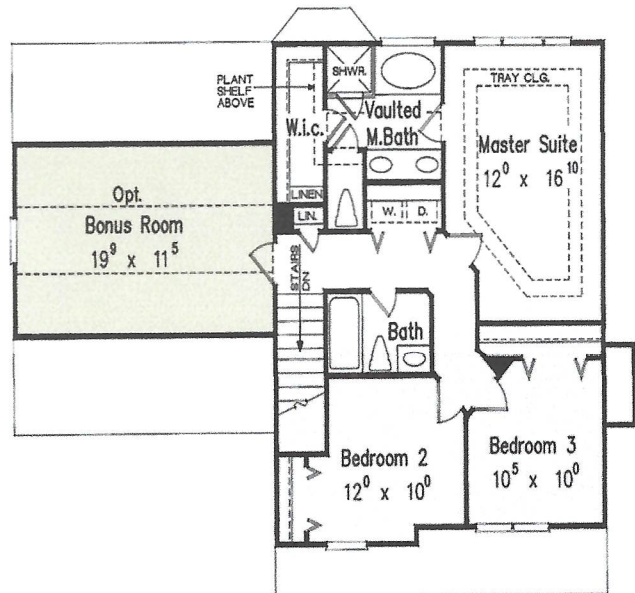
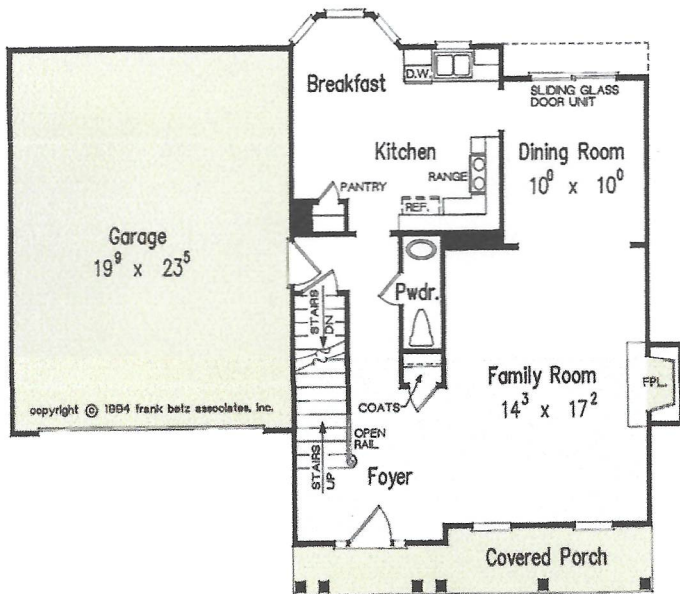


1ST FLOOR

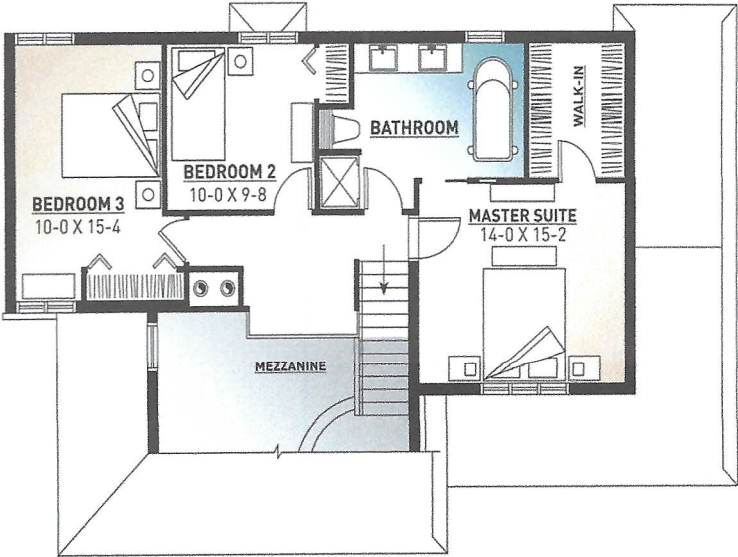
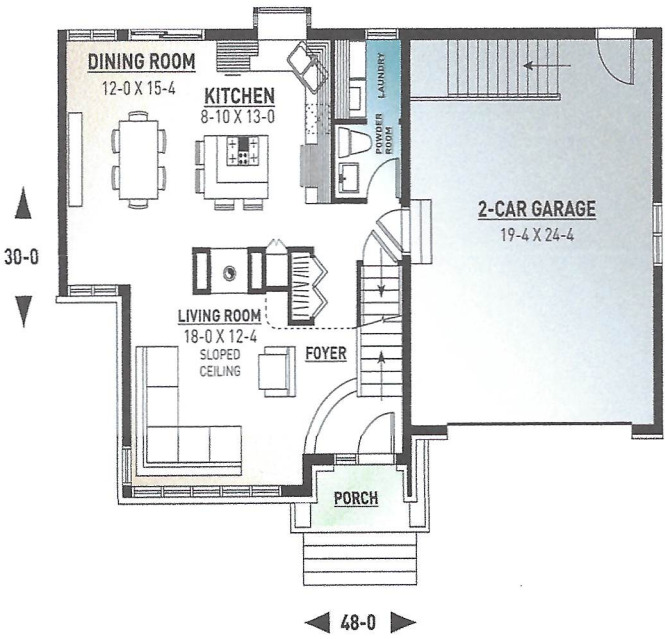


2ND FLOOR

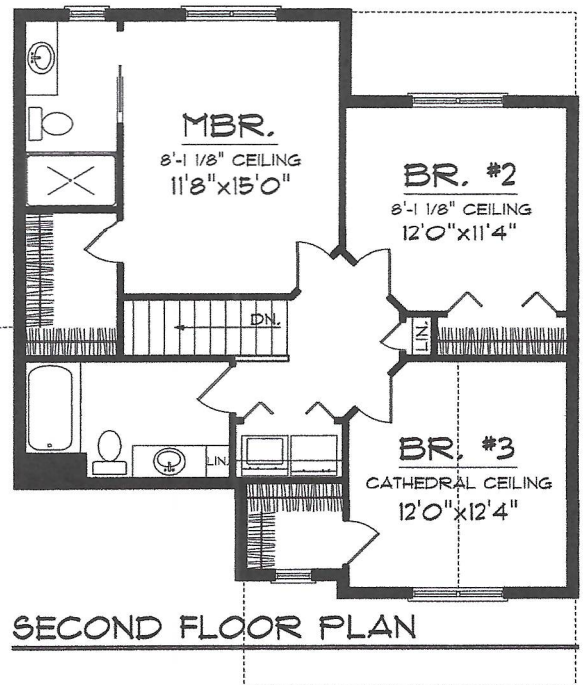
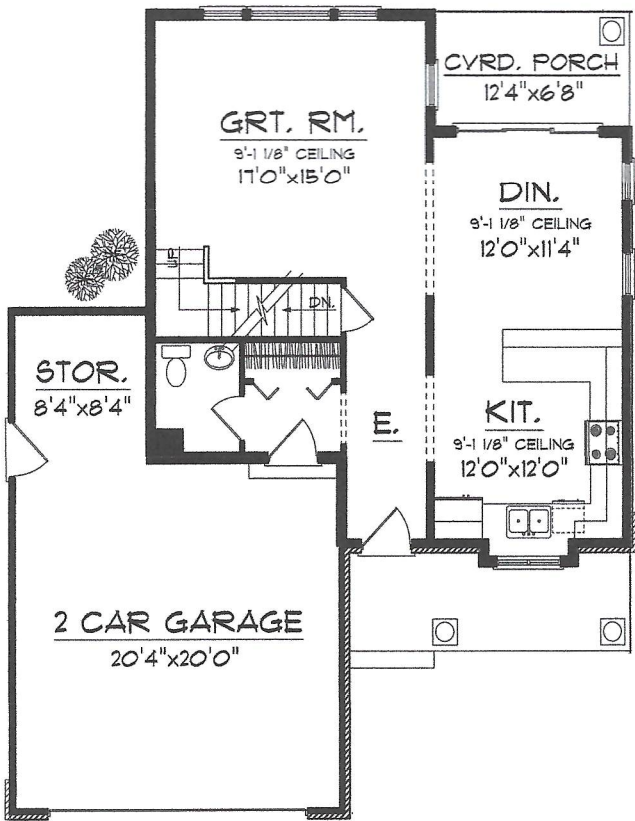
2-Story Design 1505: 3 Bedroom, 2.5 Bath, 2 Car Garage



2-Story Design 1569: 3 Bedroom, 1.5 Bath, 2 Car Garage



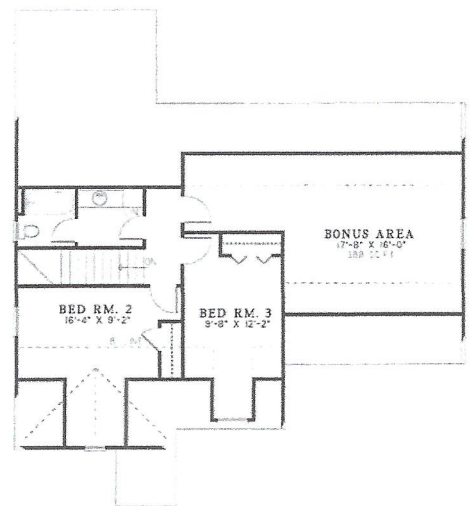
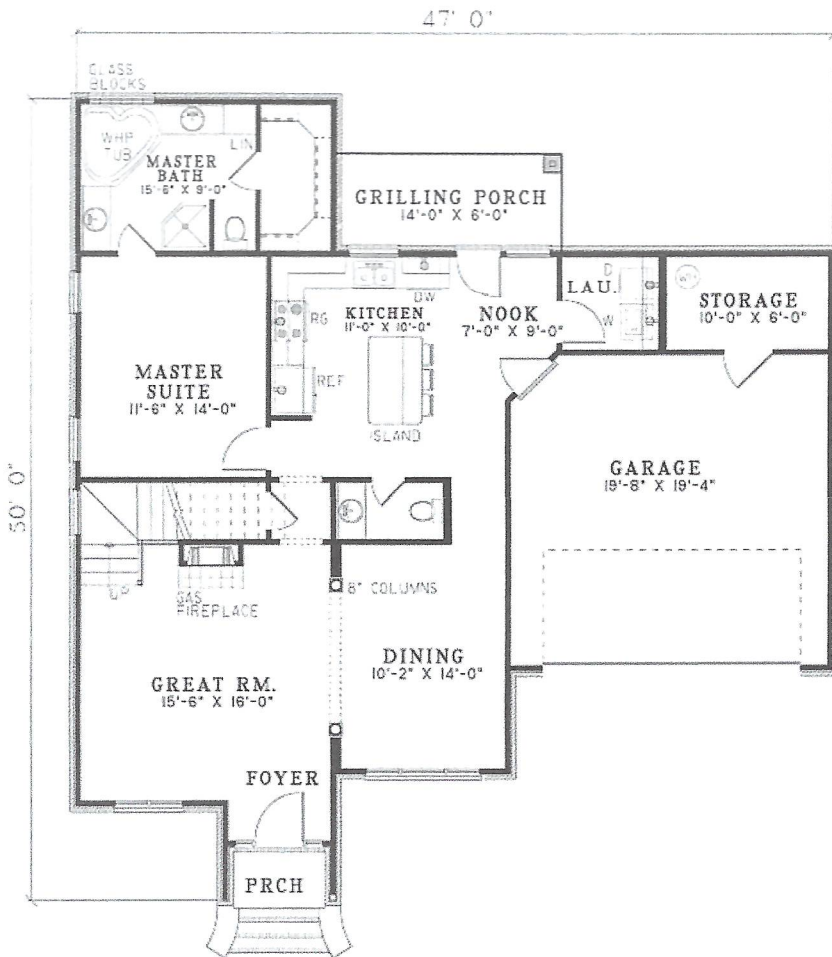
2-Story Design 1612: 3 Bedroom, 2.5 Bath, 2 Car Garage



2-Story Design 1684: 3 Bedroom, 2.5 Bath, 2 Car Garage



FIRST FLOOR MASTER



EXAMPLES OF INTERIOR FINISHES



