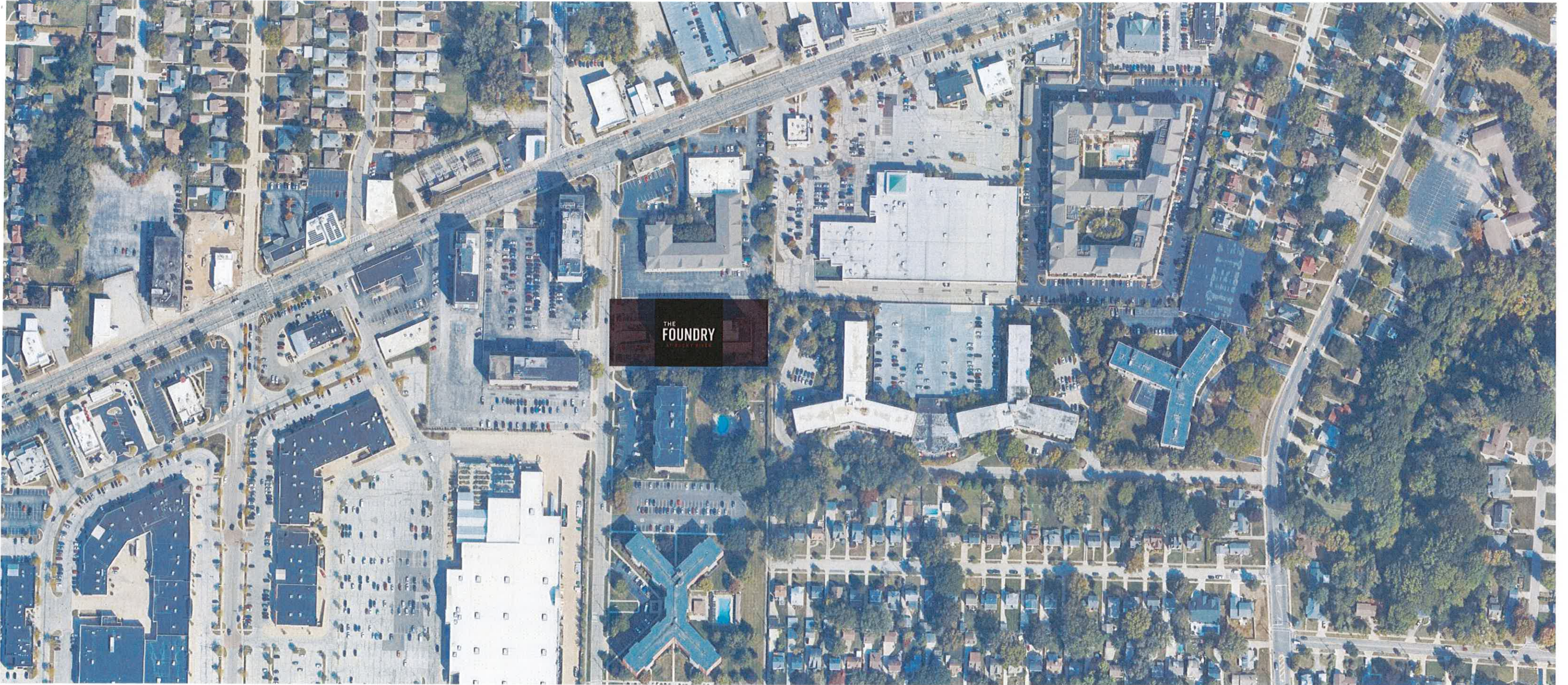


THE FOUNDRY

AT ROCKY RIVER

20325 Center Ridge Rd
Rocky River, OH

July 2025 - Board of Zoning Appeals Meeting

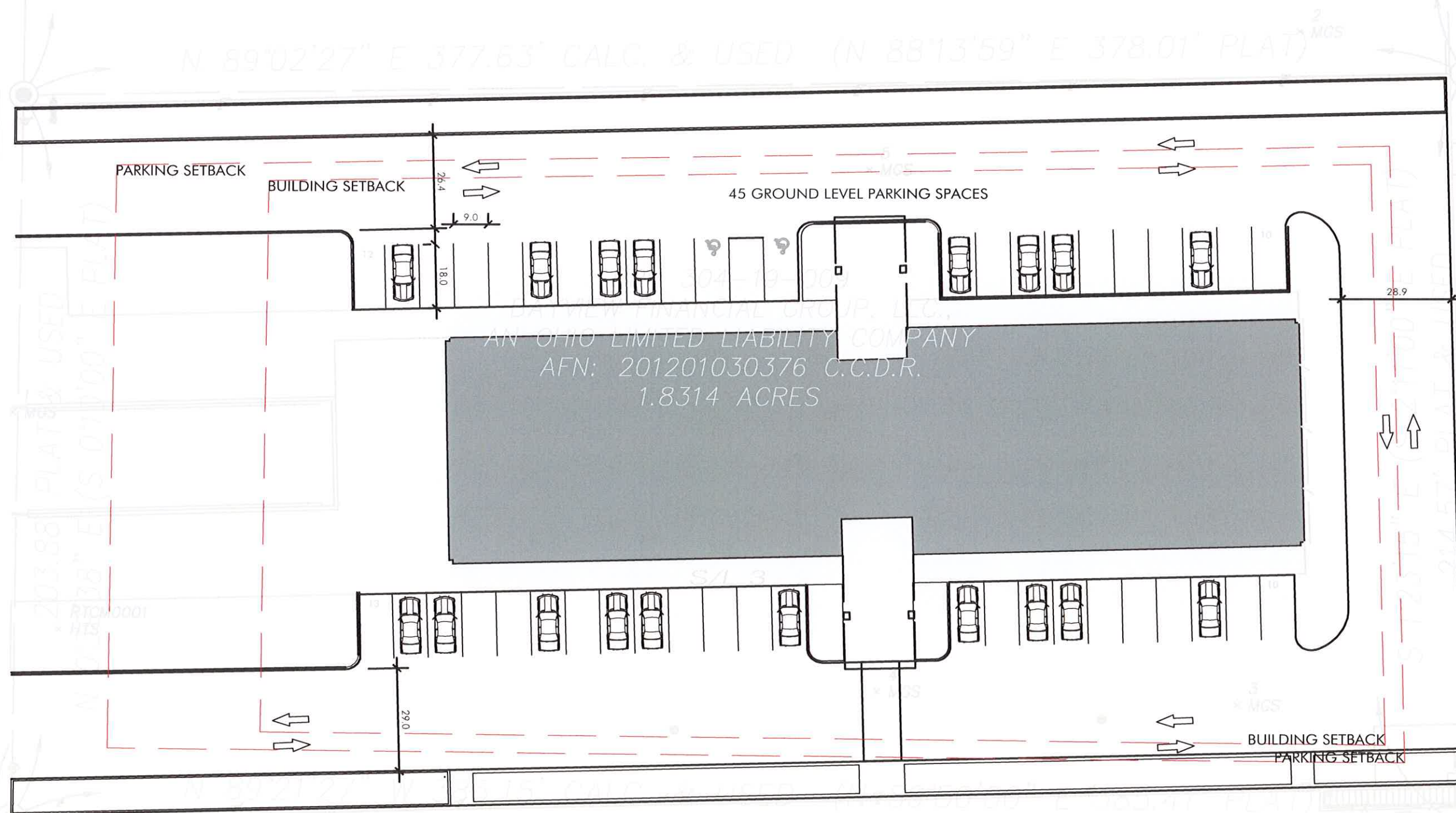


PROJECT DATA														
General Information			Unit Types & Quantities											
			24%				65%				10%			
Unit Count	98	Units	Two Bedroom Units	Area	Quantity	SF/Unit Type	One Bedroom Units	Area	Quantity	SF/Unit Type	Studio Units	Area	Quantity	SF/Unit Type
Parking Spaces	234	Spaces	C-1	1,170	6	7,020	B-1	720	6	4,320	A-1	588	2	1,176
Building Height	95'-3"		C-2	1,088	6	6,528	B-2	753	6	4,518	A-2	601	1	601
			C-3	1,107	5	5,535	B-3	758	6	4,548	A-3	533	1	533
General Areas			C-4	1,036	1	1,036	B-4	725	6	4,350	A-4	604	1	604
Residential	81,144	SF	C-5	1,168	1	1,168	B-5	705	6	4,230	A-5	515	1	515
Future Amenity - Ground Floor	6,175	SF	C-6	1,154	1	1,154	B-6	769	6	4,614	A-6	596	1	596
Future Amenity/Utility/Office - Garage Level	9,587	SF	C-7	1,095	1	1,095	B-7	781	6	4,686	A-7	585	3	1,755
Circulation	16,122	SF	C-8	1,179	1	1,179	B-8	752	6	4,512				
Subsurface Parking	75,125	SF	C-9	1,258	1	1,258	B-9	760	6	4,560				
Storage Units	2,686	SF	C-10	1,133	1	1,133	B-10	751	5	3,755				
							B-11	833	5	4,165				
Total	190,839	SF			24	27,106			64	48,258			10	5,780
Average Unit Size				1,139				755				575		



Site Location

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

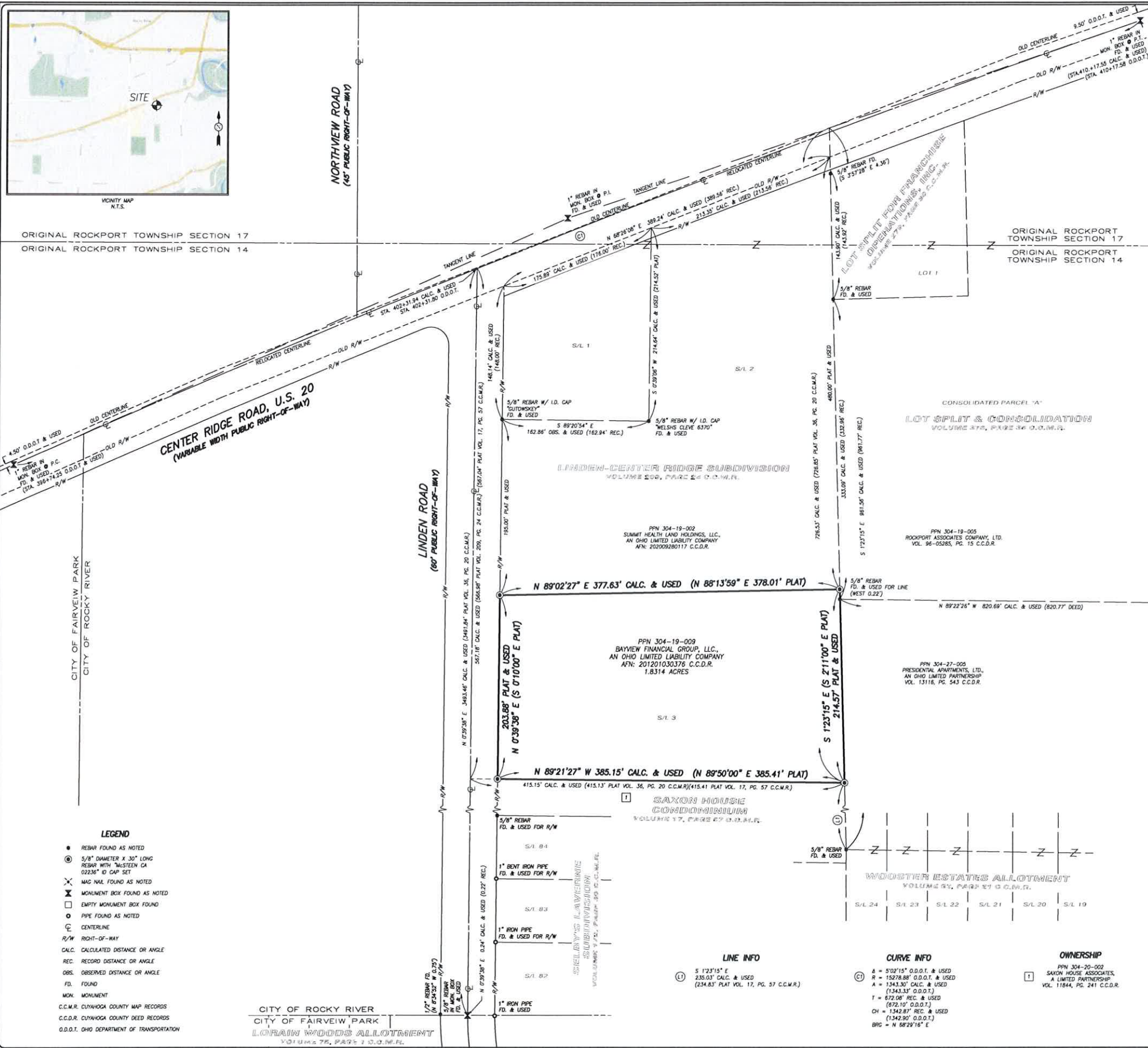


5/8" REBAR
FD. & USED
(WEST 0.22')



Site Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



ALTA/NSPS LAND TITLE SURVEY
FOR
20325 CENTER RIDGE ROAD
KNOWN AS BEING PART OF TOWNSHIP 7, RANGE 14 OF THE CONNECTICUT
WESTERN RESERVE SURVEY, PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO.
14, AND BEING ALL OF SUBLOT NO. 3 IN LINDEN-CENTER RIDGE SUBDIVISION AS
RECORDED IN PLAT VOLUME 209, PAGE 24 OF CUYAHOGA COUNTY MAP RECORDS,
NOW SITUATED IN THE
CITY OF ROCKY RIVER
COUNTY OF CUYAHOGA - STATE OF OHIO

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
REALTY DYNAMICS EQUITY PARTNERS, LLC., AN OHIO LIMITED LIABILITY COMPANY
BAYVIEW FINANCIAL GROUP, LLC., AN OHIO LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(A), 7(A), 7(B)(1),
7(C), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
JUNE 20, 2022.

DATE OF PLAT OR MAP: OCTOBER 11, 2022

STATE OF OHIO
REGISTERED
PROFESSIONAL SURVEYOR
MATTHEW A. HILDEBRANDT
S-8817

MATTHEW A. HILDEBRANDT
REG. PROF. SURV. NO. 8817
JOB NO.: 22-118
FIELD DATE: JUNE 20, 2022
SURVEY DATE: JUNE 27, 2022
REVISED: OCTOBER 11, 2022
DRAWN BY: HWS

NOTE: THE TERM "CERTIFY" AS USED IN THE ABOVE STATEMENT, IS UNDERSTOOD
TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON
HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT
CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
FURTHERMORE, THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT
BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION
FURNISHED BY THE OWNER, LENDER, OWNER'S CONTRACTOR OR OTHERS, WHICH IS
USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

SCHEDULE A LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CUYAHOGA, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING SUBLOT 3 IN
LINDEN-CENTER RIDGE SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 14 AS SHOWN BY THE RECORDED PLAT IN
VOLUME 209 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS, AS APPEARS BY SAID PLAT.
TOGETHER WITH THE 99 YEAR EASEMENT DATED JANUARY 22, 1968 AND FILED FOR RECORD FEBRUARY 16, 1968 AND RECORDED IN
VOLUME 12194, PAGE 911 OF CUYAHOGA COUNTY RECORDS AND AS AMENDED, RESTATED, REAFFIRMED AND RATIFIED BY INSTRUMENT
FILED FOR RECORD OCTOBER 6, 1998 IN VOLUME 98-12976, PAGE 42 OF CUYAHOGA COUNTY RECORDS.
THE SURVEY SHOWN ON THIS DRAWING DEPICTS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S
COMMITMENT NO. NCS-1125558-CLE, DATED APRIL 11, 2022 AT 7:30 A.M.

INDEX OF SHEETS
SHEET 1: BOUNDARY SURVEY, CERTIFICATION, SCHEDULE A LEGAL
DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY
REFERENCES, AND VICINITY MAP
SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE B EXCEPTIONS,
SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION,
PARKING TABULATION, NOTE REGARDING ZONING, AND
MISCELLANEOUS NOTES

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM,
NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM
GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

SURVEY REFERENCES
- PLAT VOLUME 17, PAGE 57 C.C.M.R.
- PLAT VOLUME 35, PAGE 20 C.C.M.R.
- PLAT VOLUME 75, PAGE 1 C.C.M.R.
- PLAT VOLUME 92, PAGE 21 C.C.M.R.
- PLAT VOLUME 172, PAGE 39 C.C.M.R.
- PLAT VOLUME 209, PAGE 24 C.C.M.R.
- PLAT VOLUME 279, PAGE 30 C.C.M.R.
- PLAT VOLUME 287, PAGE 32 C.C.M.R.
- PLAT VOLUME 346, PAGE 84 C.C.M.R.
- PLAT VOLUME 376, PAGE 35 C.C.M.R.
- CUYAHOGA COUNTY DEEDS OF RECORD
- CUYAHOGA COUNTY TAX MAP RECORDS
- O.D.O.T. PROJECT CUT-20-723-8.03

LEGEND
● REBAR FOUND AS NOTED
⊙ 5/8" DIAMETER X 30" LONG
REBAR WITH "MCSTEEN CA
0236" O CAP SET
✕ MAG NAIL FOUND AS NOTED
⊠ MONUMENT BOX FOUND AS NOTED
□ EMPTY MONUMENT BOX FOUND
○ PIPE FOUND AS NOTED
⊕ CENTERLINE
R/W RIGHT-OF-WAY
CALC. CALCULATED DISTANCE OR ANGLE
REC. RECORD DISTANCE OR ANGLE
OBS. OBSERVED DISTANCE OR ANGLE
FD. FOUND
MON. MONUMENT
C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

LINE INFO
① S 1°23'15" E
235.03' CALC. & USED
(234.83' PLAT VOL. 17, PG. 57 C.C.M.R.)

CURVE INFO
② Δ = 5°02'15" O.D.O.T. & USED
R = 15278.88' O.D.O.T. & USED
A = 1343.90' CALC. & USED
(1343.33' O.D.O.T.)
T = 672.08' REC. & USED
(672.10' O.D.O.T.)
CH = 1342.87' REC. & USED
(1342.90' O.D.O.T.)
BRG = N 88°29'16" E

OWNERSHIP
① PPN 304-20-002
SAXON HOUSE ASSOCIATES,
A LIMITED PARTNERSHIP
VOL. 11844, PG. 241 C.C.D.R.

THE
FOUNDRY
AT ROCKY RIVER

Page 4 of 14

ALTA Survey 1 of 2
Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

FOR CLARITY,
ITS THEREOF UNLESS OTHERWISE
FOUND OR USED ARE IN GOOD
ERSHIP OR NATURE OF

THERE ARE NO GAPS, STRIPS,

INDEX OF SHEETS

SHEET 1: BOUNDARY SURVEY, CERTIFICATION, SCHEDULE A LEGAL DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES, AND VICINITY MAP

SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE BII EXCEPTIONS, SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABULATION, NOTE REGARDING ZONING, AND MISCELLANEOUS NOTES

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE [3401] NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



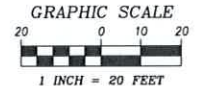
GRAPHIC SCALE



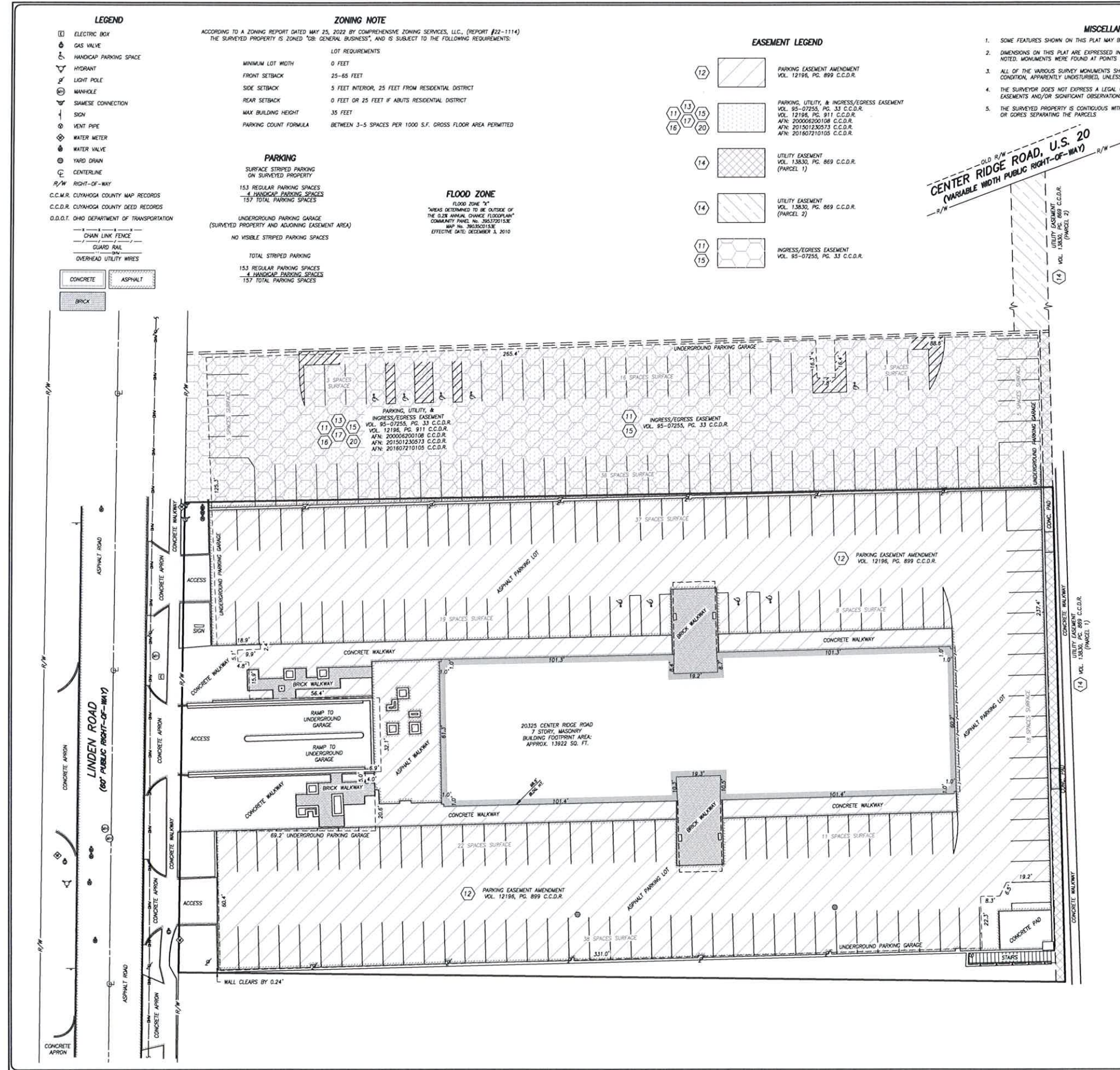
1 INCH = 20 FEET

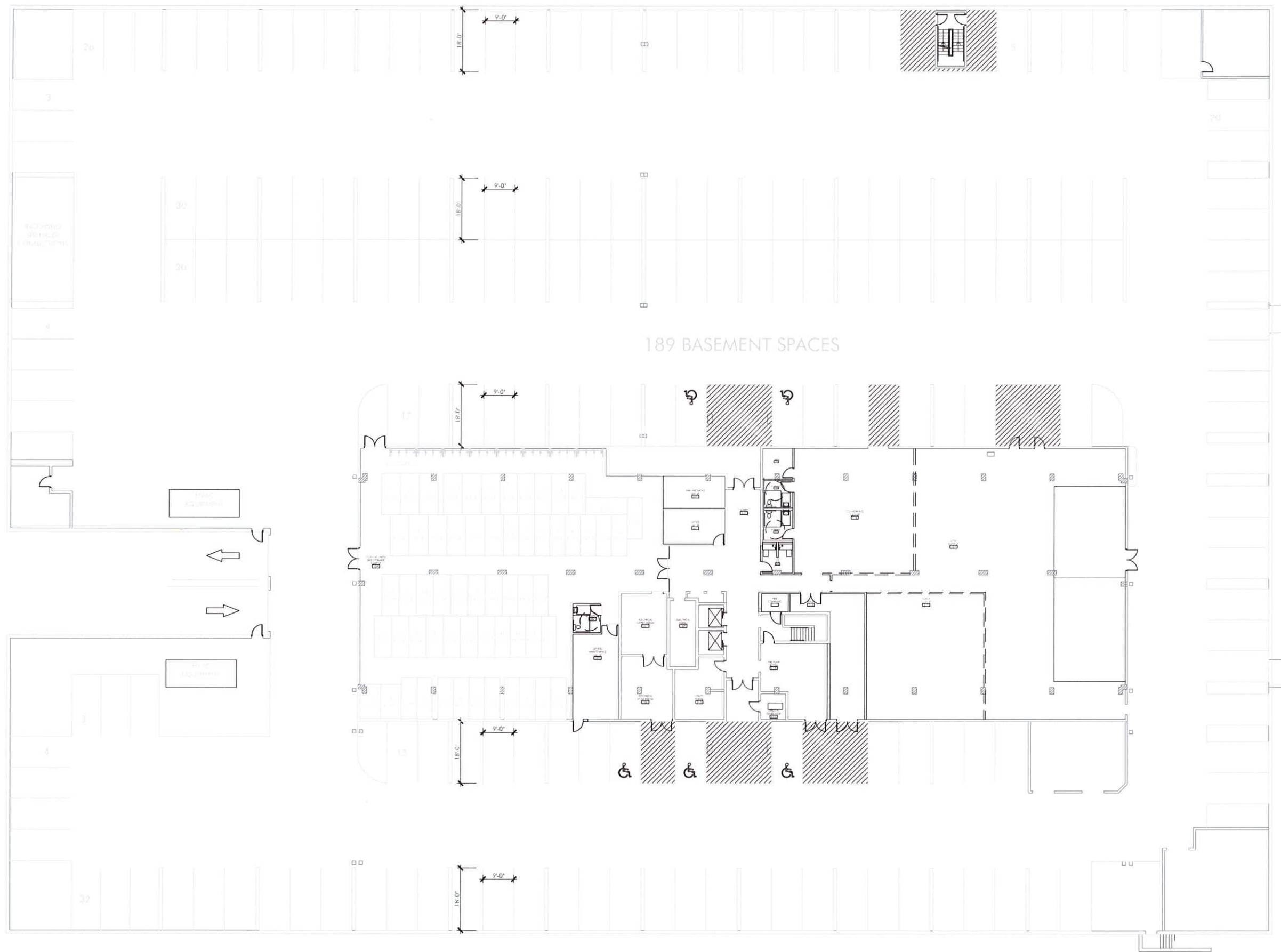
SCHEDULE BII EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. NCS-1125558-CLE
EFFECTIVE DATE: APRIL 11, 2022 AT 7:30 A.M.



Job No.: 22-118
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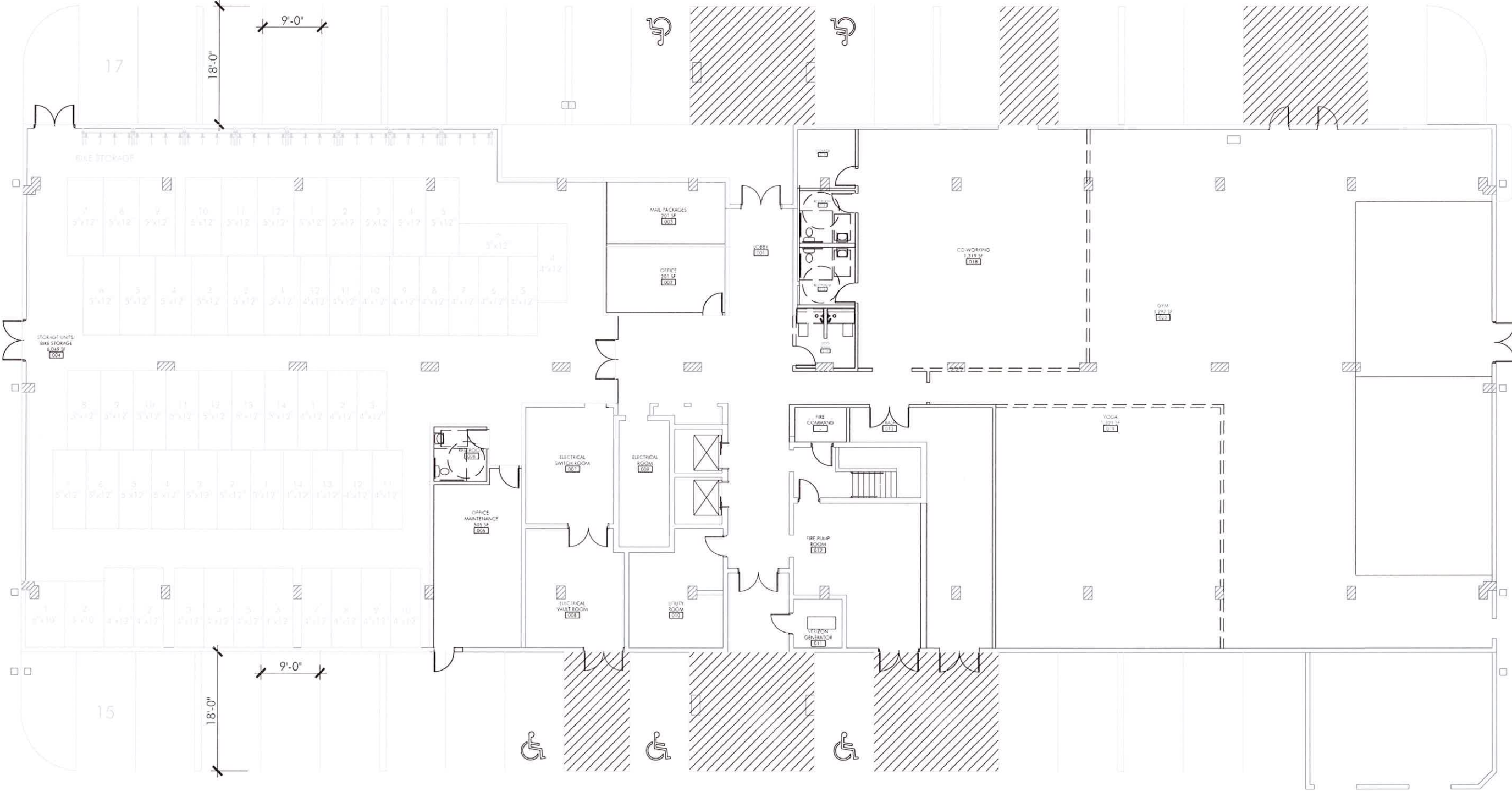




Lower Level-Garage Floor Plan

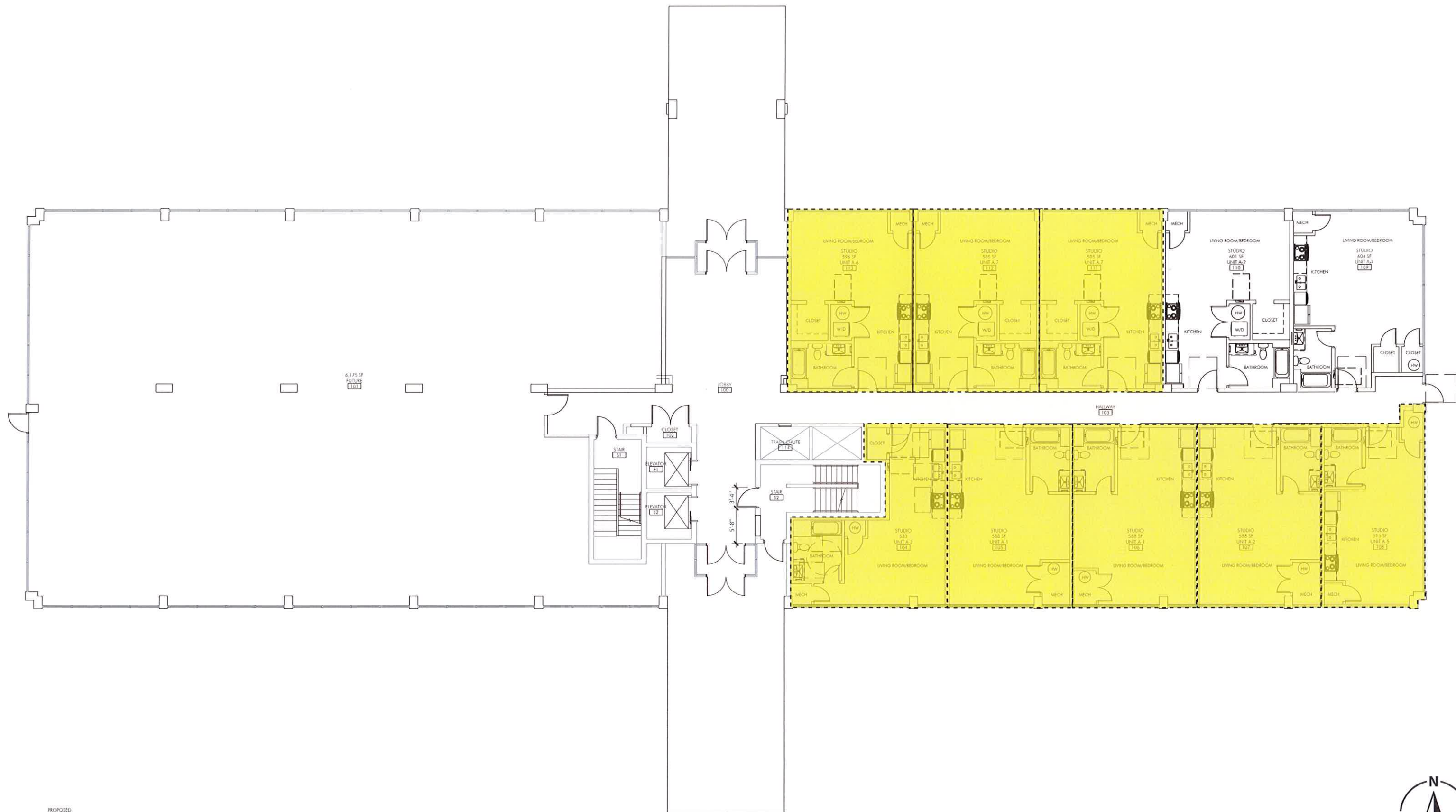
Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

189 BASEMENT SPACES



Lower Level-Enlarged Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

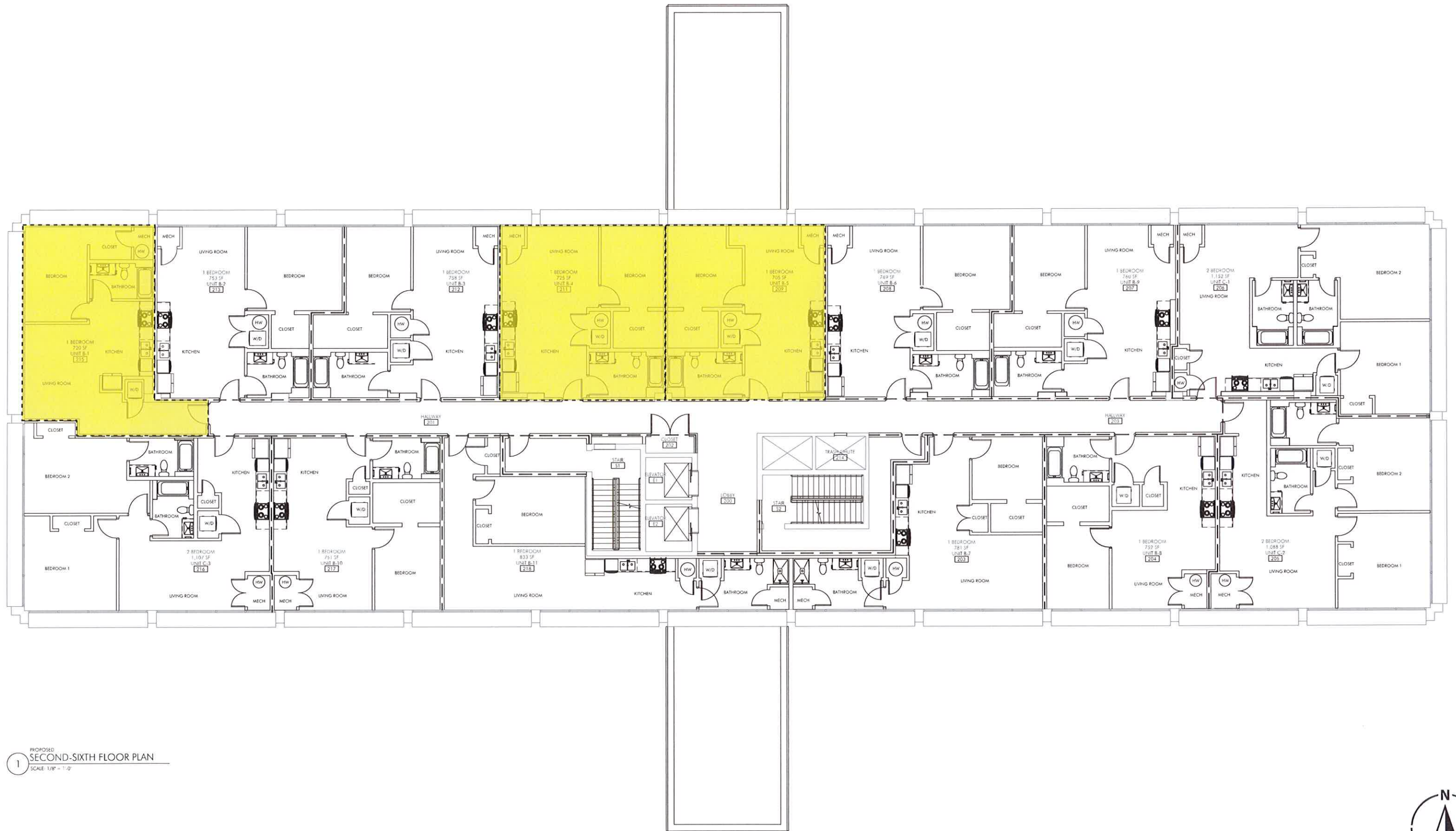


1 PROPOSED
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Ground Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

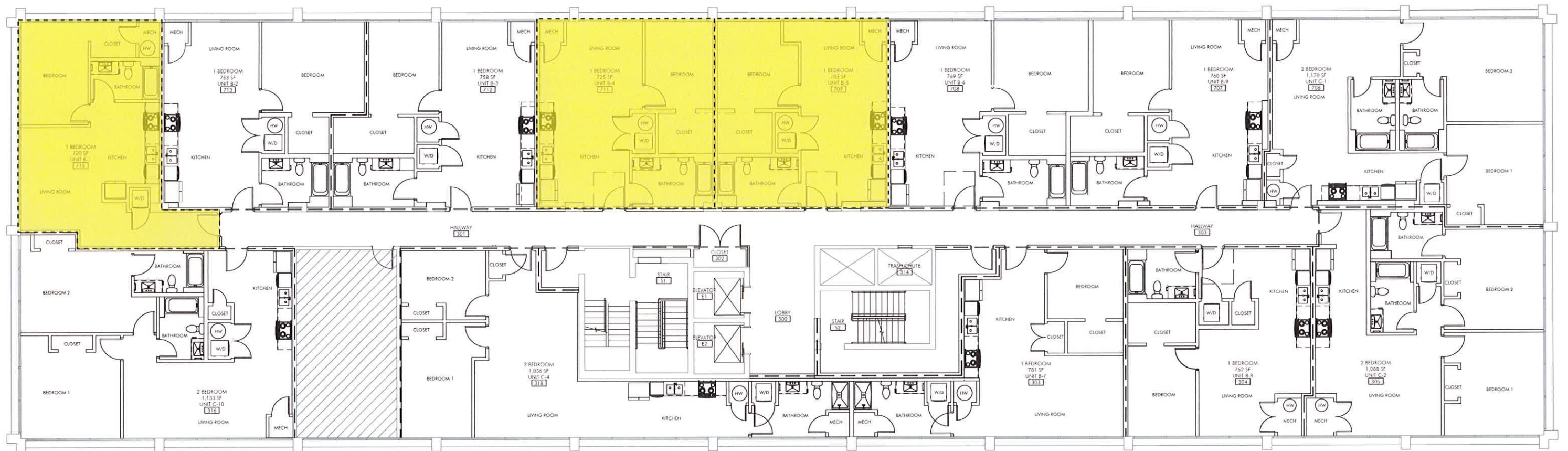


1 PROPOSED
SECOND-SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2nd-6th Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

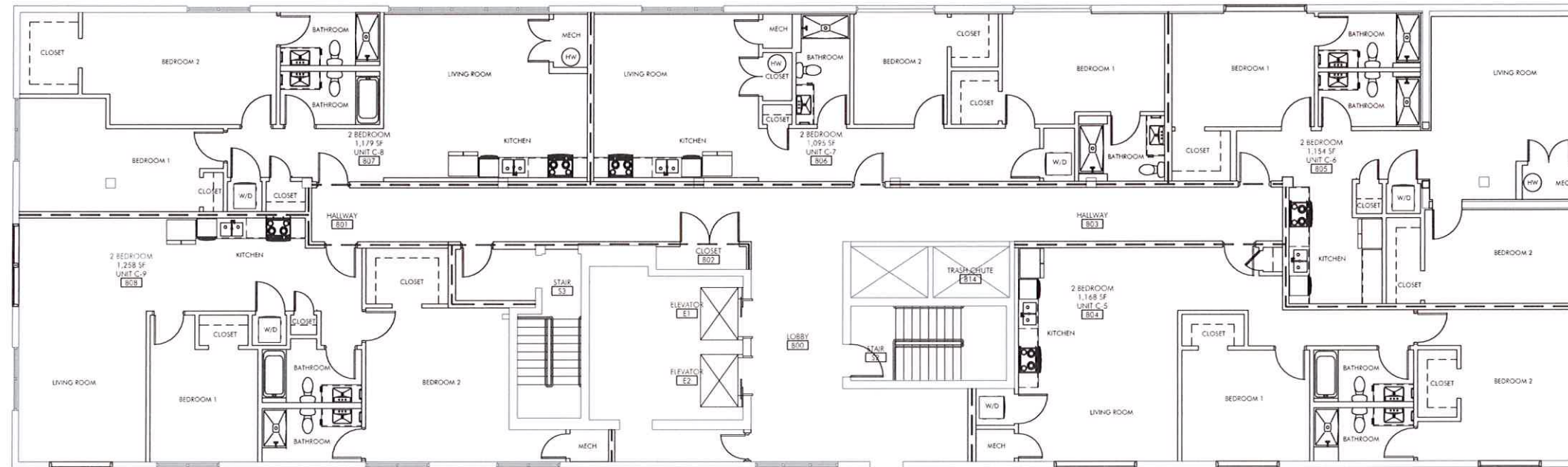


1 PROPOSED SEVENTH FLOOR PLAN
SCALE 1/8" = 1'-0"



7th Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



1 PROPOSED
PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"



Penthouse Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



Exterior Rendering

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



Exterior Rendering

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

FIXTURE SCHEDULE									
SYMBOL	LABEL	IMAGE	QUANTITY	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE
	B		12	RSX1 LED P1 40K R4 HS	RSX LED AREA LUMINAIRE SIZE 1 P1 LUMEN PACKAGE 4000K CCT TYPE R4 DISTRIBUTION WITH HOUSE SIDE SHIELD	1	4725	0.95	51.3
	A		24	WDG2 LED P1 40K 80CRI TFTM	WDG2 LED WITH P1 PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.95	11.2
	C		16	JSF 7W 10LM 40K 90CRI 120 FRPC WH	7" ROUND EDGE LIT (SLIMFORM) SURFACE MOUNT, 4000K, 90CRI	1	1135	0.95	12.8

STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
BUILDING SIDEWALK	+	14 FC	32 FC	0.1 FC	32:0.1	14:0.1
GARAGE ENTRY	+	23 FC	49 FC	0.1 FC	49:0.1	23:0.1
NORTH CANOPY	+	14.6 FC	15.5 FC	13.5 FC	1.1:1	1.1:1
PARKING LOT	+	1.5 FC	10.5 FC	0.1 FC	105:0.1	15:0.1
PROPERTY LINE	+	0.3 FC	2.9 FC	0.0 FC	NA	NA
SOUTH CANOPY	+	10.2 FC	11.5 FC	7.8 FC	1.5:1	1.3:1

