



PLANT SCHEDULE			
ID	Scientific Name	Common Name	Size
AC-01	Acacia saligna	Acacia saligna	2-3'
AT-01	Artemisia tridentata	Artemisia tridentata	2-3'
BU-01	Buxus sempervirens	Buxus sempervirens	2-3'
CH-01	Chamaecyparis thyoides	Chamaecyparis thyoides	2-3'
CO-01	Cornus florida	Cornus florida	2-3'
HA-01	Halepistylon argenteum	Halepistylon argenteum	2-3'
HY-01	Hydrangea macrophylla	Hydrangea macrophylla	2-3'
LA-01	Larix laricina	Larix laricina	2-3'
PL-01	Pinus strobus	Pinus strobus	2-3'
TH-01	Thuja occidentalis	Thuja occidentalis	2-3'
VI-01	Viburnum acerifolium	Viburnum acerifolium	2-3'



SOUTH ISLAND PROJECT
SOUTH ISLAND DRIVE PARCELS A & B
ROCKY RIVER, OHIO 44116

LANDSCAPE CONCEPT

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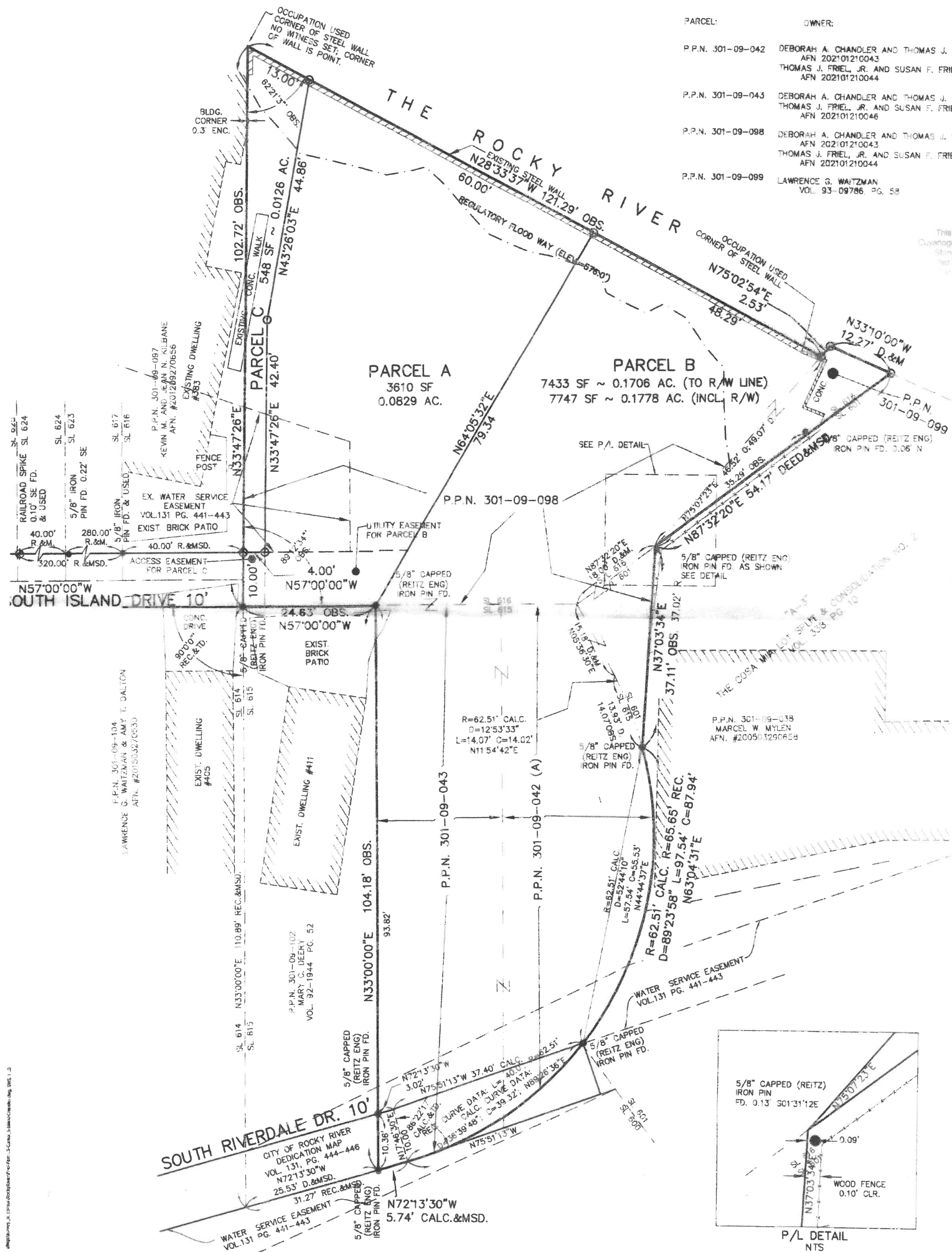
10/21/2021

10/21/2021

Issue Notes

No.

Date



OWNERSHIP TABLE:

PARCEL:	OWNER:
P.P.N. 301-09-042	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) AFN 202101210043
P.P.N. 301-09-043	THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210044
P.P.N. 301-09-043	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210043
P.P.N. 301-09-098	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210043
P.P.N. 301-09-099	LAWRENCE G. WAITZMAN VOL. 93-09786 PG. 58

FRIEL FAMILY TRUST LOT SPLIT AND CONSOLIDATION

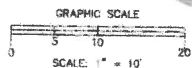
BEING PART OF SUBLOT NOS. 601, 615, AND 616 IN MATTHEWS AND GILBERTS SUBDIVISION NO. 6, OAKWOOD-ON-THE-LAKE, RECORDED IN VOLUME 37 PAGE 20 OF CUYAHOGA COUNTY MAP RECORDS, PART OF ORIGINAL ROCKPORT TWP. SECTION NO. 24, NOW IN THE CITY OF ROCKY RIVER, CUYAHOGA COUNTY, OHIO. PERMANENT MONUMENTS WERE FOUND OR 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS INDICATED HEREON. BEARINGS SHOWN ARE BASED ON ISLAND DRIVE BEARING N57°00'00"W, AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1"=10'
MAY, 2021



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OHIO 44135

BY: Stuart W. Saylor PRESIDENT
STUART W. SAYLER, REG. SURVEYOR NO. 8028 DATE 10/27/21



ACCEPTANCE:

WE, THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY ACCEPT THIS PLAT, ACKNOWLEDGE THAT IT WAS PREPARED AT OUR REQUEST, AND AUTHORIZE THE RECORDING THEREOF.

THE FRIEL FAMILY LIVING TRUST

THOMAS J. FRIEL, JR.
SUCCESSOR TRUSTEE

DEBORAH A. CHANDLER
SUCCESSOR TRUSTEE

LAWRENCE G. WAITZMAN

THE FRIEL REVOCABLE TRUST

THOMAS J. FRIEL, JR.
SUCCESSOR TRUSTEE

DEBORAH A. CHANDLER
SUCCESSOR TRUSTEE

SURVEYED PARCEL
INCLUDING R/W
11,905 SF. ~ 0.2733 AC.

EXCLUDING R/W
11,591 SF. ~ 0.2661 AC.

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DEBORAH A. CHANDLER, SUCCESSOR TRUSTEE OF THE FRIEL FAMILY LIVING TRUST, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS _____ DAY OF _____ 20__

NOTARY PUBLIC



STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEE OF THE FRIEL FAMILY LIVING TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS _____ DAY OF _____ 20__

NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED LAWRENCE G. WAITZMAN, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland OHIO THIS 2nd DAY OF November 2022

EASEMENTS ENCUMBERING SUBJECT PARCEL

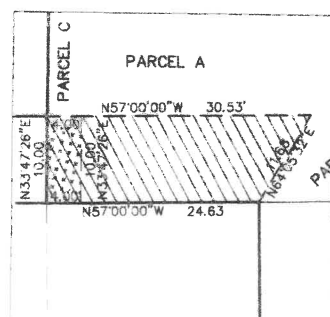
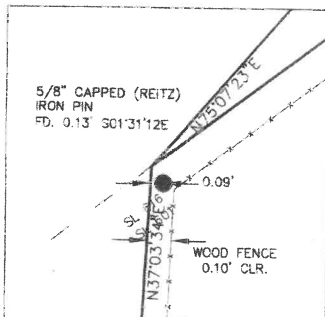
THE SUBJECT PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS AS NOTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. V-2102663 DATED 3-01-21 BY VENTURE LAND TITLE AGENCY:

RIGHT-OF-WAY TO EAST OHIO GAS COMPANY FILED JUNE 16, 1928 IN VOLUME 3834 PAGE 56 OF CUYAHOGA COUNTY RECORDS. NOT PLOTTED; BLANKET EASEMENT COVERING PARCEL

EASEMENT TO THE CITY OF ROCKY RIVER FILED FEBRUARY 28, 1950 IN VOLUME 6883 PAGE 114 OF CUYAHOGA COUNTY RECORDS. NOT PLOTTED; OVERLAPS EXACTLY THAT PORTION OF THE PLOTTED WATER SERVICE EASEMENT RECORDED IN VOLUME 131 PAGES 441-443 THAT IS SHOWN ON PARCEL NO. 301-09-043.

LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
- DENOTES 5/8" IRON PIN FOUND AS NOTED
- DENOTES IRON PIPE FOUND AS NOTED
- ⊕ DENOTES RAILROAD SPIKE FOUND AS NOTED
- ▨ DENOTES ACCESS EASEMENT FOR PARCEL C
- ▩ DENOTES UTILITY EASEMENT FOR PARCEL B



APPROVALS:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE BUILDING COMMISSIONER THE CITY OF ROCKY RIVER, OHIO, THIS 14 DAY OF December 2022

Ray Reich
RAY REICH, BUILDING COMMISSIONER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF ROCKY RIVER, OHIO THIS 14 DAY OF December 2022

Kimberly Kerber
KIMBERLY KERBER, CITY ENGINEER

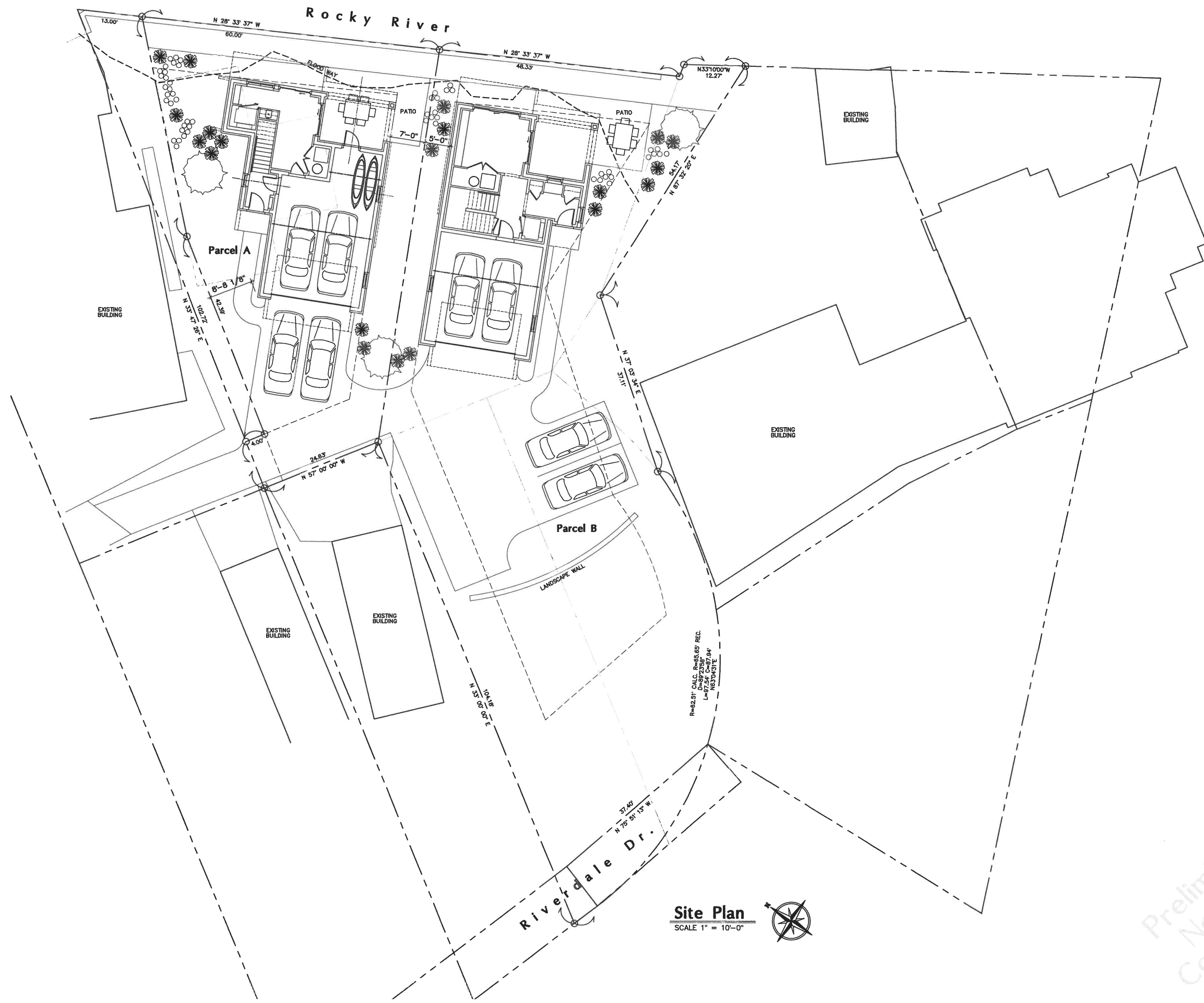
THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER, OHIO THIS 14 DAY OF December 2022

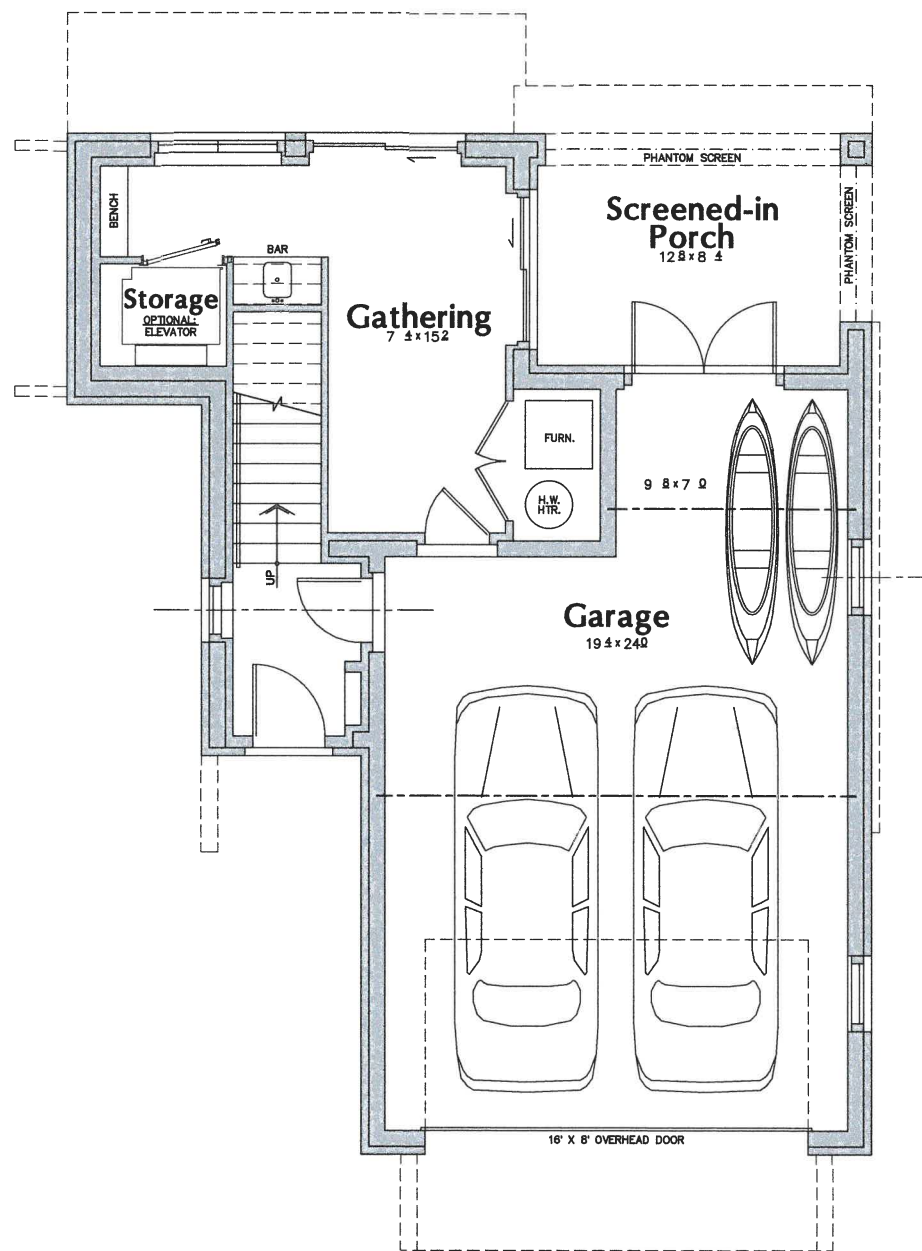
Michael J. O'Shea
MICHAEL J. O'SHEA, LAW DIRECTOR

South Island Residences

South Island Drive

Rocky River, Ohio



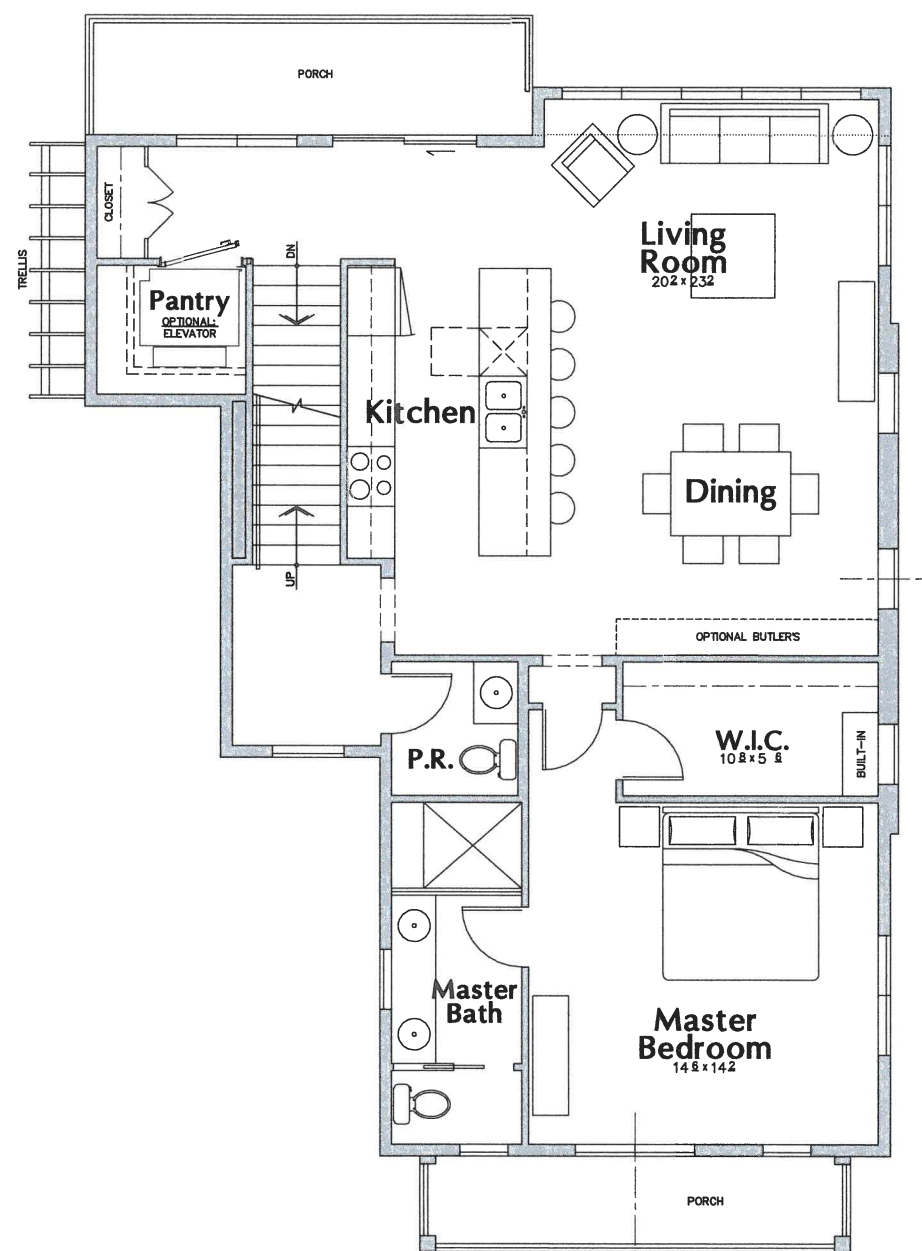


**Unit A
Ground Level**

SCALE 1/4" = 1'-0"

298 SQ. FT.- FINISHED GROUND LEVEL

532 SQ. FT.- GARAGE (NOT INCLUDED)
106 SQ. FT.- SCREENED-IN PORCH (NOT INCLUDED)



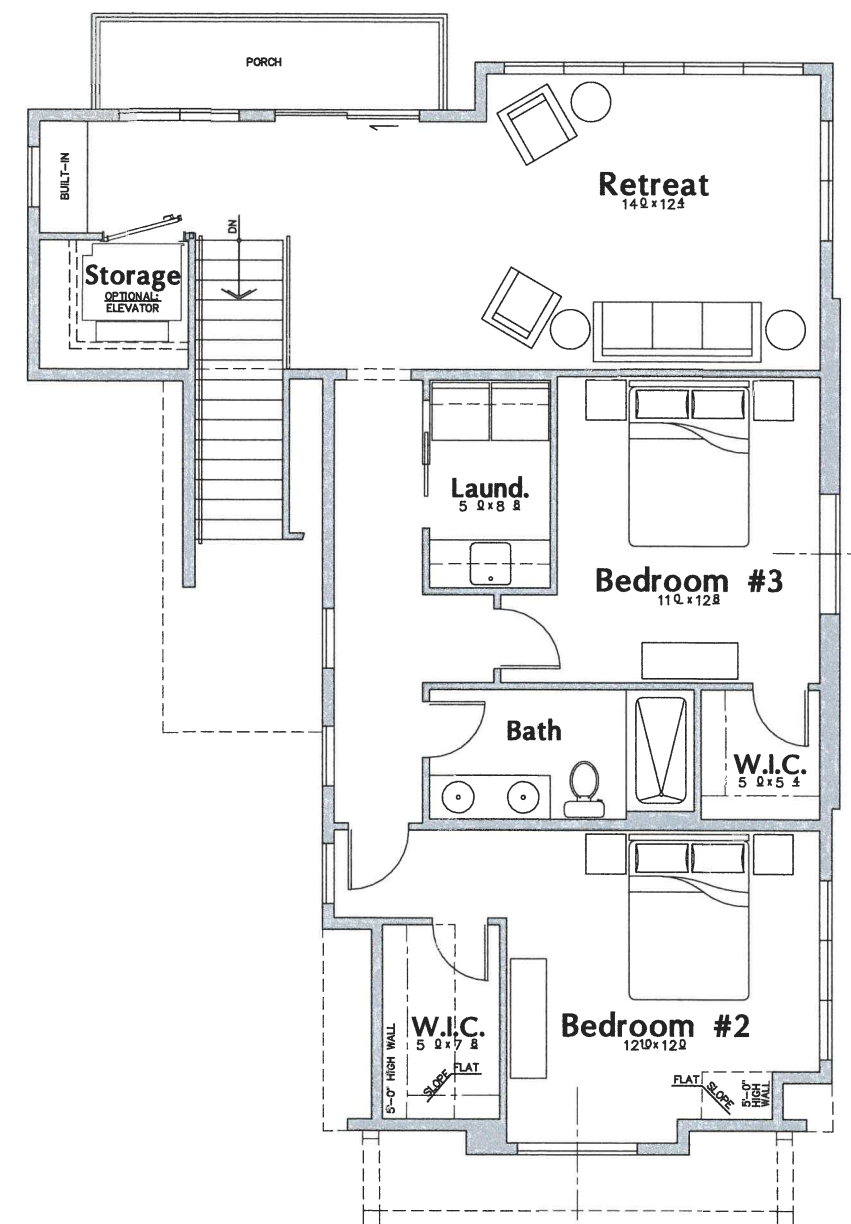
**Unit A
Second Floor Plan**

SCALE 1/4" = 1'-0"

1,178 SQ. FT.- SECOND FLOOR

95 SQ. FT.- REAR PORCH (NOT INCLUDED)
72 SQ. FT.- BEDROOM PORCH (NOT INCLUDED)

2,485 SQ. FT.- TOTAL



**Unit A
Third Floor Plan**

SCALE 1/4" = 1'-0"

1,009 SQ. FT.- THIRD FLOOR

57 SQ. FT.- UPPER PORCH (NOT INCLUDED)
105 SQ. FT.- UPPER STAIRS (NOT INCLUDED)

Preliminary
Not For
Construction



Unit A Front Elevation

SCALE 1/4" = 1'-0"



Unit A Right Side Elevation

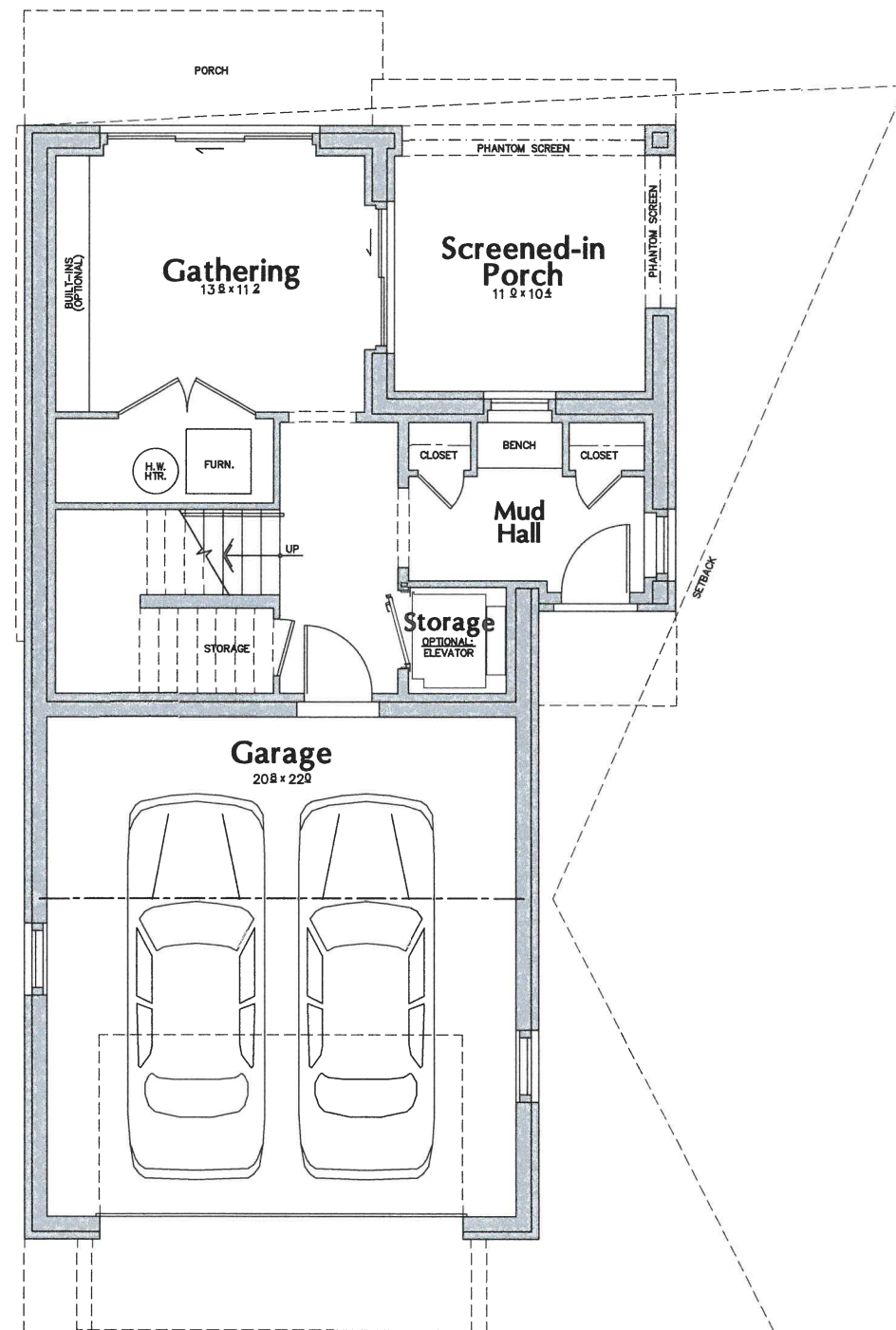
SCALE 1/4" = 1'-0"



Unit A
Rear Elevation
SCALE 1/4" = 1'-0"



Unit A
Left Side Elevation
SCALE 1/4" = 1'-0"





**Unit B
Front Elevation**
SCALE 1/4" = 1'-0"



**Unit B
Right Side Elevation**
SCALE 1/4" = 1'-0"



**Unit B
Rear Elevation**
SCALE 1/4" = 1'-0"



**Unit B
Left Side Elevation**
SCALE 1/4" = 1'-0"

Preliminary
Not For
Construction



Unit A Entry
NOT TO SCALE



Unit B Entry
NOT TO SCALE



Unit A Rear
NOT TO SCALE



Unit B Rear
NOT TO SCALE



Riverfront Context

Preliminary
Not For
Construction