



THE KRUEGER GROUP
BUILD WITH A PARTNER

ROCKY RIVER CONCEPTUAL DESIGN

THE KRUEGER GROUP ARE PROPOSING A CLASS - A RENTAL TOWNHOUSE DEVELOPMENT AT 22591 CENTER RIDGE ROAD IN THE WELL-ESTABLISHED COMMUNITY OF ROCKY RIVER, OHIO. THE KRUEGER GROUP WILL SERVE AS THE OWNER FOR THIS DEVELOPMENT.

THE SECOND PHASE COMPLIMENTS THE FIRST PHASE WITH AN ADDITIONAL 1.5 ACRES WITH 25 TOWN-HOME STYLE RENTAL UNITS IN THREE BUILDINGS. THE TOTAL GROSS SQUARE FOOTAGE OF THE BUILDING WILL BE 61,272 SQUARE FEET ON A 21,264 SQUARE FOOT FOOTPRINT. THE UNITS WILL BE COMPRISED OF A MIX OF 2 AND 3 BEDROOM UNITS. ALL OF THE CENTER RIDGE DEVELOPMENT'S UNITS WILL HAVE GROUND FLOOR PATIOS THAT WILL ALLOW THE RESIDENTS TO ENJOY THE SURROUNDING LANDSCAPING. THE DEVELOPMENT IS TO ALSO INCLUDE SUCH ON-SITE AMENITIES AS AN OUTDOOR DINING AREA, A FIRE FEATURE WITH SEATING, AND CONNECTIONS TO PHASE 1 AMENITIES.



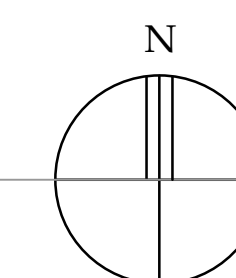
22591 CENTER RIDGE RD. ROCKY RIVER, OHIO

DIMITARCHITECTS
architecture + interiors + urban design



Center Ridge Townhomes
Rocky River, Ohio

Site Aerial



DIMITARCHITECTS
architecture + interiors + urban design

October 2nd, 2024



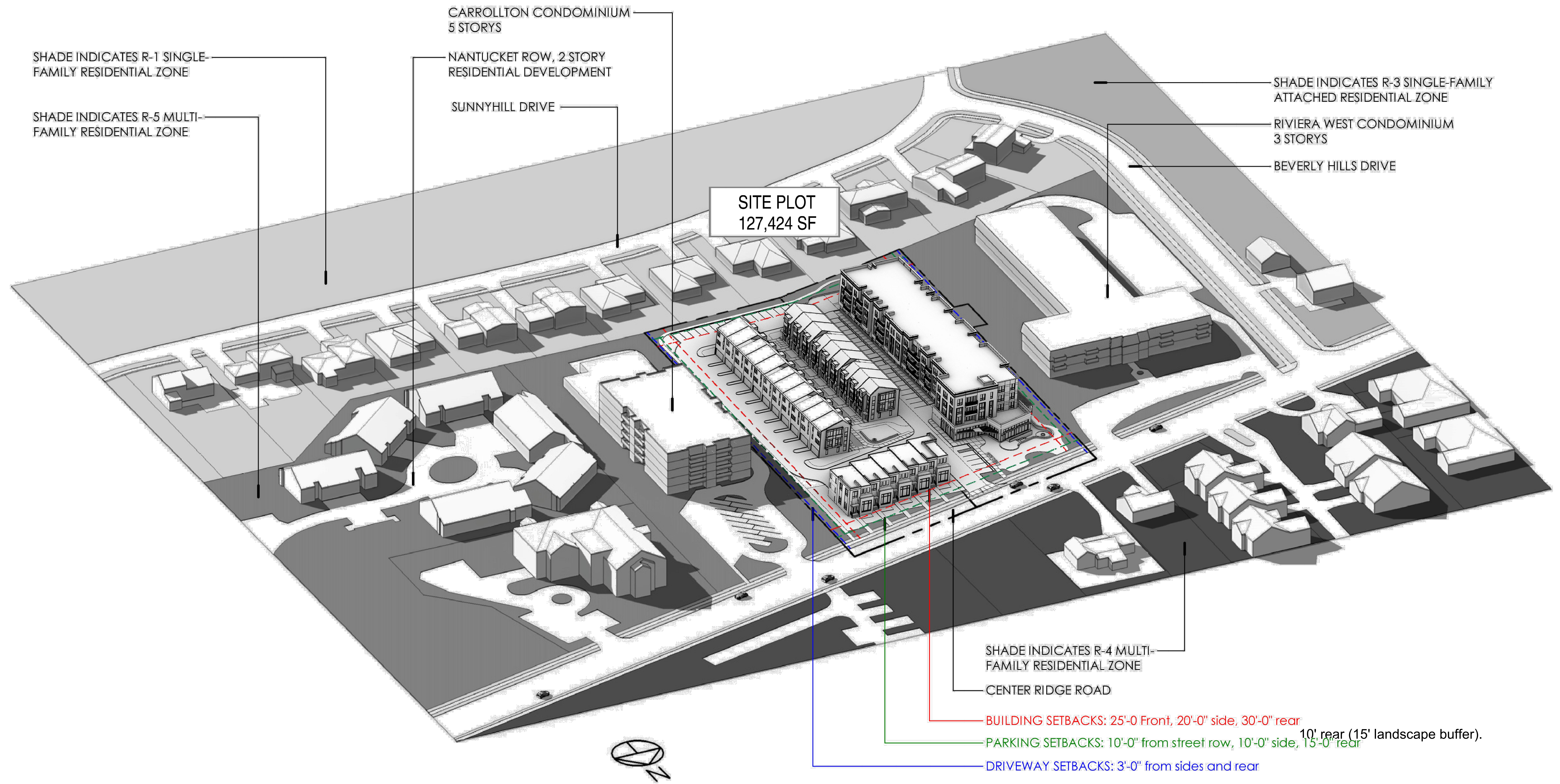


Center Ridge Townhomes
Rocky River, Ohio

Street Elevation

DIMITARCHITECTS
architecture + interiors + urban design

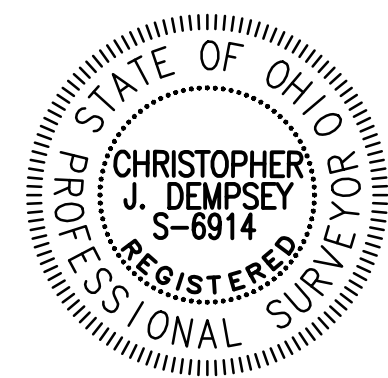
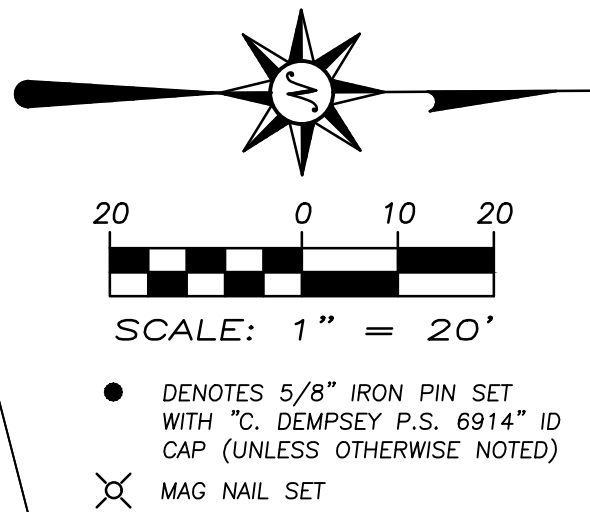
October 2nd, 2024



LOT CONSOLIDATION FOR
CR DEVELOPMENT II, LLC
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF
CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING PART
OF ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 15

ABBREVIATIONS

Dd. - DEED
Msd. - MEASURED
Act. - ACTUAL
Calc. - CALCULATED
Obs. - OBSERVED
Td. - TURNED
Fd. - FOUND
Encl. - ENCROACHES
Clrs. - CLEARS
Asph. - ASPHALT
Conc. - CONCRETE
Subj. - SUBJECT
Cont. - CONTIGUOUS
U.G. - UNDERGROUND
O.H. - OVERHEAD



I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.

Christopher J. Dempsey
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
OCTOBER 1, 2024



RIVIERA WEST CONDOMINIUM
fka LA BELLE FONTAINE CONDOMINIUM
VOL. 6, PG. 1-10 C. C. M. R.

CR DEVELOPMENT II LLC
AFN PPN 303-26-005 C.C.R.
1.5453 ACRE (67,315 SQUARE FEET), INCLUDING
0.1039 ACRE (4,526 SQUARE FEET) WITHIN R/W

PARCEL A

3.1330 ACRES (136,473 SQUARE FEET), INCLUDING
0.2078 ACRE (9,050 SQUARE FEET) WITHIN R/W

CR DEVELOPMENT II LLC
AFN 202209230264 C.C.R.
PPN 303-26-001
1.5877 ACRE (69,158 SQUARE FEET) INCLUDING
0.1039 ACRE (4,524 SQUARE FEET) WITHIN R/W

S 00°44'55" W 489.48' OBS., 489.17' REC.
CARROLLTON CONDOMINIUM
PLAT VOL. 16, P. 75 C.C.M.R.

APPROVALS

THIS LOT CONSOLIDATION PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF ROCKY RIVER, OHIO FOR RECORDING PURPOSES THIS _____ DAY OF _____, 20____.

THIS LOT CONSOLIDATION PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER, OHIO FOR RECORDING PURPOSES THIS _____ DAY OF _____, 20____.

THIS LOT CONSOLIDATION PLAT IS APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF ROCKY RIVER, OHIO FOR RECORDING PURPOSES THIS _____ DAY OF _____, 20____.

CITY ENGINEER

PRINTED NAME

LAW DIRECTOR

PRINTED NAME

BUILDING COMMISSIONER

PRINTED NAME

ACCEPTANCE

I, THE UNDERSIGNED REPRESENTATIVE OF CR DEVELOPMENT II LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST.

CR DEVELOPMENT II LLC
BY:

SIGNATURE

PRINTED NAME

TITLE

NOTARY PUBLIC

STATE OF _____

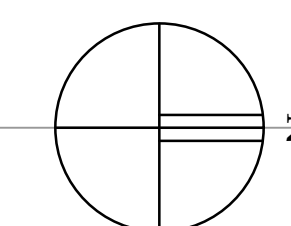
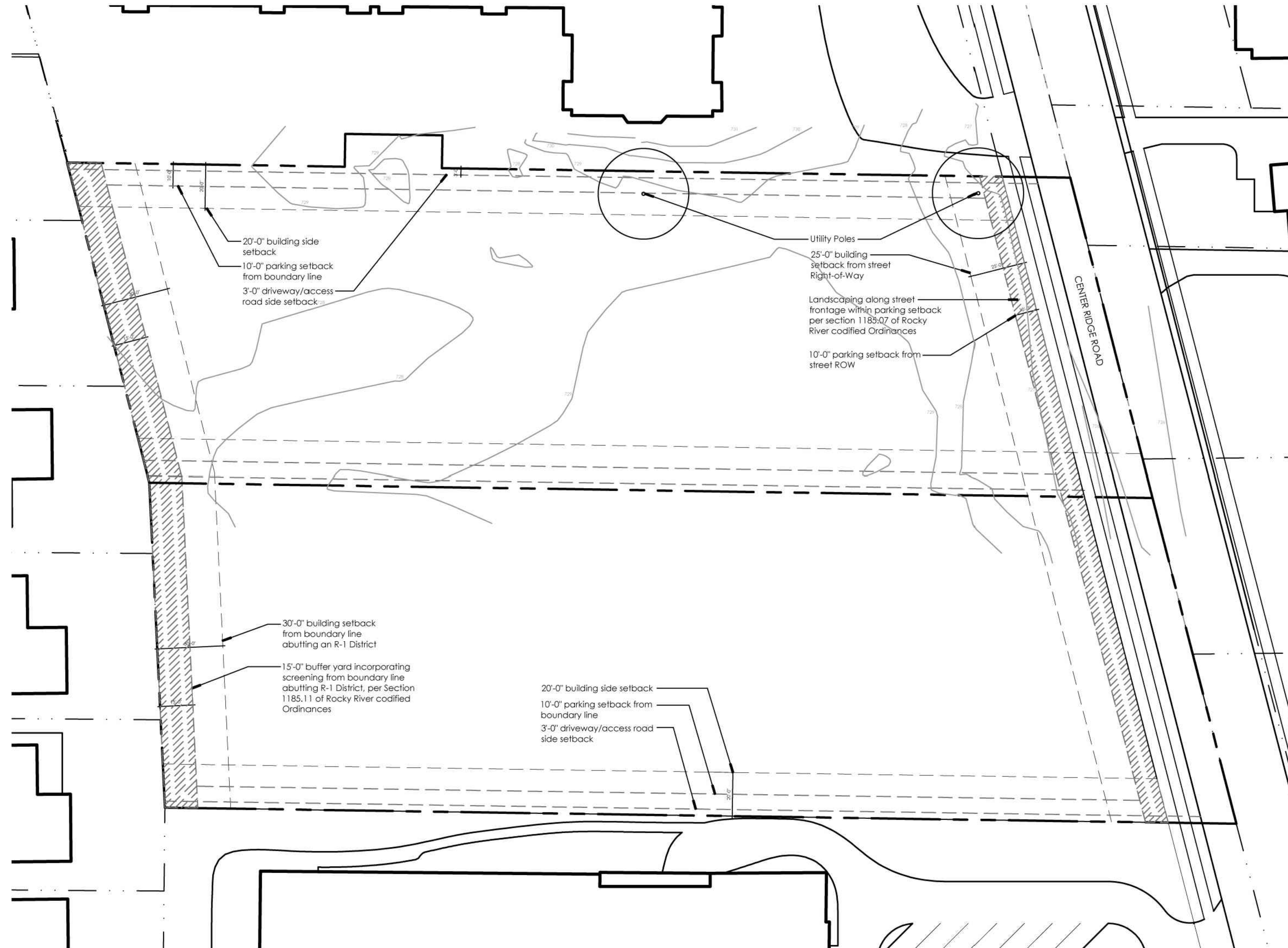
S. S.

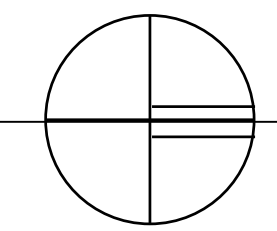
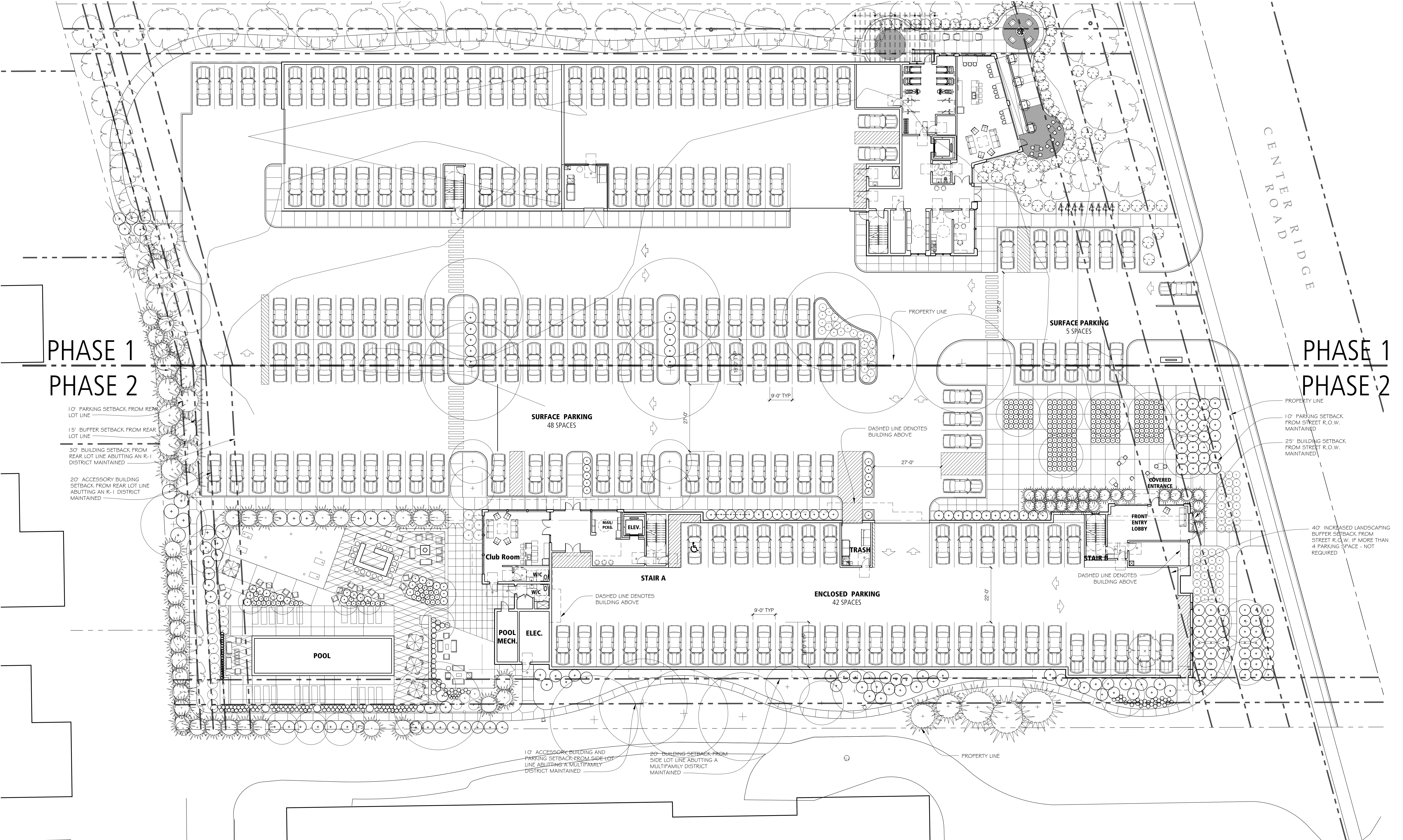
COUNTY OF _____

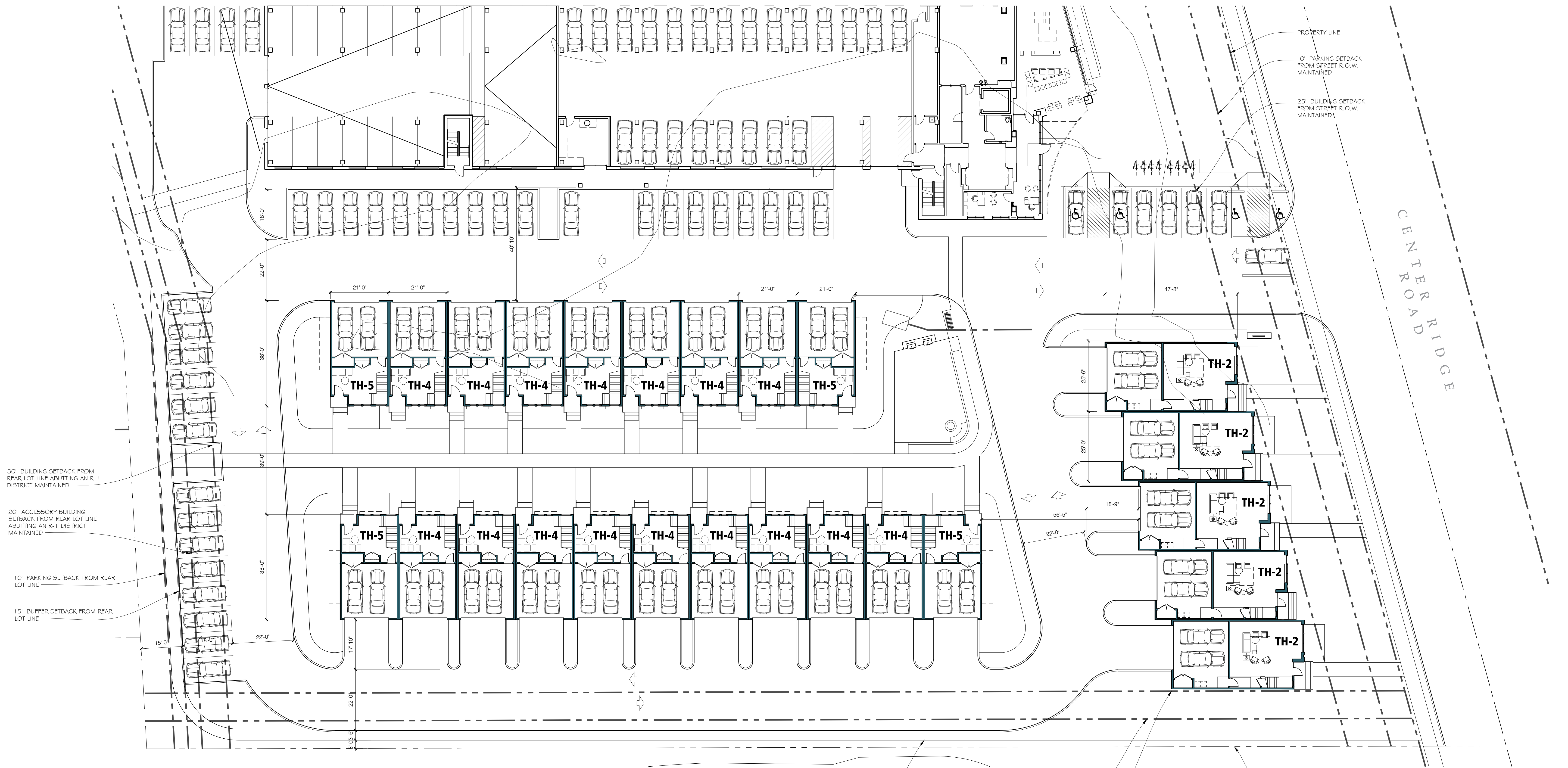
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF CR DEVELOPMENT II LLC, WHO ACKNOWLEDGED THAT _____ HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS _____ FREE ACT AND DEED. IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____ THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES





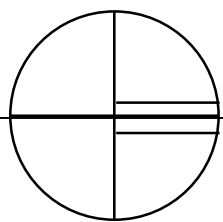


25 Townhomes

Gross Square Footages - TH 2 (Split Level Style)	
Mechanical/Garage(not included in total)	516 sf
First Floor	636 sf
Second Floor	516 sf
Third Floor	1,084 sf
Total Living Space/Townhome =	2,236 sf
Total Surface Area of 5 TH2 Townhomes	11,180 sf
Total Foot Print	5,760 sf

Gross Square Footages - TH 4 (Simple Stacked Style)	
Mechanical/Garage (not included in total)	425 sf
First Floor	350 sf
Second Floor	785 sf
Third Floor	785 sf
Total Living Space/Townhome =	1,920 sf
Total Surface Area of 16 Townhomes	30,720 sf
Total Foot Print	12,400 sf

Gross Square Footages - TH 5 (Simple Stacked Style)	
Mechanical/Garage (not included in total)	431 sf
First Floor	345 sf
Second Floor	861 sf
Third Floor	861 sf
Total Living Space/Townhome =	2,067 sf
Total Surface Area of 4 Townhomes	8,268 sf
Total Foot Print	3,104 sf



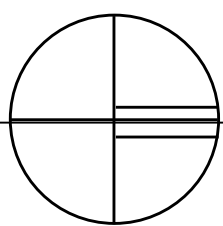


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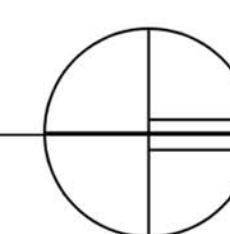


Rocky River Codified Ordinances - Multi-Family Regulations for R-5 Building		
Use Regulations		
Multi-Family Dwelling (Attached 3-story Rental Units):		Permitted
Off-Street parking:		Accessory Use
Fences/Walls:		Accessory Use
	Required	Proposed
Lot Regulations - Note: Lot is 127,424 square feet. - Calculations are for Phase I and Phase II combined		
R-3 Min. Lot Width:	150 feet	292 feet
Max Coverage By Building:	40% (50,970 SF)	32.0% (40,913 SF)
Max Coverage By all Impervious Surfaces:	75% (95,568 SF)	72.2% (+/- 92,049 SF)
		51,136 walks/drives + 40,913 building
Building Setback and Floor Area Requirements		
Min. Building Setback from Street Right-of-Way:	25 feet	25'-0"
Min. Building Setback from		
Abutting an R-1, R-2 district:	30 feet	45'-0" to South of Phase II
Abutting all other districts:	20 feet	20'-0" to East of Phase II
	20 feet	20'-0" to West of existing approved Phase I
Min. Building Separation		
Main Wall to Main Wall	40 feet	*39'-0" TH-4 to TH-4 & 40'-10" TH-4 to Phase 1
Main Wall to End Wall	25 feet	56'-5" TH-5 to TH-2
End Wall to End Wall	15 feet	N/A
Min. Gross Floor Area of Dwelling Units per 1157.07(f)		
Multifamily 3-Story Attached Apartment Units		
(5) Three Bedroom Units (TH-2)	1050 SF	2,236 SF (Does not include Garage SF)
(16) Two/Three Bedroom Unit (TH-4):	900/1050 SF	1,920 SF (Does not include Garage SF)
(4) Three Bedroom Unit (TH-5):	1050 SF	2,067 SF (Does not include Garage SF)
General Storage Space. In addition to the floor area requirements as set forth in Section1157.07 (f), at least ninety (90) square feet of general storage space shall be provided for each single-family attached dwelling unit and each multi-family dwelling, not less than seven (7) feet high.**		
Required:		
Phase I -	54	54 (60 GSF) previously approved variance
Phase II -	25	25
Parking		
Phase I (no change in quantity from previous approved - reconfigured spaces based on overall site design)		
Total	2 per unit + 1 per 4 units =	122
Enclosed	1 per unit =	110 (previously approved variance)
		54
		74
Phase II		
Total	2 per unit + 1 per 4 units =	57
Enclosed	1 per unit =	57
		25
		50
Height Requirements		
R-5 Multi-Family District:	50 feet	+/- 35'-10" feet @ tallest height
Off-Street Parking Regulations		
Min. setback from Street R.O.W:	10 feet	14'-8" (Phase I)
		N/A (Phase II)
Setback from Side and Rear Lot lines:	10 feet	23'-7" to East (Phase II)
		Min. 15'-0" to South (Phase I & Phase II)
		23 feet 10 inch to West (Phase I - no change)
Accessory Use Regulations:		
Min. setbacks for Accessory Buildings and uses (including garages, carport & recreational facilities)		
From R.O.W.: equal to principle building:	25 feet	N/A
Min. Building Setback from side or rear lot line:		
Abutting an R-1, R-2 district:	20 feet	N/A
Abutting multifamily or non-res. district:	10 feet	N/A
Driveways and Access Drive		
Setback from property lines:	3 feet	6'-6"
Setback from property line abutting single family	10 feet	Min. 15 feet
Landscaping and Screening Regulations		
Landscaping along street frontage within parking setback adjacent street R.O.W., per Section 1185.07		
Screening and Landcaping of Parking Lots, provide per Section 1185.09		
No additional screening required 1185.09 (c) as plan proposes only four parking spaces total within the 40' setback		
Buffer yard required on south border, where R-3 abuts with R-1 district. Screening to be provided with buffer yard per Section 1185.11		
Width:	15 feet	15 feet
Screening of Accessory Uses		
Trash collection areas & ground-mounted mechanical equipment to be screened per Section 1185.13		
* The Item highlighted in Bold with Asterisk request a variance		

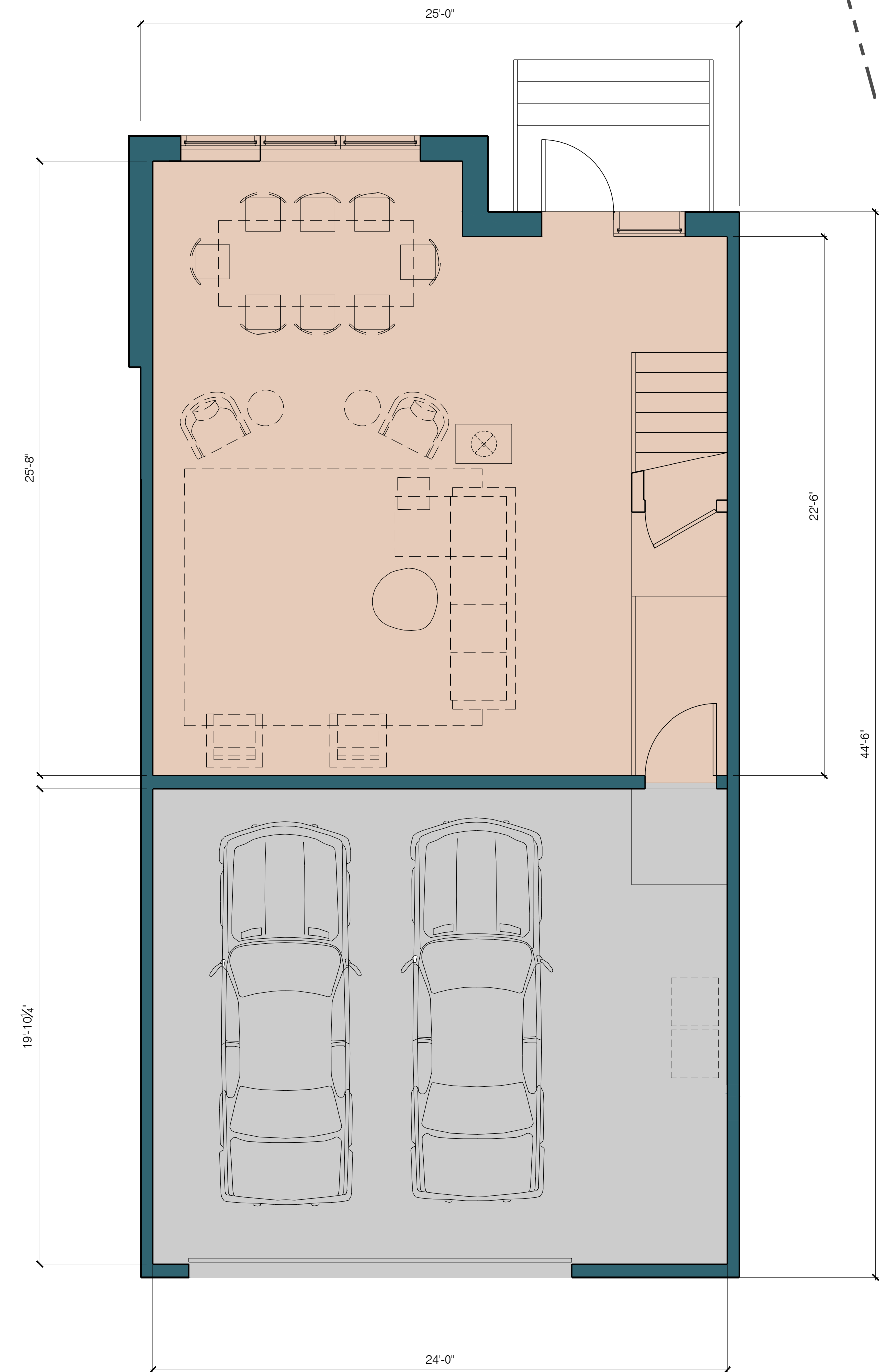
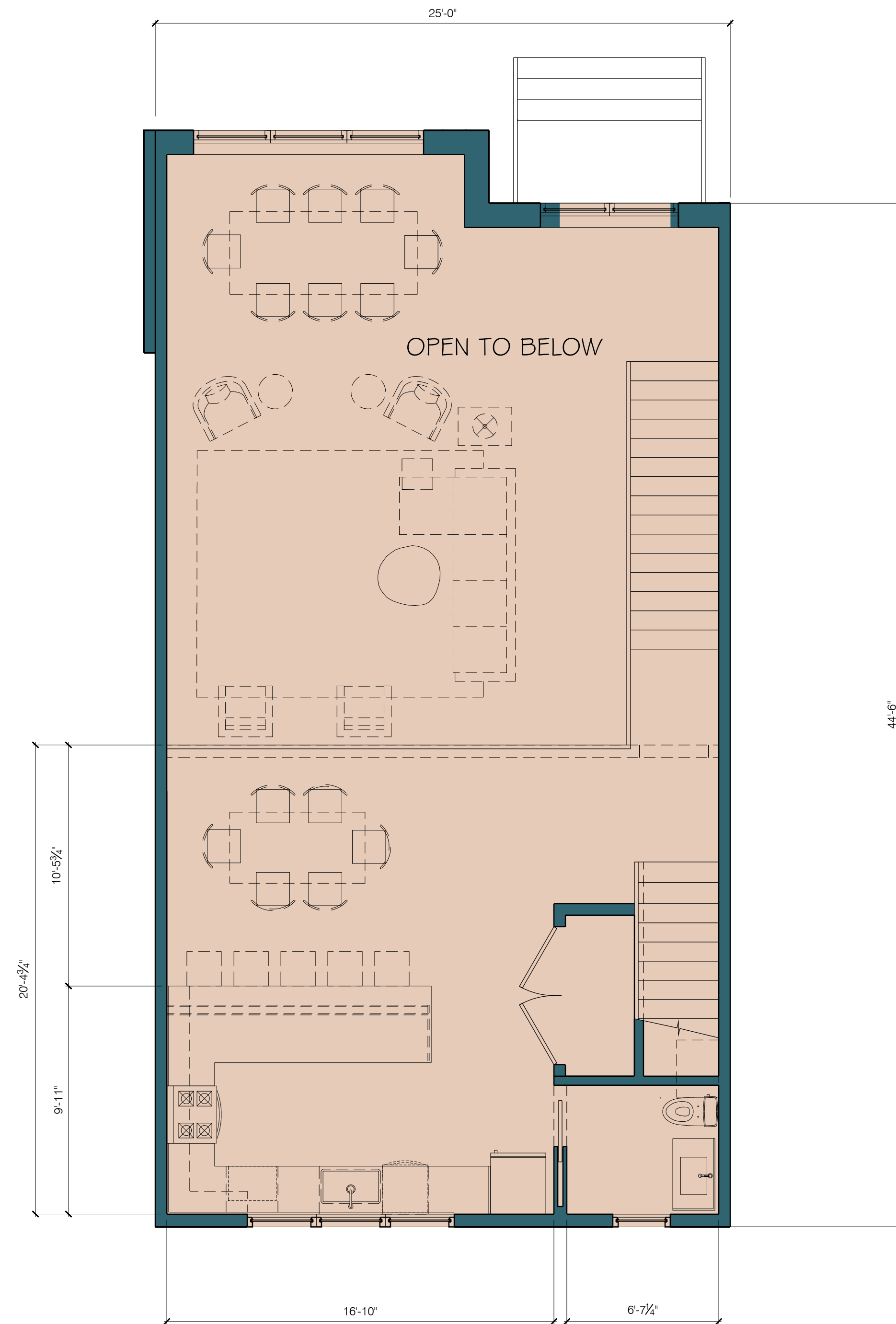
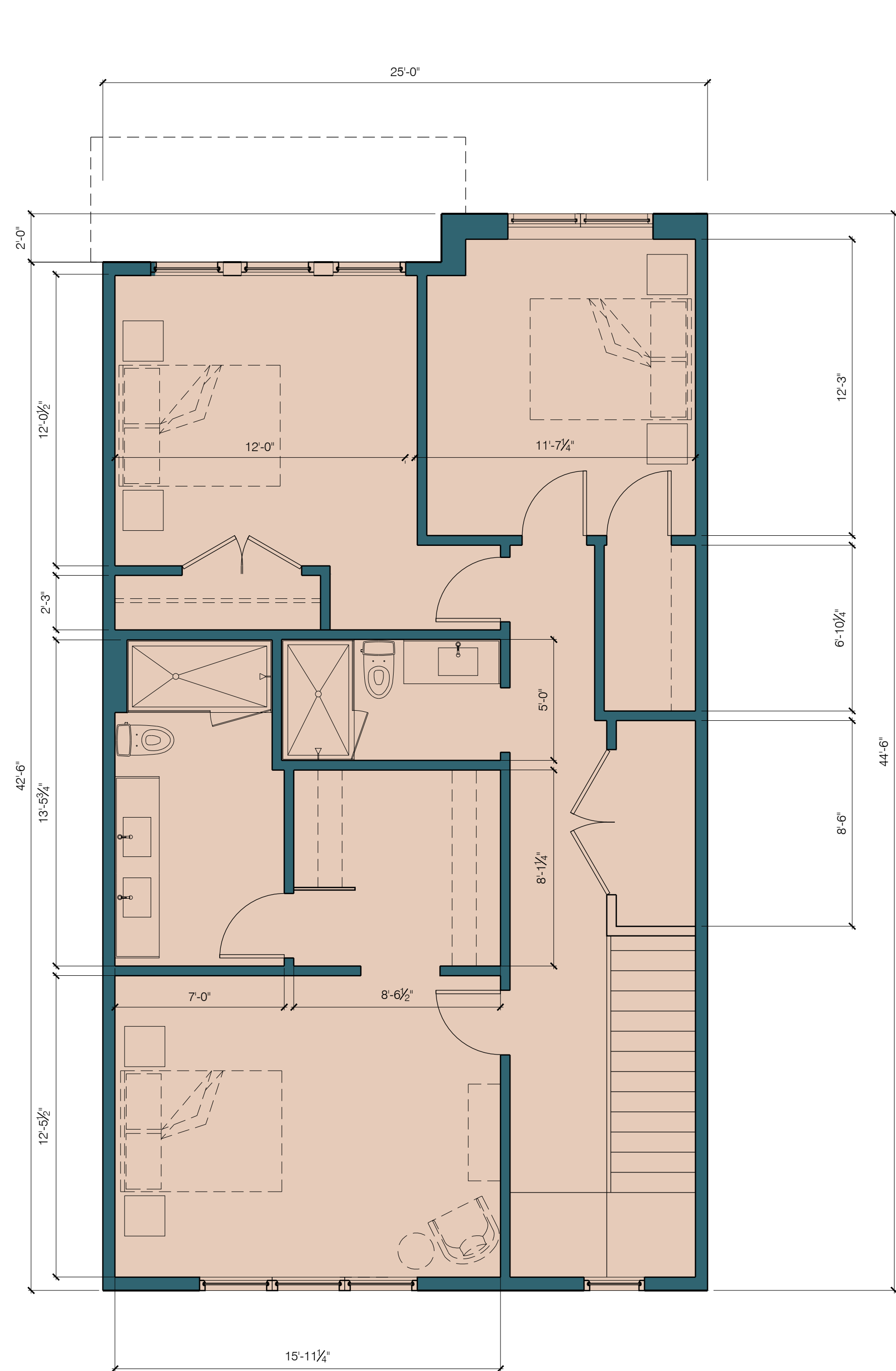
Surface Parking Spaces:	36 Spaces
Grade Level Enclosed Parking Spaces:	23 Spaces
Below Grade Enclosed Parking Spaces:	51 Spaces
Total Parking Spaces:	110 Spaces



Site and First Floor Plan



November 2nd, 2021



25 Townhomes

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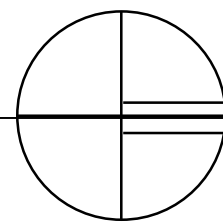
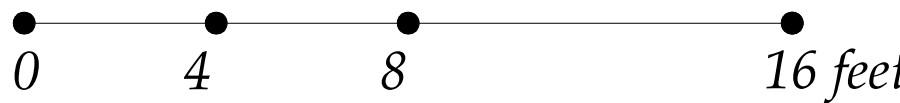
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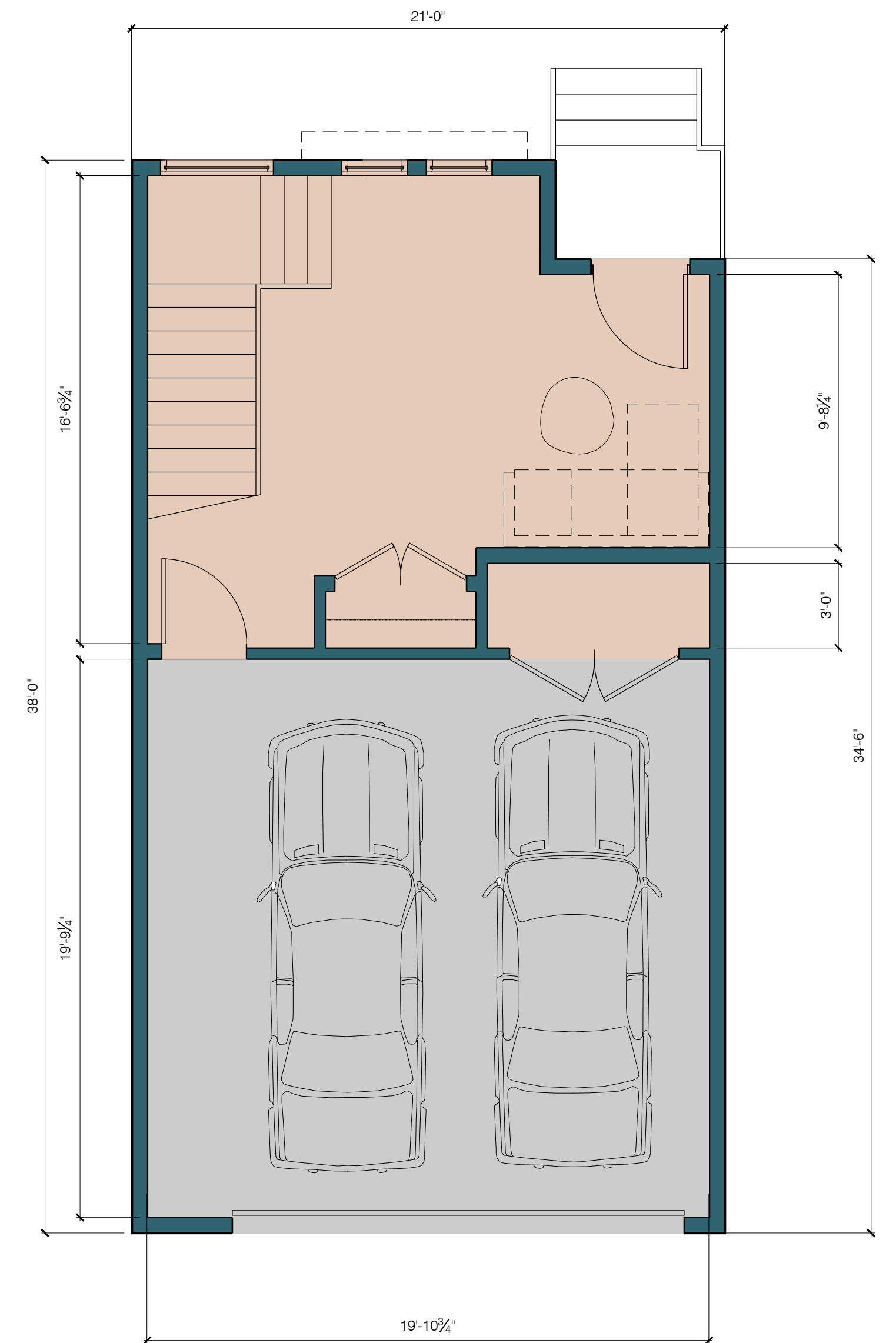
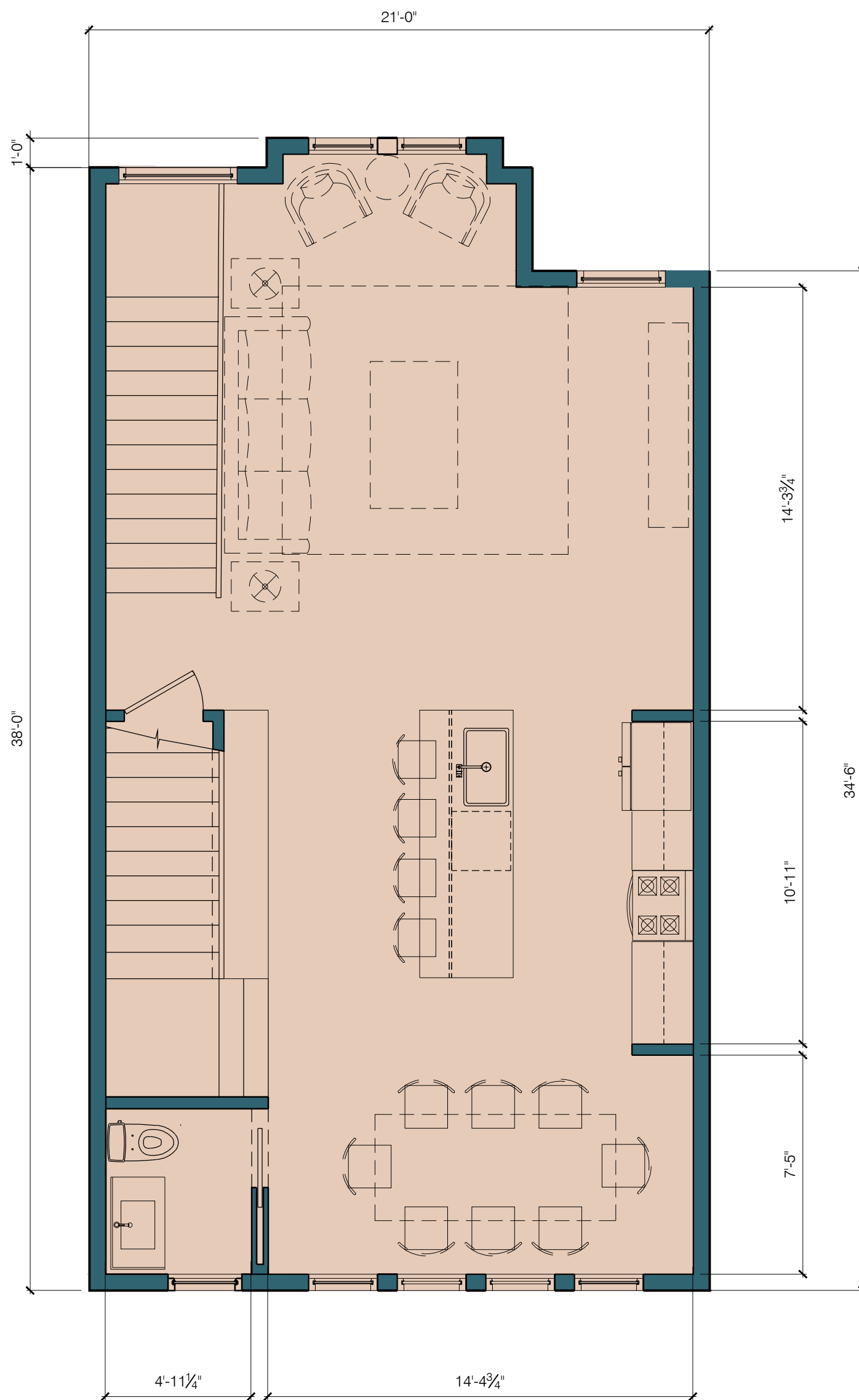
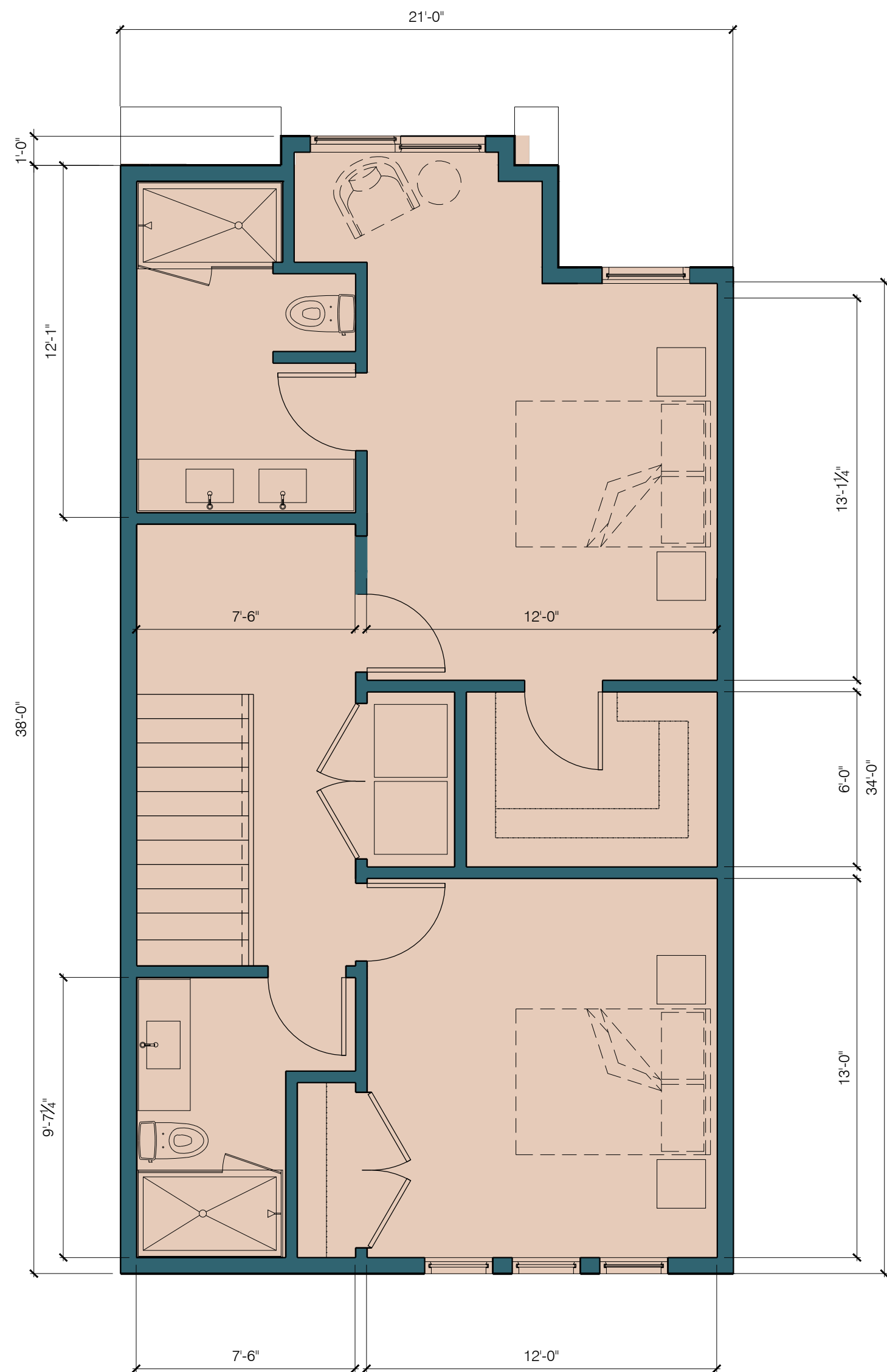
Center Ridge Townhomes
Rocky River, Ohio

Th-2 Plans



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October 2nd, 2024



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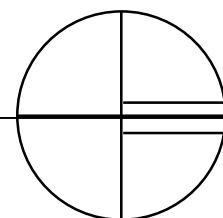
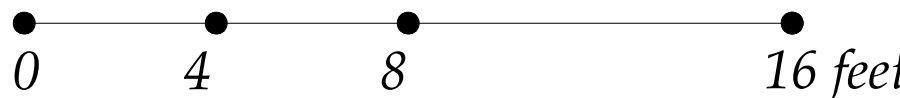
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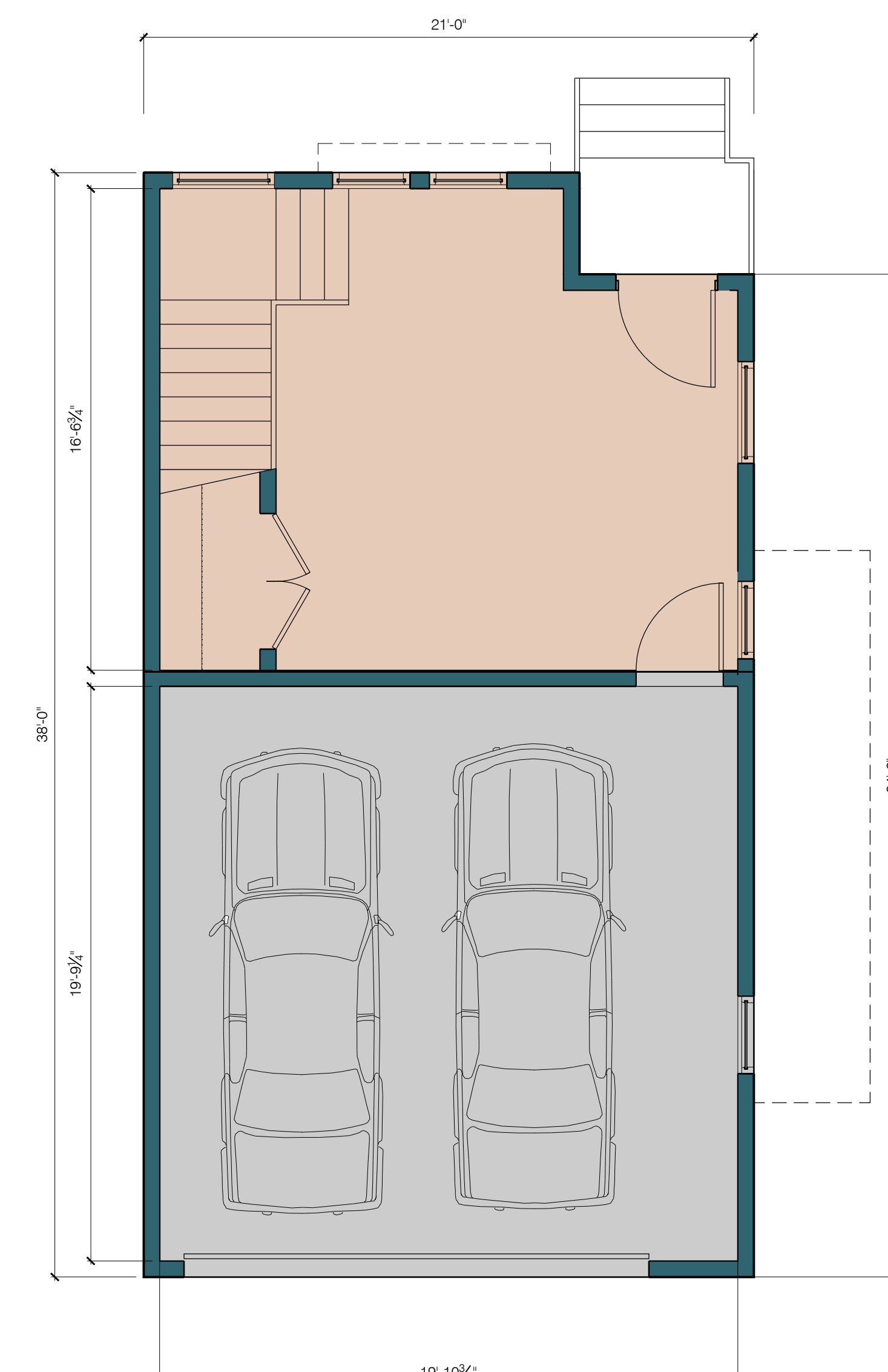
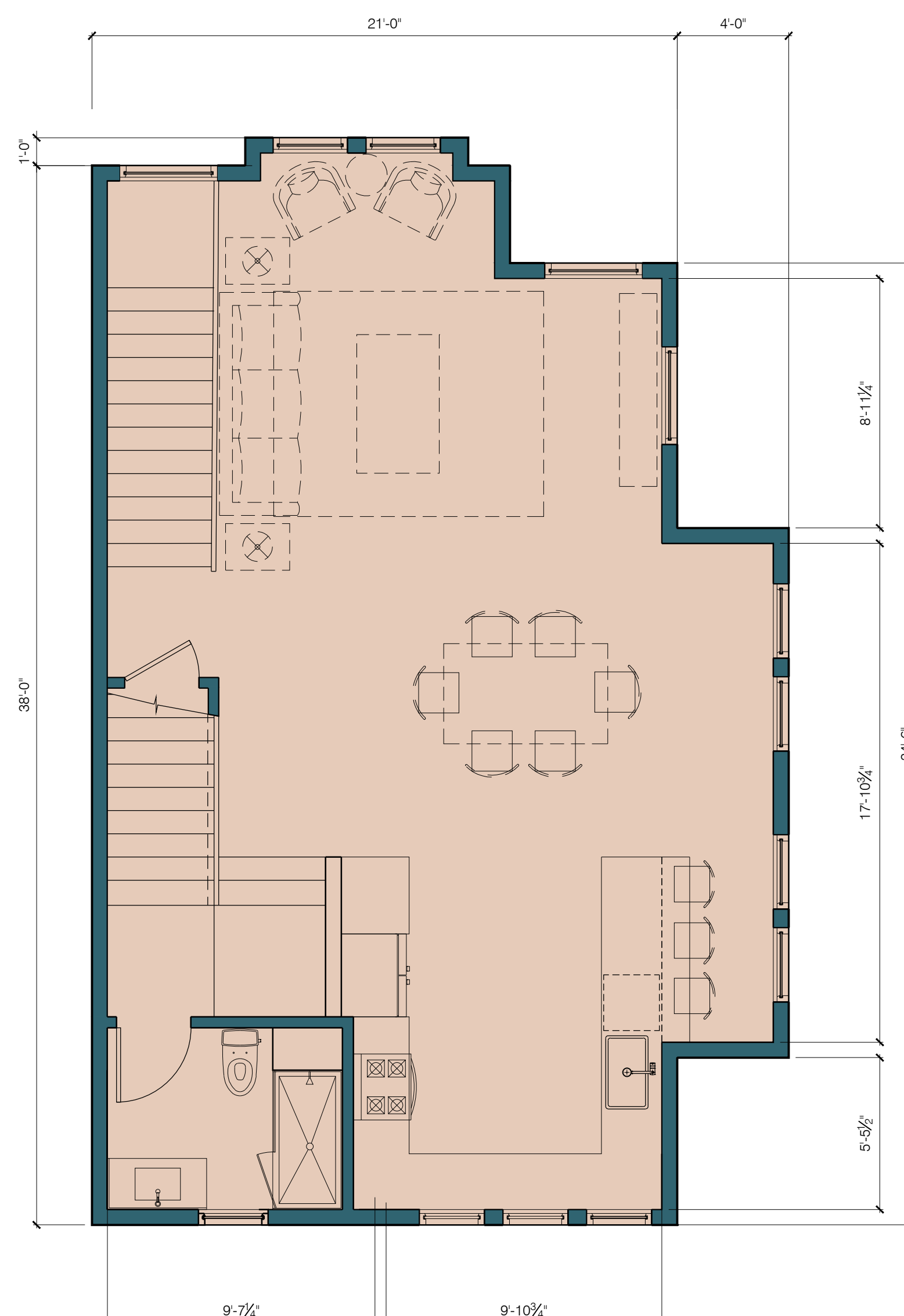
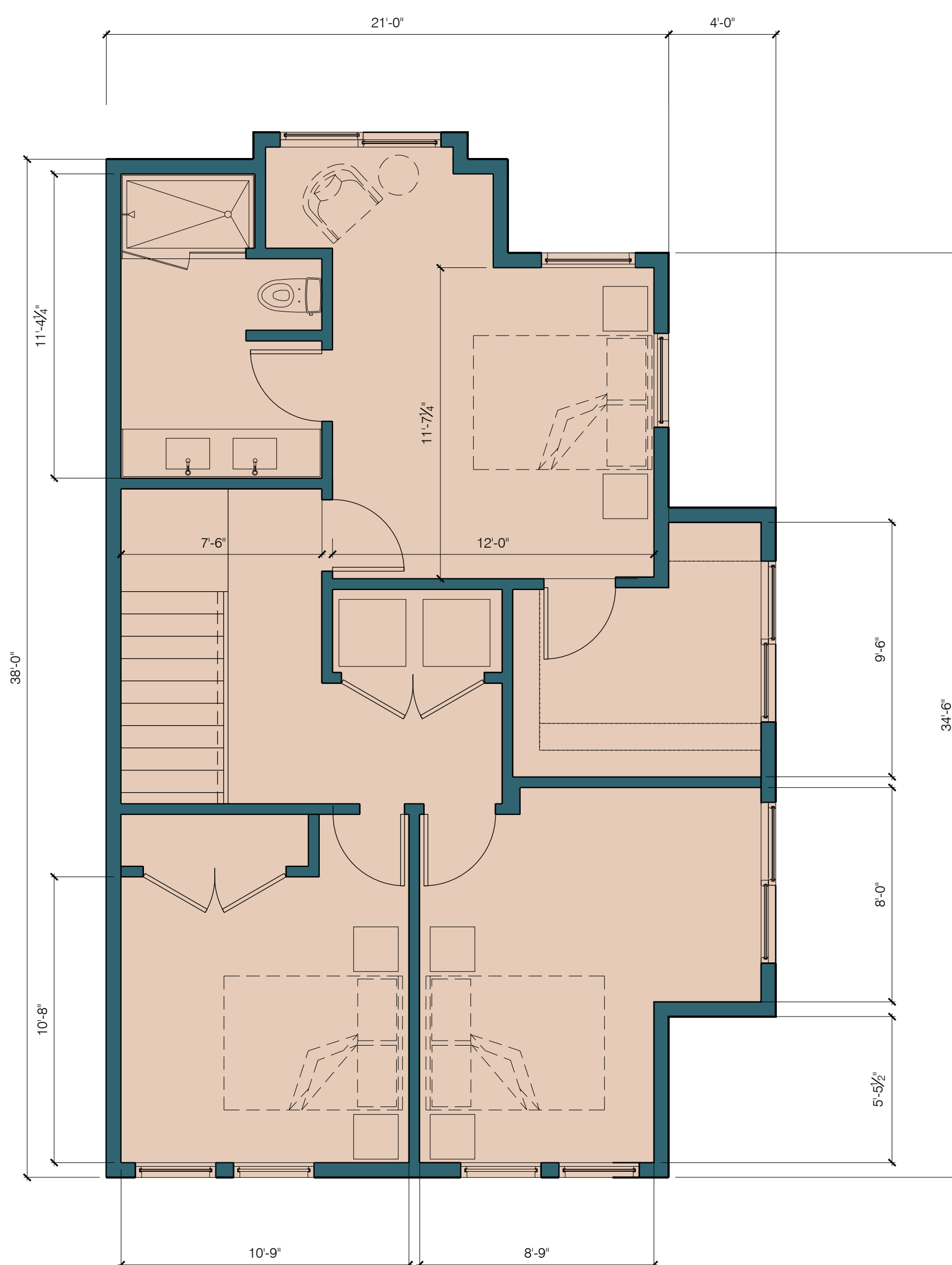
Center Ridge Townhomes
Rocky River, Ohio

TH-4 Plans (2 Bedroom)



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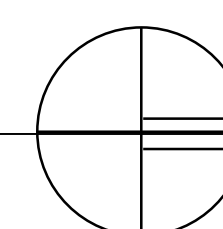
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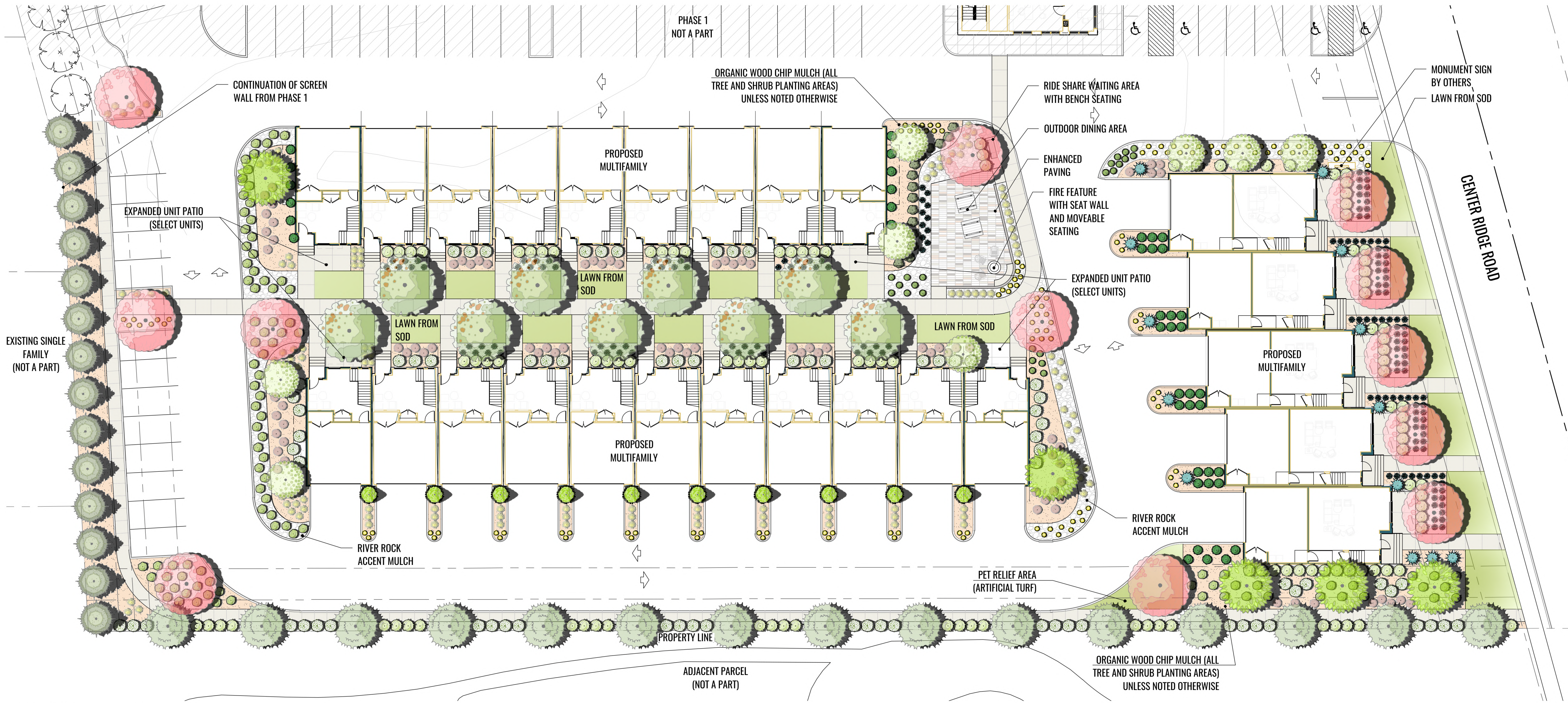
TH-5 Plans (3 Bedroom)

0 4 8 16 feet



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LANDSCAPE PLAN

0' 20' 40' 80'
SCALE: 1" = 20'-0"

DECIDUOUS TREES



Acer rubrum 'October Glory' / October Glory Red Maple



Acer saccharum / Sugar Maple



Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry



Quercus robur 'Fastigiata' / Skyrocket English Oak

EVERGREEN TREES



Pinus cembra / Swiss Stone Pine



Pinus strobus 'Fastigiata' / Pyramidal White Pine



Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae

SHRUBS



Arctostaphylos uva-ursi / Kinnikinnick



Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry



Hydrangea quercifolia / Oakleaf Hydrangea



Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper



Spiraea betulifolia 'Tor' / White Frost Spiraea

GRASSES



Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass



Helictotrichon sempervirens / Blue Oat Grass



Miscanthus sinensis 'Burgunder' / Burgunder Eulalia Grass



Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper



Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

PERENNIALS



Hemerocallis x 'Colonel Mustard' / Colonel Mustard Daylily

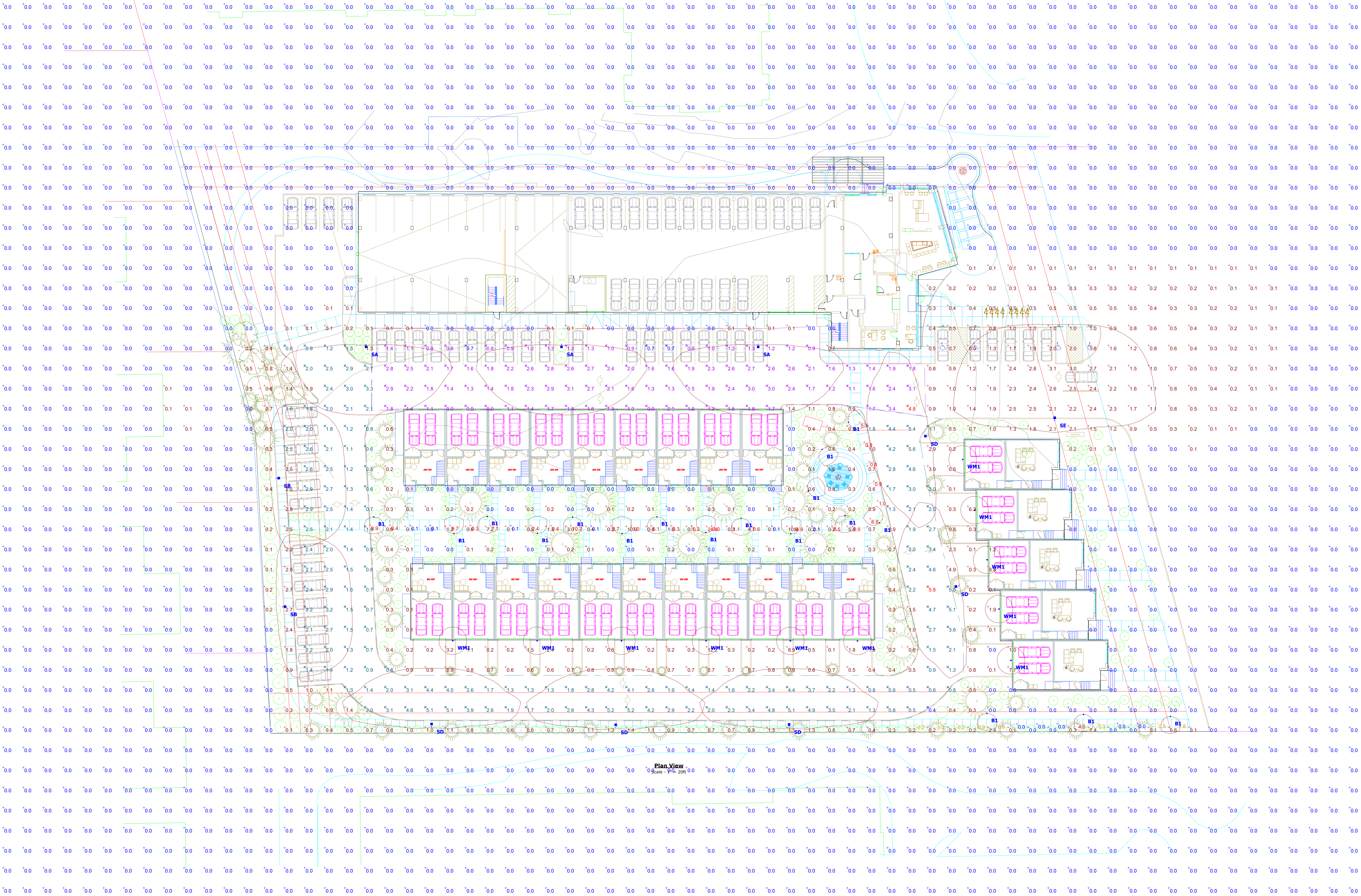
PLANTING SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
DECIDUOUS TREES					
	Acer rubrum 'October Glory' / October Glory Red Maple	2.5" Cal.	B&B	12	Standard
	Acer saccharum / Sugar Maple	3" Cal.	B&B	9	Standard
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.5" Cal.	B&B	8	Multi-Stem
	Quercus robur 'Fastigiata' / Skyrocket English Oak	2.5" Cal.	B&B	5	Standard
EVERGREEN TREES					
	Pinus cembra / Swiss Stone Pine	8' Ht.	B&B	15	
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	8' Ht.	B&B	14	
	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	6' Ht.	B&B	10	
SHRUBS					
	Arctostaphylos uva-ursi / Kinnikinnick	5 gal.		23	Can Full
	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal.		42	Can Full
	Hydrangea quercifolia / Oakleaf Hydrangea	5 gal.		75	Can Full
	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	15 gal.		13	Column
	Spiraea betulifolia 'Tor' / White Frost Spiraea	5 gal.		115	Can Full
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal.		125	Can Full
	Helictotrichon sempervirens / Blue Oat Grass	2 gal.		166	Can Full
	Miscanthus sinensis 'Burgunder' / Burgunder Eulalia Grass	2 gal.		82	Can Full
GROUNDCOVERS					
	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	2 gal.		15	Can Full
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal.		96	Can Full
PERENNIALS					
	Hemerocallis x 'Colonel Mustard' / Colonel Mustard Daylily	2 gal.		135	Can Full

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	B1	18	LIGMAN	LB-10842-W40	LBX 6 bollard medium	1	900	0.95	21
	SA	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-740-U-T2R-HSS (existing 25' pole to be used)	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDs AND TYPE II ROADWAY OPTICS WITH HOUSE SIDE SHIELD	48	163	0.95	74
	SB	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-740-U-T3-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDs AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	48	152	0.95	74
	SD	5	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-740-U-T2R-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDs AND TYPE II OPTICS WITH HOUSE SIDE SHIELD	48	163	0.95	74
	SE	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-T3-HSS (existing)	EXISTING PREVAIL WITH HOUSE SIDE SHIELD OPTION ADDED	96	151	0.95	151
	WM1	11	Generation Brands	7000WTEG12UDWVCUNV830Y	LED Wall-Mount Luminaire	1	2346	0.95	29.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Center Path	+	2.8 fc	14.9 fc	0.1 fc	149.0:1	28.0:1
Path 2	+	0.6 fc	4.0 fc	0.0 fc	N/A	N/A
Target Area 1	✕	1.7 fc	4.8 fc	0.7 fc	6.9:1	2.4:1
Target Area 2	✕	2.3 fc	5.8 fc	0.4 fc	14.5:1	5.8:1

Mounting height:
B1 = 31.5" bollard
SA, SE = 25' pole (existing)
SB, SD = 18' pole
WM1 = 8'
Workplane = 0' (ground)
Calc points @ 10' x 10'





Center Ridge Townhomes
Rocky River, Ohio

Ariel View Looking Southwest

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View from Center Ridge looking Southeast

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Center Ridge Townhomes
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Center Ridge Rd. View Looking South

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View at Entry Drive

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Center Ridge Rd. View Looking Southwest

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View from North East

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View of Rear Buildings Looking Southeast

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View of Rear Unit Central Green Mews Space Looking North