

CITY OF ROCKY RIVER
21012 HILLIARD BOULEVARD
ROCKY RIVER, OH 44116
PHONE: (440) 331-0600 FAX: (440) 895-2628

APPLICATION FOR PLAN REVIEW IN PLANNED DEVELOPMENT AREA

Location of Project: 21810 Center Ridge Road, Date: 04/04/2024
Rocky River OH 44116 (P.P. Nos.)

Present Use: Bank/Unoccupied Proposed Use: Restaurant (A-2)

Owner: Tony D'Agostino 22160 Center Ridge Road, (440) 821-6415
(Name) (Address & Zip) (Tel No.)

Engineer: Applied Engineering Group 7402 East Broad Street, (614) 322-7050
(Name) (Address & Zip) (Tel No.)

Architect: OJX Studio 2373 Oak Valley Drive, (734) 929-9000
(Name) (Address & Zip) (Tel No.)

Gross Land Area: 13.354 Acres 581,700 sq. ft.

Building Area (Including Detached Accessory Buildings) 129,258 sq. ft.

Parking Spaces: - + 711 = Total: 711
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: increase of 23 cars per hour between 8am - 12pm

Cost estimate (include all public & private improvements): \$ 650,000

Standards for construction of driveways, public & private streets, sidewalks, parking & loading areas and fire lanes.

Existing site work limited to replacement of sidewalk to match existing, removal of exterior bank equipment
for proposed seating area - Final design TBD. Area of work shown in floor plan.

Methods and standards for maintenance of private streets, driveways, open spaces, parking areas, common land, garbage and waste disposal.

Methods for standards of maintenance for streets, driveways, parking areas and common land provided by property manager. Garbage to be contained to a 6 yard dumpster picked up 2x a week.

Tony D'Agostino adag5@aol.com
(Owner's Signature) (Contact E-Mail Address)

This application must be accompanied by ten (10) sets of plans, as follows (see Sec: 1137).

PLAN REVIEW NOTES:

Planning Commission:
\$200 Application Fee Paid: _____ (Date)
Plan Exam Fee \$ _____