

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

Date: May 6, 2025

Location of Project: 20325 Center Ridge Rd, Rocky River, OH 44116 304-19-009
(P.P. Nos.)

Present Use: Office Proposed Use: Multifamily

Owner: Jaguar Prop Assets 1500 West Third Street, Cleveland, Ohio 44113 216.928.2976
(Name) (Address & Zip) (Tel No.)

Engineer: Leopardo Construction 1020 Bolivar Rd. Suite 203, Cleveland, OH 44115 440.785.9993
(Name) (Address & Zip) (Tel No.)

Architect: HEART Design Group 216.924.4986
(Name) (Address & Zip) (Tel No.)

Gross Land Area: 1.8314 Acres Acres 79,775 SF sq. ft.

Building Area (Including Detached Accessory Buildings) 13,922 SF (7 story building) sq. ft.

Parking Spaces: 184 + 46 = Total: 230
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: _____

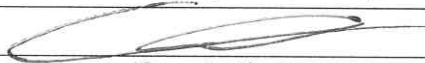
Cost estimate (include all public & private improvements): \$ _____

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

All driveways, streets, and sidewalks will adhere to the City of Rocky River's engineering and zoning code requirements, including ADA accessibility standards where applicable. The driveways are constructed using reinforced concrete or asphalt, meeting city and state load-bearing specs. Sidewalks will be at least 5 feet wide and designed for pedestrian safety with proper grading and curb ramps. Parking and loading areas are designed in accordance with Rocky River Zoning Code standards, ensuring proper drainage, space allocation, and accessibility. Fire lanes will meet NFPA 1 Fire Code and local fire department specifications, ensuring adequate width, signage, and clearance for emergency vehicle access.

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

Private streets, driveways, and parking areas will be maintained by the Property Management Company commissioned to run the property, responsible for snow removal, resurfacing, and general upkeep. Open spaces and common land will be professionally landscaped and maintained with regular mowing, irrigation, and seasonal care. Waste disposal will be handled via a contracted waste management service, ensuring regular pickup and compliance with city sanitation codes. Recycling facilities will be provided in accordance with local environmental guidelines, and designated waste disposal areas will be screened to maintain aesthetics.


(Owner's Signature)

ap@rdyne.com

(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 \$ _____