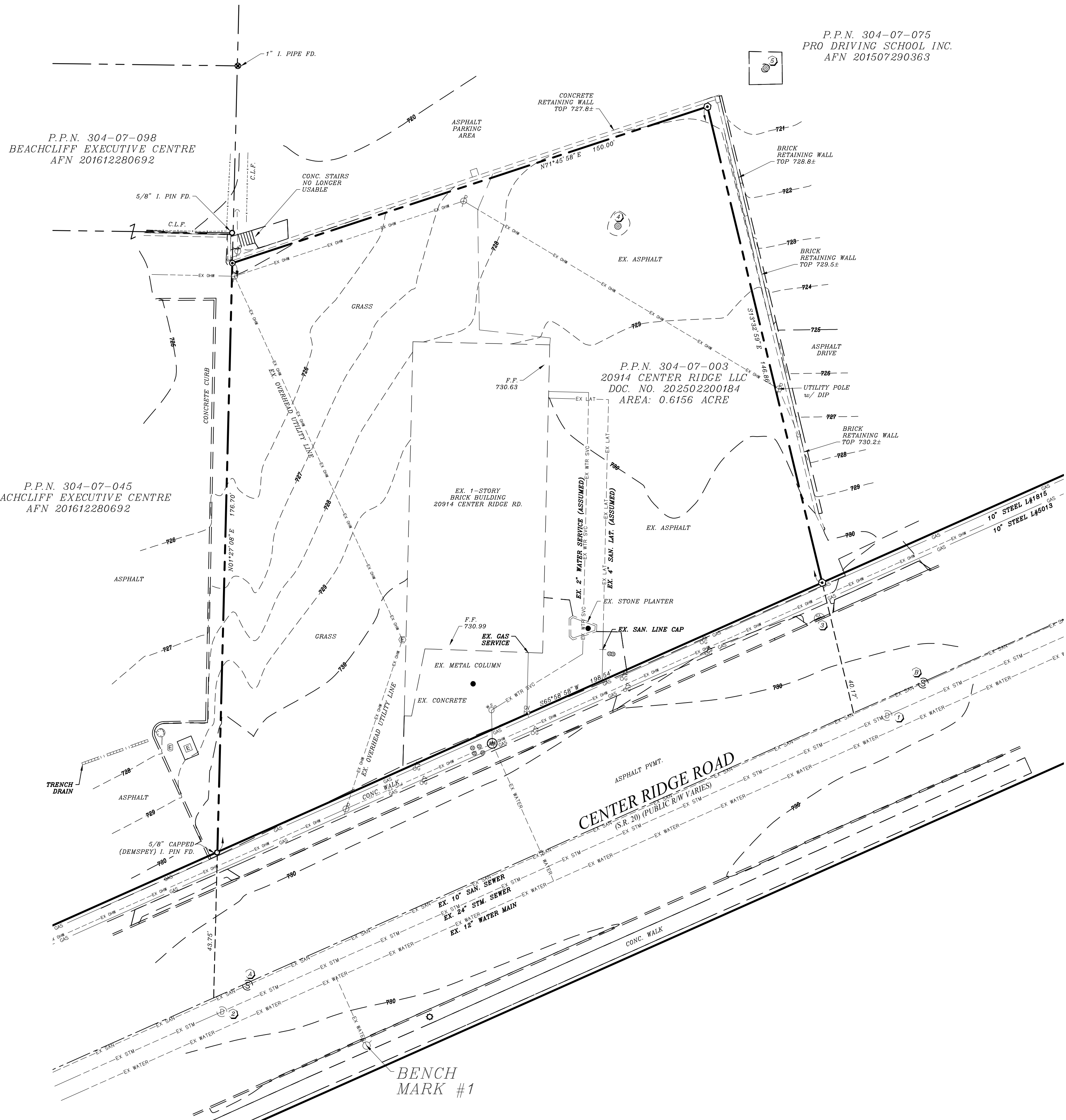


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Survey Prepared by:
RMKOLE
& ASSOC. CORP.
surveyors • consultants • planners • utilities • csp
5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.kolesurvey.com



SITE BENCH MARK
BENCH MARK #1 TOP OF HYDRANT
ELEVATION = 732.75

EX. STORM
STRUCTURE
SCHEDULE

- EX. STORM MANHOLE
TOP 730.26
INV. 729.71, 24" SW
- EX. STORM MANHOLE
TOP 730.52
INV. 721.02, 24" NE
- EX. CURB INLET
TOP 730.17
CUTTER 729.73
- EX. CATCH BASIN
TOP 727.78
(FULL OF WATER)
BOTTOM 723.72
- EX. CATCH BASIN
TOP 713.94

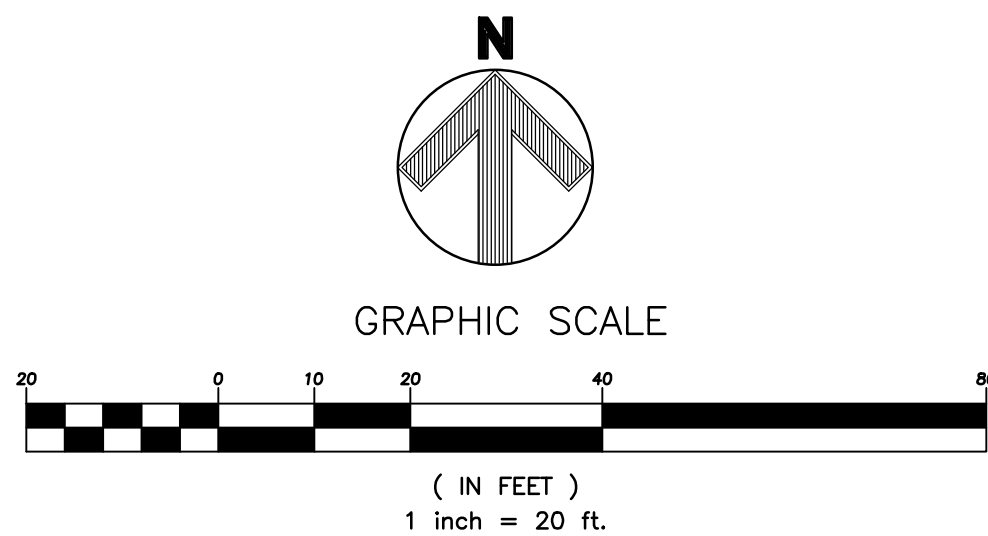
EX. SANITARY
STRUCTURE
SCHEDULE

- EX. SANITARY MANHOLE
TOP 730.34
INV. 713.92, 10" NE
- EX. SANITARY MANHOLE
TOP 730.51
INV. 714.61, 10" SW

SYMBOL LEGEND	
	HYDRANT
	WATER METER MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	CURB INLET
	CATCH BASIN - ROUND
	CLEAN-OUT
	POWER POLE
	SUPPORT POLE
	LIGHT POLE ON CONCRETE BASE
	GAS VALVE
	GAS TONE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC PAD
	5/8" CAPPED (47889) IRON PIN SET
	MAG NAIL SET

VERTICAL DATUM:
Nad 88, derived from GNSS observations
through the O.D.O.T. VRS.

LEGEND
ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



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330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:



25001 EMERY ROAD
#400
CLEVELAND, OH 44128
216-223-3200

OWNER:

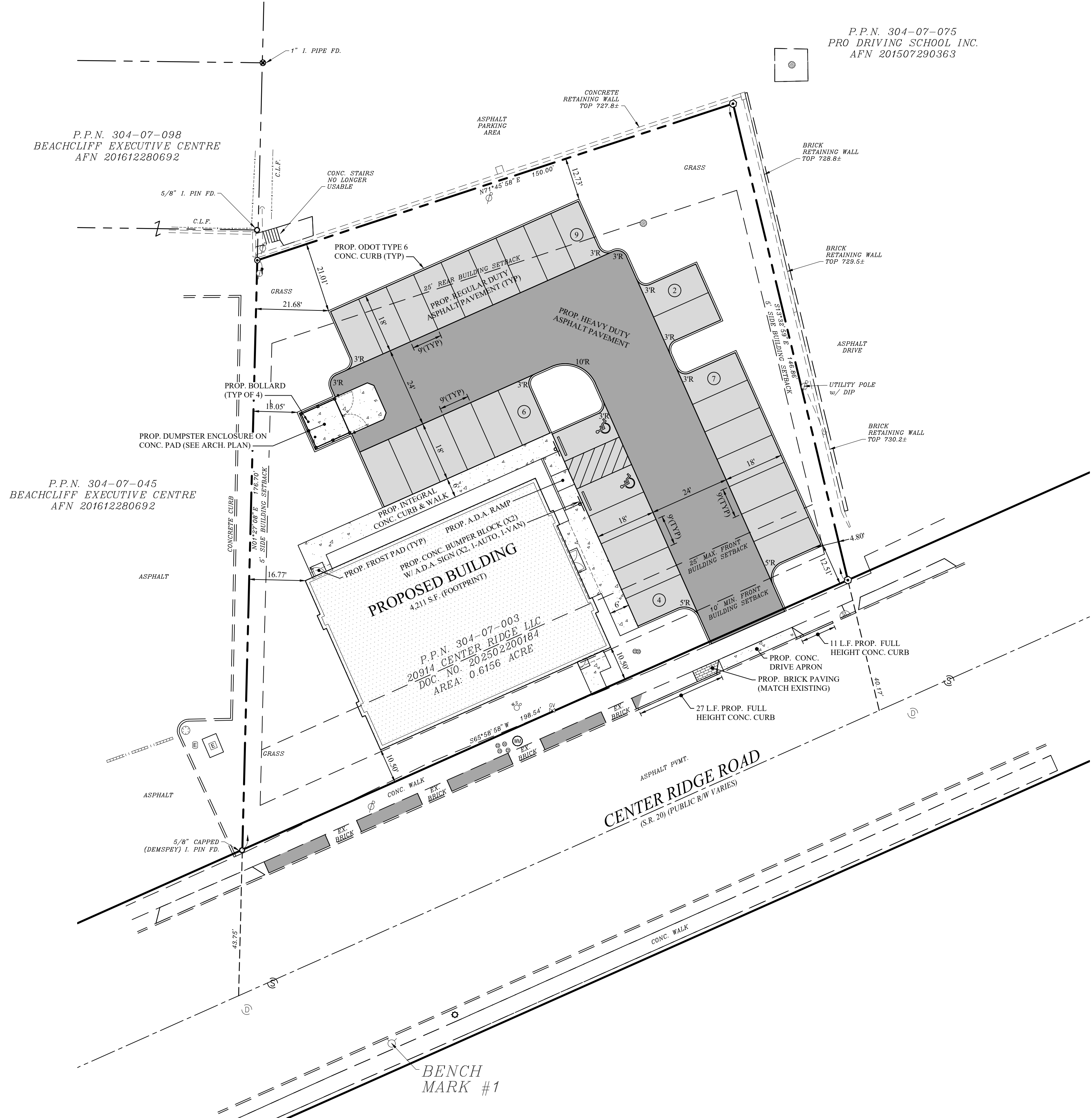
20914 CENTER RIDGE LLC
1311 ORCHARD PARK DRIVE
ROCKY RIVER, OHIO
44116

URGENT CARE
SITE IMPROVEMENTS
20914 CENTER RIDGE RD, ROCKY RIVER, OH

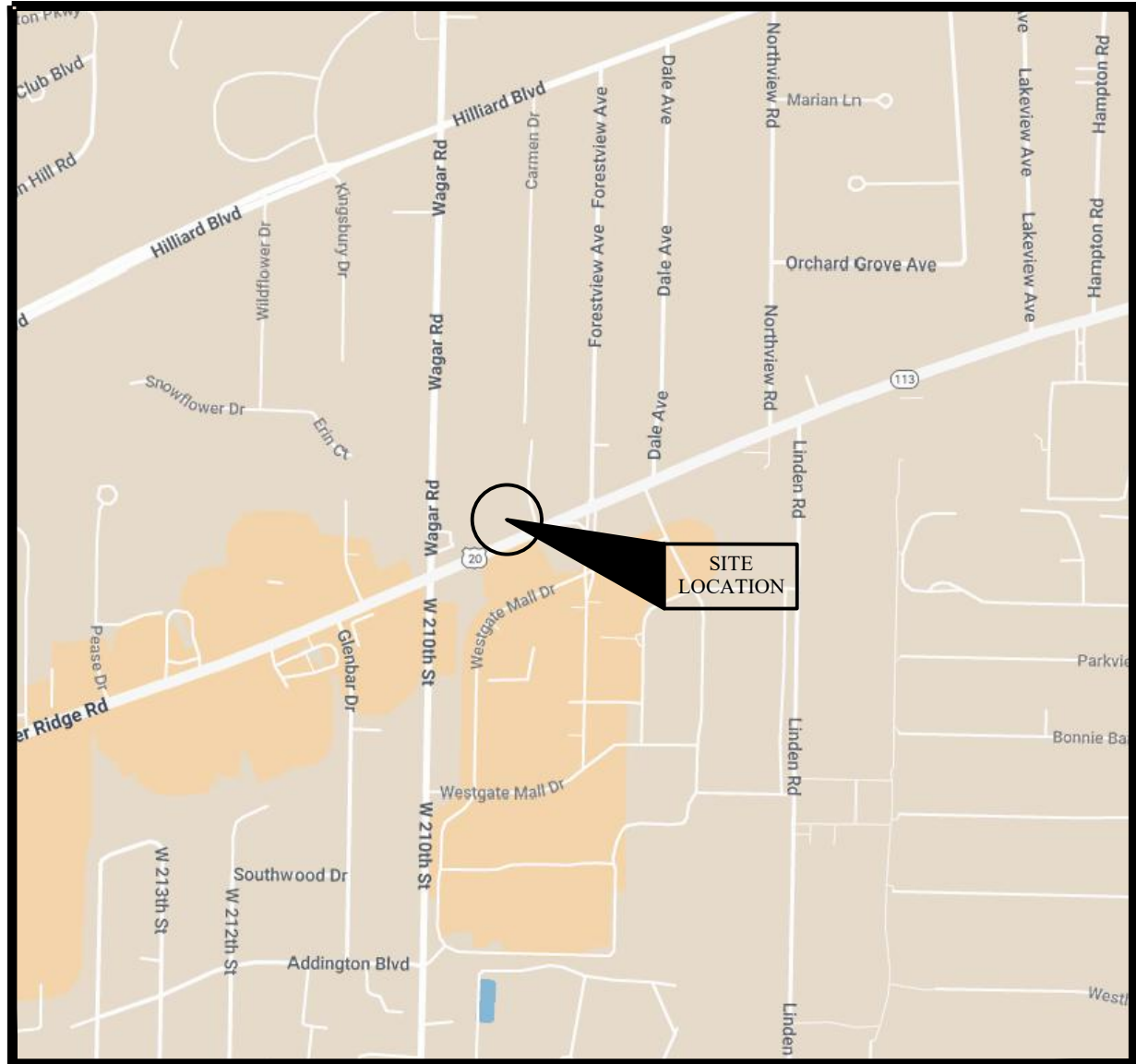
Issue Date
10-29-2025
11-03-2025
11-04-2025

EXISTING
CONDITIONS

C101
Project No. 2025-323



SITE BENCH MARK
BENCH MARK #1 TOP OF HYDRANT
ELEVATION = 732.75



VICINITY MAP
NO SCALE

SITE DATA

USE DISTRICT	= LB (LOCAL BUSINESS)
SITE AREA	= (0.6156 AC.)
PROP. BUILDING AREA	= 4,211 S.F. (FOOTPRINT)
BUILDING SETBACKS:	
FRONT YARD	= 10' MIN., 25' MAX.
SIDE YARD	= 5'
REAR YARD	= 25'
NUMBER OF PARKING SPACES:	
REGULAR PARKING SPACES	= 28
HANDICAP PARKING SPACES	= 2
TOTAL PARKING SPACES	= 30

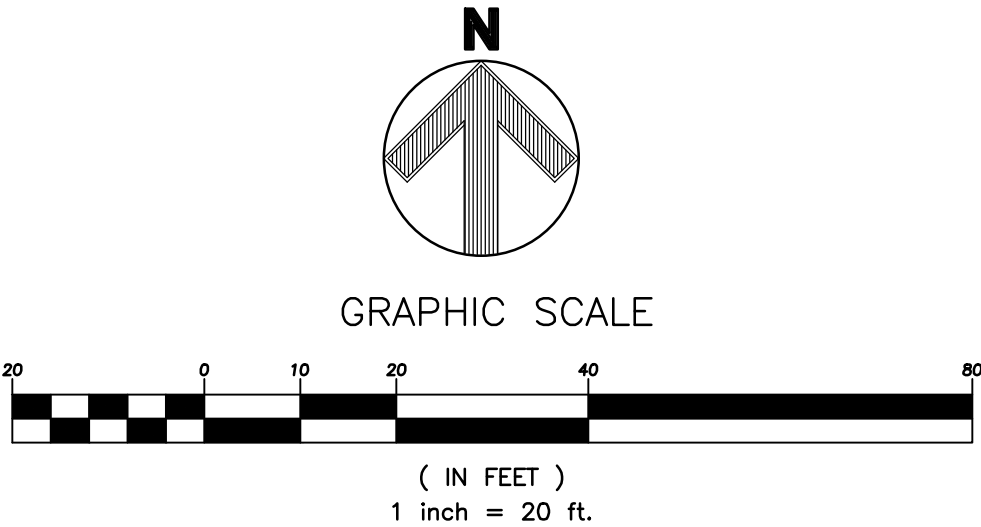
FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER #####C #### E
COMMUNITY PANEL NUMBER #####E
EFFECTIVE DATE XXXXX ##, ####

LEGEND

	REGULAR DUTY ASPHALT
	HEAVY DUTY ASPHALT
	CONCRETE PAVING

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



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RIDGE LLC

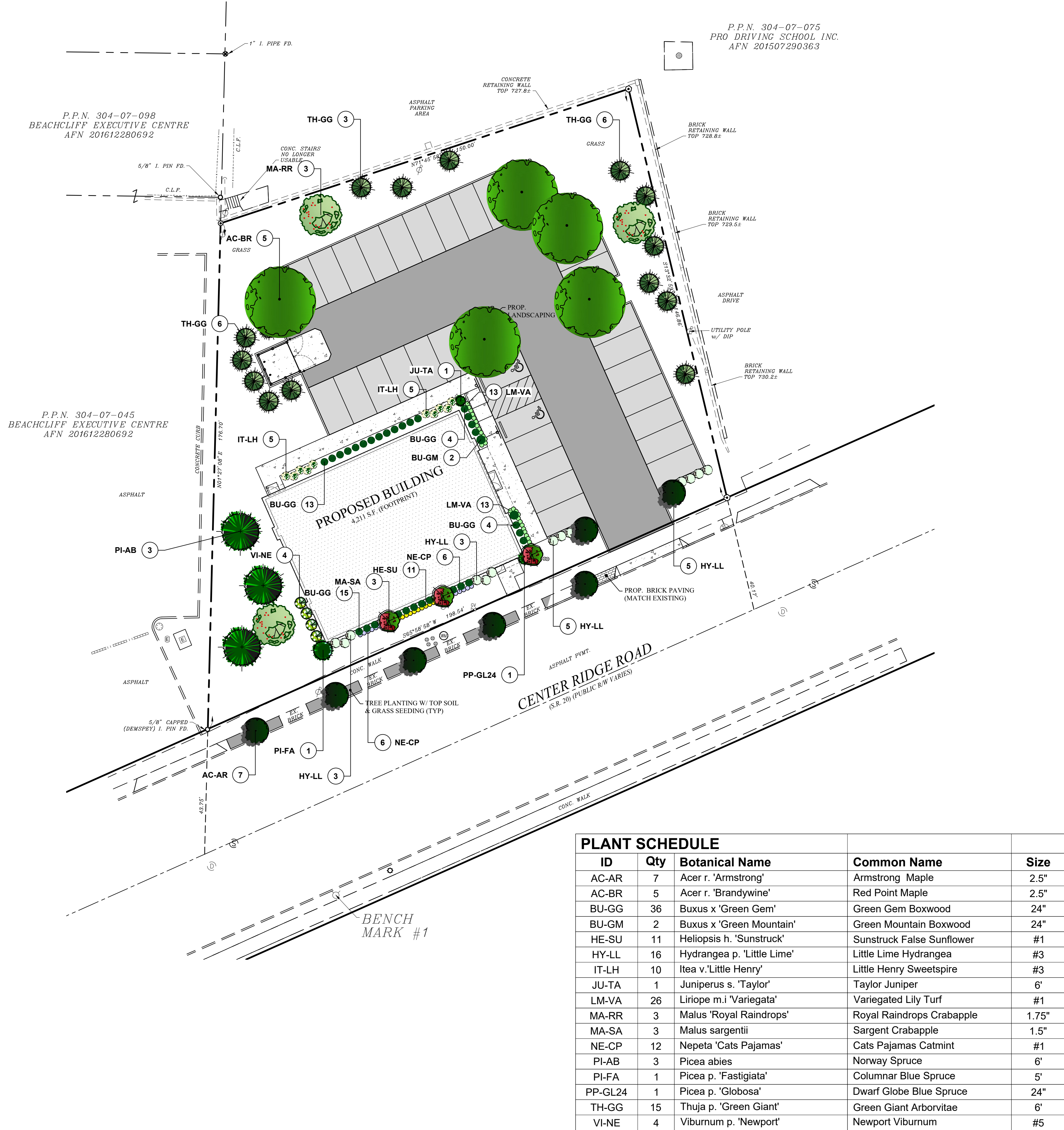
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44116

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SITE IMPROVEMENTS
20914 CENTER RIDGE RD, ROCKY RIVER, OH

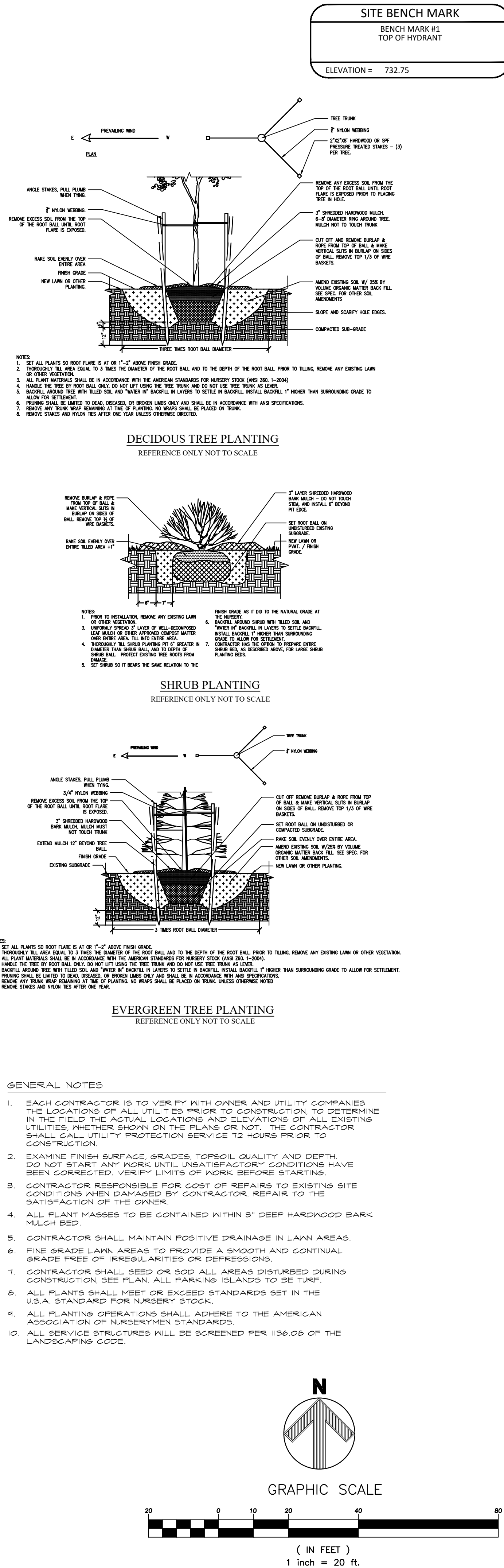
Issue Date
10-29-2025
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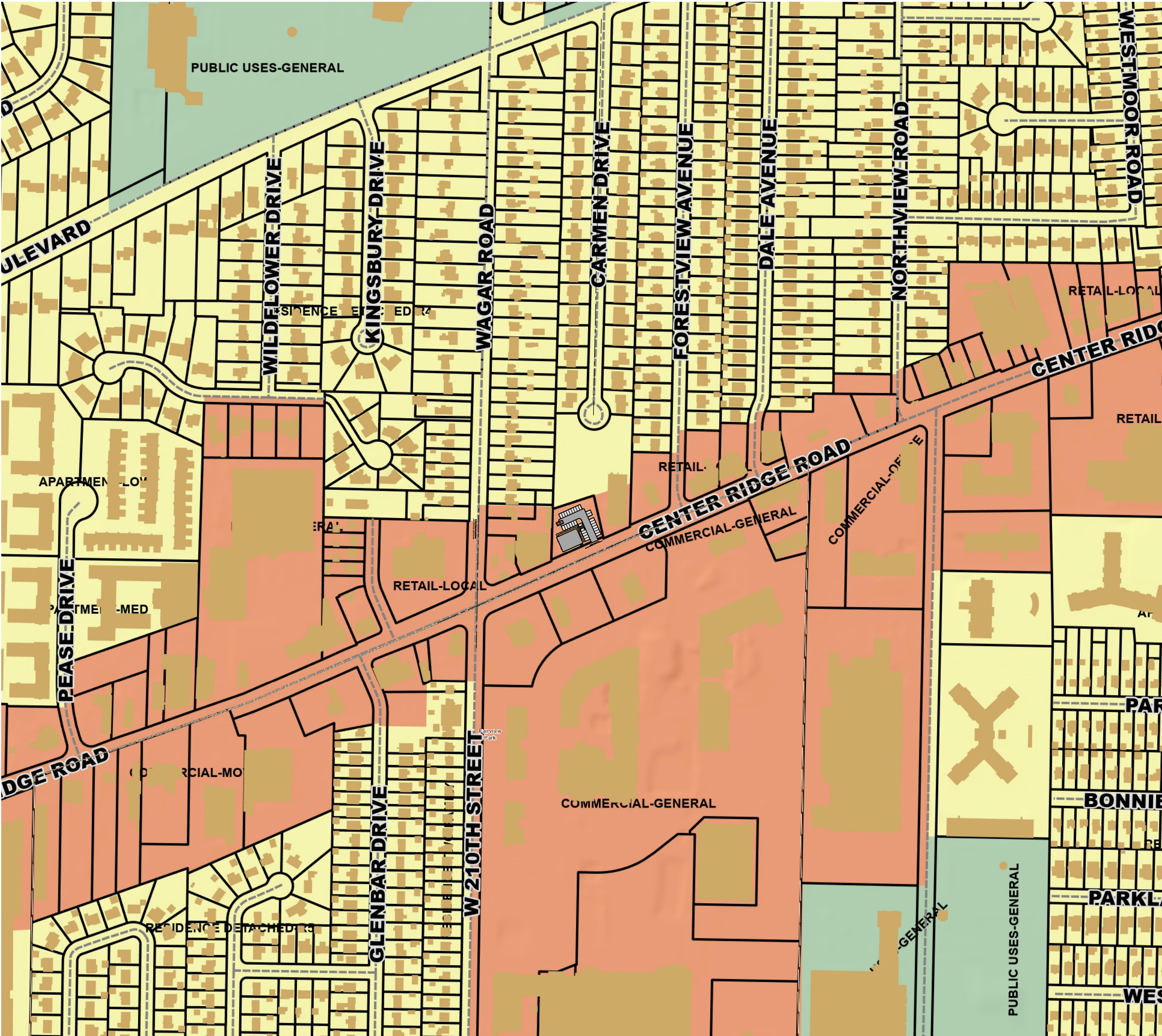
GENERAL
DEVELOPMENT
CONCEPT PLAN

C102
Project No. 2025-323



PLANT SCHEDULE				
ID	Qty	Botanical Name	Common Name	Size
AC-AR	7	Acer r. 'Armstrong'	Armstrong Maple	2.5"
AC-BR	5	Acer r. 'Brandywine'	Red Point Maple	2.5"
BU-GG	36	Buxus x 'Green Gem'	Green Gem Boxwood	24"
BU-GM	2	Buxus x 'Green Mountain'	Green Mountain Boxwood	24"
HE-SU	11	Helioopsis h. 'Sunstruck'	Sunstruck False Sunflower	#1
HY-LL	16	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#3
IT-LH	10	Itea v. 'Little Henry'	Little Henry Sweetspire	#3
JU-TA	1	Juniperus s. 'Taylor'	Taylor Juniper	6'
LM-VA	26	Liriope m.i 'Variegata'	Variegated Lily Turf	#1
MA-RR	3	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	1.75"
MA-SA	3	Malus sargentii	Sargent Crabapple	1.5"
NE-CP	12	Nepeta 'Cats Pajamas'	Cats Pajamas Catmint	#1
PI-AB	3	Picea abies	Norway Spruce	6'
PI-FA	1	Picea p. 'Fastigiata'	Columnar Blue Spruce	5'
PP-GL24	1	Picea p. 'Globosa'	Dwarf Globe Blue Spruce	24"
TH-GG	15	Thuja p. 'Green Giant'	Green Giant Arborvitae	6'
VI-NE	4	Viburnum p. 'Newport'	Newport Viburnum	#5





SITE BENCH MARK
BENCH MARK #1
TOP OF HYDRANT
ELEVATION = 732.75

Legend

- Municipalities
- Platted Centerline
- Parcel
- Buildings - 2017
- Permitted Use(s)
 - COMMERCIAL
 - INDUSTRY
 - MIXED
 - NONE
 - PUBLIC USE
 - RESIDENCE

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STATE OF OHIO
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onyx | creative
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REGIONAL
CONTEXT
MAP

C102B
Project No. 2025-323

