

- LEGEND**
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - PROPOSED SIDEWALK CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - PROPOSED STANDARD DUTY CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - PROPOSED DUMPSTER PAD CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - PROPOSED ASPHALT TO BE 1 IN MILLED AND OVERLAIDED, RE-STRIPED PARKING LOT AS SHOWN ON THIS PLAN. 4" WHITE STRIPING PER ODOT ITEM 642 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - PROPOSED LIGHT FIXTURE. SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLANS FOR DETAILS AND SPECIFICATIONS.
 - FURNISH AND INSTALL STEEL PIPE BOLLARD. SEE DETAILS AND SPECIFICATIONS ON SHEET C-600.
 - FURNISH AND INSTALL DECORATIVE LIGHTED BOLLARD. SEE LIGHTING PLANS DETAILS AND SPECIFICATIONS.

- KEY NOTES**
- 1 FURNISH AND INSTALL ODOT TYPE 6 CONCRETE VERTICAL CURB. SEE DETAIL AND SPECIFICATIONS ON SHEET C-600.
 - 2 FURNISH AND INSTALL INTEGRAL CONCRETE CURB & WALK. SEE DETAIL AND SPECIFICATIONS ON SHEET C-600.
 - 3 FURNISH AND INSTALL CONCRETE WHEEL STOP. SEE DETAIL AND SPECIFICATIONS ON SHEET C-600.
 - 4 FURNISH AND INSTALL R-59A (12"x18") ADA PARKING SIGN PER ODOT ITEM 630 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - 5 FURNISH AND INSTALL MODULAR RETAINING WALL. DETAILS AND SPECIFICATIONS PER MANUFACTURERS REQUIREMENTS.
 - 6 LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR PLANTING DETAILS AND SPECIFICATIONS.
 - 7 FURNISH AND INSTALL CURB RAMP. SEE DETAILS AND SPECIFICATIONS ON SHEET C-601.
 - 8 FURNISH AND INSTALL CURB HEIGHT TAPER. SEE DETAIL ON SHEET C-600.
 - 9 MEET AND MATCH EXISTING PAVEMENT
 - 10 PAVEMENT AND CURB REPLACEMENT FOR UTILITY TRENCH; MATCH EXISTING; SEAL EDGES
 - 11 FURNISH AND INSTALL MASONRY DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 12 FURNISH AND INSTALL CONCRETE BARRIER WALL. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 13 FURNISH AND INSTALL EXTERIOR METAL STAIRS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 14 FURNISH AND INSTALL 4" WHITE PAVEMENT MARKING/STRIPING PER ODOT ITEM 642 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 - 15 PROPOSED ELECTRICAL UTILITY YARD AND ENCLOSURE.
 - 16 FURNISH AND INSTALL MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 17 FURNISH AND INSTALL FROST SLAB. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 18 FURNISH AND INSTALL NINE (9) "EMERGENCY PARKING ONLY" SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.

SITE DATA

ADDRESS	20220 CENTER RIDGE ROAD, ROCKY RIVER, OHIO 44116	
ZONING DISTRICT	LOCAL BUSINESS (LB)	
SITE AREA	3.369 AC	
CURRENT USE	BUSINESS OFFICES	
PROPOSED USE	HOSPITAL FACILITIES	
	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	10 FT	56.7 FT
SIDE YARD BUILDING SETBACK	25 FT	49.4 FT
REAR YARD BUILDING SETBACK	25 FT	35.7 FT
FRONT YARD PARKING SETBACK	N/A	5.0 FT
SIDE YARD PARKING SETBACK	15 FT	5.6 FT
REAR YARD PARKING SETBACK	15 FT	6.6 FT
LAND USE	PROJECT SITE AREA	
BUILDING	0.473 AC	
PARKING/DRIVE AISLE	2.078 AC	
GREEN SPACE	0.818 AC	
TOTAL	3.369 AC	

PARKING

	REGULAR SPACES	ADA SPACES
EXISTING PARKING TOTALS	319	11
LOWER LEVEL PARKING DECK	87	0
UPPER LEVEL PARKING DECK	78	7
SOUTH-WEST BUILDINGS	16	0
NORTH WEST LOWER AREA	65	0
EAST AREA	24	6
SOUTH AREA	8	0
TOTALS	278	13

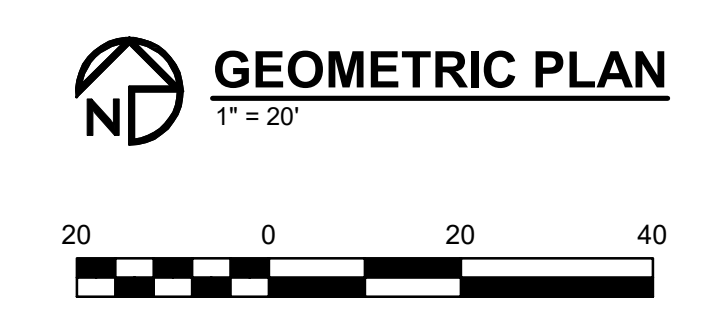
PARKING CALCULATIONS

PROPOSED 20222 BUILDING (MEDICAL USE) 75000 SF
 UNUSED SHELL SPACE 7800 SF
 TOTAL 67,200 SF

REQUIRED PARKING SPACES: 4 PER 1000 SF
 REQUIRED PARKING: 269 SPACES

EXISTING 20350 BUILDING (BUSINESS USE) 7000 SF
 REQUIRED PARKING SPACES: 3 PER 1000 SF
 REQUIRED PARKING: 21 SPACES

TOTAL REQUIRED: 290 SPACES
 TOTAL PROVIDED: 291 SPACES (278 REGULAR AND 13 ADA)



SEE ENLARGED GEOMETRIC PLAN FOR ADDITIONAL DETAIL ON SHEET C-201

PROGRESS NOT FOR CONSTRUCTION 4/3/2026

CHMCA
ROCKY RIVER HEALTH CENTER
 20220 CENTER RIDGE ROAD
 ROCKY RIVER, OHIO 44116



ISSUE / REVISION

ISSUE / REVISION	DATE
A SCHEMATIC DESIGN	10/18/2026
B PRELIMINARY DEVELOPMENT PLAN SUBMISSION	03/03/2026

PROJECT NO. 26002.000

GEOMETRIC PLAN

C-200



TBA
 Thorson-Baker + Associates
 CONSULTING ENGINEERS
 3300 West Shiloh Road
 Cincinnati, Ohio 45299
 (513) 659-6688
 (513) 659-6675 Fax

CHMCA
ROCKY RIVER HEALTH CENTER
20220 CENTER RIDGE ROAD
ROCKY RIVER, OHIO 44116



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/16/2026

ISSUE / REVISION	DATE
A SCHEMATIC DESIGN	02/19/2026
C DESIGN DEVELOPMENT	04/16/2026

PROJECT NO. 26002.000 (A-25079)

FLOOR PLAN - LEVEL 1

A2-1.1

NO. © 2026



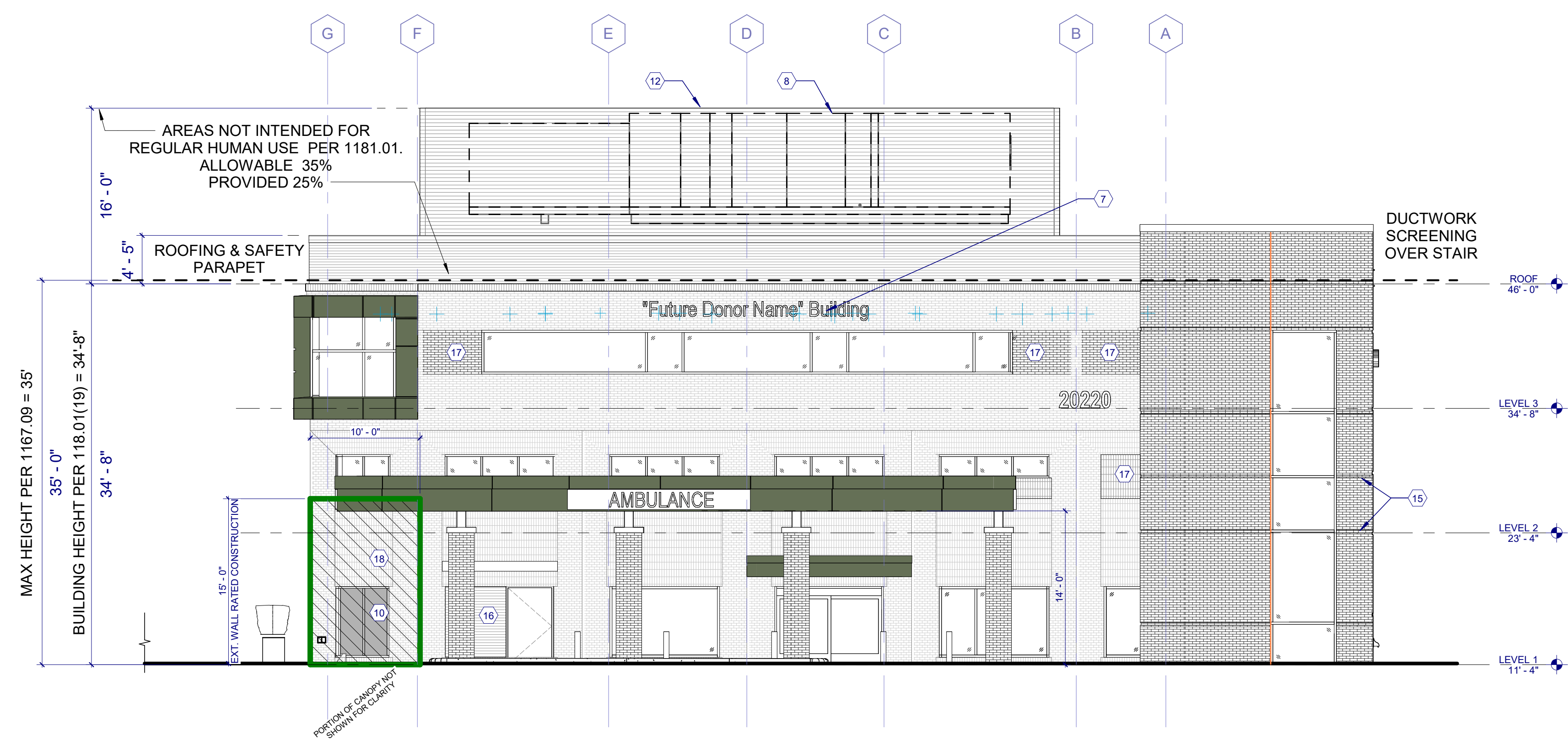
1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

FLOOR PLAN CODED NOTES

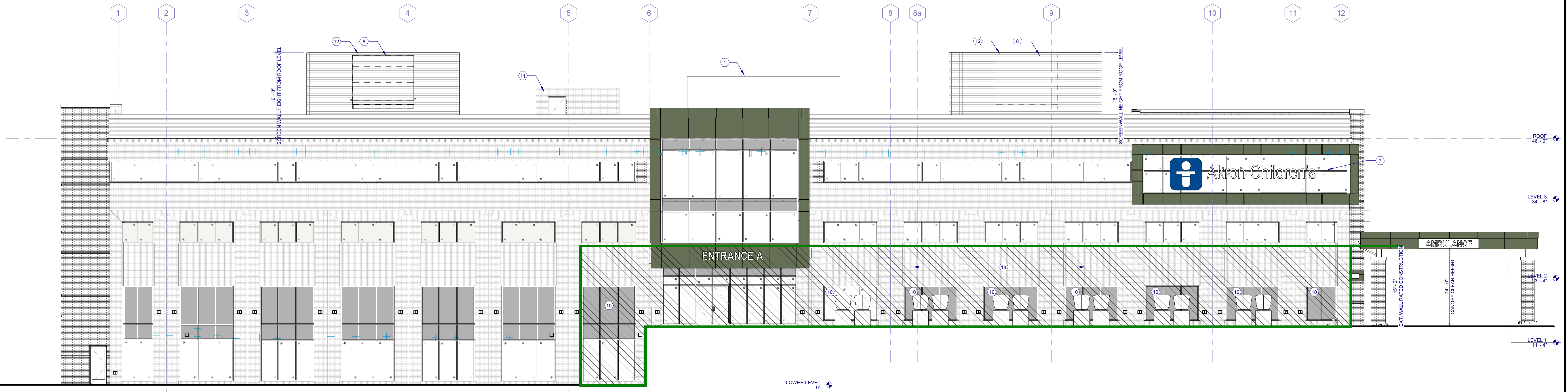
NOTE: ALL CODED NOTES MAY NOT APPEAR ON EVERY SHEET

1	PLACEHOLDER CODED NOTE
1	SLAT/WALL PANELS WALL MOUNTED. EXTEND FULL LENGTH OF WALL AS INDICATED ON PLAN. MOUNT PANELS 2'-0" AFF AND 2'-0" BELOW THE CEILING.
2	24" DEEP SHELVING W/ ADJUSTABLE STANDARDS & BRACKETS - MOUNT ABOVE SCHEDULED WALL PROTECTION. AND KEEP 2" BELOW SCHEDULED CEILING.





3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

CODED NOTES

- NOTE: ALL CODED NOTES MAY NOT APPEAR ON EVERY SHEET
- EXISTING AHU
 - PPOSE BEE, COORDINATE WITH PLUMBING DRAWINGS
 - PPOSE BOX, EXACT LOCATION TO BE CONFIRMED WITH AHU AND FIRE DEPT.
 - GAS METER, COORDINATE WITH EXACT LOCATION AND ORIENTATION
 - EMERGENCY SPRINKLER OVERFLOW DISCHARGE, COORDINATE WITH PLUMBING DRAWINGS
 - APPROXIMATE LOCATION OF MRI QUENCH VENT & SPLASH SHIELD - COORDINATE WITH MECHANICAL & VENDOR DRAWINGS
 - EXTERIOR SIGNAGE - REFER TO DETAILS
 - ROOF TOP UNIT - REFER TO MECHANICAL DRAWINGS
 - CAMERA - REFER TO TECHNOLOGY DRAWINGS
 - 2 HOUR RATED GLAZING (60 MIN.)
 - EXISTING PENTHOUSE TO REMAIN
 - SCREEN WALL ATTACHED TO MECHANICAL UNITS - REFER TO SPECIFICATIONS FOR FURTHER INFORMATION
 - ROOF OVERFLOW DRAIN OUTLET - COORDINATE WITH PLUMBING DRAWINGS
 - MASONRY INFILL - MATCH EXISTING BRICK PANELS - REFER TO DETAILS
 - BRICK REVEAL - REFER TO DETAIL
 - DECORATIVE METAL PANEL INFILL - REFER TO DETAILS
 - BRICK INFILL
 - 2 HOUR RATED CONSTRUCTION FOR EXTERIOR WALL - 15 FEET UP FROM PARKING DECK UPPER LEVEL - AS SHOWN BY HATCHED REGION
 - MECHANICAL EQUIPMENT - REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR SPECIFIC INFORMATION RELATED TO EXTERIOR VISION GLAZING, SPANDREL GLAZING, AND TEMPERED GLAZING.
- REFER TO FLOOR PLANS AND WALL SECTIONS FOR ADDITIONAL INFORMATION RELATED TO EXTERIOR FRAME TYPES SHOWN HERE. INTERIOR FRAME TYPES ARE IDENTIFIED IN THE A7 SERIES.
- PROVIDE SPANDREL INSULATION AT ALL LOCATIONS OF SPANDREL GLAZING. PROVIDE BACKPANS AT ALL LOCATIONS WHERE INTERIOR FINISHES ARE NOT IDENTIFIED TO CONCEAL INSULATION. BACKPAN COLOR TO MATCH FRAME FINISH UNO.
- REFER TO DOOR SCHEDULE (A8 SERIES) FOR ADDITIONAL INFORMATION RELATED EXTERIOR DOORS SHOWN HERE.
- COORDINATE ALL THROUGH-WALL PENETRATIONS WITH MEP DRAWINGS.

LEGEND

- EXTERIOR VISION GLAZING (IG-1 UNO)
- EXTERIOR SPANDREL GLAZING (IG-2 UNO)
- EXTERIOR TEMPERED GLAZING (IG-1 UNO)
- FACE BRICK - TYPE 1 (MATCH EXISTING) ALL EXISTING BRICK TO REMAIN UNCHANGED UNLESS NOTED OTHERWISE
- CMU - TYPE 1
- FORMED METAL PANELS (CORRUGATED)
- METAL COMPOSITE MATERIAL WALL PANELS
- FRAME TYPE TAG
- TYPE & SIZE (EXAMPLE: CURTAIN WALL 7') TYPE DESIGNATION (IF APPLICABLE)
- BRICK EXPANSION JOINT, TYP. (E.J.)



Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	CL620		11	CLA20 L4L20 40K	LumISTIK 6in		1	2036	1	18.7	
□	P1 Type 4		4	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution		1	7189	1	51.34	
□	P1 Type 4 TWI N		2	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution		1	7189	1	102.68	
□	P2 Type 2		2	RSX2 LED P2 40K R2	RSX Area Luminaire Size 2 P2 Lumen Package 4000K CCT Type R2 Distribution		1	17263	1	114.071	
□	P2 Type 2 HS		1	RSX2 LED P2 40K R2 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 4000K CCT Type R2 Distribution with HS shield		1	13052	1	114.07	
□	P2 Type 3 HS		7	RSX2 LED P2 40K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield		1	12074	1	114.07	
□	P2 Type 4 Double		2	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution		1	17427	1	228.14	
□	WDG E1 VW		4	WDG1 LED P1 40K 80CRI VW	WDG1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1	1229	1	10.0002	
□	WDG E2 4		2	WDG2 LED P2 40K 80CRI 14M	WDG2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC		1	2018	1	18.9815	
□	WDG E2 R3		3	WDG2 LED P2 40K 80CRI 13M	WDG2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC		1	2062	1	18.9815	
□	WDG E2 VW		4	WDG2 LED P1 40K 80CRI VW	WDG2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1	1289	1	9.81	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Parking	✕	3.3 fc	11.7 fc	0.9 fc	13.0:1	3.7:1
Parking Deck	✕	2.0 fc	6.0 fc	0.5 fc	12.0:1	4.0:1
Plan North Parking	✕	2.9 fc	6.8 fc	0.8 fc	8.5:1	3.6:1
Plan South Parking	✕	4.6 fc	8.2 fc	2.4 fc	3.4:1	1.9:1
Rear Parking	✕	2.6 fc	8.2 fc	0.5 fc	16.4:1	5.2:1
Stairs - Bottom Steps	+	1.8 fc	3.4 fc	0.6 fc	5.7:1	3.0:1
Stairs - Middle Platform	+	6.7 fc	8.3 fc	5.9 fc	1.4:1	1.1:1
Stairs - Top Platform	+	0.3 fc	0.5 fc	0.0 fc	N/A	N/A
Stairs - Top Steps	+	4.4 fc	8.0 fc	0.5 fc	16.0:1	8.8:1

ORCHARD GROVE ROAD 40' & 50'

N. 90°-00'-00" E. 690.97' Rec. 691.11' Calc.

(WIDENED VOL.102 PG.21 C.C.M.R.)

ALTA / NSPS LAND TITLE SURVEY FOR RIVER PROPERTIES CO. LTD. SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 17.

SURVEY CERTIFICATION

TO: ADENA CORPORATION, or its nominee or assignee, RIVER PROPERTIES COMPANY, LTD., an Ohio limited liability company, RIVER PROPERTIES CO. LTD., an Ohio limited liability company, NORTHERN TITLE AGENCY, INC., FIRST AMERICAN TITLE INSURANCE AGENCY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 7(c), 7(d)(1), 7(c), 8, 9, 10, 11(c) (AS TO SURFACE MATTERS ONLY), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-07-2025.

DATE: **1-06-2026**

CHRISTOPHER L. COURTNEY P.S.
OHIO REGISTERED SURVEYOR NO. 7702



SURVEY IS BASED ON COMMITMENT:

NORTHERN TITLE AGENCY, INC. PROPERTY ADDRESS FOR SUBJECT PARCELS 2 AND 3 IS 20340 AND 20350 CENTER RIDGE ROAD, ROCKY RIVER, OHIO. COMMITMENT NO. 25-10026TA EFFECTIVE DATE: OCTOBER 10, 2025 AT 8:00 A.M.

TABLE A NOTES:

- ITEM 1: PROPERTY CORNER MONUMENTS WERE FOUND OR SET, AS NOTED ON THE SURVEY.
- ITEM 2: PROPERTY ADDRESS FOR SUBJECT PARCEL 1 IS 20222 CENTER RIDGE ROAD, ROCKY RIVER, OHIO. PROPERTY ADDRESS FOR SUBJECT PARCELS 2 AND 3 IS 20340 AND 20350 CENTER RIDGE ROAD, ROCKY RIVER, OHIO.
- ITEM 3: THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 390303010E WITH A DATE OF IDENTIFICATION OF DECEMBER 3, 2010, FOR COMMUNITY NUMBER 395372, IN CUYAHOGA COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.
- ITEM 4: GROSS LAND AREA OF SUBJECT PROPERTY IS AS SHOWN ON SURVEY.
- ITEM 5: ZONING INFORMATION HAS BEEN PROVIDED BY HASENSTAB ARCHITECTS, INC. NOVEMBER 25, 2025. SUBJECT PARCEL IS LOCATED IN LB - LOCAL BUSINESS DISTRICT.
FRONT SETBACK: 10' MINIMUM, 25' MAXIMUM
SIDE SETBACK: 5' (ABUTTING NON-RESIDENTIAL); 25' (ABUTTING RESIDENTIAL)
REAR SETBACK: 0' (ABUTTING NON-RESIDENTIAL); 25' (ABUTTING RESIDENTIAL)
MINIMUM LOT AREA: NONE
MAXIMUM LOT COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35' PLUS 15' FOR ROOFTOP STRUCTURES
OFF-STREET PARKING-MINIMUM 4 SPACES, MAXIMUM 6 SPACES PER 1,000 S.F.
- ITEM 7(a) (b)(1) (c): SEE SURVEY FOR BUILDING INFORMATION.
- ITEM 8: SEE SURVEY FOR SUBSTANTIAL FEATURES.
- ITEM 9: THERE ARE 87 REGULAR UNDERGROUND PARKING SPACES, 232 REGULAR ABOVE-GROUND PARKING SPACES AND 11 HANDICAP ABOVE-GROUND PARKING SPACES TOTALING 330 PARKING SPACES.
- ITEM 10: NO PARTY WALLS HAVE BEEN DESIGNATED BY THE CLIENT.
- ITEM 11: ALL OF THE PROPERTY SHOWN HEREON IS SUFFICIENTLY SUPPLIED WITH THE FOLLOWING: ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE. THE VARIOUS UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD DATA WHEREVER POSSIBLE AND OTHERWISE ON PUBLIC AND PRIVATE RECORDS WHICH MAY OR MAY NOT BE COMPLETE, ACCURATE OR UP-TO-DATE. ADDITIONALLY, HOMELAND SECURITY RULES AND REGULATIONS NOW IN FORCE, MAKE ACCURATE UNDERGROUND INFORMATION NO LONGER READILY AVAILABLE AND THEREFORE COMPLETENESS AND ACCURACY CANNOT BE GUARANTEED. BEFORE ANY EXCAVATIONS ARE MADE IN THE SURVEY AREA CONTRACTORS SHALL CONTACT THE OHIO UTILITIES PROTECTIONS SERVICE AT PHONE NO. 1-800-362-2764.
- ITEM 13: SEE SURVEY FOR ADJOINING PARCEL INFORMATION.
- ITEM 14: SEE SURVEY FOR PUBLIC STREET INFORMATION.
- ITEM 16: THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ITEM 17: THERE ARE NO APPARENT CHANGES IN RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 18: THERE ARE NO KNOWN OFFSITE EASEMENTS OR SERVICED FOR THE SUBJECT PROPERTY, EXCEPT AS MAY BE REFERENCED IN THE SCHEDULE B, PART II EXCEPTIONS.
- ITEM 19: GARRETT & ASSOCIATES MAINTAINS A \$1,000,000 PROFESSIONAL LIABILITY INSURANCE POLICY. A COPY OF THE CERTIFICATE CAN BE PROVIDED UPON REQUEST.

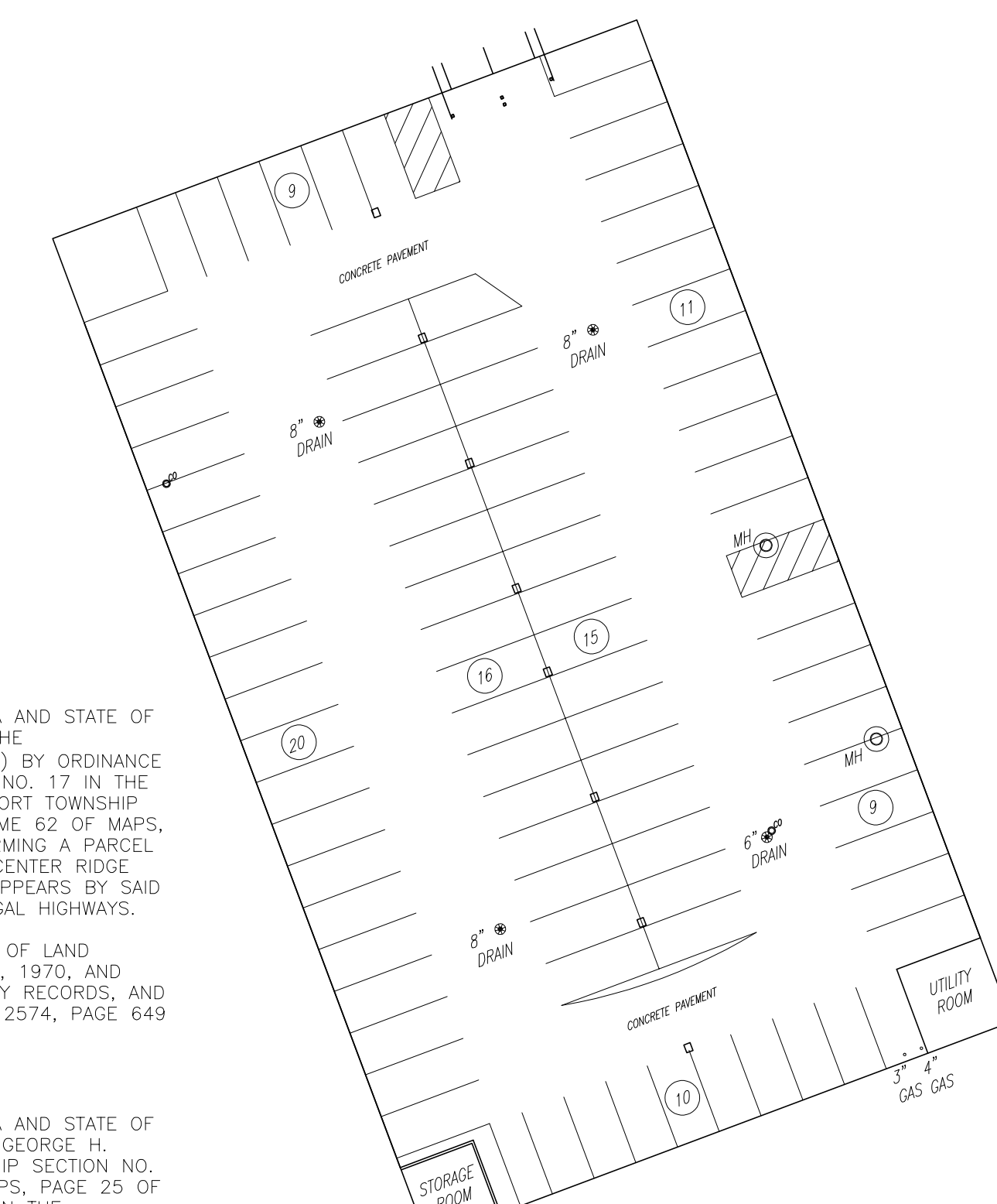
SCHEDULE B, PART II, EXCEPTIONS:

- ITEMS 1 THRU 10 ARE NOT SURVEY RELATED.
- ITEMS 11 THRU 15: PROPERTY TAXES ARE NOT SURVEY RELATED.
- ITEM 16: BUILDING LINES, EASEMENTS, RESTRICTIONS, VOL. 62 OF MAPS, PG. 25, 2-1/2" STRIP OF LAND ADJACENT TO NORTHVIEW ROAD, RESERVED FOR FUTURE WIDENING, DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
- ITEM 17: EASEMENT RIGHTS, VOL. 207 OF MAPS, PG. 31, HUNTER AVENUE VACATION.
- ITEM 18: TERMS AND CONDITIONS, VOL. 12574, PG. 649, PARCEL 74-WD, RIGHT OF WAY TAKE FROM COMMITMENT PARCEL 2, AS SHOWN HEREON.
- ITEM 19: TERMS AND PROVISIONS, VOL. 12566, PG. 975, PARCEL 73-WD, RIGHT OF WAY TAKE FROM COMMITMENT PARCEL 3, AS SHOWN HEREON.
- ITEMS 20 THRU 22 ARE NOT SURVEY RELATED.

PARKING TABULATION:

PARCEL	REGULAR SPACES	H/C SPACES
U/G GARAGE	87	0
GARAGE ROOF PARKING	75	7
SWC BUILDINGS	28	0
NWC LL AREA	72	0
EASTERLY AREA	38	4
SOUTHERLY AREA	19	0
TOTALS	319	11

LOWER GARAGE DETAIL



LEGAL DESCRIPTION:

PARCEL 1
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING SUBLOTS NOS. 1 THROUGH 8, BOTH INCLUSIVE, AND SUBLOT NO. 16 IN THE GEORGE M. HUNTER SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 17 AS SHOWN BY THE RECORDED PLAT IN VOLUME 62 OF MAPS, PAGE 25 OF CUYAHOGA COUNTY MAP RECORDS, AND PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 17, AND PART OF HUNTER AVENUE (40 FEET WIDE) VACATED, RECORDED IN VOLUME 207 OF MAPS, PAGE 31 OF CUYAHOGA COUNTY RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF CENTER RIDGE ROAD (60 FEET WIDE) AT ITS INTERSECTION WITH THE CENTER LINE HUNTER AVENUE (40 FEET WIDE) VACATED, RECORDED IN VOLUME 207, PAGE 31 OF CUYAHOGA COUNTY MAP RECORDS;
THENCE NORTH 22° 10' 50" WEST ALONG SAID CENTER LINE, 150.00 FEET TO A POINT;
THENCE SOUTH 67° 50' 20" WEST, 119.96 FEET TO A POINT;
THENCE NORTH 00° 27' 50" WEST, 292.22 FEET TO A POINT;
THENCE NORTH 89° 33' 20" EAST, 358.18 FEET TO A POINT;
THENCE SOUTH 15° 07' 45" EAST, 291.19 FEET TO THE NORTHERLY LINE OF CENTER RIDGE ROAD;
THENCE SOUTH 67° 50' 20" WEST, 285.13 FEET TO THE PLACE OF BEGINNING.

PARCEL 2
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOTS NOS. 17 AND 18 AND THE SOUTHWESTERLY ONE-HALF OF HUNTER AVENUE (NOW VACATED) BY ORDINANCE NO. 93-65, LYING NORTHEASTERLY AND ADJACENT TO SUBLOT NO. 17 IN THE GEORGE M. HUNTER SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 17, AS SHOWN BY THE RECORDED PLAT IN VOLUME 62 OF MAPS, PAGE 25 OF CUYAHOGA COUNTY RECORDS, AND TOGETHER FORMING A PARCEL OF LAND 120 FEET FRONT ON THE NORTHWESTERLY SIDE OF CENTER RIDGE ROAD, AND EXTENDING BACK OF EQUAL WIDTH 150 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHSWAYS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO, BY DEED DATED MARCH 21, 1970, AND RECORDED IN VOLUME 12708, PAGE 983 OF CUYAHOGA COUNTY RECORDS, AND BY DEED DATED NOVEMBER 17, 1969, RECORDED IN VOLUME 12574, PAGE 649 OF CUYAHOGA COUNTY RECORDS.

PARCEL 3
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NO. 19 IN THE GEORGE M. HUNTER SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 17, AS SHOWN BY THE RECORDED PLAT IN VOLUME 62 OF MAPS, PAGE 25 OF CUYAHOGA COUNTY RECORDS, AND BEING 40.96 FEET FRONT ON THE NORTHERLY SIDE OF CENTER RIDGE ROAD, AND EXTENDING BACK 127.23 FEET ON THE WESTERLY LINE, 141.35 FEET ON THE EASTERLY LINE AND HAS A REAR LINE OF 41.88 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHSWAYS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY DEED DATED OCTOBER 18, 1968 AND RECORDED IN VOLUME 12566, PAGE 975 OF CUYAHOGA COUNTY RECORDS.

LEGEND OF SYMBOLS

- STORM MANHOLES
- STORM INLETS
- CATCH BASINS
- CURB INLETS
- SANITARY MANHOLES
- WATER METER VAULT
- WATER METER MANHOLE
- LINE VALVE
- WATER SHUT-OFFS
- HYDRANTS
- ELECTRIC CO. MANHOLE
- POWER/UTILITY POLES
- GAS LINE VALVE
- GAS METER
- TRAFFIC SIGN
- Monument Box Found
- IPin Found
- Stone Found
- Drill Hole Found
- ALL IRON PINS SET ARE 5/8" REBAR WITH PLASTIC CAP I.D. (C.W. COURTNEY 7702)

ABBREVIATION

- MN Monument
- FD Found
- OBS Observed
- ACT Actual
- REC / R Record
- MSD Measured
- CALC Calculated
- IPIN Iron Pin
- IRFP Iron Pipe
- PPN Permanent Parcel No.
- DH Drill Hole

NORTHVIEW ROAD 45'

