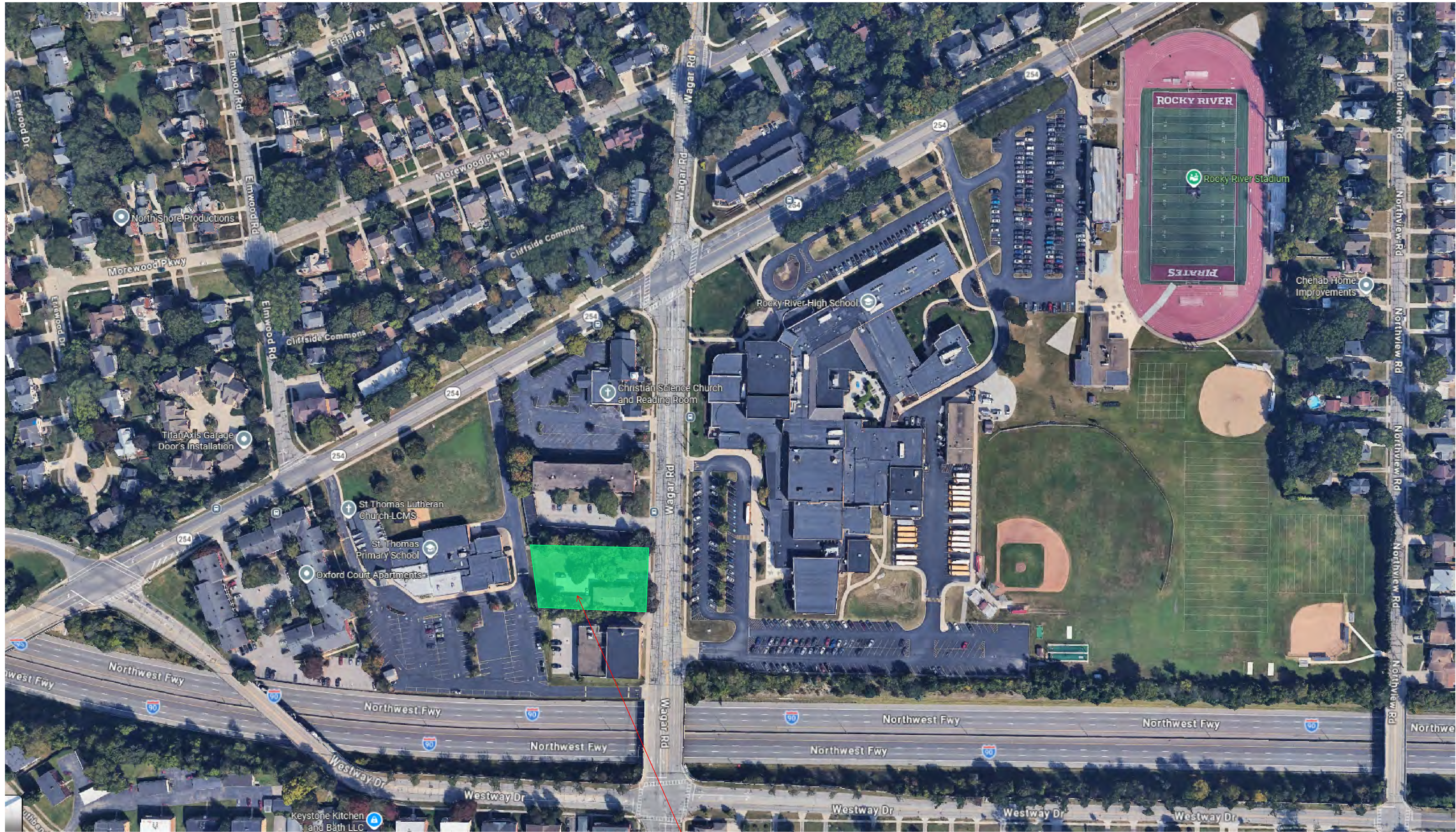


1560 Wagar Rd

**Conceptual Site Plan
Proposed 8 Unit Townhome Addition**

**CN2 Properties LLC
July 10, 2026**



1560 Wagar Road Location

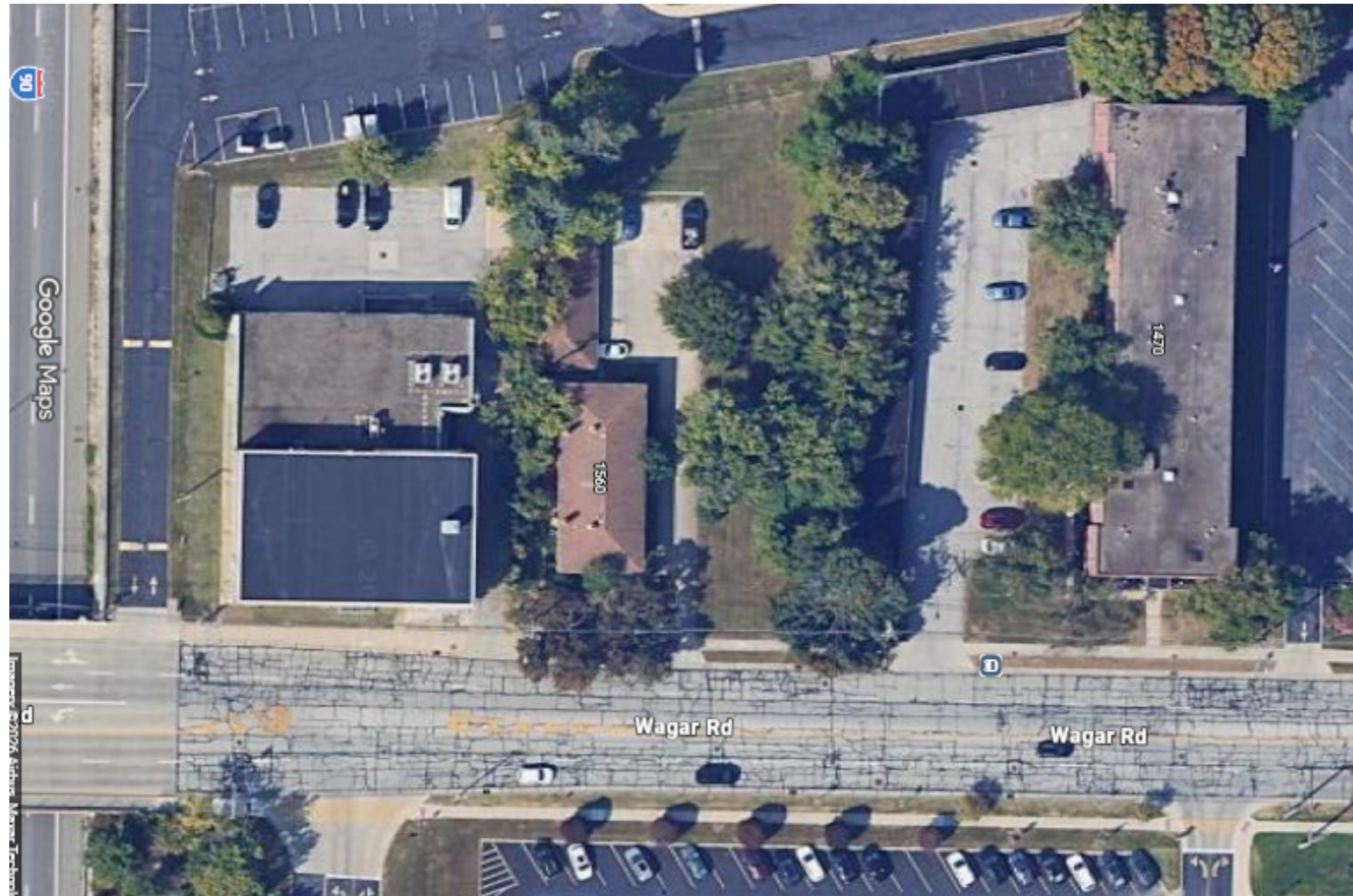
1560 Wagar Road

Conceptual Site Plan - 8 Unit Townhome Addition

South - 1588 Wagar - Ohio Bell Telephone Bldg



North - 1470 Wagar - Westwood Apartments & Garages



1560 Wagar Road

Conceptual Site Plan - 8 Unit Townhome Addition



1560 Wagar Road

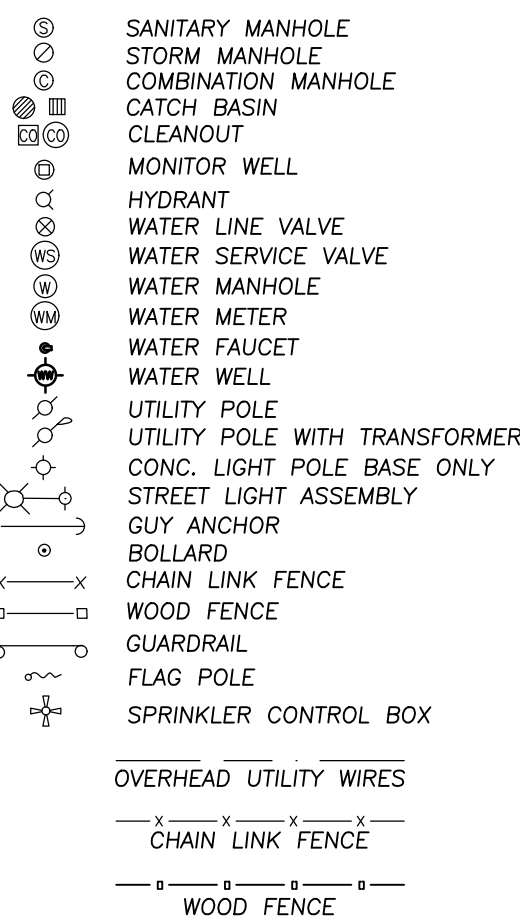
Conceptual Site Plan - 8 Unit Townhome Addition



1560 Wagar Road

Conceptual Site Plan - 8 Unit Townhome Addition

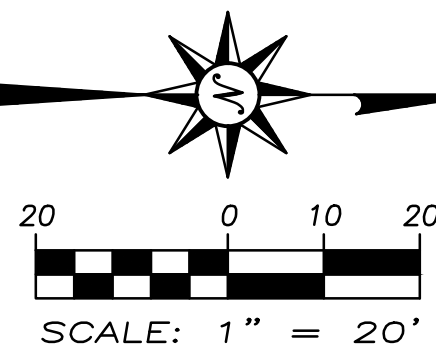
LEGEND



GAS LINE MARKER
GAS VALVE
GAS METER
GAS WELL
GASOLINE INTAKE VALVE
GASOLINE PUMP
ELECTRIC GROUND TRANSFORMER
CABLE TV PEDESTAL
TELEPHONE MANHOLE
TRAFFIC MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC CABINET
PULL BOX
TELEPHONE PEDESTAL
OUTLET RISER
SIGN
DECIDUOUS TREE
CONIFEROUS TREE

DENOTES 5/8" DIAMETER, 30
INCH LONG IRON PIN SET WITH
"DEMPSEY P.S. 6914" ID CAP
(UNLESS OTHERWISE NOTED)

MAG NAIL SET



ABBREVIATIONS

Dd. - DEED
MSD. - MEASURED
ACT. - ACTUAL
CALC. - CALCULATED
OBS. - OBSERVED
TD. - TURNED
FD. - FOUND
ENCR. - ENCROACHES
CLRS. - CLEARS
ASPH. - ASPHALT
CONC. - CONCRETE
SUBJ. - SUBJECT
CONT. - CONTIGUOUS
U.G. - UNDERGROUND
O.H. - OVERHEAD

OVERHEAD UTILITY WIRES

CHAIN LINK FENCE

WOOD FENCE

WOOD FENCE

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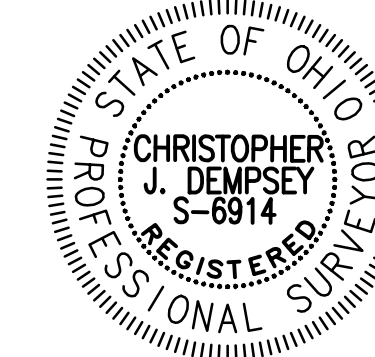
WOOD FENCE

WOOD FENCE

TOPOGRAPHIC SURVEY FOR
DWCLE HOLDINGS, LLC

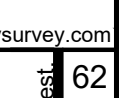
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF
CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING
PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION No. 16

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. 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
DATE OF SURVEY: SEPTEMBER 7, 2022

www.dempseysurvey.com



DEMPSEY/SURVEYING/COMPANY
P 216/226-1130 12815 DETROIT AVENUE
F 216/226-1131 CLEVELAND, OH 44107-2835

HORIZONTAL AND VERTICAL DATUM

HORIZONTAL BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE
PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.

VERTICAL DATUM:
ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

BOTH DATUMS WERE ESTABLISHED USING GPS EQUIPMENT
CONNECTED TO THE ODOT VRS RTK NETWORK.

NOTE

RECORDED EASEMENTS SHOWN ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. 22-03015NTA BEARING AN EFFECTIVE DATE OF FEBRUARY 23, 2022 AT 12:00 A. M.,
AND ON RESEARCH CONDUCTED WITHIN THE COURSE OF THIS SURVEY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND
EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
(OUPS REFERENCE Nos. A222004059-00A & A222004062-00A)

EXISTING SANITARY
INVERT DATA

- 1 SANITARY MANHOLE
RM 684.71
12" INV. (E) 678.01
12" INV. (N) 677.71
UNABLE TO OBSERVE OR
CONFIRM SOUTHERLY INVERT
- 2 SANITARY MANHOLE
RM 684.12
12" INV. (N & S) 677.22

EXISTING STORM
INVERT DATA

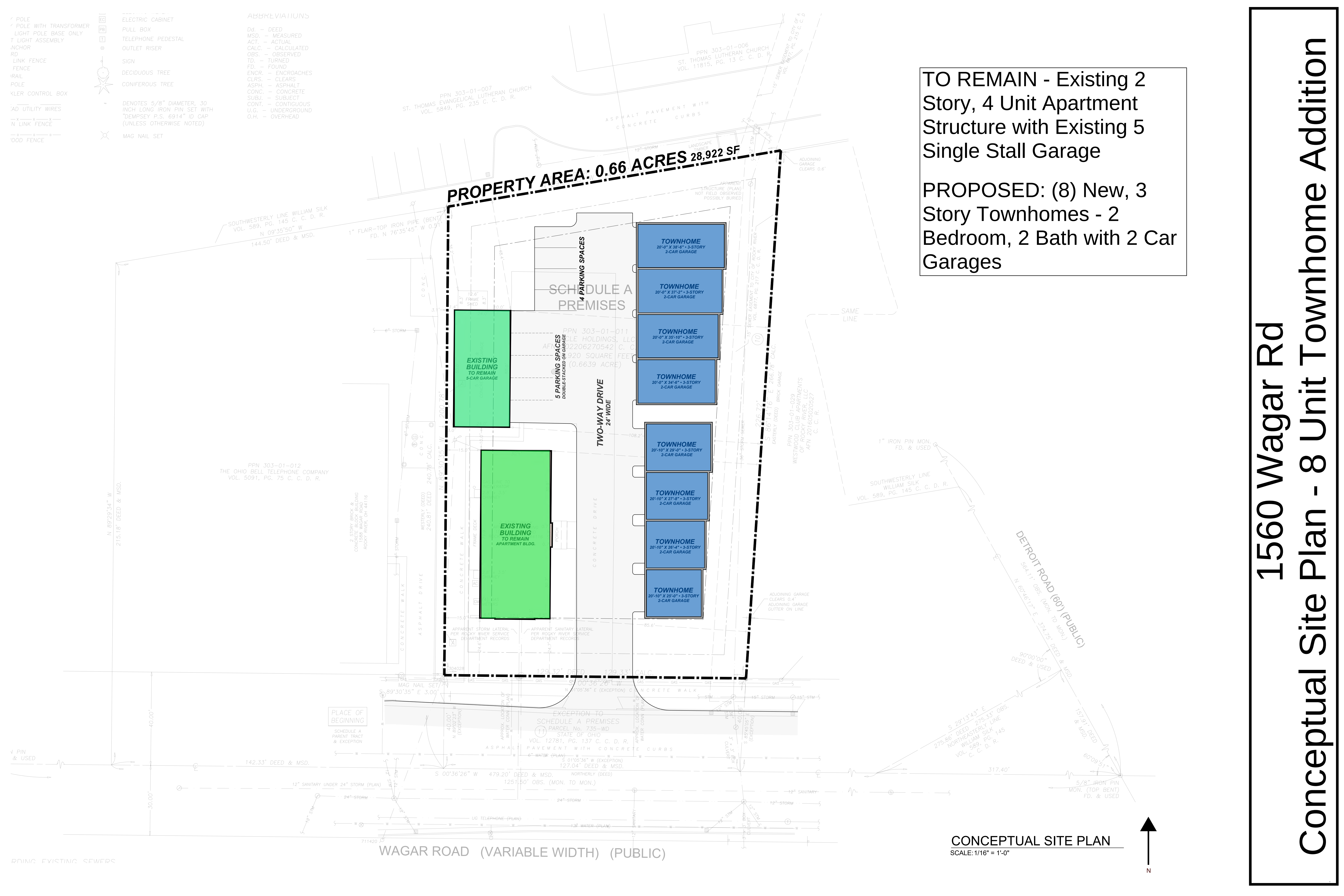
- 1 STORM MANHOLE
PARTIALLY FILLED WITH DEBRIS
UNABLE TO CONFIRM
STORM PIPE SIZE
RM 688.20
24" (PLAN) INV. (N) 678.60±
NO ACCESS TO SANITARY SEWER
- 2 STORM MANHOLE
RM 687.07
12" INV. (E) 677.37
24" INV. (N) 675.82
- 3 STORM MANHOLE
RM 686.44
24" INV. (N & S) 675.54
12" INV. (E) 678.64
12" INV. (W) 677.74
12" INV. (SW) 681.14
- 4 STORM MANHOLE
RM 684.02
INV. 3" x 3" BOX
CULVERT (E & W) 673.22
24" INV. (S) 674.72
12" INV. (SE) 677.72
12" INV. (NE) 680.42
12" INV. (N) 676.42
- 5 STORM MANHOLE
RM 683.94
INV. 3" x 3" BOX
CULVERT (E) 670.89
36" INV. (W) 670.89
- 6 STORM MANHOLE
RM 684.34
36" INV. (E & W) 670.54
15" INV. (N) 678.64
12" INV. (SE) 679.34
INV. (S) 672.74
- 7 STORM MANHOLE
RM 684.15
15" INV. (E) 679.25
- 8 INLET BASIN
RM 683.69
12" INV. (NW) 679.59
- 9 INLET BASIN
FULL OF WATER
& DEBRIS
RM 685.89
- 10 INLET BASIN
FULL OF WATER
& DEBRIS
RM 683.68
- 11 STORM MANHOLE
INSIDE STRUCTURE
12" INV. (N & W) 676.89±
- 12 CONCRETE STORM STRUCTURE
WITH METAL HATCH
TOP 679.38
12" INV. (S) 672.88±
12" INV. (E) 673.28±
ORIGINE IN 12" CLAY PIPE
(SW & NE) 671.88±
- 13 YARD DRAIN
FULL OF DEBRIS
INV. 684.1±

NOTE REGARDING EXISTING SEWERS

DUE TO THE CONDITION OF EXISTING SEWERS AND TO AMBIGUOUS AND CONFLICTING UTILITY
INFORMATION PROVIDED BY THE CITY OF ROCKY RIVER, THE SEWER RUN LOCATIONS AND PIPE SIZES
SHOWN ARE BASED ON A COMBINATION OF FIELD OBSERVATION AND THE AFOREMENTIONED UTILITY
INFORMATION. IF DESIGN REQUIRES THE CONSTRUCTION OF NEW SEWER CONNECTIONS, IT IS
RECOMMENDED THAT THE CITY OF ROCKY RIVER BE CONSULTED FOR MORE DETAILED INFORMATION
REGARDING THE EXISTING SEWERS SERVING THE PREMISES.

WAGAR ROAD (VARIABLE WIDTH) (PUBLIC)

PROJECT BENCH MARK
TOP NUT OF HYDRANT
ELEVATION: 689.47



1560 Wagar Rd

Conceptual Site Plan - 8 Unit Townhome Addition

TO REMAIN - Existing 2
Story, 4 Unit Apartment
Structure with Existing 5
Single Stall Garage

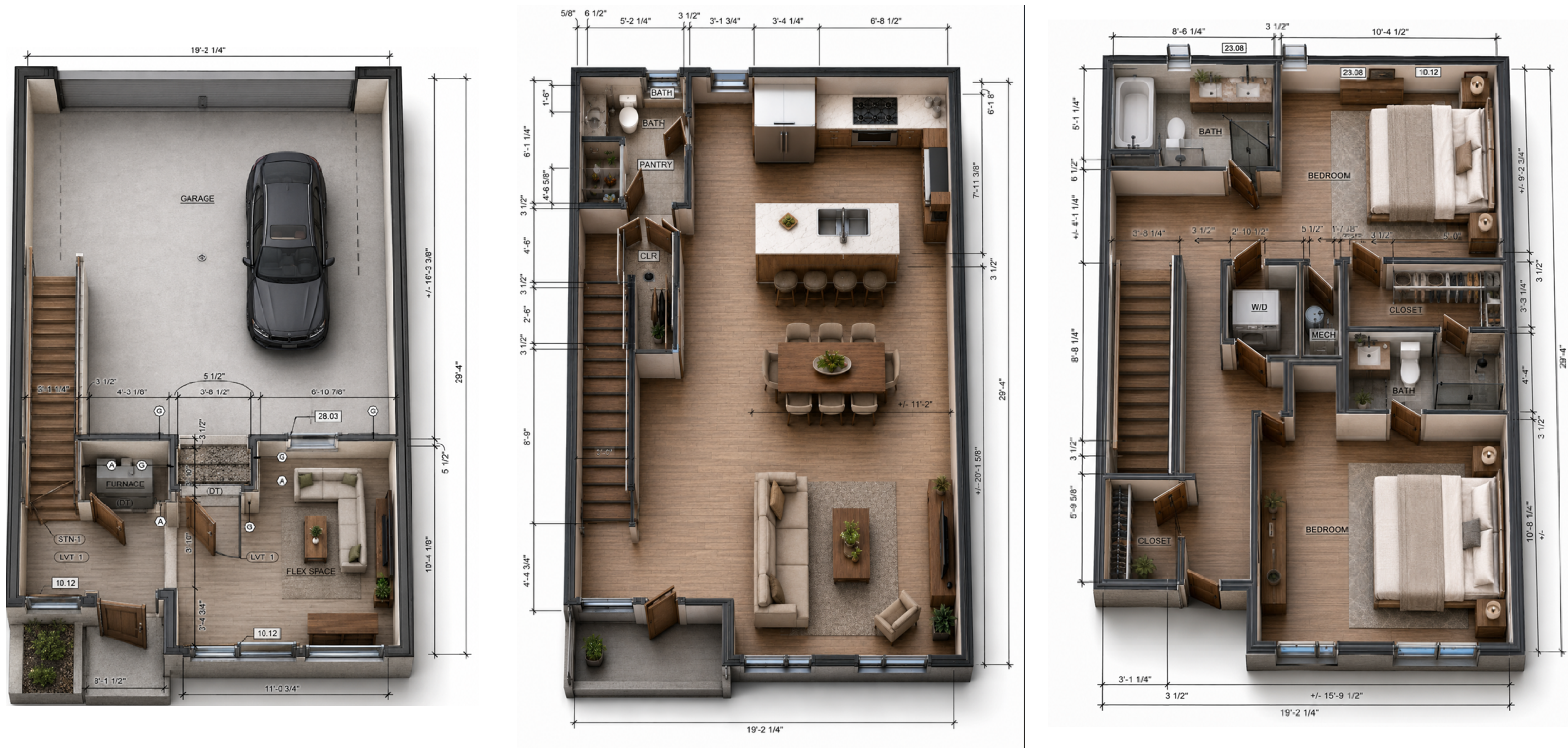
PROPOSED: (8) New, 3
Story Townhomes - 2
Bedroom, 2 Bath with 2 Car
Garages

Total Parking Shown:
21 Enclosed, 9 Unenclosed

Conceptual Site Plan - 8 Unit Townhome Addition

Example of Typical 20'x30' Townhome With 2 Car Garage

This is Not Final - Included as Example for Massing/Dimensioning



1560 Wagar Road

Conceptual Site Plan - 8 Unit Townhome Addition

Example of Typical 20'x30' Townhome With 2 Car Garage

This is Not Final - Included as Example for Massing/Dimensioning

Example of 4 Unit Structure - 35' Tall, 20'x30' Typical Units



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**CN2 Properties LLC
July 10, 2026**