

DEVELOPMENT PLAN REVIEW APPLICATION FORM

Please type or print clearly

Project number

~~RB0~~ 23-18

Date submitted

6/29/23

Contact information:

Applicant(s) TWG Development, LLC
Phone/e-mail
Address of subject property 2228 Noble Rd. and contiguous parcels
Mailing address of applicant 1301 E. Washington St., Suite 100, Indianapolis IN 46202

Applicant's representative, if any Alex Frazier, Development Director
Phone/e-mail Same as above
Address of representative Same as above

Property owner, if different from applicant City of Cleveland Heights
Phone/e-mail
Address of property owner 40 Severance Circle, Cleveland Heights, OH 44118

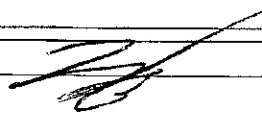
Brief summary of request (Attach more **detailed statement**):

TWG Development, LLC has a planned 52-unit multifamily project located at 2228 Noble Rd., Cleveland Heights, OH 44112. The project will be one, four story building on approximately 2.1 acres. It is a LIHTC project that will rent to individuals at or below 60% of the median income. The land is currently owned by the City of Cleveland Heights, who approved the sale under option contract to TWG Development. The seven parcels under contract are parcel ID numbers 681-06-004, 681-06-121, 681-38-008, 681-38-009, 681-38-010, 681-38-012, and 681-38-080.

TWG requests that this proposed project be reviewed by planning commission in order to obtain the appropriate approvals required to build their proposed development. TWG will also be taking this project through ABR review as well. Once the plans are approved by planning commission and ABR, TWG plans to achieve the requisite approvals from the building department prior to moving on to construction.

From a scheduling standpoint, TWG plans to go through planning commission preliminary review on 7/12/23, and final review on 8/9/23.

Applicant's signature



Date 6/29/23



NOBLE STATION PLANNING SET

2228 NOBLE ROAD, CLEVELAND HEIGHTS, OH



PROJECT DESCRIPTION

THE SITE IS LOCATED IN CLEVELAND HEIGHTS, OH. THE SITE CONSISTS OF 2228 NOBLE ROAD (PARCEL 681-38-004), 890 WOODVIEW ROAD (PARCEL 681-38-004), 868 WOODVIEW ROAD (PARCEL 681-38-004), 860 WOODVIEW ROAD (PARCEL 681-38-004), AND PARCEL 681-38-004 AND PARCEL 681-06-121.

THE PROPOSED PROJECT CONSISTS OF A 4 STORY RESIDENTIAL USE BUILDING CONSISTING OF 52 MULTI-FAMILY RENTAL RESIDENTIAL DWELLING UNITS AND 52 PARKING SPACES.

ZONING: S-2 MIXED -USE
LOT AREA: 94,133 SF (2.161 ACRES)
LAND USE: R-2 (RESIDENTIAL)
TOTAL GROSS AREA: 48,652 SF
PROPOSED RESIDENT PARKING: 52 PARKING STALLS
ALLOWABLE HEIGHT: 4 STORY (60'-0") MAXIMUM
PROPOSED ROOF HEIGHT: 4 STORY (54'-0")

NOBLE STATION		TWG ARCHITECTURE					
UNIT TYPE		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	% OF TOTAL
A1	1 BEDROOM UNIT	2	2	2	2	8	15%
A2	1 BEDROOM UNIT	0	0	1	1	2	4%
A2-UFAS M	1 BEDROOM UNIT	1	1	0	0	2	4%
B1	2 BEDROOM UNIT	2	2	2	2	8	15%
B2	2 BEDROOM UNIT	3	4	4	5	16	31%
B2-UFAS H/V	2 BEDROOM UNIT	2	0	0	0	2	4%
B2-UFAS M	2 BEDROOM UNIT	0	1	1	0	2	4%
B2.1	2 BEDROOM UNIT	1	0	0	0	1	2%
C1	3 BEDROOM UNIT	1	2	2	2	7	13%
C1-UFAS M	3 BEDROOM UNIT	1	0	0	0	1	2%
C2	3 BEDROOM UNIT	0	1	1	1	3	6%
TOTAL		13	13	13	13	52	100%

Parking Required per Zoning Code			
Dwelling Units:	52	units @	1 SPACE PER UNIT
TOTAL SPACES REQUIRED PER TABLE 1161.03 OF THE CLEVELAND HEIGHTS ZONING ORDINANCE: 1 PARKING SPACE PER UNIT			

Parking Provided (Unbundled)			
	Standard	ADA	Total
Total Residential Parking	48	4	52
Parking Ratio/Unit	1 to 1		

14 Bicycle Spaces

PROJECT DIRECTORY

OWNER:
TWG DEVELOPMENT, LLC
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202
P: 317.690.3185
CONTACT: ALEX FRAZIER

CIVIL ENGINEER:
AMERICAN STRUCTUREPOINT
9025 RIVER RD, SUITE 200
INDIANAPOLIS, IN 46240
P: 616.554.8316
CONTACT: JOSHUA CRIBELAR

MECHANICAL ENGINEER:
GNA ENGINEERING
874 CHELTENHAM WAY
AVON, IN 46123
P: 317.506.8151
CONTACT: JEFF PERKEY

ELECTRICAL ENGINEER:
GNA ENGINEERING
874 CHELTENHAM WAY
AVON, IN 46123
P: 317.506.8151
CONTACT: MARK JACKSON

PLUMBING ENGINEER:
GNA ENGINEERING
874 CHELTENHAM WAY
AVON, IN 46123
P: 317.506.8151
CONTACT: JEFF PERKEY

INTERIOR DESIGNER:
TWG DEVELOPMENT, LLC
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202
P: 317.409.8909
CONTACT: DANIELLE DOWNER

ARCHITECT:
TWG DEVELOPMENT, LLC
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202
P: 312.216.2242
CONTACT: JOHN RUTHVEN

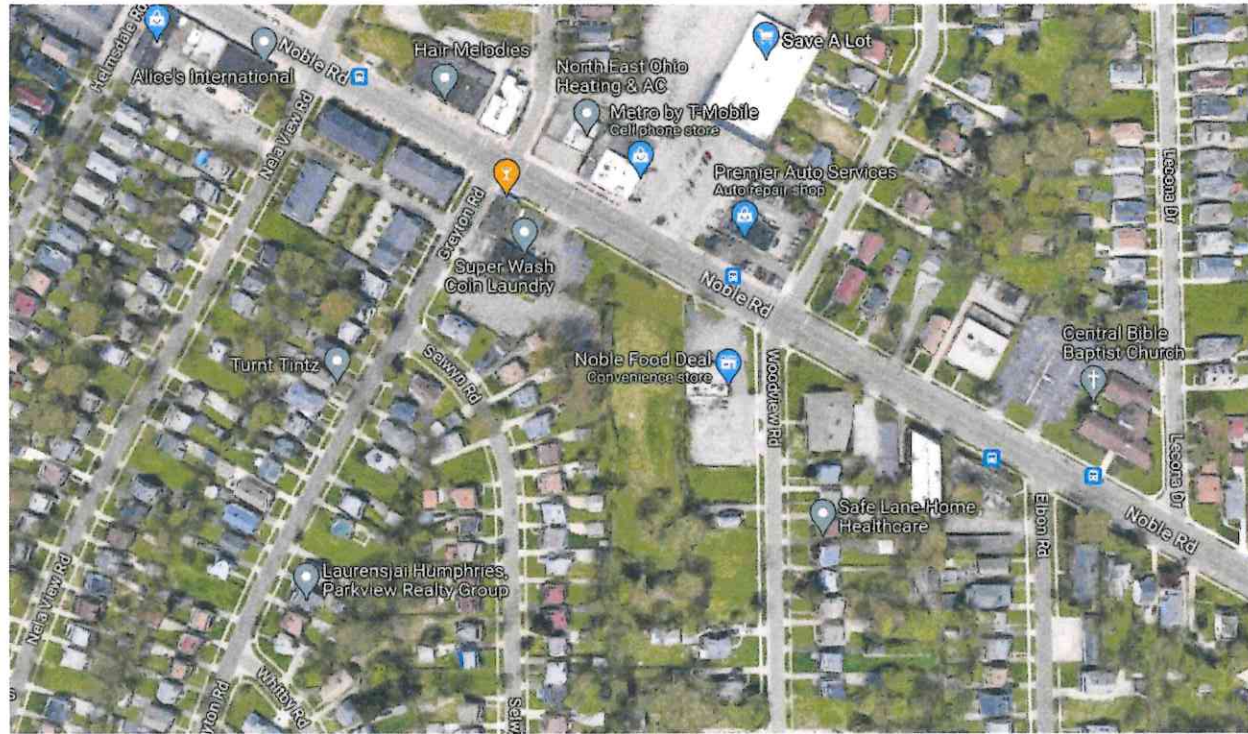
LANDSCAPE ARCHITECT:
ROB MORGAN LLS
PO BOX 294
NOVELTY, OH 44072
P: 440.338.1119
CONTACT: ROB MORGAN

STRUCTURAL ENGINEER:
PROVIDENCE ENGINEERING
108 ISABELLA ST, SUITE 301
PITTSBURGH, PA 15212
P: 717.275.8223
CONTACT: ARRON KING

GREEN CONSULTANT:
TSI ENERGY SOLUTIONS
4650 KILLARNY DR
CARMEL, IN 46033
P: 317.667.4028
CONTACT: TRAVIS DUNN

SHEET INDEX

00 - GENERAL	PROJECT INFORMATION
G0.00	SITE PHOTOS
G0.01	
01 - CIVIL	SITE PLAN
C200	
02 - ARCHITECTURAL	
AP2.01	1ST & 2ND FLOOR PLAN
AP2.02	3RD & 4TH FLOOR PLAN
AP2.05	ROOF PLANS
AP3.00	BUILDING ELEVATIONS
AP3.01	BUILDING SECTIONS
AP3.02	PERSPECTIVE VIEWS
AP3.03	BUILDING MATERIALS
AP4.00	UNIT PLANS
AP4.01	UNIT PLANS
AP4.02	UNIT PLANS
03 - ELECTRICAL	
E1	SITE PHOTOMETRIC CALCULATIONS
E2	SITE PHOTOMETRIC CALCULATIONS



8 - WOODVIEW ROAD LOOKING E



4 - WOODVIEW ROAD LOOKING W



6 - WOODVIEW ROAD LOOKING E



3 - WOODVIEW ROAD LOOKING W



4 - NOBLE ROAD & WOODVIEW ROAD LOOKING E



2 - NOBLE ROAD & WOODVIEW ROAD LOOKING W



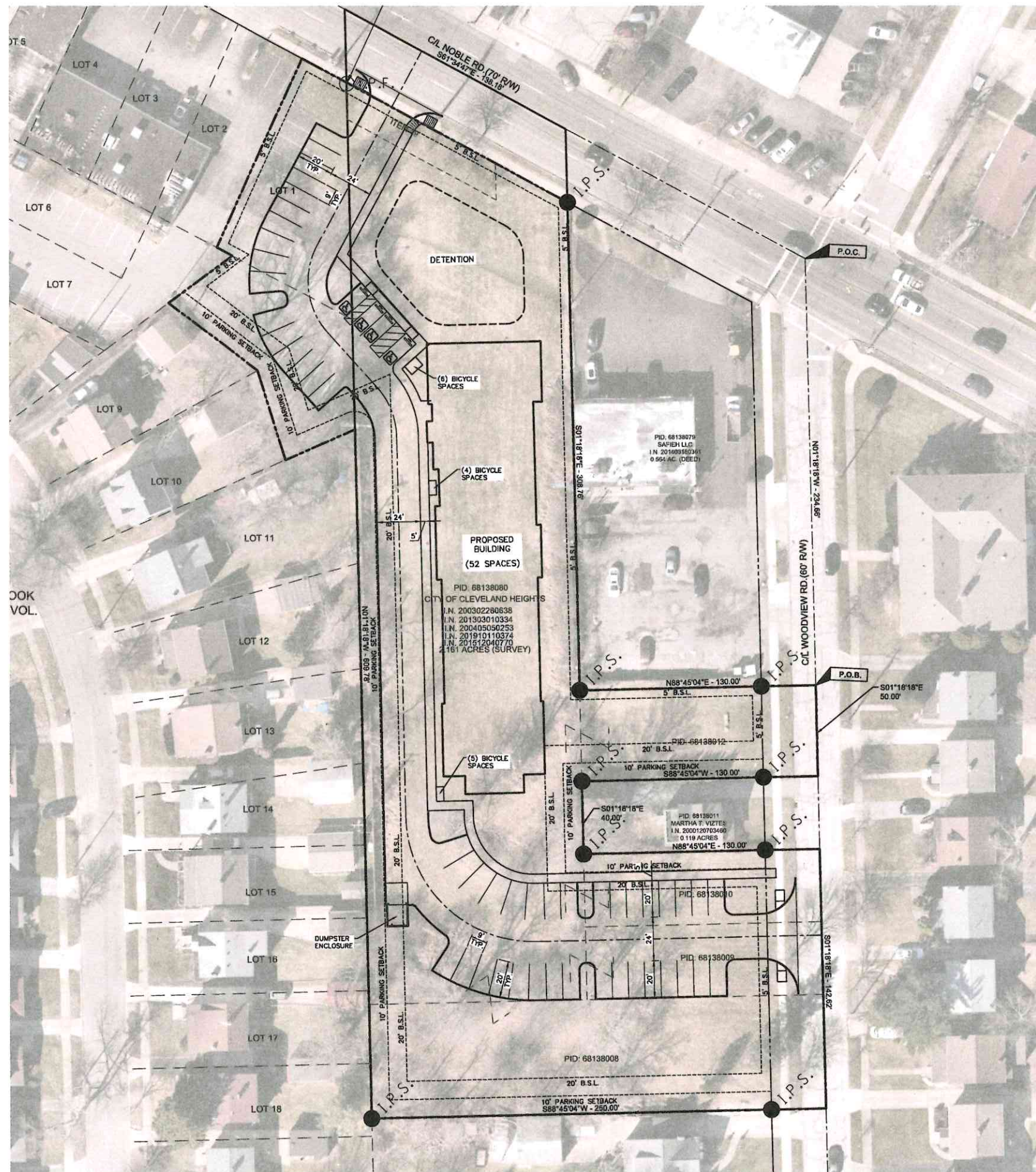
2 - NOBLE ROAD LOOKING NE



1 - NOBLE ROAD LOOKING SW

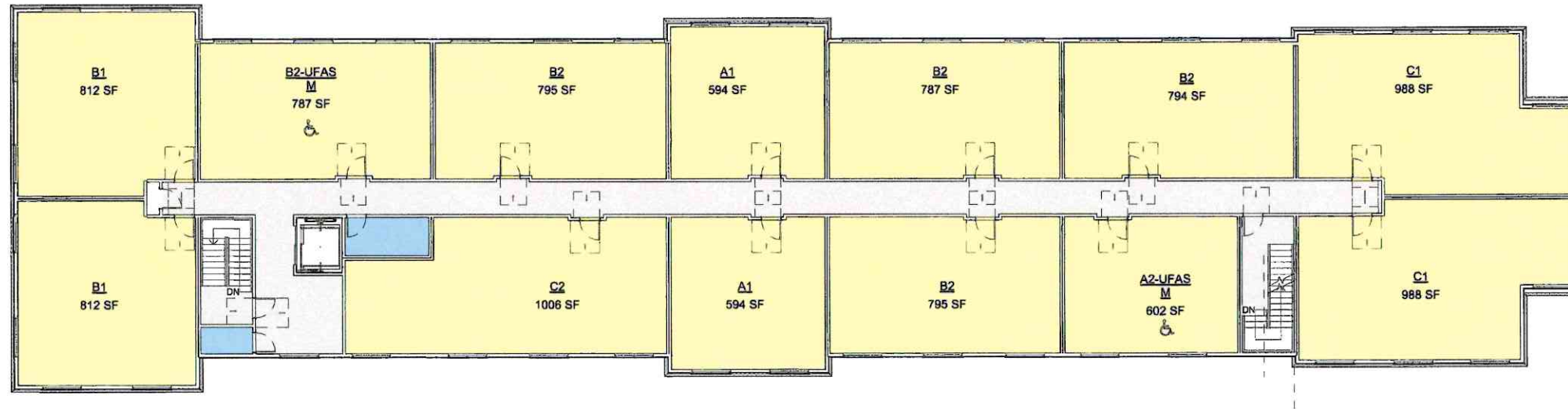


9 - SITE CONTEXT MAPS



PARKING SUMMARY	
STANDARD PARKING (9'x20')	48
ADA PARKING:	4
TOTAL PROPOSED PARKING:	52
PARKING REQUIRED:	1 SPACE/UNIT
BICYCLE PARKING:	13

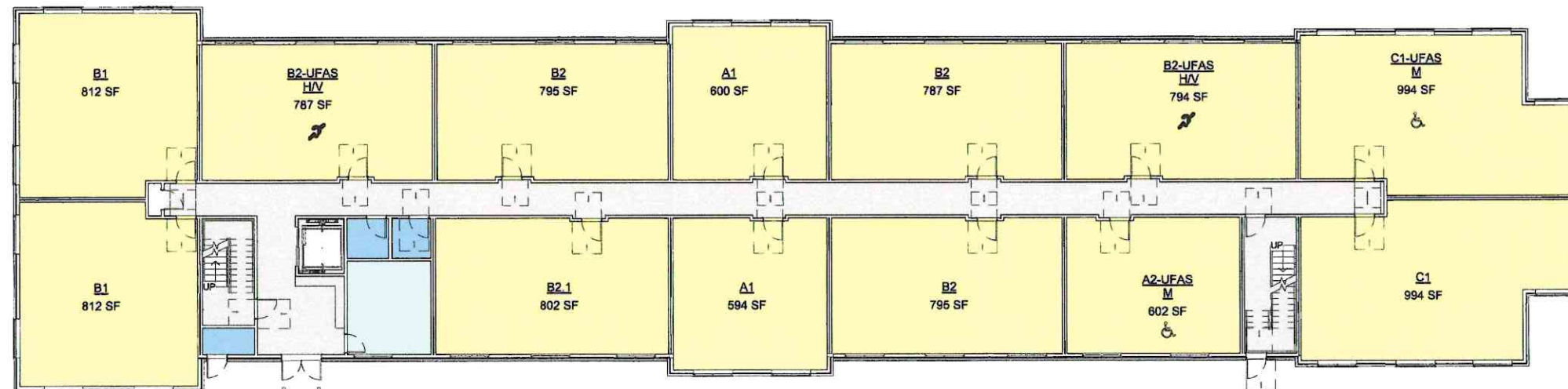




PROGRAM LEGEND

- CIRCULATION
- MAINTENANCE/UTILITIES
- UNITS

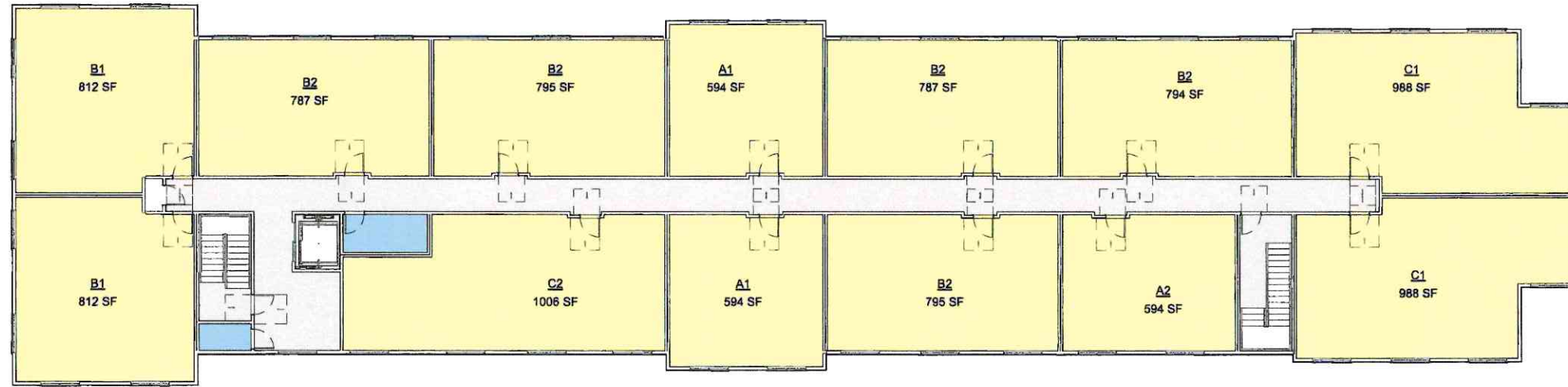
2 OVERALL FLOOR PLAN - LEVEL 2
3/32" = 1'-0"



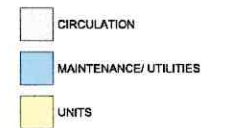
PROGRAM LEGEND

- CIRCULATION
- LEASING
- MAINTENANCE/UTILITIES
- UNITS

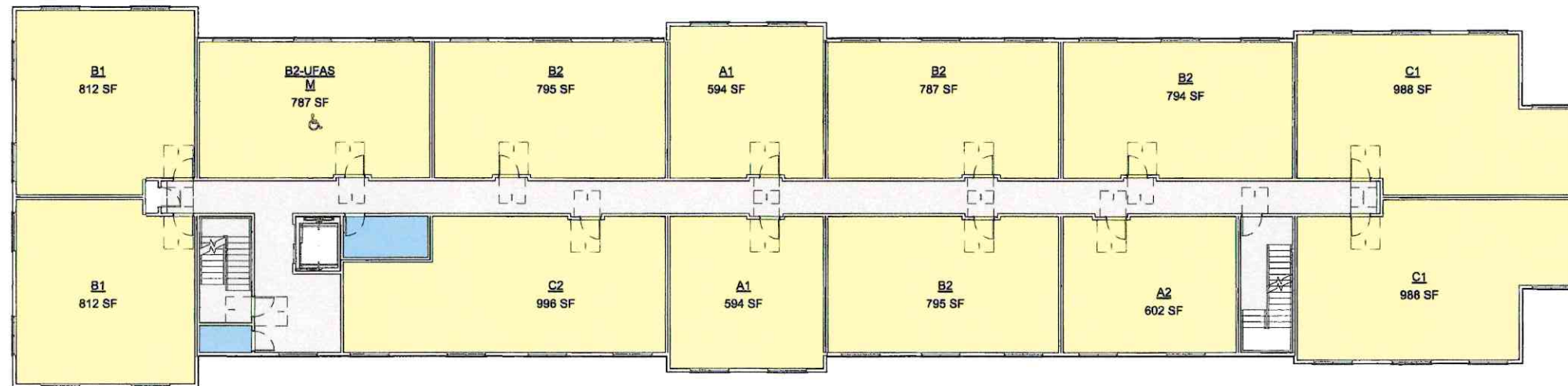
1 OVERALL FLOOR PLAN - LEVEL 1
3/32" = 1'-0"



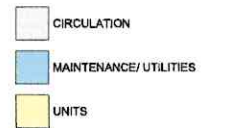
PROGRAM LEGEND



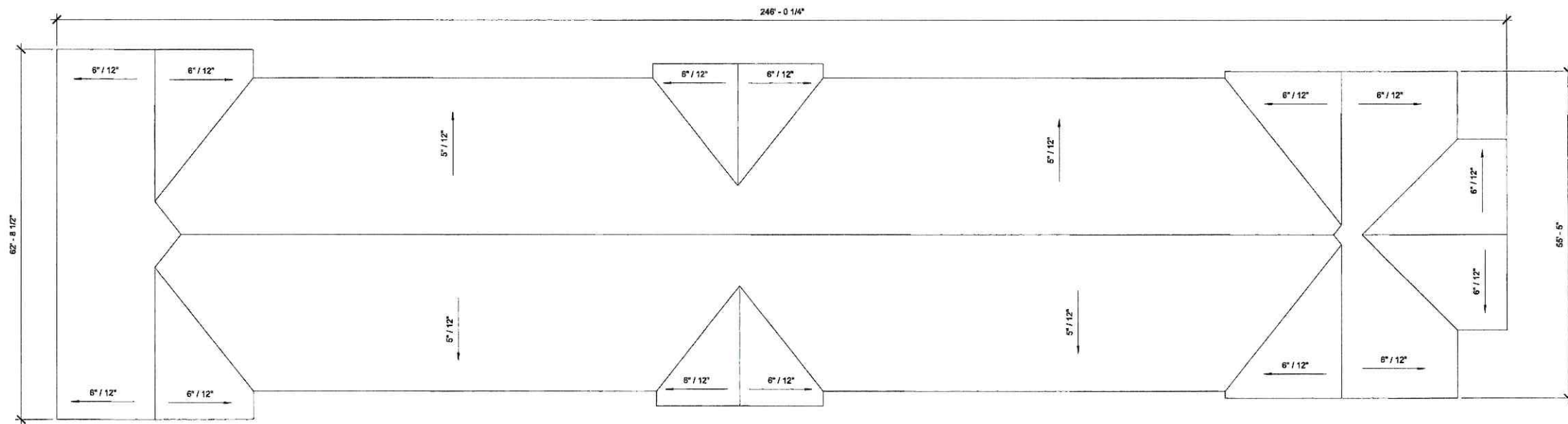
2 OVERALL FLOOR PLAN - LEVEL 4
3/32" = 1'-0"



PROGRAM LEGEND



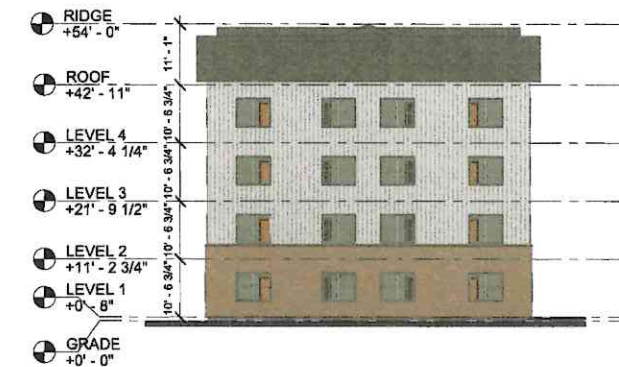
1 OVERALL FLOOR PLAN - LEVEL 3
3/32" = 1'-0"



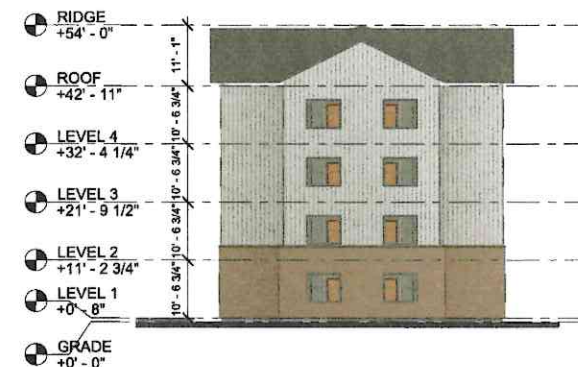
1 UPPER ROOF PLAN
3/32" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

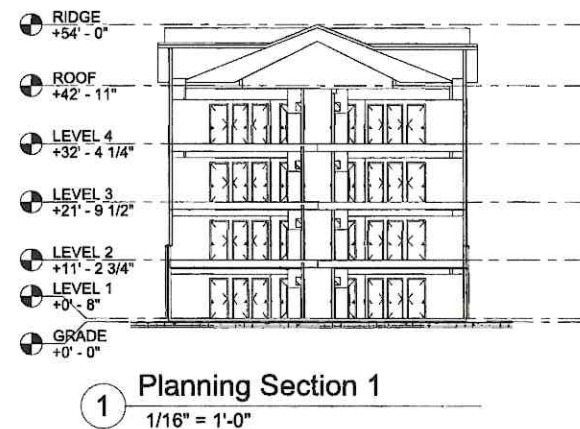
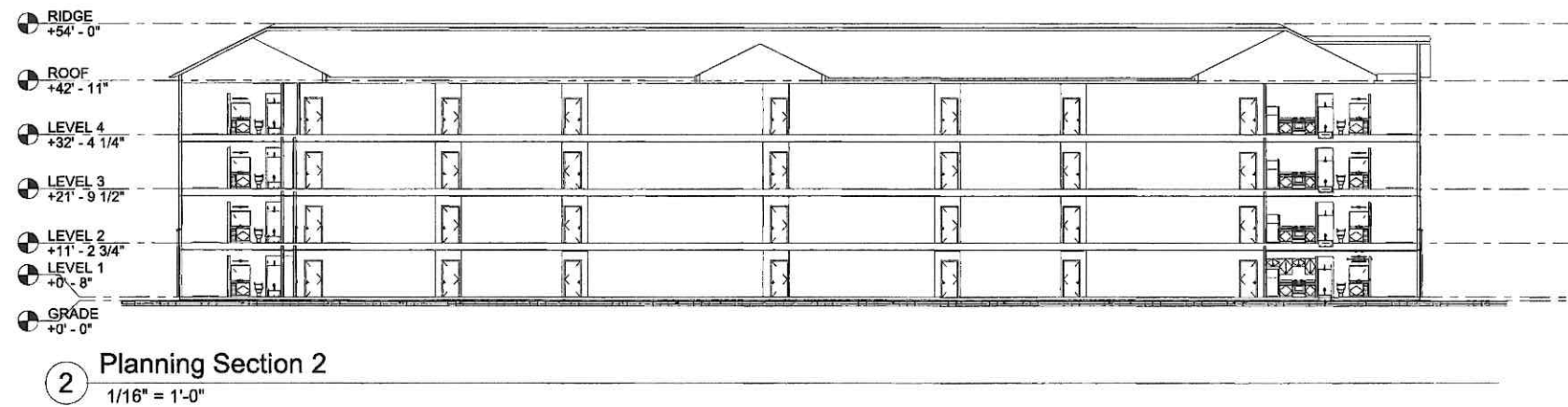


3 SOUTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

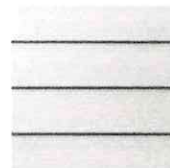
	BRICK VENEER
	BOARD & BATTEN VINYL SIDING
	HORIZONTAL VINYL LAP SIDING







7



6



5



4



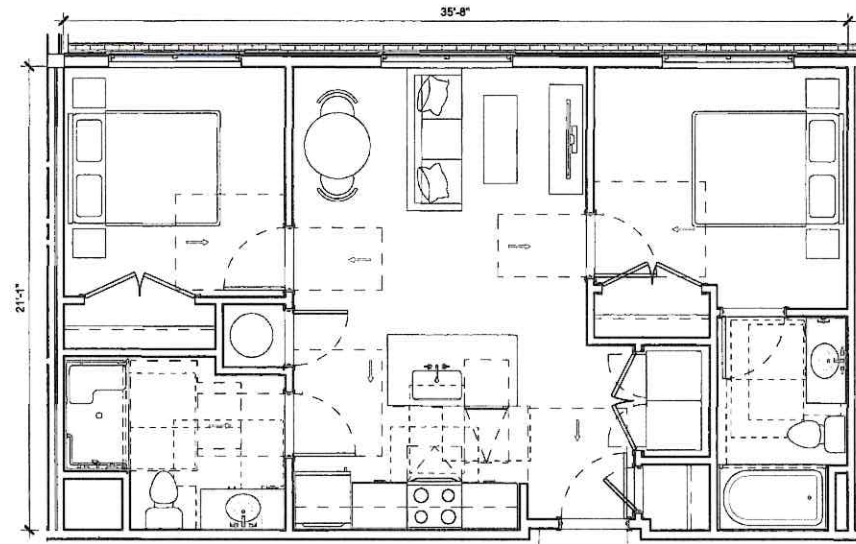
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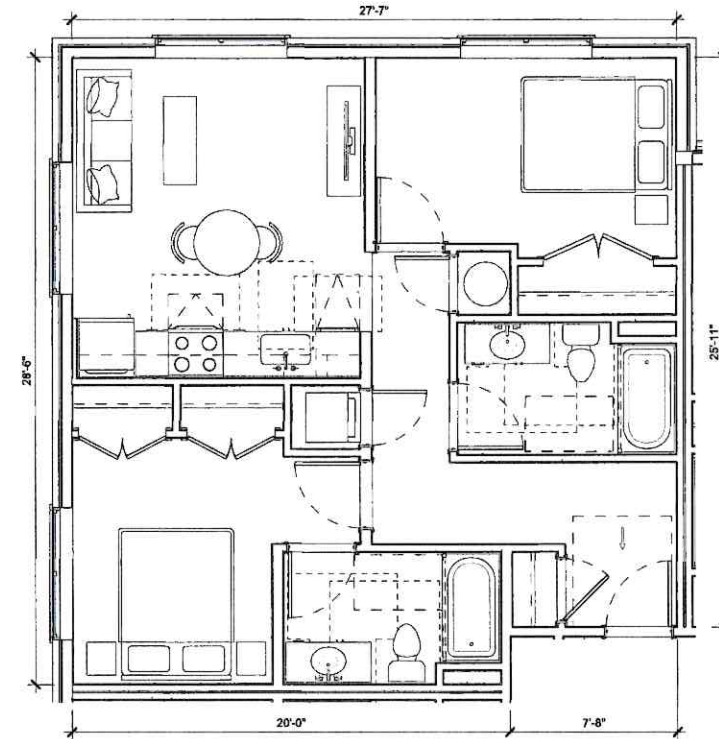
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET-HEET.

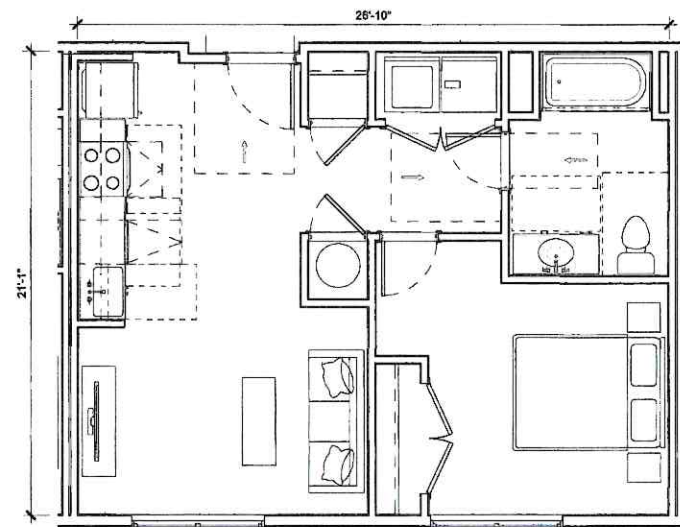
- ① ASPHALT SHINGLES, COLOR: BLACK
- ② ALUMINUM STOREFRONT SYSTEM
- ③ VINYL WINDOW, COLOR: WHITE
- ④ BRICK VENEER, COLOR: DARK BROWN
- ⑤ BOARD & BATTEN VINYL SIDING, COLOR: BLACK
- ⑥ HORIZONTAL VINYL SIDING, COLOR: WHITE
- ⑦ VERTICAL VINYL SIDING, COLOR: DARK GRAY
- ⑧ VINYL TRIM, COLOR: WHITE



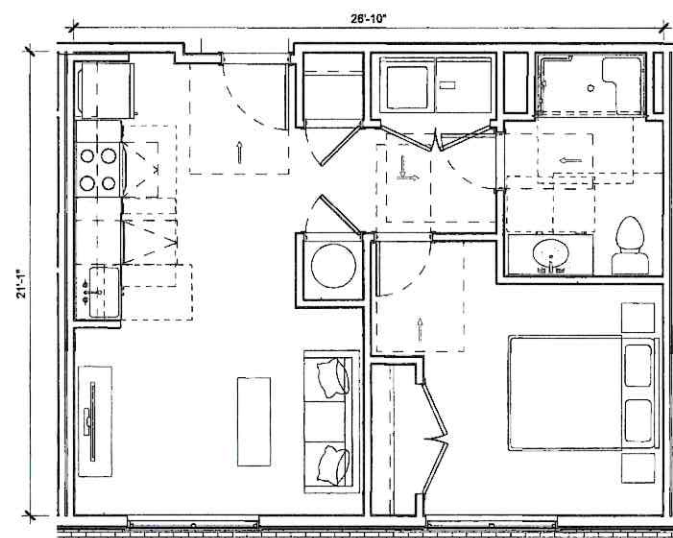
5 UNIT PLAN B2-UFAS M - 794 SF
1/4" = 1'-0"



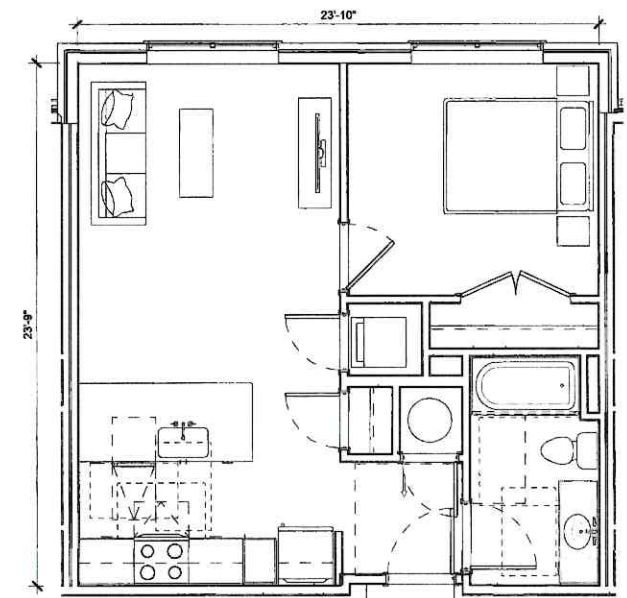
4 UNIT PLAN B1 - 812 SF
1/4" = 1'-0"



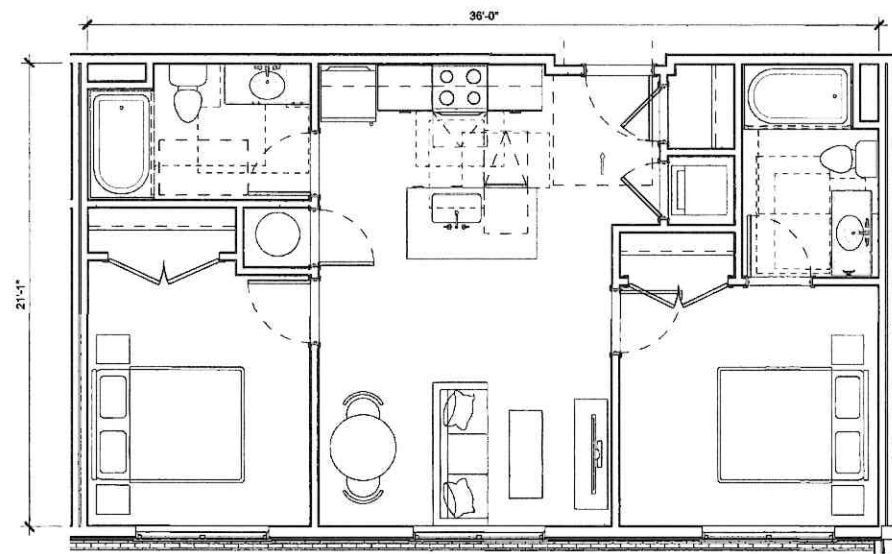
3 UNIT PLAN A2 - 602 SF
1/4" = 1'-0"



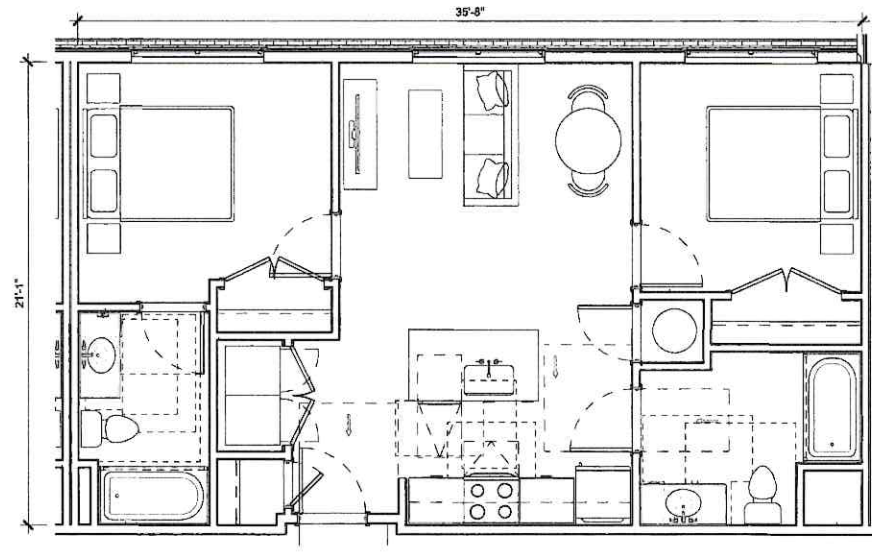
2 UNIT PLAN A2-UFAS M - 602 SF
1/4" = 1'-0"



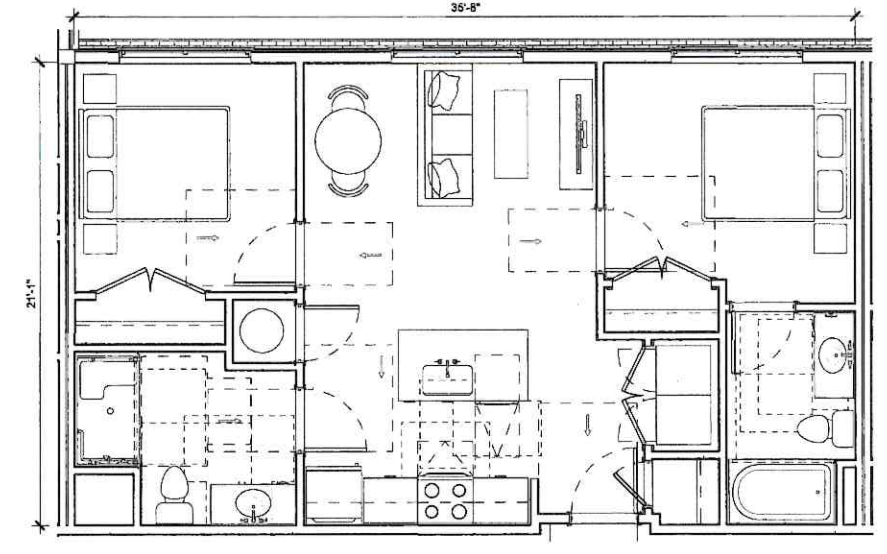
1 UNIT PLAN A1 - 600 SF
1/4" = 1'-0"



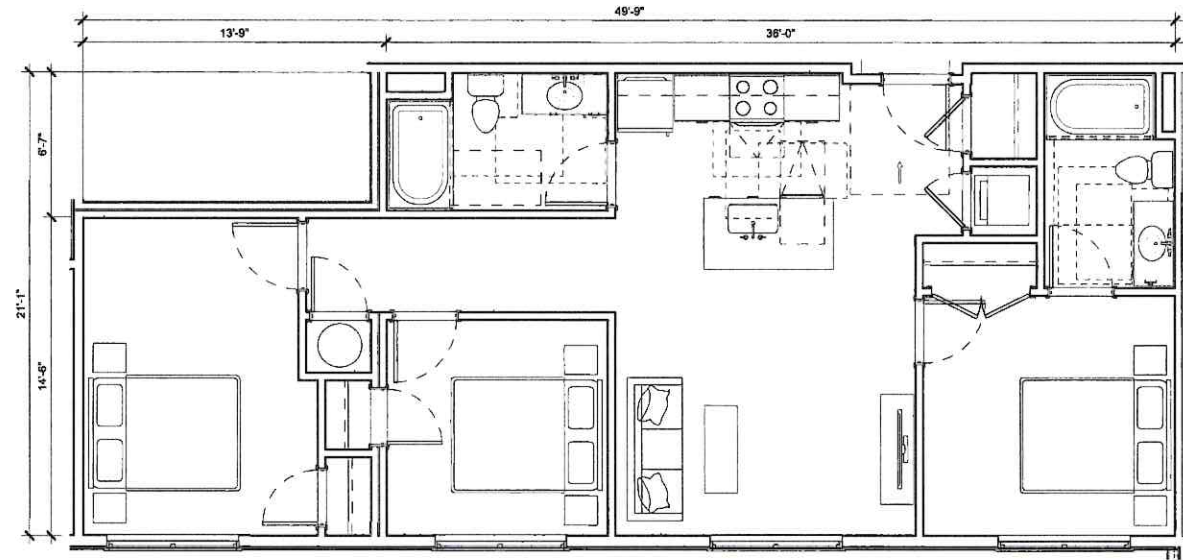
3 UNIT PLAN B2.1 - 802 SF
1/4" = 1'-0"



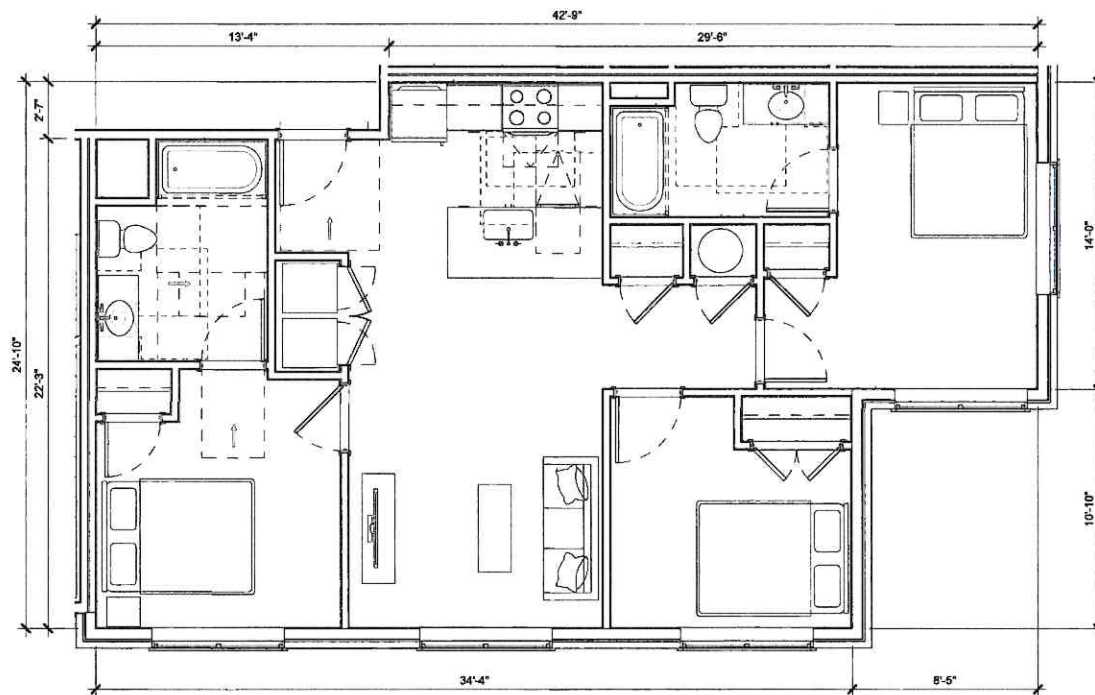
2 UNIT PLAN B2 - 795 SF
1/4" = 1'-0"



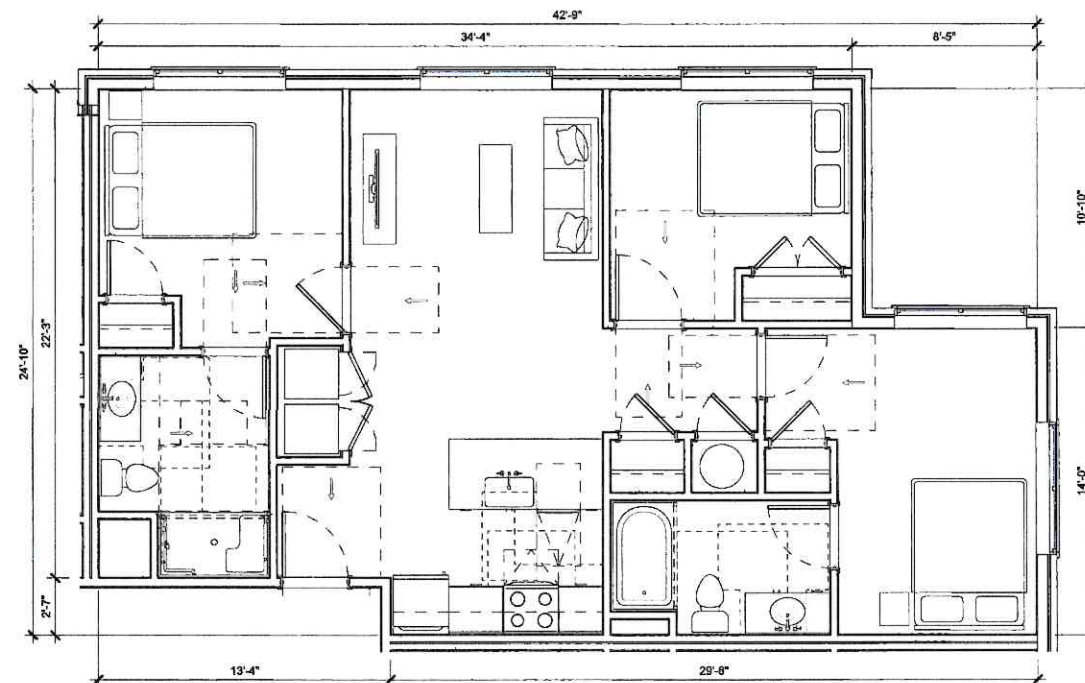
1 UNIT PLAN B2-UFAS H/V - 794 SF
1/4" = 1'-0"



3 UNIT PLAN C2 - 1006 SF
1/4" = 1'-0"



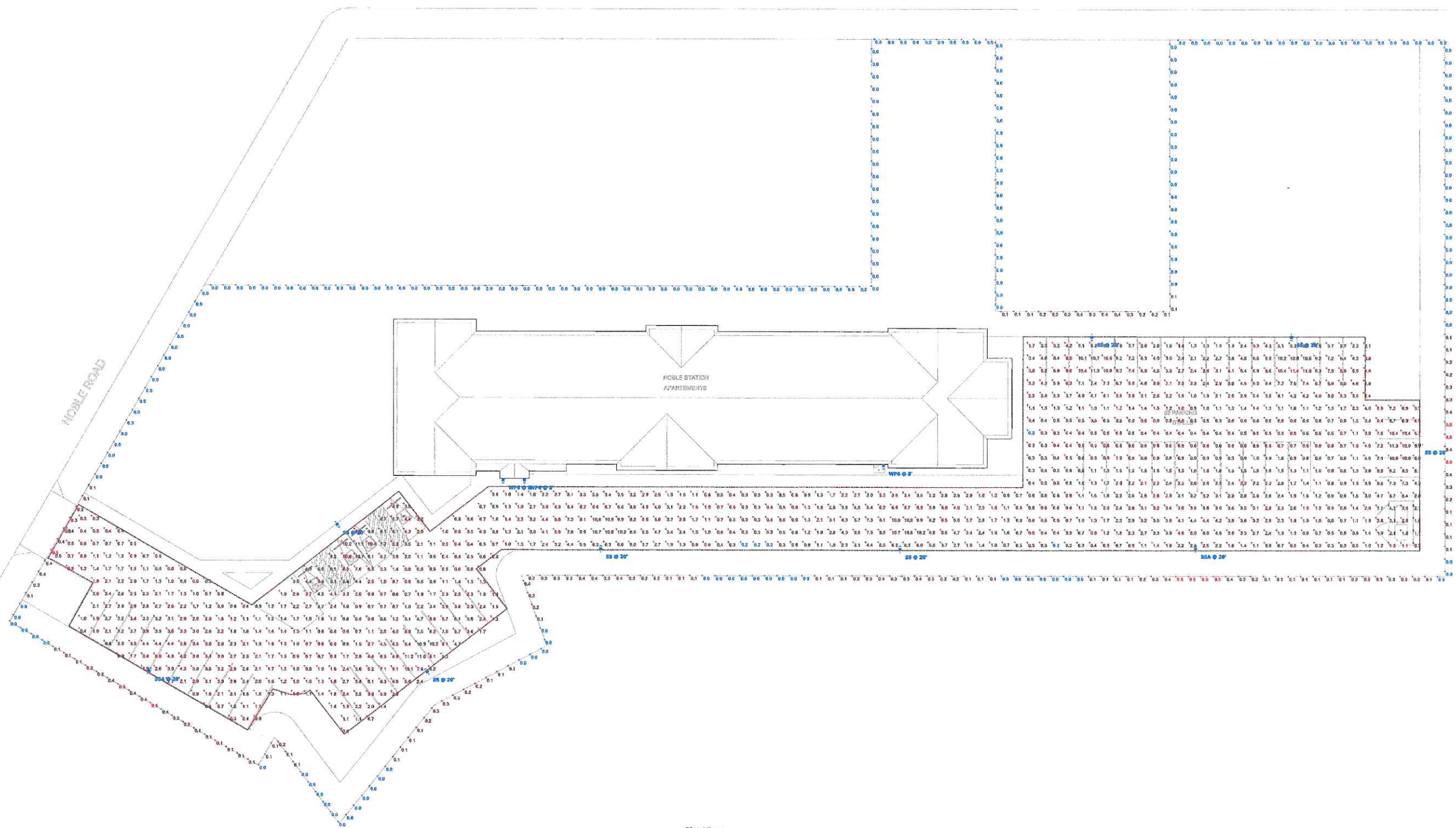
2 UNIT PLAN C1 - 994 SF
1/4" = 1'-0"



1 UNIT PLAN C1 UFAS M - 994 SF
1/4" = 1'-0"

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
	S5		7	Lithonia Lighting	RSX1 LED P3 40K R2 HS	RSX1 LED Area Luminaire Size 1 P3 Lumens Package 4000K CCT Type R2 Distribution with HS shield	1	10640	109.44
	S5A		2	Lithonia Lighting	RSX1 LED P3 40K R3 HS	RSX1 LED Area Luminaire Size 1 P3 Lumens Package 4000K CCT Type R3 Distribution with HS shield	1	9842	109.44
	WP6		3	LCZ	160519008	Exterior Source at Building Entries	2	1440	16.6

Statistics			
Description	Avg	Max	Symbol
Property Line	0.1 fc	0.5 fc	+
Area Calc Zone	2.8 fc	11.4 fc	+



Plan View
Scale - 1" = 20'

