

RIVERDALE HOMES- PHASE II

SINGLE FAMILY DETACHED GROUP DWELLINGS - R3 DISTRICT

ROCKY RIVER, OHIO

TOTAL PROJECT AREA: 0.812 ACRES 35,388 SQ FT

PHASE II PROJECT AREA: 20,323 SQ FT



MIN. LOT WIDTH: 100 FT

EXISTING LOT WIDTH: 121.55 FT

MINIMUM LOT AREA PER DWELLING UNIT: 4,500 SQ FT

EXISTING LOT AREA PER DWELLING UNIT: 20,323 SQ FT

MAXIMUM ALLOWED LOT COVERAGE (BY BUILDING): 30%

PROPOSED LOT COVERAGE (BY BUILDING): 1,400 SQ FT (6.88%)

MAXIMUM ALLOWED LOT COVERAGE (BY ALL IMPERVIOUS SURFACES): 50%

PROPOSED LOT COVERAGE (BY ALL IMPERVIOUS SURFACES): 5,050 SQ FT (24.85%)

LOT COVERAGE:

LOT SIZE: 20,323 SF

PROPOSED HOUSE FOOTPRINT INCLUDING GARAGE : 1,400SF

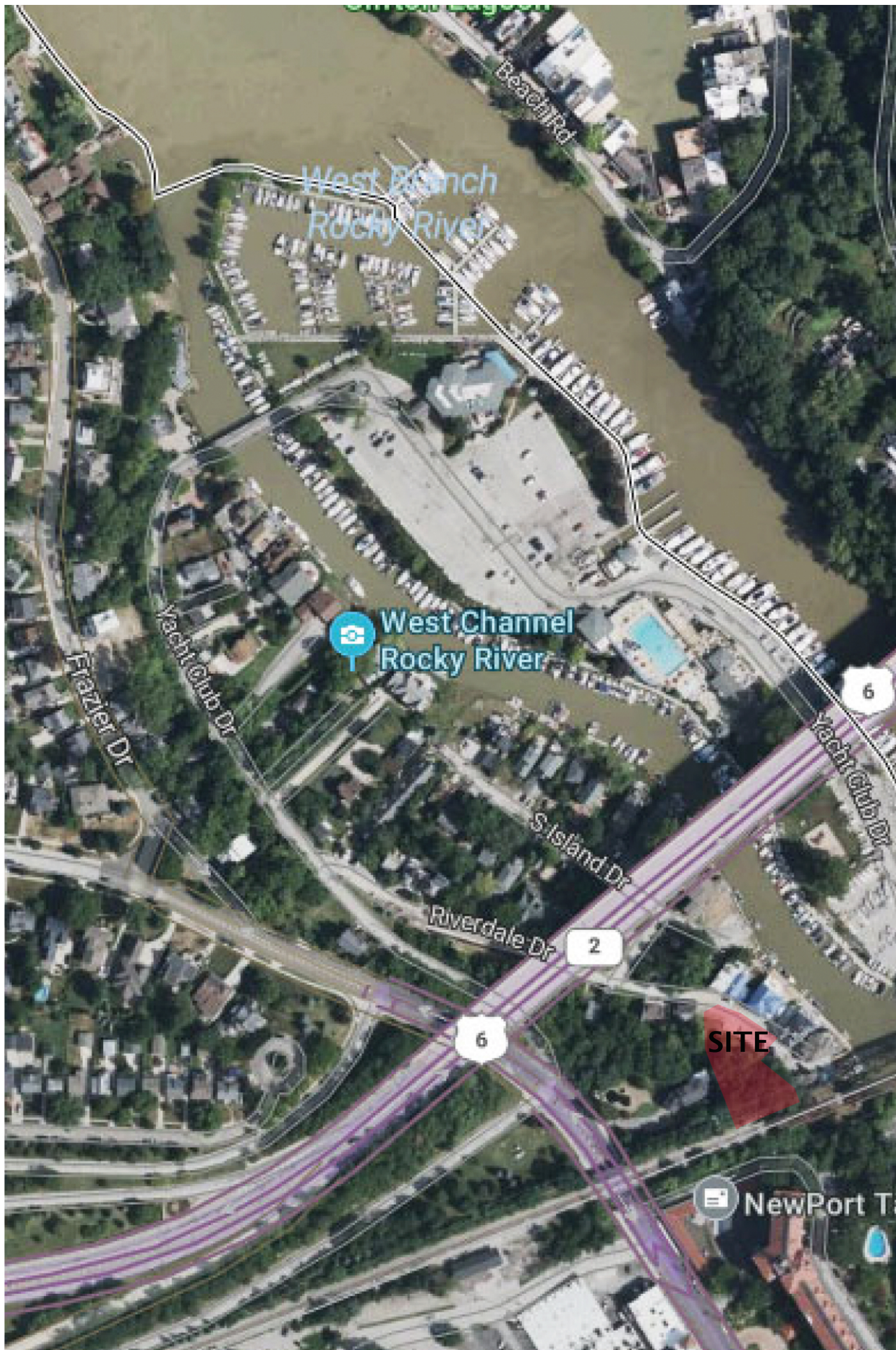
TOTAL LOT COVERAGE : 6.88%



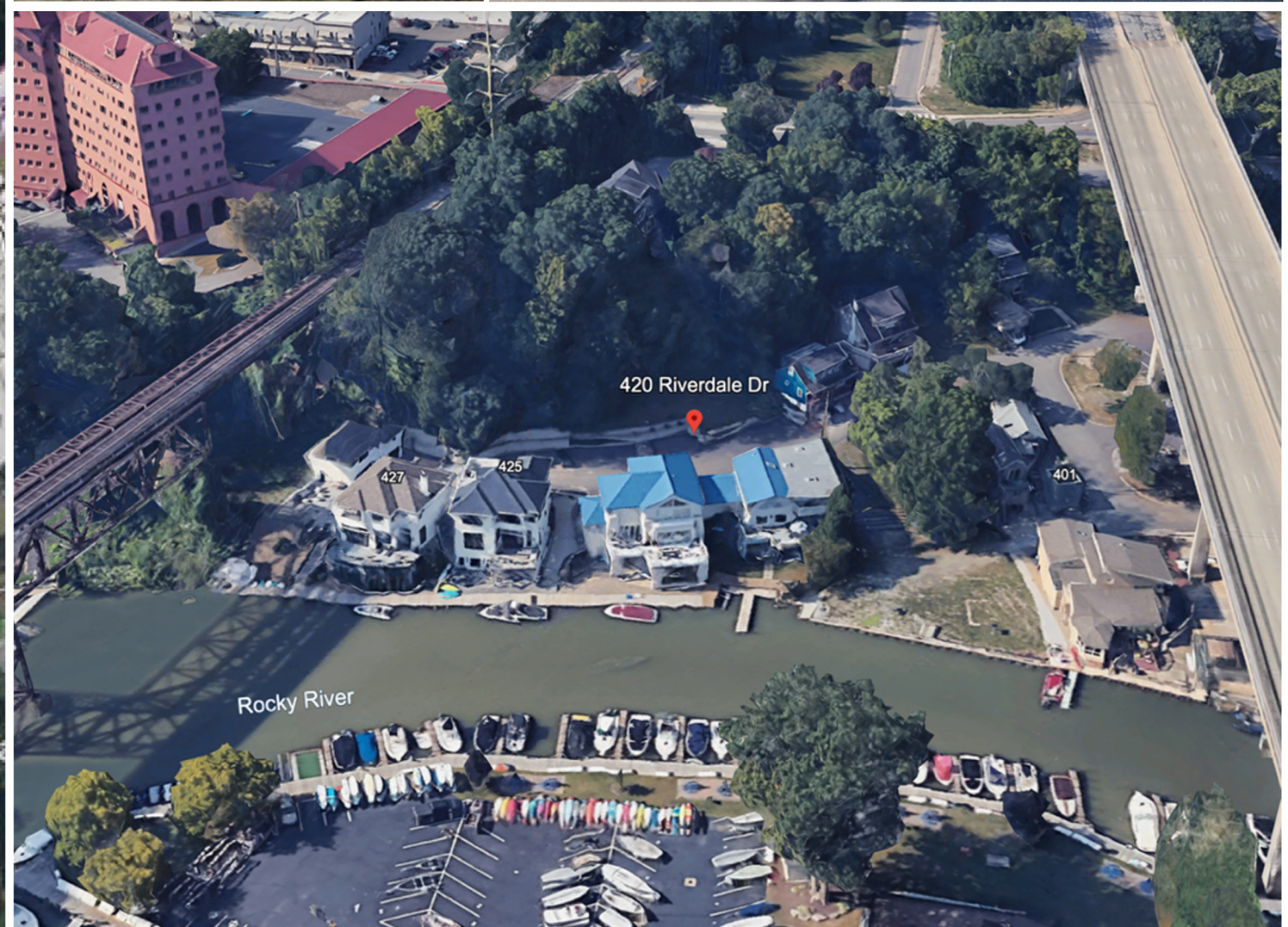
420 RIVERDALE DRIVE
ROCKY RIVER, OHIO

MAY2026

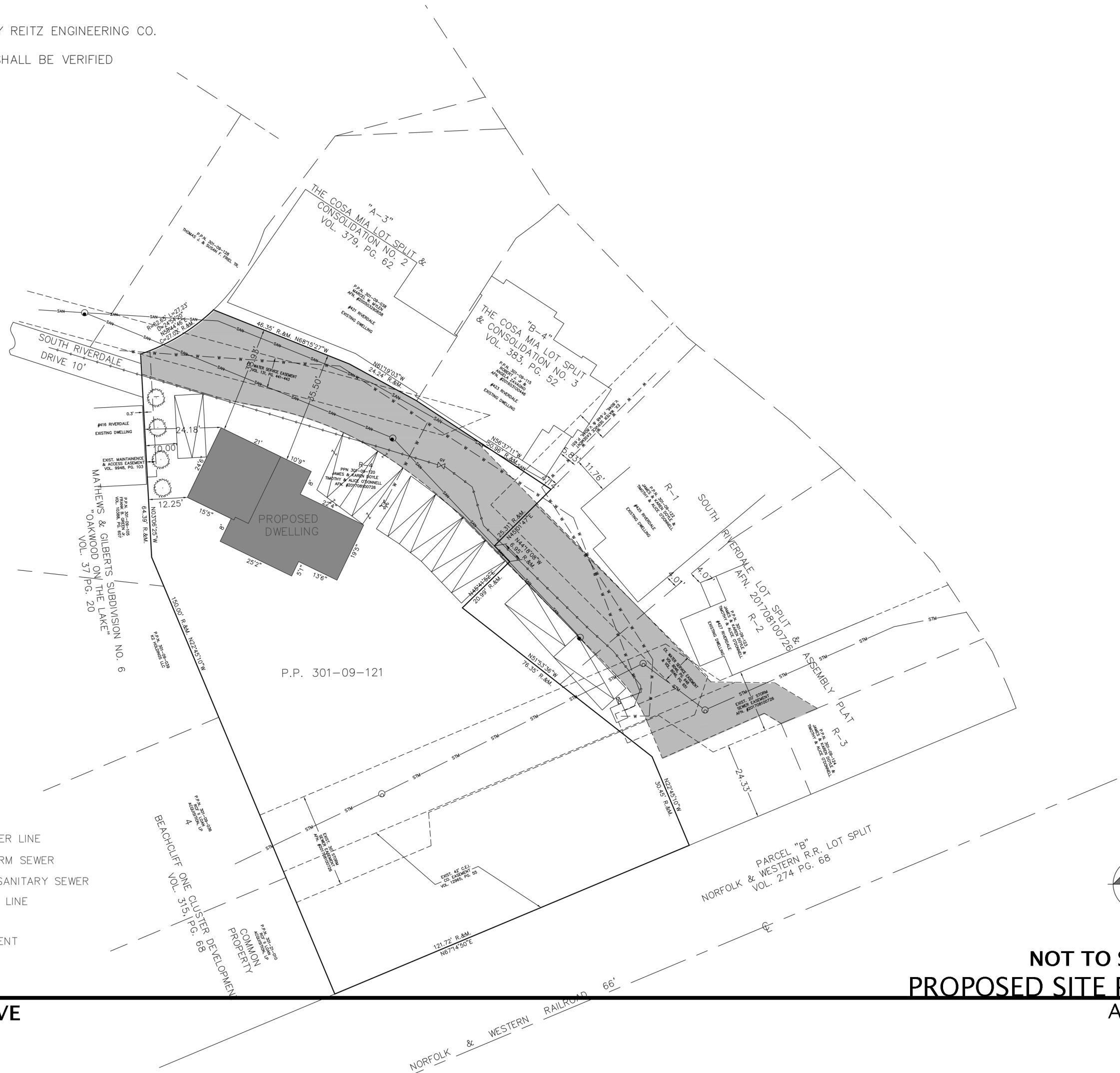
DESIGN REVIEW



SITE PHOTO



NOTE:
 SITE PLAN INFORMATION PROVIDED BY REITZ ENGINEERING CO.
 (216)251-3033 reitz@reitzeng.com
 ALL DIMENSIONS OF THE PROPERTY SHALL BE VERIFIED
 BY A SURVEYER/ CIVIL ENGINEER

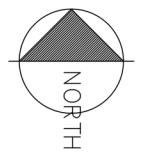


- W — W — DENOTES EXISTING WATER LINE
- STM — DENOTES EXISTING STORM SEWER
- SAN — DENOTES EXISTING 6" SANITARY SEWER
- G — G — DENOTES EXISTING GAS LINE
- DENOTES DRIVE EASEMENT



420 RIVERDALE DRIVE
ROCKY RIVER, OHIO

NOT TO SCALE
PROPOSED SITE PLAN



APRIL 2026

DESIGN REVIEW



MATERIALS

CASA DE SASSI (VENEER)

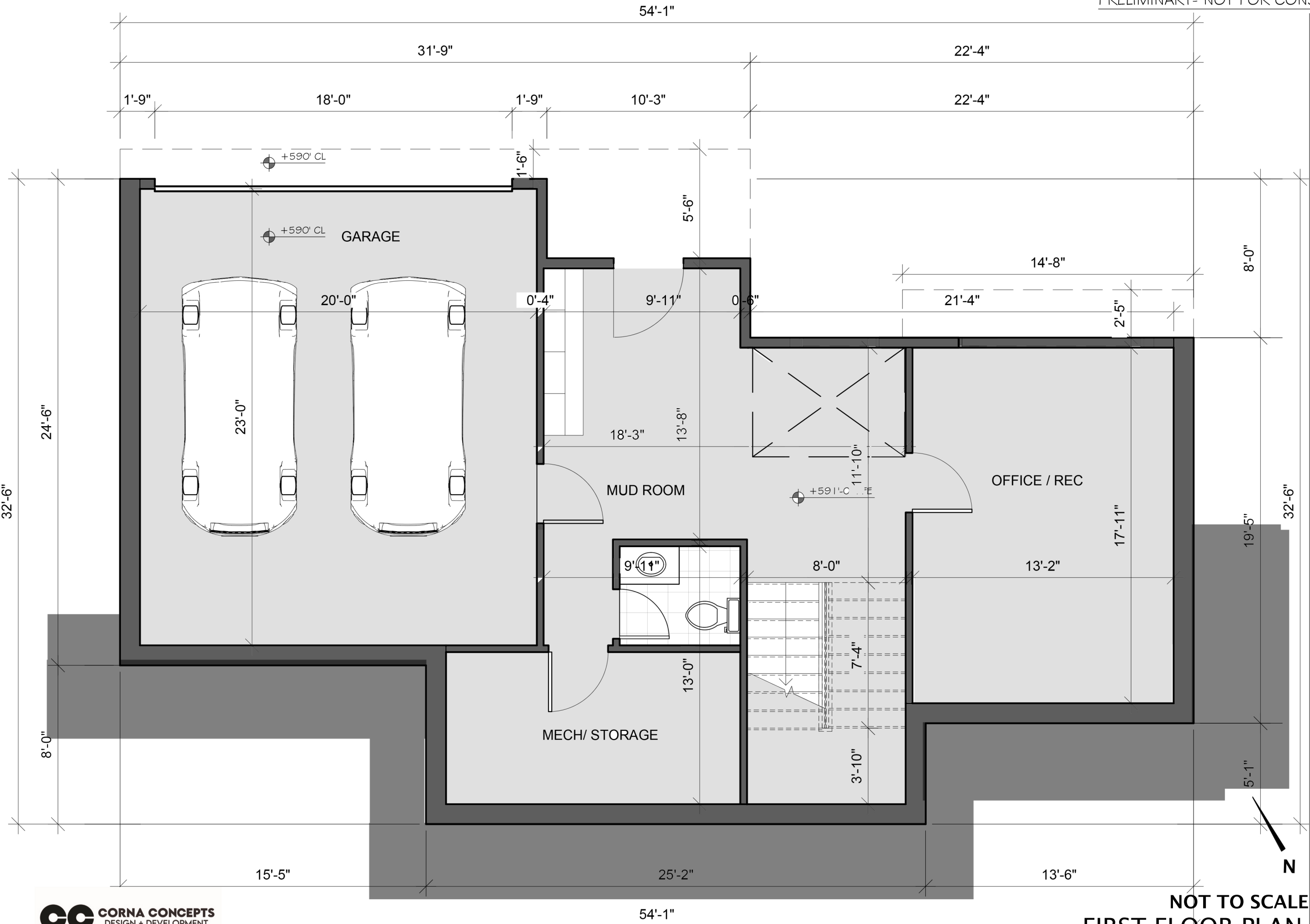


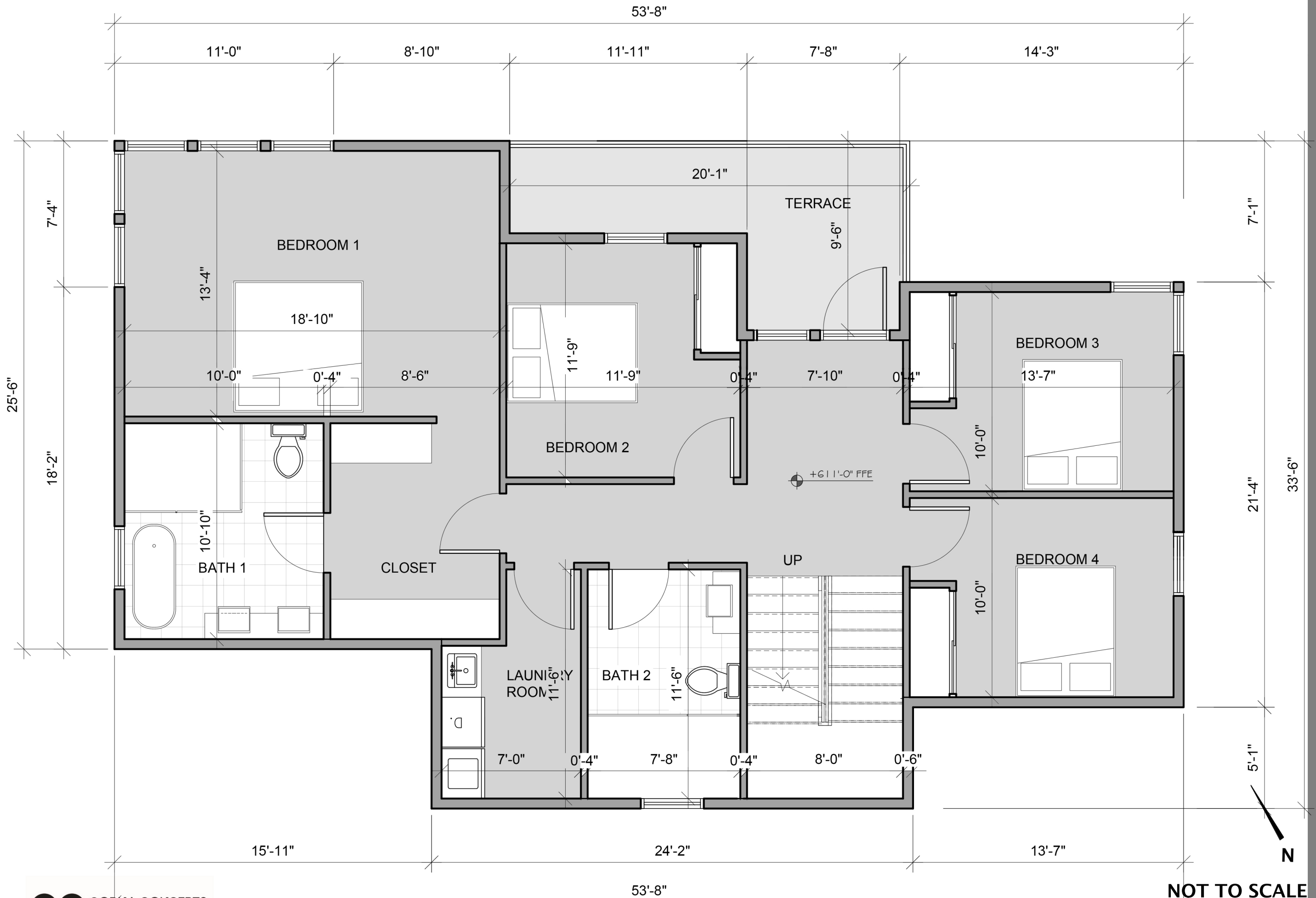
BORAL CHANNEL

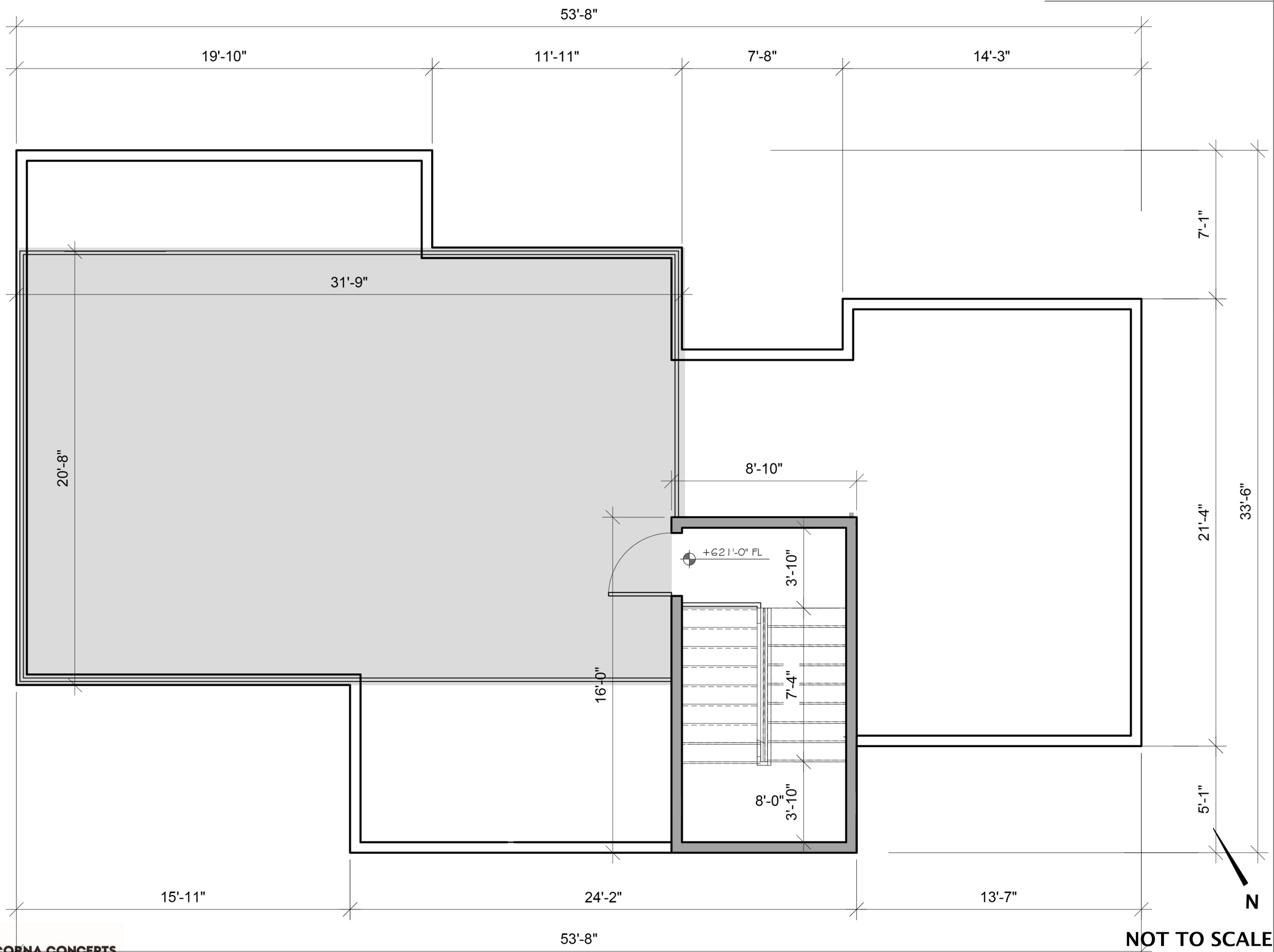


AZEK (COMPOSITE) FACIA AND TRIM BOARD - BLACK



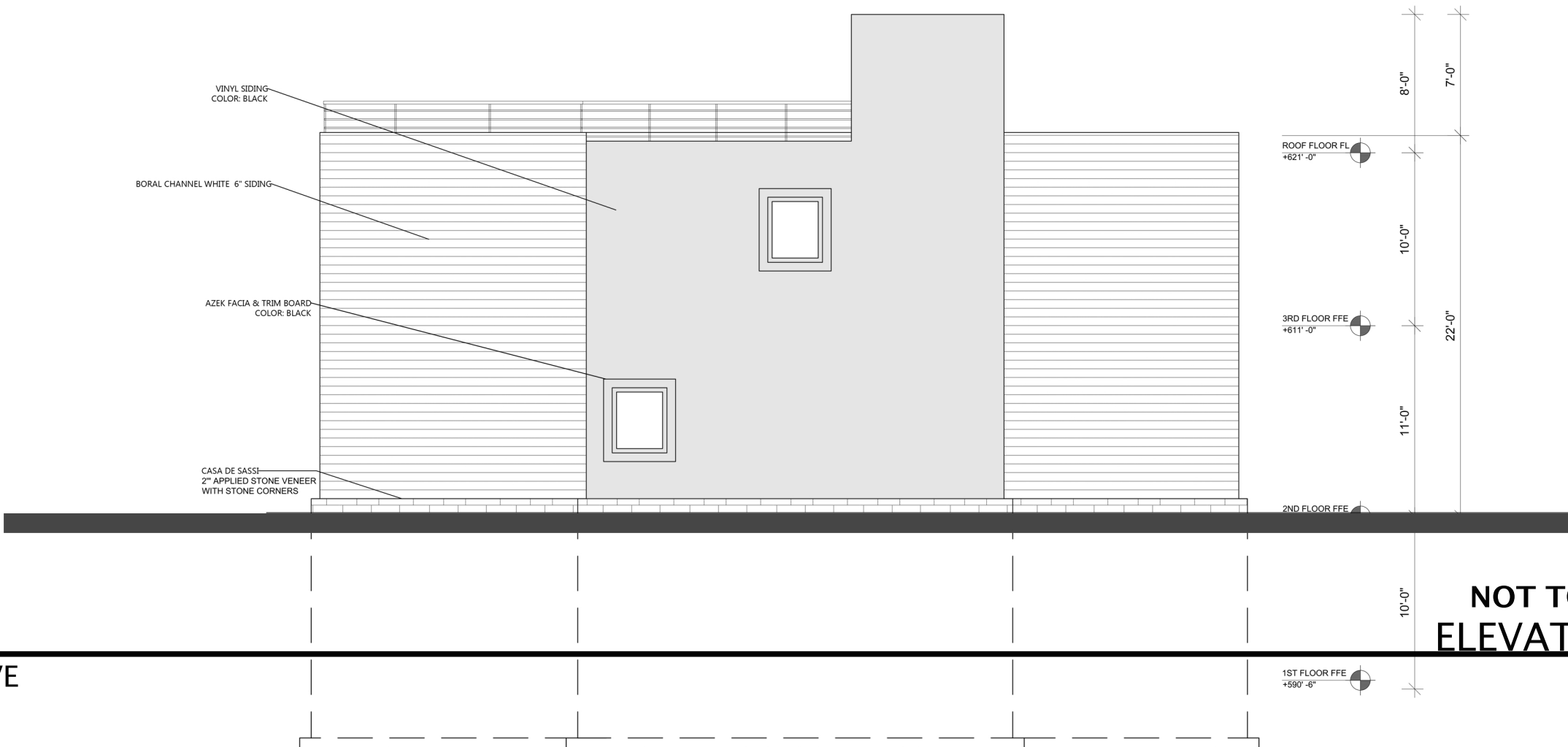








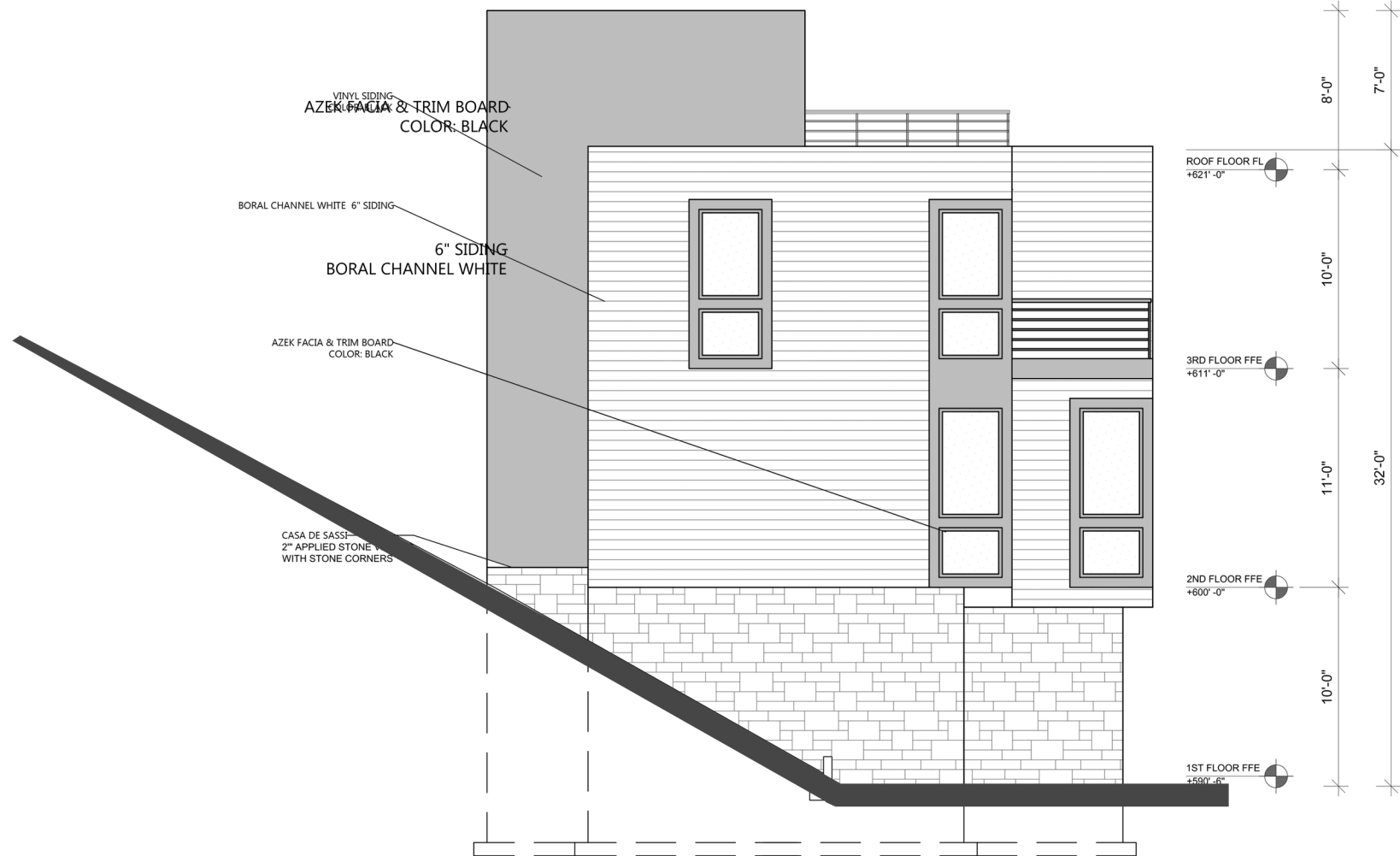
NORTH ELEVATION



SOUTH ELEVATION

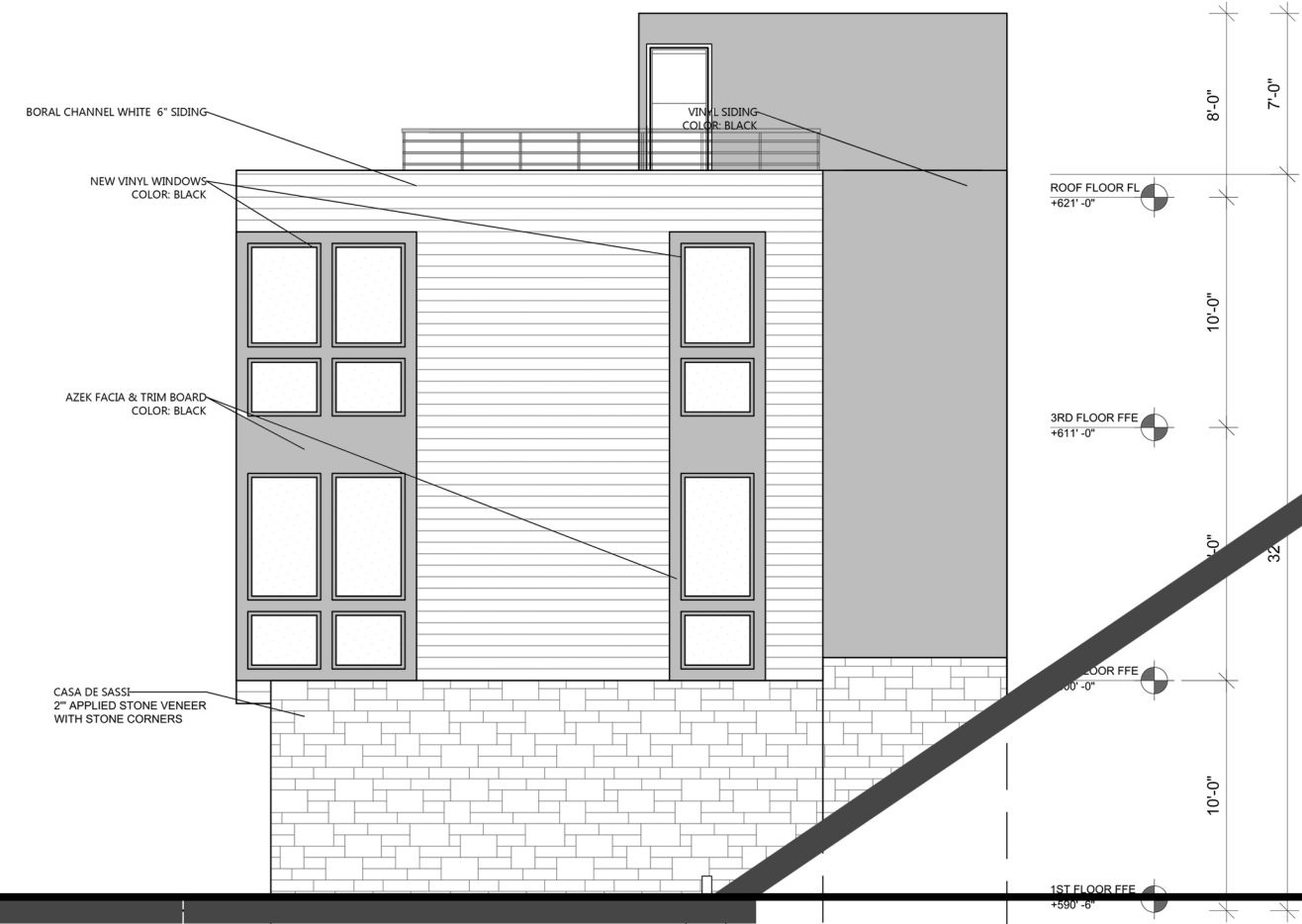
NOT TO SCALE ELEVATIONS

MAY 2026



EAST ELEVATION

EAST ELEVATION (SIDE)
NOT TO SCALE



WEST ELEVATION



SOUTH RIVERDALE DRIVE
ROCKY RIVER, OHIO

NOT TO SCALE
ELEVATIONS
MAY 2026

DESIGN REVIEW