

**UNDERLYING OWNERSHIPS AND NOTES**

P.P.N. 301-09-111  
JAMES & KAREN DOYLE, TIMOTHY & ALICE O'DONNELL  
AFN. #201510300870

P.P.N. 301-09-116 ~ PARCEL M-2 REMAINDER  
JAMES & KAREN DOYLE, TIMOTHY & ALICE O'DONNELL  
AFN. #201603100446  
(THE COSA MIA LOT SPLIT & CONSOLIDATION NO. 3)

P.P.N. 301-09-037 ~ PARCEL M  
JAMES & KAREN DOYLE, TIMOTHY & ALICE O'DONNELL  
AFN. #201510300869  
(THE COSA MIA LOT SPLIT & CONSOLIDATION NO. 3)

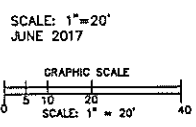
PARCELS R-1 AND R-2 TO BE RESIDENTIAL LOTS  
PARCEL R-3 NON-BUILDABLE PARCEL TO BE RETAINED BY THE HOMEOWNER'S ASSOCIATION AS COMMON AREA  
PARCEL R-4 NON-BUILDABLE PARCEL FOR PARKING  
PARCEL R-5 TO BE RESERVED FOR FUTURE DEVELOPMENT

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 1  
LPLAT 8/10/2017 3:27:22 PM  
**201708100726**

301-09-037 8/10/2017  
301-09-111 DOYLE, JAMES R & O'DONNELL, ALICE  
Tax \$ 0.00 Plat  
Conv \$ 0.00 LUC 4900 Es.  
Imp # 00102017 CASH  
822157  
CUYAHOGA COUNTY FISCAL OFFICER

**SOUTH RIVERDALE LOT SPLIT & ASSEMBLY PLAT**

BEING ALL OF PARCEL M IN THE COSA MIA LOT SPLIT & CONSOLIDATION, RECORDED IN VOLUME 329 PAGE 62 OF CUYAHOGA COUNTY MAP RECORDS AND THE REMAINDER OF PARCEL M-2 IN THE COSA MIA LOT SPLIT & CONSOLIDATION NO. 3, RECORDED IN VOLUME 383, PAGE 52 OF CUYAHOGA COUNTY MAP RECORDS, AND ADDITIONAL LAND, ALL PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 24, NOW IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND OR 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS INDICATED HEREON. BEARINGS SHOWN ARE BASED ON NORFOLK & WESTERN RAILROAD BEARING N67°14'50"E, AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH WE CERTIFY TO BE CORRECT.



THE HENRY C. REITZ ENGINEERING COMPANY  
4214 ROCKY RIVER DR., CLEVELAND OHIO 44135  
By: Stuart W. Sayler PRESIDENT 07/20/17  
STUART SAYLER, REG. SURVEYOR NO. S-8028

PROPOSED EASEMENTS SHOWN HEREON ARE TO BE RECORDED IN SEPARATE DOCUMENTS.

STORM SEWER EASEMENT TO BE ABANDONNED BY THE OHIO DEPARTMENT OF TRANSPORTATION AND REPLACED BY THE PROPOSED STORM SEWER EASEMENT TO THE CITY OF ROCKY RIVER.

PARKING EASEMENT TO BE RELOCATED. POSITION SHOWN IS PREFERRED LOCATION.

**ACCEPTANCE**  
WE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS ASSEMBLY OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE THE RECORDING THEREOF.

James Doyle JAMES DOYLE  
Karen Doyle KAREN DOYLE  
Timothy O'Donnell TIMOTHY O'DONNELL  
Alice O'Donnell ALICE O'DONNELL

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JAMES DOYLE AND KAREN DOYLE WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Rocky River OHIO THIS 10th DAY OF August 2017.

Stuart W. Sayler  
NOTARY PUBLIC

LATOYA S TURGIS-ELLIOTT  
Notary Public, State of Ohio  
My Commission Expires Sept. 27, 2021

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED TIMOTHY O'DONNELL AND ALICE O'DONNELL WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Rocky River OHIO THIS 8th DAY OF August 2017.

Kathryn Pawel  
NOTARY PUBLIC

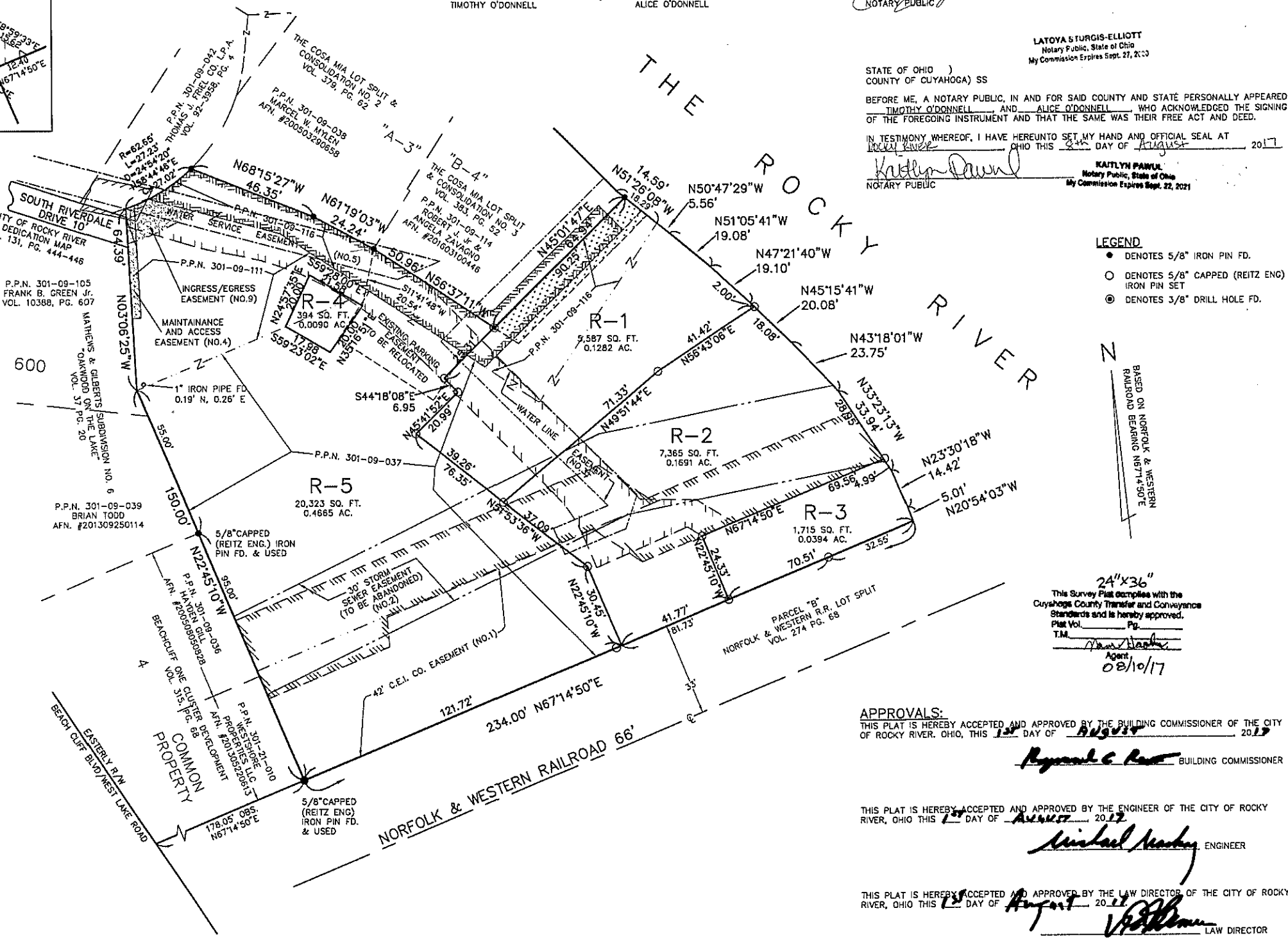
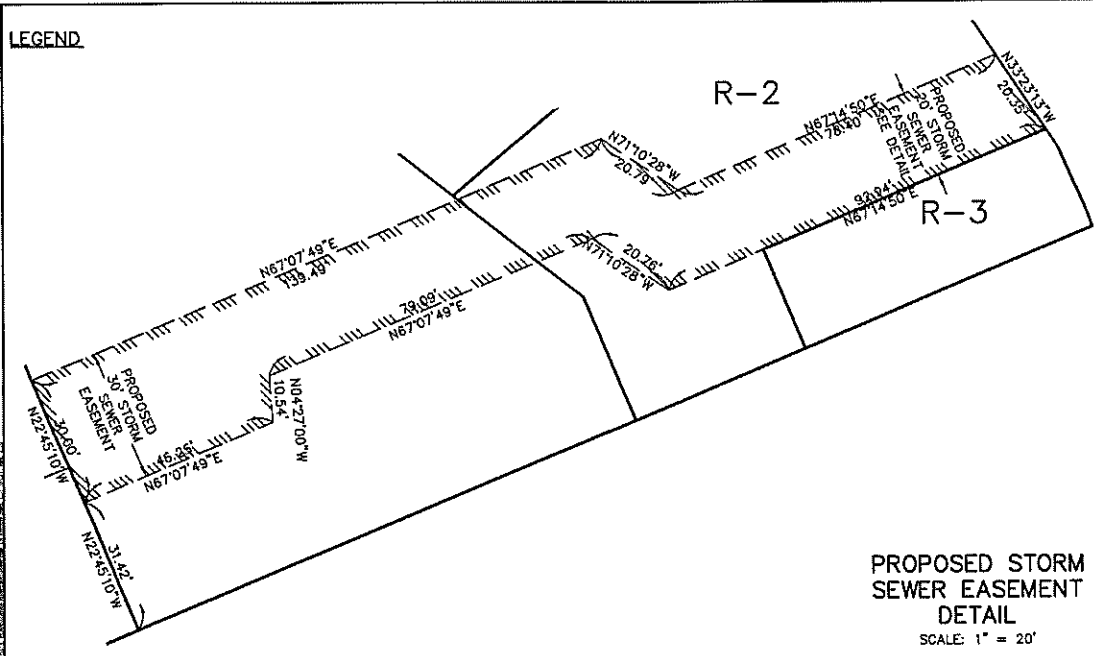
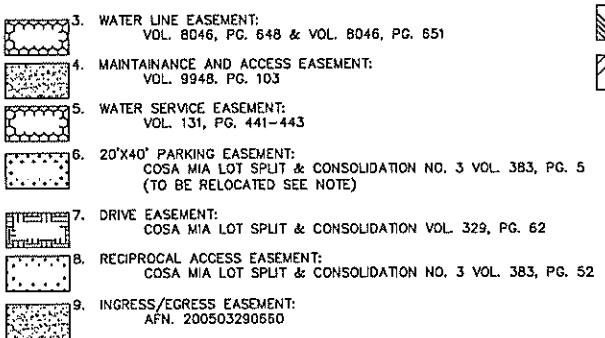
KATHY PAWEL  
Notary Public, State of Ohio  
My Commission Expires Sept. 22, 2021

**EXISTING EASEMENTS**

- 42' C.E.I. CO. EASEMENT: VOL. 12965, PG. 55
- 30' STORM SEWER EASEMENT: VOL. 10689, PG. 177 (TO BE ABANDONED, SEE NOTE)
- WATER LINE EASEMENT: VOL. 8046, PG. 648 & VOL. 8046, PG. 651
- MAINTAINANCE AND ACCESS EASEMENT: VOL. 9948, PG. 103
- WATER SERVICE EASEMENT: VOL. 131, PG. 441-443
- 20'X40' PARKING EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION NO. 3 VOL. 383, PG. 5 (TO BE RELOCATED SEE NOTE)
- DRIVE EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION VOL. 329, PG. 62
- RECIPROCAL ACCESS EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION NO. 3 VOL. 383, PG. 52
- INGRESS/EGRESS EASEMENT: AFN. 200503290650

**PROPOSED EASEMENTS**

- 20' STORM SEWER EASEMENT: REPLACES ABANDONNED STORM EASEMENT TO ODOT.
- PARKING EASEMENT: RELOCATED FROM POSITION SHOWN IN COSA MIA LOT SPLIT & CONSOLIDATION NO. 3. EASEMENT LANGUAGE TO BE AGREED UPON BY BENEFITTING PARCEL OWNER AND RECORDED IN SEPARATE DOCUMENT
- DRIVE EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION VOL. 329, PG. 62



- LEGEND**
- DENOTES 5/8" IRON PIN FD.
  - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
  - ⊙ DENOTES 3/8" DRILL HOLE FD.

24"x36"  
This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.  
Plat Vol. \_\_\_\_\_ Pg. \_\_\_\_\_  
Stuart W. Sayler  
Agent  
08/10/17

**APPROVALS:**  
THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF ROCKY RIVER, OHIO, THIS 10th DAY OF August 2017

Raymond C. Rose BUILDING COMMISSIONER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF ROCKY RIVER, OHIO THIS 10th DAY OF August 2017

Michael Mackay ENGINEER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER, OHIO THIS 10th DAY OF August 2017

Robert J. ... LAW DIRECTOR



PLAT DATA SHEET

301-09-037 8/10/2017  
301-09-111  
DOYLE, JAMES & KAREI & O'DONNELL,  
Plat  
Sale: \$ 0.00 LUC: 4900 Ex:  
Conv. \$ 0.00  
Rcpt: N-08102017 CASH  
822167  
CUYAHOGA COUNTY FISCAL OFFICER

Plat Title: South Riverdale Lot Split & Assembly Plat

Plat Type: Lot Split & Assembly Plat

Municipality: Rocky River

Township: Original Rockport Township Section No. 24

Parent Parcel Numbers: 301-09-037 , 301-09-111 , 301-09-116 ,

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

Number of New parcels created: 5

Number of deeds filed with plat: 0

Plat Size: 24"x36"

Date Filed: 08/10/2017

Recorder's Fee: \_\_\_\_\_

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 1  
LPLAT 8/10/2017 3:27:22 PM  
**201708100726**

New Parcels

Parcel Name/Sublot:	New Permanent Parcel Number:
<u>R-1</u>	<u>301-09-117</u>
<u>R-2</u>	<u>301-09-118</u>
<u>R-3</u>	<u>301-09-119</u>
<u>R-4</u>	<u>301-09-120</u>
<u>R-5</u>	<u>301-09-121</u>
_____	_____
_____	_____
_____	_____

# 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

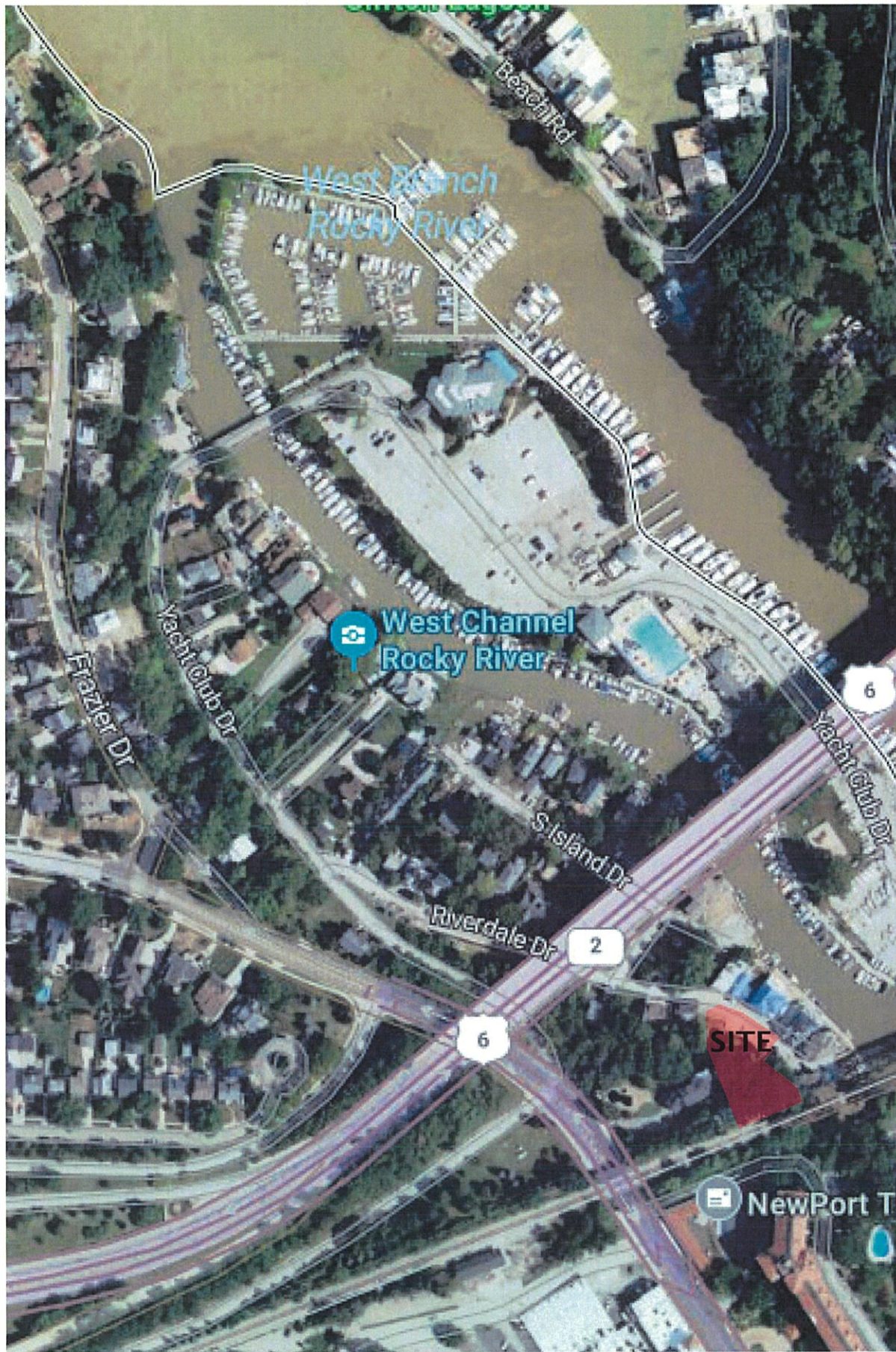
EXISTING LOT AREA PER DWELLING UNIT: 20,323 SQ FT

MAXIMUM ALLOWED LOT COVERAGE (BY BUILDING): 30%

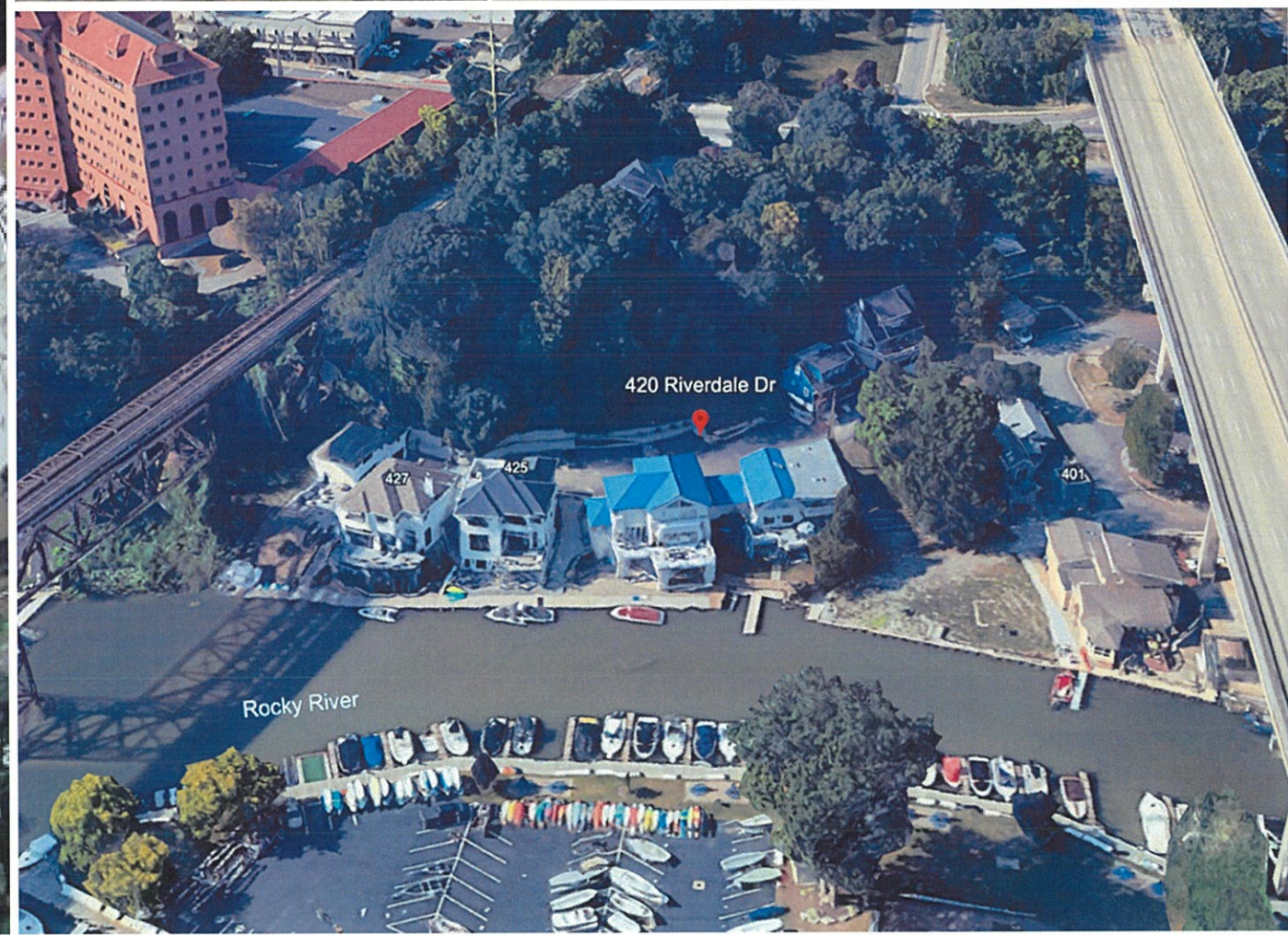
PROPOSED LOT COVERAGE (BY BUILDING): 1,400 SQ FT (6.88%)

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

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

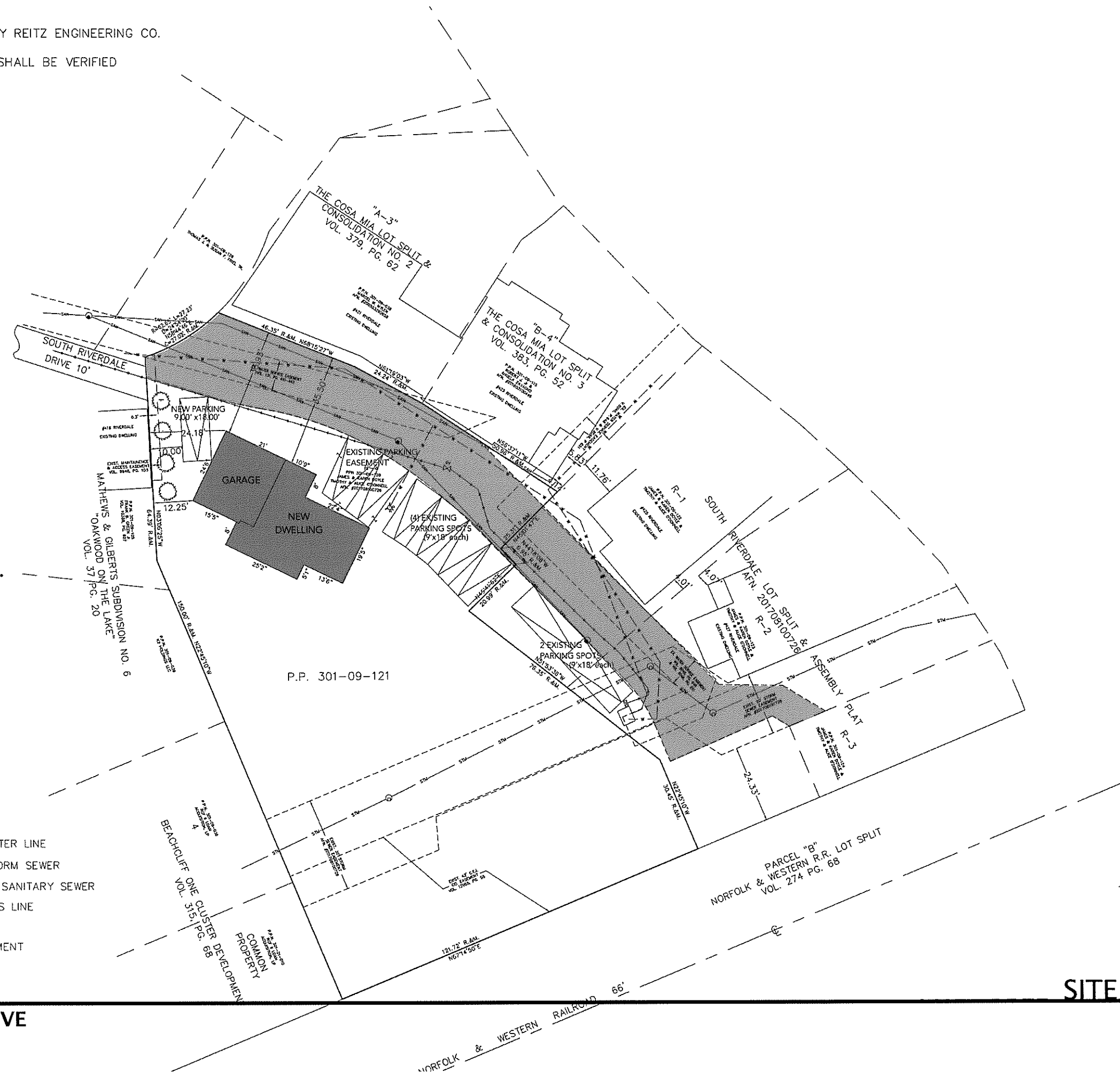


**SITE PHOTO**



**SITE PHOTOS**

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**

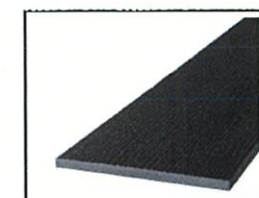
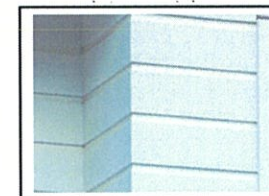
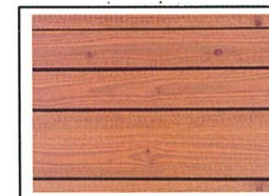
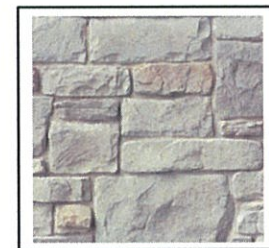
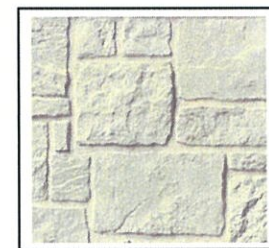
**SITE PLAN**

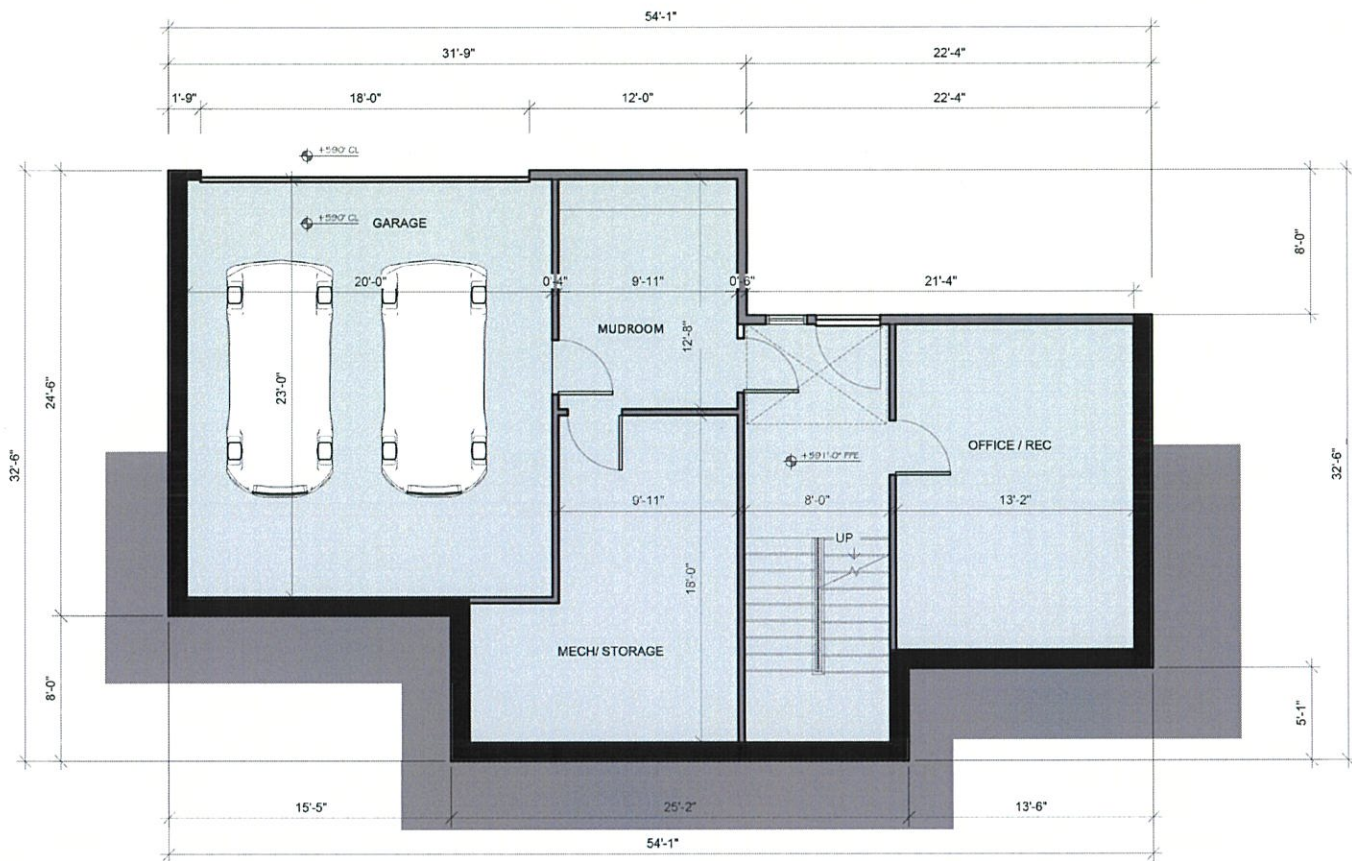
APRIL 2026

DESIGN REVIEW

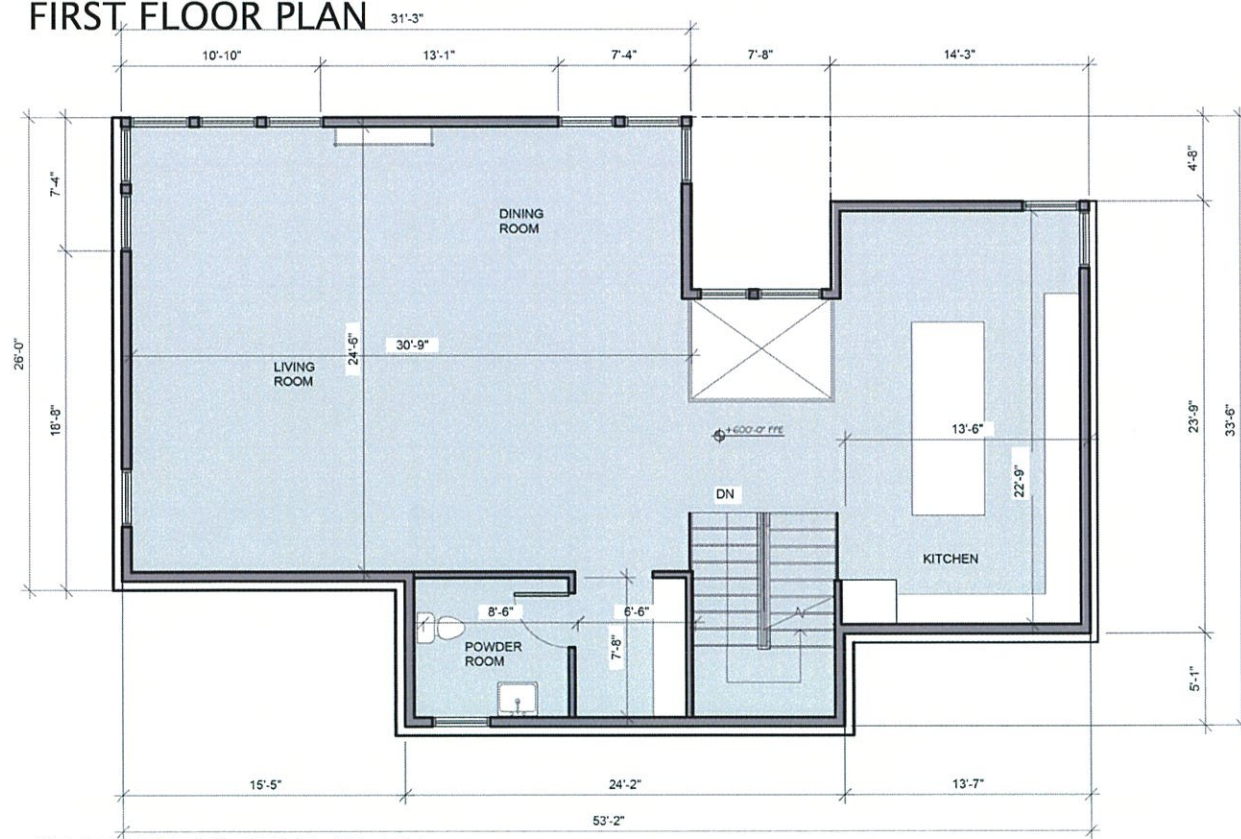


MATERIALS

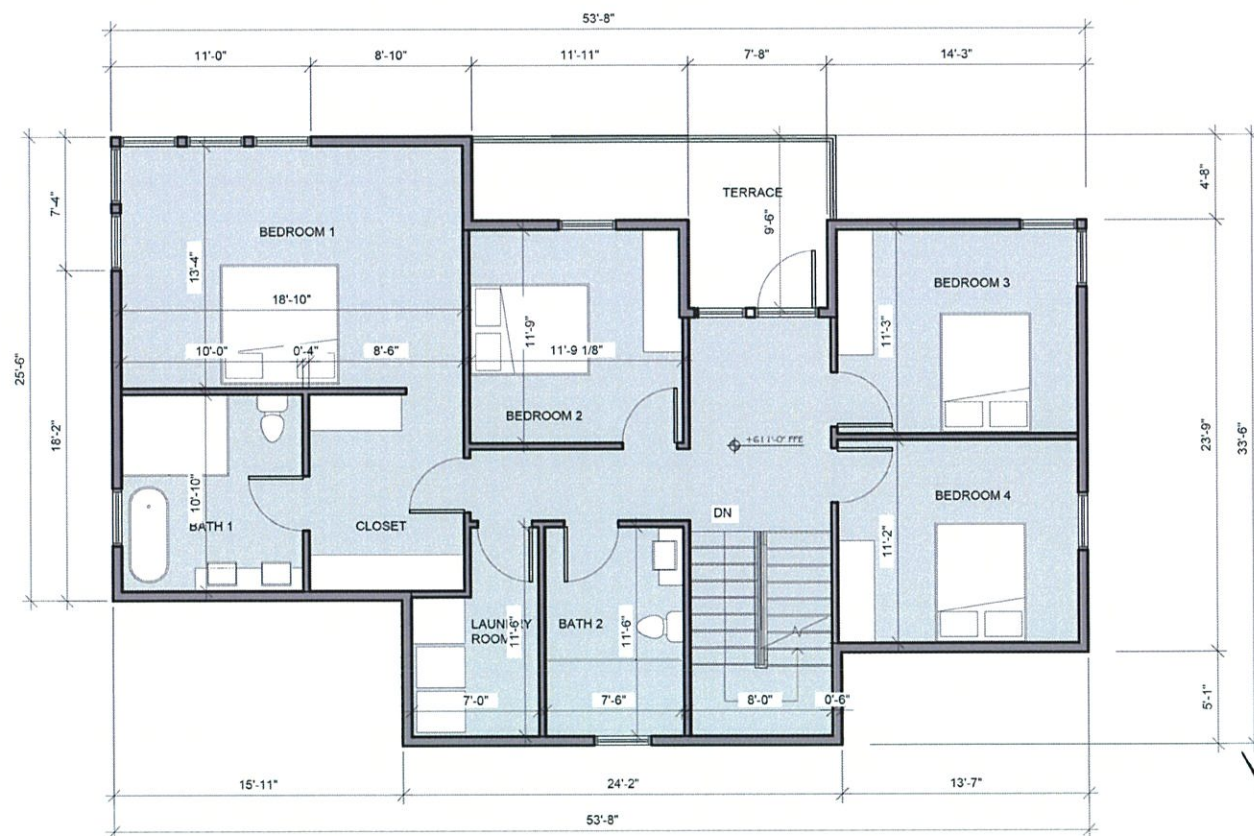




FIRST FLOOR PLAN



SECOND FLOOR PLAN

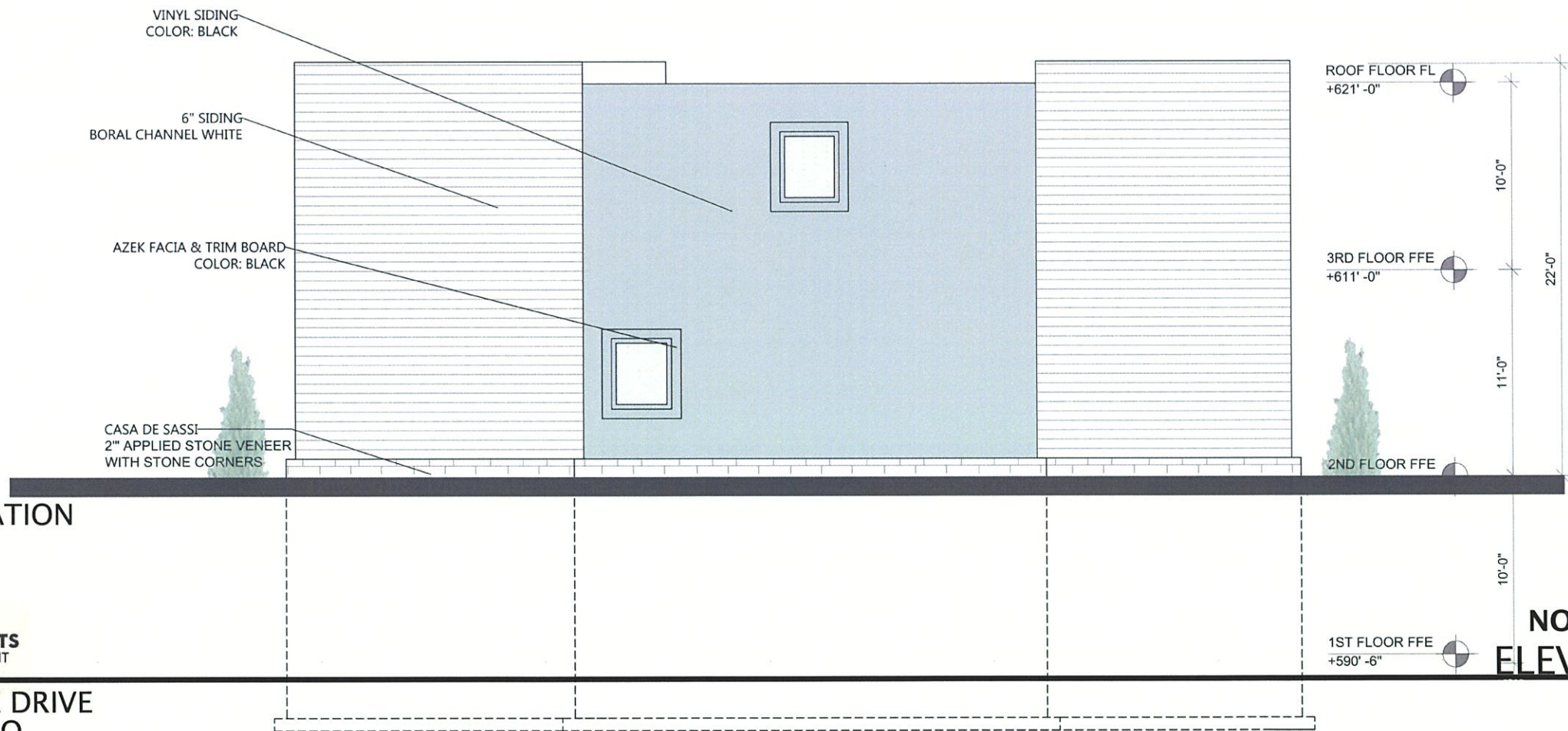


THIRD FLOOR PLAN





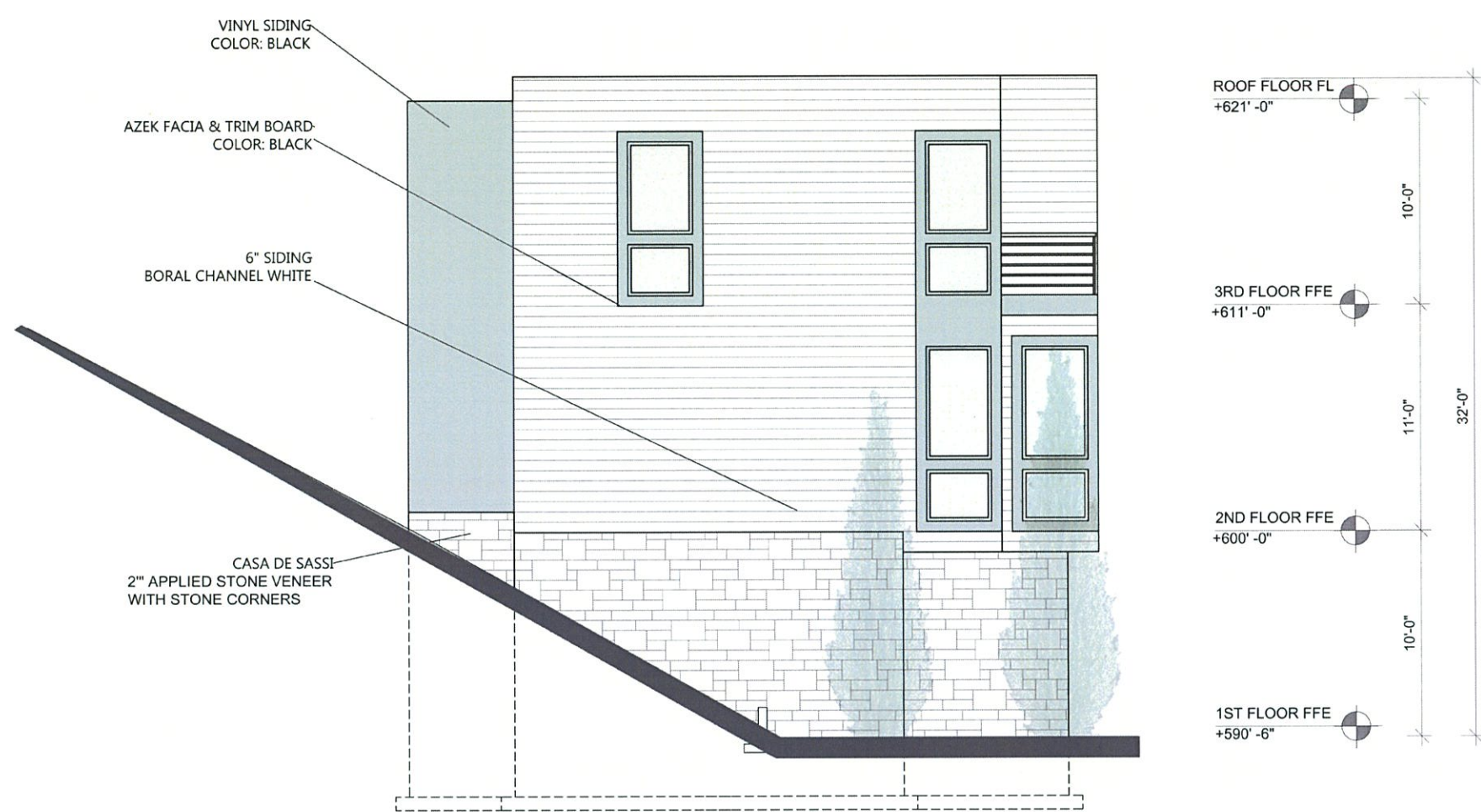
NORTH ELEVATION



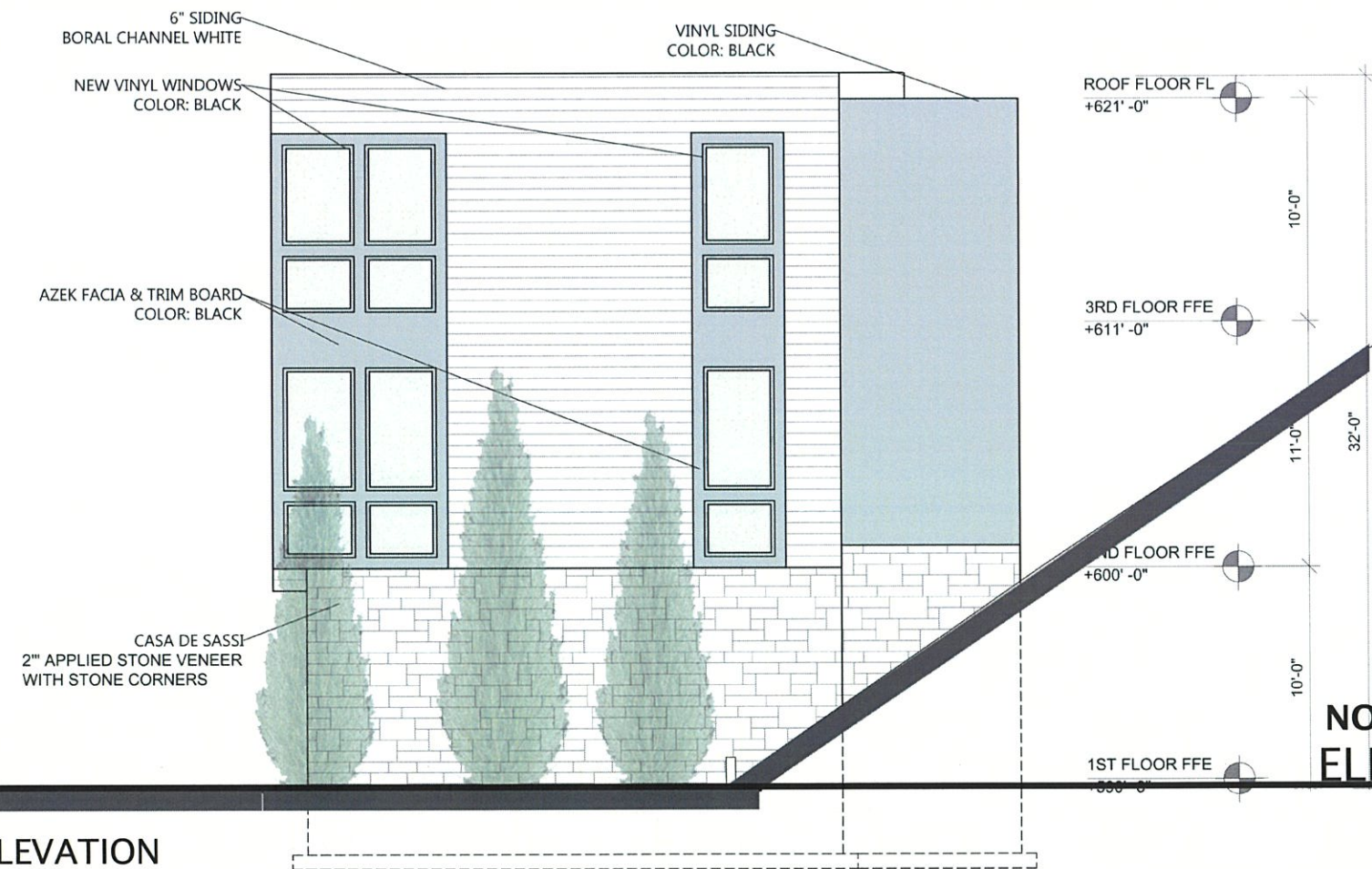
SOUTH ELEVATION



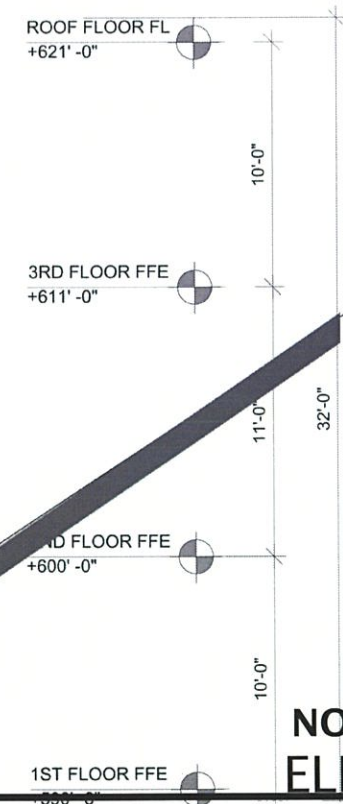
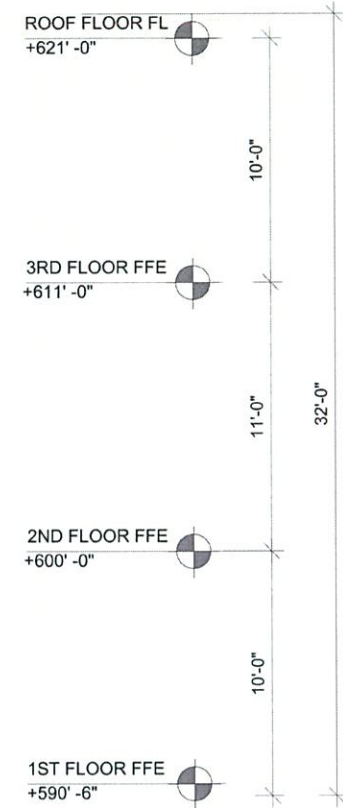
NOT TO SCALE  
ELEVATIONS



EAST ELEVATION



WEST ELEVATION



NOT TO SCALE  
ELEVATIONS

