Revised Preliminary Plan

Hinckley Senior Apartments

Hinckley Township

Meeting:	August 4, 2021	**Parcels:**	01703C01010
App. No.:	068-2021 RPP		01703C02002
Developer:	Pride One		01703C02003
	Ben Weinerman		01703C02004
Site Area:	~~17.89~~ 17.12 acres		~~01703C02005~~
Units:	~~125~~ 117		~~01703C02008~~
Township:	Hinckley	**School Dist.:**	Brunswick City Schools
Zoning:	B-1 General Business	**Reviewer:**	Denise Testa
Utilities:	Central Water & Sewer		

EXECUTIVE SUMMARY

The site is located east of West 130th Street and south of Center Road in Hinckley. Zoned as B-1 Business District on the western edge of Hinckley Township, the entire site will combine ~~six~~ four existing parcels totaling ~~17.89~~ 17.12 acres with ~~125~~ 117 units including ~~113~~ 109 ranch units and ~~12~~ 8 townhouse units complimented with a pool and building for lease.

The revised Preliminary Plan eliminates two parcels, removes two buildings on the eastern side of Private Street A, reconfigures buildings on the western side of Private Street A, decreases the number of total units and acres and relocates a stormwater management area to the northwest corner on Center Road. Revisions are highlighted.

RECOMMENDATION: APPROVAL WITH MODIFICATIONS

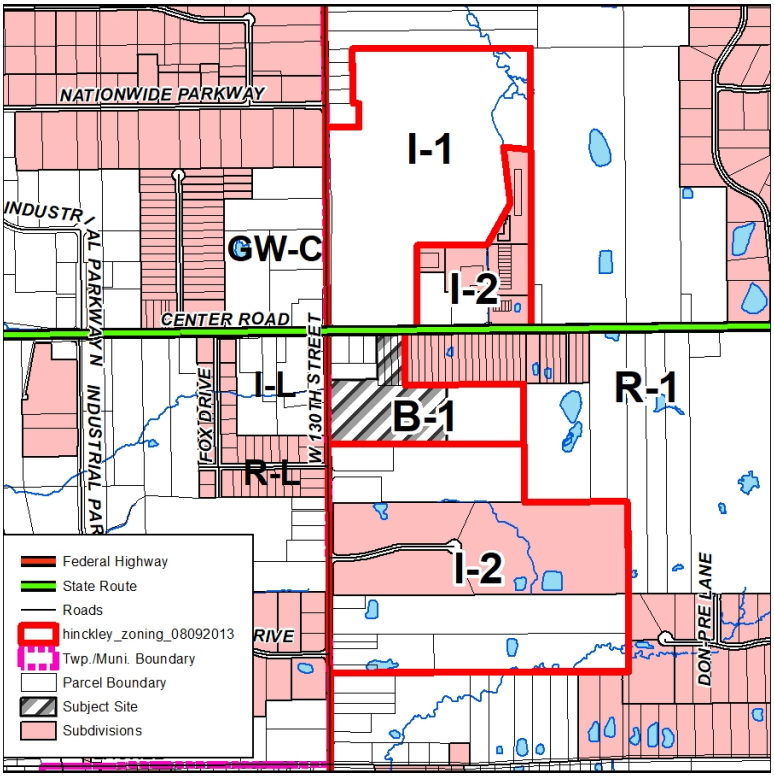
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	I-1 Office/Light Industrial I-2 Light Manufacturing/Industrial	Grocery Distribution Center Business District
South	I-2 Light Manufacturing/Industrial	Industrial Land Use
West	I-L Light Industrial R-L Low Density Residential	Business District Single Family Residential
East	R-1 Residential	Single Family Residential

Proposal: The applicant proposes the following on the ~~17.89~~ 17.12-acre site:

- ~~24~~ 23 building clusters with ~~125~~ 117 units including ~~113~~ 109 ranch units and ~~12~~ 8 townhouse units for individuals over 55 years of age;
- Plans include three stormwater management ponds;

- A pool and building for lease are located on the southwest corner of the property.



Access: Five private streets are included within the development including Private Street A accessing West 130th Street and Private Street B accessing Center Road.

Site Conditions: The largest parcel of 16 acres includes a grassy field with trees. All other parcels are similar and currently not in use. This site is not in the floodplain.

Zoning: The subject property is zoned B-1 Business District. According to the Hinckley Township Zoning Regulations, a B-1 designation includes conditional use for senior citizen residential facilities.

Comprehensive Plan: The Township's Comprehensive Plan indicates "planning for new growth and development that serves current and future needs in a cost effective manner."

The plan also includes the goals listed below associated with housing for seniors and growth on the western side of the township as seen in the passages below.

"Plan for Seniors: With a two-acre minimum lot size for a majority of the township's residentially-zoned property (excluding conservation districts), the need for smaller-scale senior housing has become crucial. Smaller scale housing would allow residents to age within Hinckley, while avoiding the maintenance that would accompany a large-lot residence. The general preference for this housing type was smaller detached independent living units."

"Keep Growth to the West: With a remarkable amount of consistency, the Steering Committee members and the general public have identified the western boundary of the township as the area most appropriate for growth. This area is currently home to a number of commercial uses, is in close proximity to the I-71 exit, and is currently served by both water and sanitary sewer service, and generally falls within the sewer service expansion area identified by Medina County."

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Salvatore Grida (Comments from Preliminary Plan)
Brunswick City Schools
sgrida@bcsoh.org
330.273.0204

This subdivision is completely in the Brunswick City School District…As such, need additional information on the development plan and what type of financial stress such development may have on the BCSD school system. Note: Denise Testa, Department of Planning Services, informed BCSD that the development is designated for ages 55+ limiting the financial stress on the school district.

Pamela Plavescki
City of Brunswick
pplavecski@brunswick.oh.us
330.558.6865

Matt Jones
City of Brunswick
jones@cvelimited.com

Grant Aungst
City of Brunswick
gaungst@brunswick.oh.us

(Comments from Preliminary Plan)

Matt Jones, Consulting City Engineer for the City of Brunswick has the following concerns.

1. *He would like to request a traffic impact study as he thinks this has the potential to cause issues in Brunswick.*
2. *The City Engineer wishes to see a warrant analysis for a left turn lane from southbound West 130th into the development.*
3. *What impact will the additional traffic have on the level of service at Center Road and West 130th (the signal at that intersection is owned and operated by the City of Brunswick)?*

Note from Denise Testa, Planning Services: The subdivision is located entirely in Hinckley Township; therefore, it will need to comply with the Township Zoning Resolution and County Subdivision Regulations.

Matt Martin: CONDITIONAL APPROVAL
Medina County Highway Engineer's Office
mmartin@medinaco.org
330.722.9358

1. *O.D.O.T. approval required for S.R. 303 access.*
2. *Traffic Impact Study to be completed for the W. 130th Street access to determine the necessity for turn lane(s).*
3. *Frontage improvements to be completed along W. 130th Street.*
4. *Overland flood routes to be completed as part of drainage design.*
5. *The stormwater management pond outlets for the ponds that outlet to the north/east of the site are to be conveyed directly to the SR303 road ditch, as there is not a reasonable/defined outlet for the flows to cross the existing properties between the project and SR303.*

6. *Detention basin along W. 130th may require safety measures to be installed due to the proximity to the roadway, dependent upon basin design.*
7. *Stormwater conveyance from property to the south to be provided to allow for the offsite flows to enter project site.*
8. *Private streets to meet design criteria per the Engineering Code including 7" thickness.*

Jennifer Martin: APPROVED
Medina County Sanitary Engineers Office
jmartin@medinaco.org
330.723.9585

1. *The water and sanitary sewer connections providing service to this parcel will be considered PRIVATE and will be the responsibility of the owner to maintain.*
2. *The owner will be required to submit an application to the Ohio EPA in order to obtain a Sanitary Sewer Permit-to-Install.*
3. *Commercial permit application must be submitted and approved prior to construction. Permit application must meet the current Rules and Regulations for water and sanitary sewer per the Sanitary Engineers Office.*

Gabe Gerbasi: CONDITIONAL APPROVAL (Comments from Preliminary Plan)
Hinckley Fire Department
ggerbasi@hinckleyfire.us
330.273.2591

Note: Comments submitted for Concept Plan meeting December 16, 2020.

1. *Dead End Lanes/Turn Arounds: D103.4 Dead-ends: Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall comply with width and turnaround provisions in accordance with Table D103.4. Status: PASS. Notes: All dead ends appear to be under 150 feet.*
2. *Fire Lane Signs: D103.6 Signs: Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING-FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Sections D103.6.1 or D103.6.2. 1. Signs: Fire lanes shall be posted at a maximum of every seventy-five (75) feet with an approved sign capable of being seen from the direction of travel. 2. Sign design: Signage for posting fire lanes shall conform to Ohio Department of Transportation sign regulations and standard for parking control zones as contained in the "Ohio Manual of Uniform Traffic Control Devices." 3. Sign height: Fire lane signs shall be mounted so that the bottom edge is a minimum of seven (7) feet but not more than eight (8) feet from the fire lane pavement surface. Signs shall be mounted so as to be legible from all directions of traffic travel. Status: PASS. Notes: Not required.*
3. *Minimum Road Width (See Table D103.4): TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS LENGTH WIDTH 0-150 20' 151-500*

20' 501-750 26'. Status: Correction Notice. Notes: Please provide roadway dimensions on updated site plan.

4. *Proper Turning Radii: D103.3 Turning radius: The minimum turning radius shall be determined by the fire code official. Status: Correction Notice. Notes: Please provide turning radii on updated site plan.*
5. *Fire Hydrants Along Apparatus Access Roads: C102.1 Fire hydrant locations: Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Status: Correction Notice.*
6. *Hydrant Design: C105.2.1 Hydrant design: All fire hydrants, not part of a private yard system, shall meet the public water authority specifications and shall have at least two (2), two-and-one half (2-1/2) inch hose nozzles, and one steamer type nozzle of a size acceptable to the fire code official. The size of each nozzle shall be an inside measurement. All nozzles are to be equipped with a hose thread or connection and shall be acceptable to the fire code official. Fire hydrant colors shall be designated by the fire code official. Status: Correction Notice. Notes: All steamer type nozzles must be 4 inch Storz connections.*
7. *Hydrant Height/Location: C105.2.2 Hydrant height and location: Fire hydrant height shall be at least twelve (12) inches, but no more than twenty-one (21) inches above the surrounding finished grade. Such measurements shall be made from the bottom of the lowest nozzle on the hydrant barrel. Break type fire hydrants shall have such feature installed as close as practical, or to serve such purpose, to the surrounding finished grade. Fire hydrants shall be located back of curb or road surface no more than three (3) to five (5) feet. Status: Correction Notice. Notes: Any hydrants near public parking must have impact protection.*
8. *Hydrant Spacing: C105.1 Hydrant spacing: Along all public and private water mains, hydrants shall be located at distances no greater than three hundred (300) feet apart, as measured along the main, except in areas of one-, two- and three-family residential buildings, such distance shall be no greater than five hundred (500) feet. Status: Correction Notice.*
9. *Hydrants within 400" of all building openings: C105.2 Structure protection: Fire hydrants connected to the public water supply shall be located within four hundred (400) feet of all building access points as designated by the fire code official, and shall be measured along actual fire apparatus routes of travel. Status: PASS.*
10. *Residential Hydrant Flow: B105.1 One-, two-, and three-family dwellings: The minimum fire-flow requirements for one-, two-, and three-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m2) shall be 1, 000 gallons per minute (3785.4 L/min). Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m2) shall not be less than that specified in Table B105.1. Status: Correction Notice.*
11. *Water Main Sizing: B105.3 Water mains: Water main size shall be designed using Table B105.1 requirements. No water main shall be less than six (6) inches in diameter (AWWA) in one-, two- and three-family dwelling areas and not less than eight (8) inches in multi-family areas or commercial areas. All water mains shall be sectionalized and looped. Dead end water mains shall require approval from the fire code official. Status: PASS. Notes: Approval if all water main plans meet specifications of Medina County Sanitary Engineer.*

12. *Site Access: Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads. D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads. Status: Correction Notice.*
13. *D103.2 Grade: Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire chief. D103.2 Grade: Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire chief. Status: Correction Notice. Notes: No grades steeper than 10 percent.*
14. *D103.4 Dead-ends: Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall comply with width and turnaround provisions in accordance with Table D103.4*
15. *D103.4 Dead-ends: Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall comply with width and turnaround provisions in accordance with Table D103.4*
    Status: PASS. Notes: No dead ends appear to be in excess of 150 feet.
16. *D104.3 Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.*
17. *D104.3 Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Status: PASS.*
18. *D106.1 Projects having more than 100 dwelling units: Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Status: PASS.*
19. *In my review of the concept plan, Hinckley Fire Department gives conditional approval on the project. Please refer to the attached plan review document. The items that need more information or correction are labeled as Correction Notice. In future consideration of the project Hinckley Fire Department requests approved plans for the leasing office and pool storage/maintenance building.*
20. *The following Site Plan Review Checklist is required information for permit. Use of this form does not guarantee that plans will be accepted on the first submittal, but will aid in reducing the number of resubmittals required due to lack of information or conflicting information being provided. This checklist should not be considered to be all inclusive. Additional information may be required. Use of this checklist will not eliminate the requirement for a good knowledge and understanding of NFPA 72, National Fire Alarm Code, NFPA 70, National Electrical Code, NFPA 13, Standard for the Installation of Fire Sprinkler Systems, and/or other appropriate NFPA standards, Ohio Building codes (FBC), Life Safety Code NFPA 101, and the ordinances established by the Medina County and Hinckley Township. Please contact Assistant Fire Chief Gerbasi with any questions.*

Jared Feller
ODOT
Jared.feller@dot.ohio.gov
419.207.7058

1. *ODOT District 3 has no additional comments regarding the Revised Preliminary Plan to add to our comments on the Preliminary Plan (see #2-3). We have received the Traffic Impact Study for the proposed development and are currently working through ODOT's access permit process with the developer.*

Michael Martin: APPROVAL
Medina County Tax Map Office
mamartin@medinaco.org
330.725.9798

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures. See original comments 2-5 from Preliminary Plan.*
2. *Road names when issued need to be confirmed with Tax Map Office before being put on plat.*

Tom Wilson (Comments from Preliminary Plan)
Hinckley Township Zoning Inspector
twilson@hinckleytwp.org
330.690.5298

Pride One has followed the Hinckley (Zoning) Code and I see nothing other than waiting for the Hinckley Board of Zoning Appeals (BZA) to rule on the two variances which will happen on February 24. Once the BZA meets and acts on the variances, I will send the site plan to the Zoning Commission to review.

Matthew Marzullo
Hinckley Township Zoning Commission Chairperson
mmarzullo.htzc@gmail.com
330.278.4181

1. *Our Zoning Commission will not meet until next Thursday so we have not had an opportunity to review this plan together just yet. Here are a few notes that stand out with a cursory overview of the plan.*
2. *The dry basin structures indicated on the site plan do not appear to meet the required setbacks for "ponds" from the ROW, side or rear yard requirements, if your board decides they should meet the same setbacks as a pond. As a board we have not had the opportunity to discuss this at any length. I am of the opinion that although this is designed to be dry most of the time, it is still designed for managing water runoff and as such will fill with any noticeable precipitation, therefore it needs to be treated as if it's full. There may be safety concerns with its proximity to the ROW.*

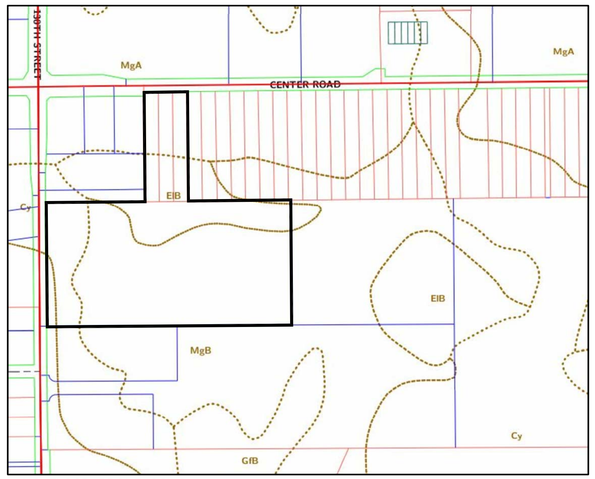
3. *Unless I missed them, I believe we are missing any information regarding wetlands, delineation of existing drainage patterns, and providing evidence that drainage meets the code for subdivision development. Also, I'd like to see that this project will not negatively impact downstream neighbors. Based on the input from neighbors and flooding photos that have been forwarded to the township, I'd like to request a downstream water study from the applicant.*
4. *The NE lot line does abut a residential district and would require screening which is also absent from the plan.*

Department of Planning Services Staff Comments

1. Provide copies of variances, noted on the preliminary plan and approved by Hinckley Township.
2. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)(b)1.
3. If applicable, provide the enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws. § 404(B)(1)(c) 9. Provide a word document of the declaration of covenants and restrictions so that it can be reviewed by the prosecutor's office.
4. Submit evidence indicating that the proposed subdivision substantially meets the standards and requirements of the Hinckley Township Zoning Resolution per § 404(C)(4)b.1.
5. Correspondence with the US Army Corps of Engineers is required with the Preliminary Plan application and wetlands must be shown if applicable § 404(C)(2)(c)(18).

Recommendation: DPS Staff recommends **APPROVAL WITH MODIFICATIONS** of the Preliminary Plan for Hinckley Senior Apartments.

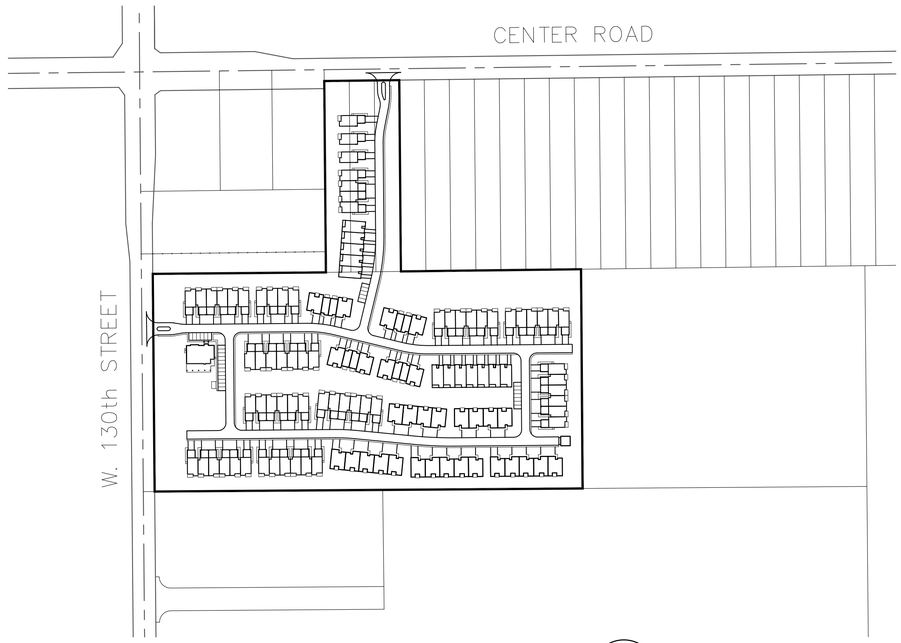
1. Satisfy DPS comments or provide update regarding the comments listed when submitting the Final Plat.
2. Satisfy all agency comments listed above.



NO FLOOD PRONE SOILS

SOILS MAP

NO SCALE



OVERALL SITE PLAN

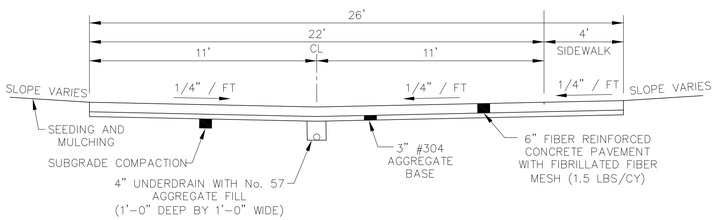
SCALE: 1" = 200'

N

SHEET INDEX:
SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN
SHEET 3 EXISTING DRAINAGE MAP

LOCATION MAP

NO SCALE



PRIVATE STREET PAVEMENT SECTION

NO SCALE

REVISED PRELIMINARY PLAN

FOR

HINCKLEY SENIOR HOUSING

TOWNSHIP OF HINCKLEY, COUNTY OF MEDINA, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: W. 130TH STREET & CENTER ROAD, HINCKLEY, OHIO

PARCELS: 01703C01010 15.94 AC
01703C02002 0.77 AC
01703C02003 0.77 AC
01703C02004 0.77 AC

SITE AREA: 18.25 AC SITE AREA (GROSS)
−0.57 AC REMAINDER 017−03C−01−010
−0.43 AC EXISTING ROW
−0.13 AC PROPOSED ADDITIONAL 10' ROW
17.12 AC TOTAL SITE AREA (NET)

AREAS:

BUILDING AREA:	4.4 AC	26%
PAVEMENT AREA:	3.5 AC	20%
TOTAL=	7.9 AC	46%

BUILDING COVERAGE AREA:

TYPE A:	1600 SF x 66 =	105600 SF
TYPE B:	1784 SF x 23 =	41032 SF
TYPE C:	1730 SF x 12 =	20760 SF
TYPE D:	1784 SF x 8 =	14272 SF (RANCH UNITS)
TYPE D:	886 SF x 8 =	7088 SF (TOWNHOUSE UNITS)
CLUBHOUSE:	3547 SF x 1 =	3547 SF
BUILDING COVERAGE:		192,299 SF (4.4 AC) 26%

PAVEMENT COVERAGE AREA: 153,758 SF (3.5 AC) 20%
INCLUDES: STREETS, SIDEWALKS, PATIOS

PROPOSED UNITS: 117 UNITS TOTAL
109 RANCH UNITS
8 TOWNHOUSE UNITS

BUILDINGS: 12 TYPE A RANCH
5 TYPE B RANCH
2 TYPE C RANCH
4 TYPE D RANCH/TOWNHOUSE

UNIT TYPES: 66 TYPE A RANCH 56%
23 TYPE B RANCH 20%
12 TYPE C RANCH 10%
16 TYPE D RANCH 14%
8 RANCH
8 TOWNHOUSE

DENSITY: 6.8 UNITS PER AC

ZONING: B−1 BUSINESS DISTRICT

	PER CODE	SHOWN
MIN. LOT AREA:	30,000 SF	17.12 AC
MIN. LOT WIDTH:	125'	197'
MAX. SITE COVERAGE:		
BUILDINGS:	30% (5.3 AC)	26% (4.4 AC)
BUILDINGS & PAVEMENT:	60% (10.7 AC)	46% (7.9 AC)
MIN. SETBACK FROM ROW:	75'	75'
MIN. SIDE AND REAR YARDS:		
ADJOINING NON−RESID:	30'	30'
ADJOINING RESIDENTIAL:	100'	100'
MIN. PARKING SETBACKS:		
FROM STREET ROW:	25'	25'
ADJACENT BUSINESS:	15'	15'
ADJACENT RESIDENTIAL:	25'	25'
MAX. BUILDING HEIGHT:	35'	35'

LANDSCAPING: PER HINCKLEY TOWNSHIP ZONING SUB−SECTION 6B.8

DEVELOPER:
PRIDE ONE CONSTRUCTION
2211 MEDINA ROAD
SUITE 100
MEDINA, OHIO 44256
BEN WEINERMAN
330−590−8017

DESIGN ENGINEER/SURVEYOR:
DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
CHRIS SCHMIDT, P.E.
330−590−8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	01/04/2021
2	07/06/2021

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 330.593.7300

HINCKLEY SENIOR HOUSING
REVISED PRELIMINARY PLAN

PROJECT NUMBER
2353

DATE
2021-07-06

1 / 3

File: I:\Up- erg\projects\2353 hinckley senior housing\dwg\2353 prelim plan-revised (mid cul-de) Saved: 7/7/2021 3:52 PM (00030) Plotted: 7/7/2021 3:54 PM (00030) Plotstyle: (DSC 2019.stb) Scale: (1:1) Page Setup: (----)

CENTER ROAD

CITY OF BRUNSWICK

HINCKLEY TOWNSHIP

W. 130TH STREET

N 89°17'21" E 197.97'

ESTIMATED PRELIMINARY SIZE AND LOCATION OF STORMWATER MANAGEMENT, SUBJECT TO CHANGE PER STORMWATER MANAGEMENT ENGINEERING, TYPICAL ALL STORMWATER MANAGEMENT AREAS.

STORMWATER MANAGEMENT, DRY BASIN, AND EROSION & SEDIMENT CONTROL DURING CONSTRUCTION, TYP.

FAUX-GATE ENTRY FEATURE, TYP.

25' PRKG. SB

75' BLDG. SB

15' PARKING SETBACK

30' BUILDING SETBACK

N 00°30'13" W 450.37'

P.P.N. 017-03C-01-001
Emil Wolny Properties LLC
08/02/2006
20060R023783
1.025 Ac. Dd.

P.P.N. 017-03C-01-002
Emil Wolny Properties LLC
08/02/2006
20060R023783
0.8413 Ac. Dd.

P.P.N. 017-03C-02-001
Emil Wolny Properties LLC
08/02/2006
20060R023783
0.8413 Ac. Dd.

P.P.N. 017-03C-01-004
Emil Wolny Properties LLC
08/02/2006
20060R023783
1.807 Ac. Dd.

WOODED AREA

M.N.S.

Ex. Bldg.

B-1

N 89°17'21" E 487.10' Dd. & Msd.

S 00°30'13" E 54.63' Dd. & Msd.

017-03C-01-010
0.57 AC AREA

N 89°29'49" E 457.10'

BLDG A1a 1 UNIT

BLDG A1b 1 UNIT

BLDG A1c 1 UNIT

BLDG A2 4 UNITS

BLDG C1 5 UNITS

S/L 30

S/L 31

PRIVATE STREET A

017-03C-02-002

017-03C-02-003

017-03C-02-004

S 00°30'13" E 505.00'

25' PARKING SETBACK S/L 29

S/L 28 S/L 27 S/L 26 S/L 25 S/L 24 S/L 23 S/L 22 S/L 21 S/L 20 S/L 19

017-03C-02-005 017-03C-02-006 017-03C-02-007 017-03C-02-008 017-03C-02-009 017-03C-02-010 017-03C-02-011 017-03C-02-012 017-03C-02-013 017-03C-02-014

Mount Pleasant Home Sites
P.B. 4, Pg. 8A

N 89°17'21" E 475.38'

25' PARKING SETBACK

STORMWATER MANAGEMENT, DRY BASIN, AND EROSION & SEDIMENT CONTROL DURING CONSTRUCTION, TYP.

100' BUILDING SETBACK

BLDG A3 6 UNITS

BLDG A4 4 UNITS

BLDG D1 4 UNITS

BLDG D2 4 UNITS

BLDG A6 6 UNITS

BLDG A7 6 UNITS

PRIVATE STREET B

LEASING/CLUB HOUSE/MAIL

BLDG A5 7 UNITS

BLDG D4 4 UNITS

BLDG D3 4 UNITS

17.12 AC SITE AREA

PRIVATE STREET C

PRIVATE STREET D

BLDG C2 7 UNITS

BLDG A8 6 UNITS

60' ACCESS & UTILITY EASEMENT, TYP.

N 00°30'11" W 574.44'

S 00°25'34" E 578.72'

P.P.N. 017-03C-01-010
Emil Wolny Properties LLC
04/04/2018
20180R006706
16.155 Ac. Dd.

P.P.N. 017-03C-02-038
Avacar Properties Ltd.
04/04/2018
20180R006706
10.000 Ac. Dd.

BLDG A10 6 UNITS

BLDG A9 6 UNITS

BLDG B2 4 UNITS

BLDG B1 4 UNITS

PRIVATE STREET E

MAINTENANCE GARAGE

6' PRIVACY FENCE

BLDG A12 6 UNITS

BLDG A11 6 UNITS

BLDG B5 5 UNITS

BLDG B4 5 UNITS

BLDG B3 5 UNITS

30' BUILDING SETBACK

15' PARKING SETBACK

S 89°35'25" W 1129.67'

I-2

P.P.N. 017-03C-01-008
Michael Jr. & Sylvia D. Sherba
12/30/1993
O.R. 894, Pg. 915
3.6639 Ac. Dd.

P.P.N. 017-03C-01-009
Avacar Properties Ltd.
11/07/2007
200707R030114
18.3193 Ac. Dd.

1200 1210

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 330.593-7300

SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

SITE PLAN

HINCKLEY SENIOR HOUSING
REVISED
PRELIMINARY PLAN

PROJECT NUMBER
2353
DATE
2021-07-06

2/3

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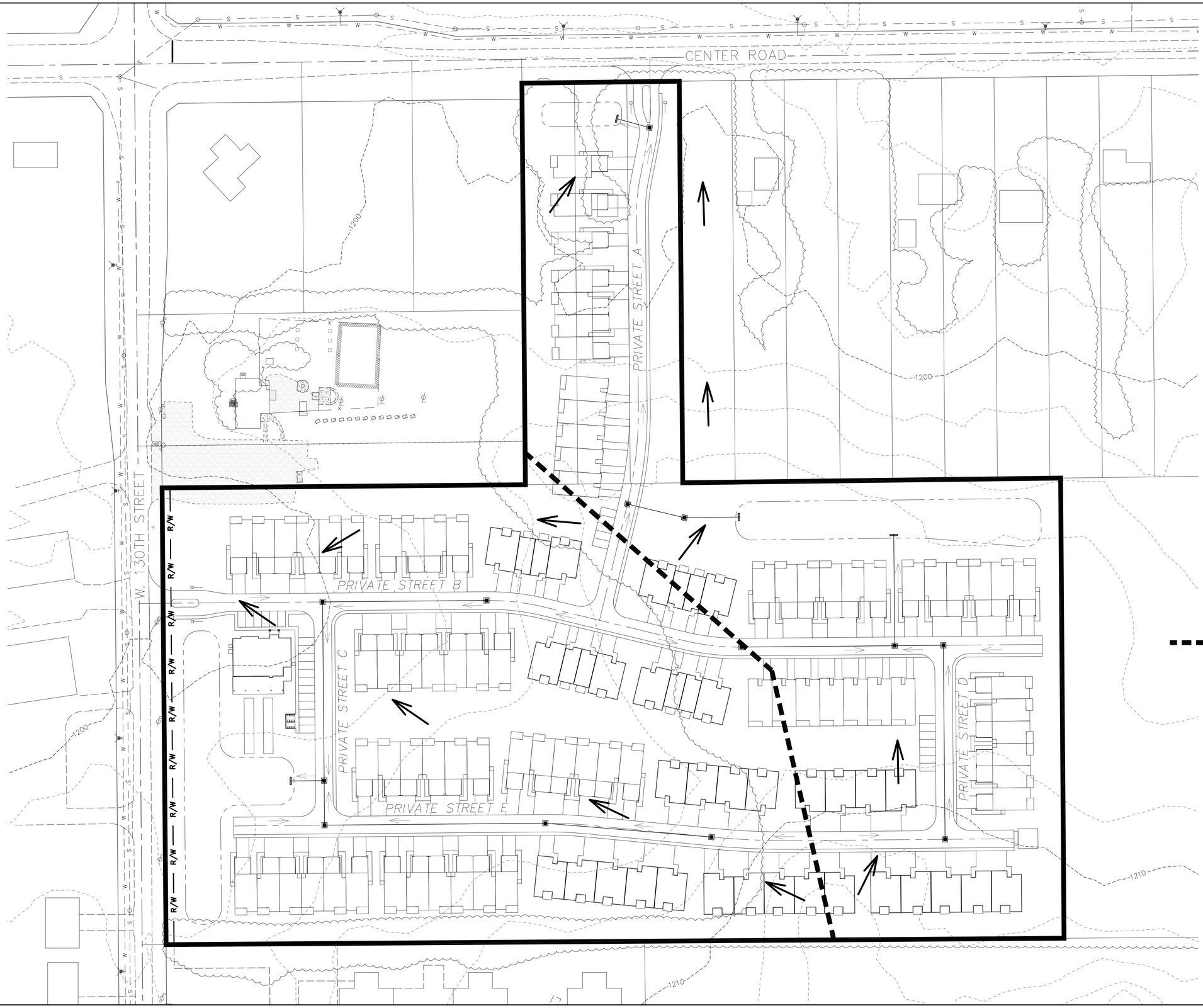

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 330.593-7300

DAVEY Resource Group

0 30 60 120
SCALE (IN FEET)
1 inch = 60 ft.

N

EXISTING DRAINAGE MAP

HINCKLEY SENIOR HOUSING
REVISED
PRELIMINARY PLAN

PROJECT NUMBER
2353
DATE
2021-07-06

3
3

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