Revised Preliminary Plan and Final Plat Phase 1A

Reserve at Pine Valley
(aka Pine Hills)

Hinckley Township

Meeting:	August 4, 2021	**Sublots:**	19 (31 total)
App. No.:	070-2021-FP	**Zoning:**	R-2
Owner:	Hinckley Land Holding LLC	**Utilities:**	Central Water & Sewer
Developer:	North Park Developers LLC	**School Dist.:**	Brunswick City
Engineer:	Davey Resource Group	**Reviewer:**	Denise Testa
Site Area:	18.5178 acres (42.7 total)		

EXECUTIVE SUMMARY

The 42-acre site is located on the east side of West 130th Street and south of the Pine Hills Golf Club. The Final Plat Phase 1A includes 19 sublots and three blocks. The Revised Preliminary Plan includes minor revisions: a small decrease in total acreage, a shift of the northern boundary as a result of a lot split and a phase line shift with the southeast storm water management easement.

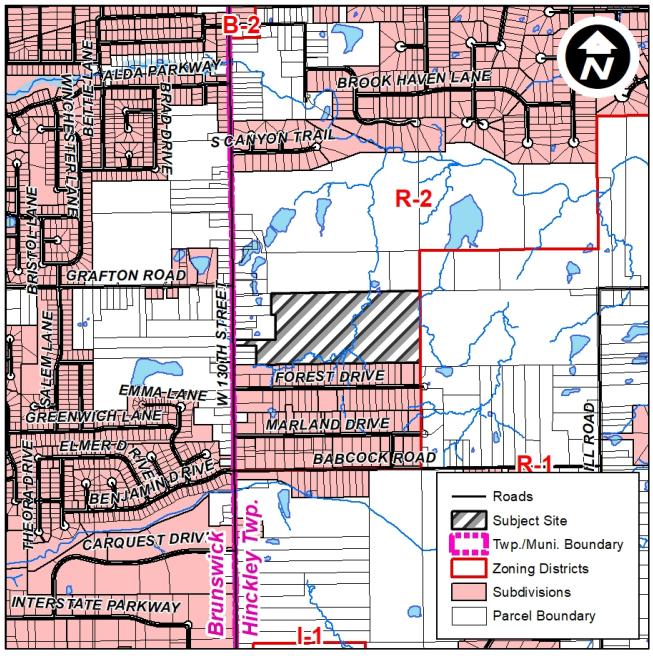
RECOMMENDATION: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-2 Residential	Pine Hills Golf Club
East	R-1 Residential	Single-Family Homes
South	R-2 Residential	Single-Family Homes
West	R-2 Residential	Single-Family Homes

Proposal: The applicant proposes the following with the 18-acre Phase 1A:

- 19 sublots in ranging from .85 to 1.43 acres;
- A remainder 22-acre Block C;
- Central water & sewer;
- Two storm water management basins; and
- Street "A" with 60' Right-Of-Way (ROW) terminating in a t-type turnaround.



Access: Access to the site is provided by West 130th Street.

Site Conditions: The site is primarily deciduous forest. GIS indicates the Pine Hills Golf Course in the northerly portion of

the site. Topography varies throughout the site, with rolling topography throughout. GIS indicates Riparian setbacks on the site and the same riparian setbacks are shown on the Concept Plan.

Zoning: The subject property is zoned R-2 Residential. Per the Hinckley Township Zoning Resolution, the purpose of the R-2 District is to "provide single-family residential development with a minimum lot size of 32,670 feet [and to] promote the most desirable and beneficial use of the land in conformity with this Section."

The Hinckley Zoning Commission approved variances in May 2020 for Sublots 24, 25 and 26 for wetland setbacks. Although these sublots are not included in Phase 1A, it will be an important note for future phases.

Comprehensive Plan: The 2015 Hinckley Township Comprehensive Plan lists key themes, Grow Carefully and Keep Hinckley Rural, Plan for Seniors, Preserve the Natural Environment, Enhance the Town Center, and Keep Growth to the West. The most prominent land use in Hinckley Township is single family, which accounts for over 34% of the total and area within the Township. 98% of the total area is zoned for single-family residential. Most of that land is zoned R-1 residential, which requires a two-acre minimum lot. The proposed subdivision complies with the 2015 Hinckley Township Comprehensive Plan.

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

Matt Martin, Highway Engineer: **CONDITIONAL APPROVAL**
mmartin@medinaco.org
330.723.9358

1. *The Highway Engineer has approved the construction plans.*
2. *The acreages as noted on the area table need to be updated – Block C is labeled as 22.4628 acres on sheets 2 and 3, which adjusts the total to 43.7676 (deed acreage for the parent parcel).*
3. *The legend on sheet 1 is to note centerline monument pins as 3/4" diameter and property corner pins as 5/8" diameter.*
4. *The storm water management easement shown on Sublot 2 does not match the dimensions as shown on approved construction drawings, revise accordingly.*
5. *Show t-type temporary turnaround easement on Sublot 7, per construction drawings.*
6. *The 10' reservation strip is to encompass all of the Block C frontage.*

Ben Romine, Sanitary Engineer: CONDITIONAL APPROVAL
bromine@medinaco.org
330.723.9575

1. *The Sanitary Engineer has approved the construction plans.*
2. *The water easement does not match the plans. The final plat should show the general utility easement above the water easement. The water easement should start approximately at Station 2+50 and not at Sublot 1.*

3. *Comments have been provided to the Davey Resource Group. Once these comments have been addressed and our utilities have been installed or adequate financial guarantees have been approved, the plat can be signed by the Sanitary Engineer.*

Jennifer Wisard, Tax Maps
jwisard@medinaco.org
330.723.9777

1. *A preliminary review was completed by the Tax Maps Office and all comments have been addressed.*

Department of Planning Services (DPS) Comments:

1. The following data/information was not provided on or with the Final Plat Phase 1A submittal as outlined in Article IV Section (§) D of the Subdivision Regulations:
    a. § (2)d. An original mylar of the Final Plat.
    b. § (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
    c. § (2)f.17. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat.
    d. § (2)g.1. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees.
    e. § (2)g.4. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar.
    f. § (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
    g. § (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**
    h. § (2)g.9. For new subdivisions with planned public improvements… written approval by the applicable U.S. Army Corps of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements.
2. § 404(D)(5)(b)1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
3. § 404(D)(5)(b)2. The Final Plat meets the standards and requirements of the Subdivision Regulations.
4. § 404(D)(5)(b)3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
5. § 404(D)(5)(b)4. The Final Plat is in conformity with the Township Zoning Resolution.
6. § 404(D)(5)(b)6. If serviced by central sanitary sewer or public water system, the Medina

County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.

7. § 404(D)(5)(b)7. The Medina County Highway Engineer has approved the construction drawings and the Director of Planning Services is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.
8. § 404(C)(2)(c)1. Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space." Blocks intended for future development shall be designated "For future development."

RECOMMENDATION: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Revised Preliminary Plan and Final Plat Phase 1A for the Reserve at Pine Valley subject to the following:

1. Satisfy all agency comments listed in the staff report above.
2. Submit the required data/information as listed above.
3. Satisfy all DPS comments listed in the staff report above.

The Reserve at Pine Valley Phase 1A

Creating Sublot Nos. 1-19, Blocks 'A'-'C' and dedicating Hidden Pine Lane

Situated in the Township of Hinckley, County of Medina and State of Ohio and being part of Original Hinckley Township Lot No. 21 and further known as being all of a 43.7676 acre parcel of land conveyed to Hinckley Land Holdings LLC by deed filed January 14, 2021 and recorded in Doc. No. 2021OR001308 of the Medina County Recorder's Records.

APPROVALS

The Township Trustees of Hinckley Township on this day of _____ , 20____ . hereby certify this plat meets all the requirements of the Township Zoning Resolution

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

Approved by the Medina County Planning Commission on this ____ day of _____ , 20_____.

_____
Director

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on this _____ day of _____ , 20_____.

_____
Medina County Engineer

All required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on this _____ day of _____ , 20_____.

_____
Medina County Sanitary Engineer

Approved for transfer this ____ day of _____ , 20_____.

_____
Tax Map Draftsman

Received for transfer this ____ day of _____ , 20_____.

_____
Medina County Auditor

Received and recorded this ____ day of _____ , 20_____.
At _____ A.M./P.M recorded in Plat Document No._____.
Fee:_____.

_____
Medina County Recorder

The Medina County Commissioners on this day _____ of _____ , 20____ hereby accept all offers of dedication by the owners of the subdivision and certify that the required improvements have been constructed and accepted by the Medina County Engineer.

_____
President, Commissioners

_____
Commissioner

_____
Commissioner

LOCATION MAP
N.T.S.
LATITUDE: 41°15'31.9" LONGITUDE: 81°46'47.2"

NOTES

REFERENCES:

Deed & Plat documents of the Medina County Recorder's Records are as referenced by survey.

Surveys on file with the Medina County Highway Engineer (see table right)

BASIS OF BEARINGS:

Centerline bearing of West 130th Street (C.H. 17) was calculated to be North 00°43'31" West between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

Note: All 5/8 inch by 30 inch iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG, 7631-8557"

Book	Page	Book	Page
Q	45	21	58
Q	128A	21	368
T	303B	22	32
W	91	24	12
W	92	25	18
W	185	26	43
W	186	27	125
X	266B	28A	14A
Y	85A	28	13
6	273	29	16A
7	256	29	23
7	358	30	65
19	122	34	242
20	37	35	77
20	194	39	122
20	368	44	126

ACCEPTANCE

Know all men by these presents that _____ ,
(Print Name)

owner/agent of Hinckley Land Holdings LLC, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant all easements as shown. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____ _____
Owner/Agent Date

County of Medina
SS
State of Ohio

Before me a notary public in and for said county and state, personally appeared

the above named
Owner/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I

have hereunto set my hand and official seal at _____, Ohio this

_____ day of _____, 20_____.

_____
Notary public

_____
My commission expires

_____
Witness

_____
Witness

_____
Witness

AREA TABLE	
Name	**Acres**
Sublots (19)	18.5178
Block "A"	0.2664
Block "B"	0.0890
Block "C" (Future Development)	21.4528
Dedicated Right-of-Way	2.4416
Total	**42.7676**

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

_____
Jeremy M. Sack P.S. No. S-8557 Date

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	X
MONUMENT BOX	M	M
IRON PIN	◯ I.P.F.	●
IRON PIPE	⊙ P.F.	
LIMITED ACCESS R/W	——— Ex LA ——— Ex LA ———	
CENTERLINE	——— – ——— – ———	
PROPERTY LINE	———————————	
RIGHT-OF-WAY LINE	——— — — Ex R/W ———	
EASEMENT LINE	– – – – – – – – – –	
ORIGINAL PROP. LINE	. . . . . Z	
ORIGINAL LOT LINE	——— – – ——— – – ———	

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

THE RESERVE AT PINE VALLEY

TITLE

PROJECT NUMBER
2228

DATE
2021-06-07

1
3

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GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	126.04′	800.00′	125.91′	N 84°45′40.06″ E	9°01′38″
C2	126.04′	800.00′	125.91′	N 84°45′40.06″ E	9°01′38″
C3	44.37′	800.00′	44.36′	S 89°08′11.40″ E	3°10′39″
C5	21.89′	30.00′	21.41′	S 69°49′12.57″ E	41°48′37″
C6	22.46′	770.00′	22.45′	N 88°26′21.22″ E	1°40′15″
C7	98.86′	770.00′	98.79′	S 83°55′32.42″ W	7°21′22″
C8	43.03′	830.00′	43.03′	S 81°43′58.17″ W	2°58′14″
C9	87.74′	830.00′	87.70′	S 86°14′46.97″ W	6°03′24″
C10	32.53′	830.00′	32.53′	N 89°36′09.11″ W	2°14′44″

GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C11	21.89′	30.00′	21.41′	S 68°22′10.30″ W	41°48′37″
C12	53.49′	830.00′	53.48′	N 87°25′42.39″ E	3°41′33″
C13	77.28′	830.00′	77.25′	N 82°54′53.59″ E	5°20′05″
C14	63.69′	770.00′	63.67′	N 82°37′01.49″ E	4°44′20″
C15	57.63′	770.00′	57.61′	N 87°07′50.29″ E	4°17′17″
C16	13.50′	830.00′	13.50′	S 88°00′49.37″ E	0°55′55″
C17	42.70′	770.00′	42.70′	N 89°08′11.40″ W	3°10′39″
EC18	32.53′	770.00′	32.53′	N 89°30′53.96″ W	2°25′14″

EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E1	94.05′	N 00°43′31″ W
E2	62.77′	N 89°16′29″ E
E3	14.14′	S 44°16′29″ W
E4	63.59′	N 00°43′31″ W
E5	32.44′	N 58°05′37″ E
E6	56.52′	N 89°16′29″ E
E7	48.64′	S 75°18′17″ W
E8	84.62′	S 81°16′01″ W

Pine Hills Golf Club Inc.
01/05/2021
2021OR000270
17.5820 Ac. Dd.

MATCHLINE, SEE SHEET 3

West 130th Street (C.H. 17), 60'
(A Public Right-of-Way)

TRACT 2
LOT NO. 34

LOT NO. 20
LOT NO. 21

Ex. R/W

3/4" Iron Pin in Mon. Box Found & Used

5/8" Iron Pin Found N 00°43'56" W, 6.70' from Cor.

5/8" Iron Pin w/cap "James Root" Found 1.28' E. of Line

N 88°57'14" E 600.02' D. & M.

715.24'

5/8" Iron Pin Found @ 29.78'

5/8" Iron Pin Found S 59°46'46" E, 0.18' from Cor.

5/8" Iron Pin Found Used for N-S 0.07' from Cor.

N 00°43'31" W 1479.42' Rec. 1479.50' Msd.

5/8" Iron Pin Found @ 29.87'

5/8" Iron Pin Found @ 30.53'

Ted Rupert
09/06/2002
Doc. No. 2002OR035367
1.1295 Ac. Dd.

Ted Rupert
03/16/2000
Doc. No. 20000R006819
3.1210 Ac. Dd.

N 88°57'14" E 2245.67' Dd. & Msd.

N 00°43'31" W 386.70' Dd. & Msd.

SL:1 56,262 SF 1.2916 AC

SL:2 71,295 SF 1.6367 AC

SL:3 62,711 SF 1.4396 AC

SL:4 39,421 SF 0.9050 AC

SL:5 39,489 SF 0.9065 AC

SL:6 39,557 SF 0.9081 AC

SL:7 39,625 SF 0.9097 AC

SL:8 43,311 SF 0.9943 AC

Stm. Wtr. Mgmt. Esmt.

Water Esmt.

15' Gen. Util. Esmt.

12' Water Esmt.

Block 'C'
(Future Development)
978,044 SF
22.4528 AC

10' Reservation Strip

5/8" Iron Pin Found S 18°57'33" W, 0.20' from Cor.

18.53' Gen. Util. Esmt.

Block 'A'
11,604 SF
0.2664 AC

N 89° 16' 29" E 669.00' Dd. & Msd.

N 89°16'29" E 614.90'

S 89°16'29" W 300.00'

N 89°16'29" E 646.55'

586.55'

91.12' Dd. & Msd.

Hidden Pine Lane, 60' (T.H. ___)
(A Public Right-of-Way)

N 80°14'51" E 192.37'

N 89°10'52" E 360.00' Dd. & Msd.

5/8" Iron Pin Found N 14°13'05" W, 0.09' from Cor.

5/8" Iron Pin Found 0.09' E. of Line

Block 'B'
3,876 SF
0.0890 AC

12' Gen. Util. Esmt.

Stm. Wtr. Mgmt. Esmt.

S 45°52'11" W 126.95'

N 00°43'31" W 300.00' Dd. & Msd.

SL:9 39,611 SF 0.9093 AC

SL:10 39,630 SF 0.9098 AC

SL:11 39,650 SF 0.9102 AC

SL:12 39,670 SF 0.9107 AC

SL:13 39,648 SF 0.9102 AC

SL:14 38,748 SF 0.8895 AC

SL:15 36,902 SF 0.8472 AC

SL:16 35,093 SF 0.8056 AC

SL:17 34,300 SF 0.7874 AC

SL:18 34,289 SF 0.7872 AC

SL:19 37,428 SF 0.8592 AC

5/8" Iron Pin Found @ 30.10' Used for N-S

Tara A. Buckley
05/21/2015
Doc. No. 20150R010120
0.8260 Ac. Dd.

Dale S. Eberst
02/15/1990
O.R. 535, Pg. 411
0.8260 Ac. Dd.

Leon H. & Jeannine J. Pasadyn
10/31/1994
O.R. 984, Pg. 507
0.8260 Ac. Dd.

5/8" Iron Pin Found on line

3/4" Iron Pipe Found 4.13' S. of line

1" Iron Pipe Found 0.14' S. of line

1" Iron Pipe Found on line

5/8" Iron Pin Found 3.29' S. of line

N 89°10'52" E 360.00' D. & M.

5/8" Iron Pin Found N 40°22'22" E, 3.70' from Cor.

S 89°10'52" W 2552.04' Dd. & Msd.

673.15'

1332.03'

Sublot 50

Sublot 49A

Sublot 49B

Sublot 49C

Sublot 48

Sublot 47

Sublot 46

Sublot 45

Sublot 44

Sublot 43

Sublot 42

Sublot 41

Sublot 40

Sublot 39

Sublot 38

Sublot 37

Sublot 36

5/8" Iron Pin w/cap "Baseline" Found 0.09' N. of line

5/8" Iron Pin w/cap "Baseline" Found 0.18' S. of line

5/8" Iron Pin Found on line

5/8" Iron Pin Found 0.30' N. of line

1" Iron Pipe Found 0.10' S. of line

5/8" Iron Pin Found & Used @ 30.00'

5/8" Iron Pin w/illegible cap Found @ 30.00'

TRACT 2
LOT NO. 34

LOT NO. 21

581.11' Rec. 580.42' Msd.

John S. Taylor's Sylvanhurst Allotment
P.V. 4, Pg. 14

N 89°10'52" E 2911.22 Rec. 2910.95' Msd.

3/4" Iron Pipe Found @ 30.00'

3/4" Iron Pipe Found @ 30.00'

Forest Drive (T.H. 210), 60'
(A Public Right-of-Way)

MATCHLINE, SEE SHEET 3

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

SCALE (IN FEET)
1 inch = 100 ft.

THE RESERVE AT PINE VALLEY
WEST

PROJECT NUMBER
2228
DATE
2021-06-07

2 / 3

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MATCHLINE, SEE SHEET 2

LOT NO. 20
LOT NO. 21

5/8" Iron Pin Found & Used
I.P.F.

LOT NO. 19
LOT NO. 22

Pine Hills Golf Club Inc.
01/05/2021
2021OR000270
17.5820 Ac. Dd.

N 88°57'14" E 2245.67' Dd. & Msd.
1179.65'

Richard F. & Henry G. Schulte
10/22/2004
Doc. No. 2004OR041794
600 Stony Hill Road
74.4000 Ac. Dd.

N 00°32'07" W 1115.49' Rec. & Msd.

N 00°32'07" W 785.64' Dd. & Msd.

Block 'C'
(Future Development)
978,044 SF
22.4528 AC

Hinckley Land Holdings LLC
01/14/2021
2021OR001308
43.7676 Ac. Dd.

5/8" Iron Pin Found w/cap "Lauria" 0.40' S. of line
P.F.

Brian & Ann Vetter
07/12/2018
Doc. No. 2018OR014807
No Address
0.2839 Ac. Dd.

S 89°10'52" W 2552.04' Dd. & Msd.
1332.03'

P.F. 2" Iron Pin Found on line
P.F. 3" Iron Pipe Found 0.08' S. of line
T.B.F. 1" Iron Bar Found on line
T.B.F. 1" Iron Bar Found on line

Sylvanhurst
Allotment Replat
Doc. No.
2015PL000066
Sublot 27A

Sublot 35
Sublot 34
Sublot 33
Sublot 32
Sublot 31
Sublot 30
Sublot 29
Sublot 26

LOT NO. 21
343.13' R. & M.
LOT NO. 22

3/4" Iron Pipe Found @ 29.72' Used for E-W
P.F.

Todd C. Sisti
10/19/1989
Doc. No. 2004OR041794
2435 Forest Drive
8.2401 Ac. Dd.

Forest Drive (T.H. 210), 60'
(A Public Right-of-Way)

Ex. R/W
Ex. R/W
200.14' R. & M.

N 89°10'52" E 2911.22 Rec. 2910.95' Msd.

Ex. R/W
Ex. R/W

P.F. 3/4" Iron Pipe Found @ 31.06'
P.F. 3/4" Iron Pipe Found @ 31.24' Used for E-W
P.F.

99.86' R.
99.80' M.

MATCHLINE, SEE SHEET 2

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

N

THE RESERVE AT PINE VALLEY
EAST

PROJECT NUMBER
2228
DATE
2021-06-07

3
3

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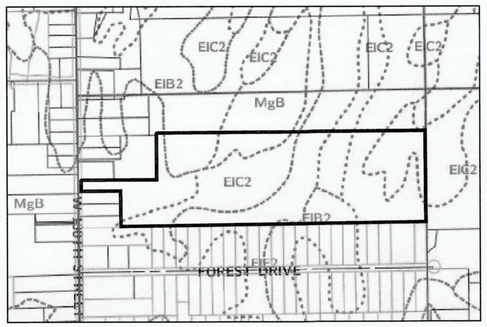


NO FLOOD PRONE SOILS

SOILS MAP

0 300 600 1200

SCALE (IN FEET)

1 inch = 600 ft.

N

LOCATION MAP

NO SCALE

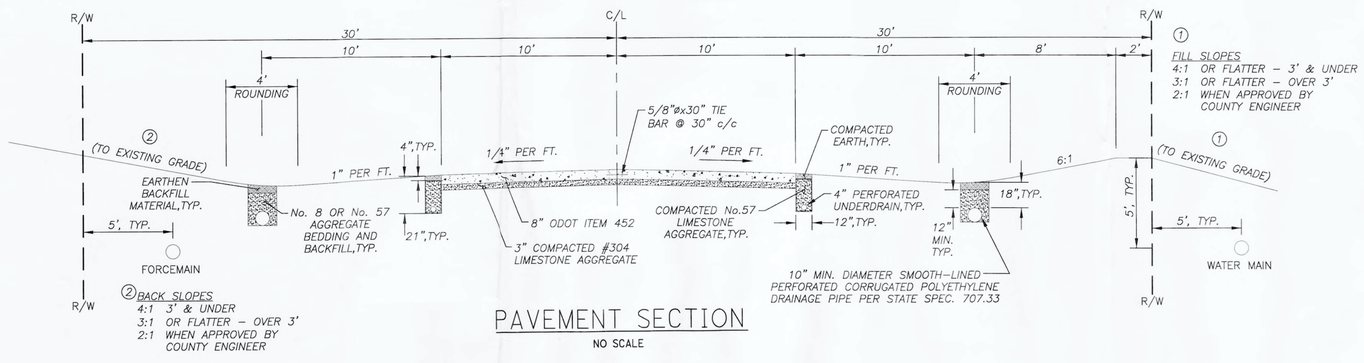
N

OVERALL SITE PLAN

SCALE: 1" = 300'

N

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



PAVEMENT SECTION

NO SCALE

REVISED PRELIMINARY PLAN

FOR

THE RESERVE AT PINE VALLEY

(F.K.A. PINE HILLS)

TOWNSHIP OF HINCKLEY, COUNTY OF MEDINA
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL LOT No. 21

RECEIVED
JUL - 7 2021
Medina County Planning Services

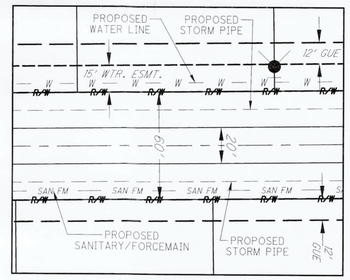
SITE INFORMATION:

PARCEL: 017-03A-16-023
433 W 130TH ST
HINCKLEY, OHIO
43.76 AC

PROJECT AREA: 43.76 AC TOTAL PARCEL AREA
-0.06 AC EXISTING RIGHT-OF-WAY
43.70 AC PROJECT AREA

PROPOSED LOTS: 31
PROPOSED OPEN SPACE: 6.0 AC (14%)
PROPOSED DENSITY: 0.71 UNITS PER AC
ZONING: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

	PER CODE	SHOWN
MIN. LOT AREA:	32,670 SF	34,289 SF
MIN. LOT WIDTH:	100'	110'
MIN. LOT FRONTAGE:	100'	110'
	50' ON CUL-DE-SAC	53'
MIN. FRONT YARD:	75'	75'
MIN. SIDE YARD:	15'	15'
MIN. REAR YARD:	15'	15'
MIN. DRIVE OFF PL:	5'	5'



TYPICAL DETAIL: ROW

0 20 40 80

SCALE (IN FEET)

1 inch = 40 ft.

OWNER:
PARCEL: 017-03A-16-023
HINCKLE/ LAND HOLDINGS LLC
W.130THSTREET
HINCKLE', OHIO 44233

DEVELOPER:
NORTH PARK DEVELOPERS, LLC.
22700 ROYALTON ROAD
STRONGSVILLE, OHIO 44149
CHRIS BENDER
440-238-9440 x.105

DESIGN ENGINEER/SURVEYOR:
DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	04/06/2020
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

THE RESERVE AT PINE VALLEY
REVISED PRELIMINARY PLAN

PROJECT NUMBER 2228

DATE 2021-06-30

1/3

File: N:\Projects\2228 Reserve at Pine Valley\2228 Plan Sheets.dwg Saved: 7/6/2021 10:19 AM (000000) Plotted: 7/6/2021 10:19 AM (000000) by Travis Crane (DGC 2019.sstb) Scale: 1:1(1) Page Setup: (----)

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SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 330.593.7300

DAVEY Resource Group

SCALE (IN FEET)
0 50 100 200
1 inch = 100 ft.

N

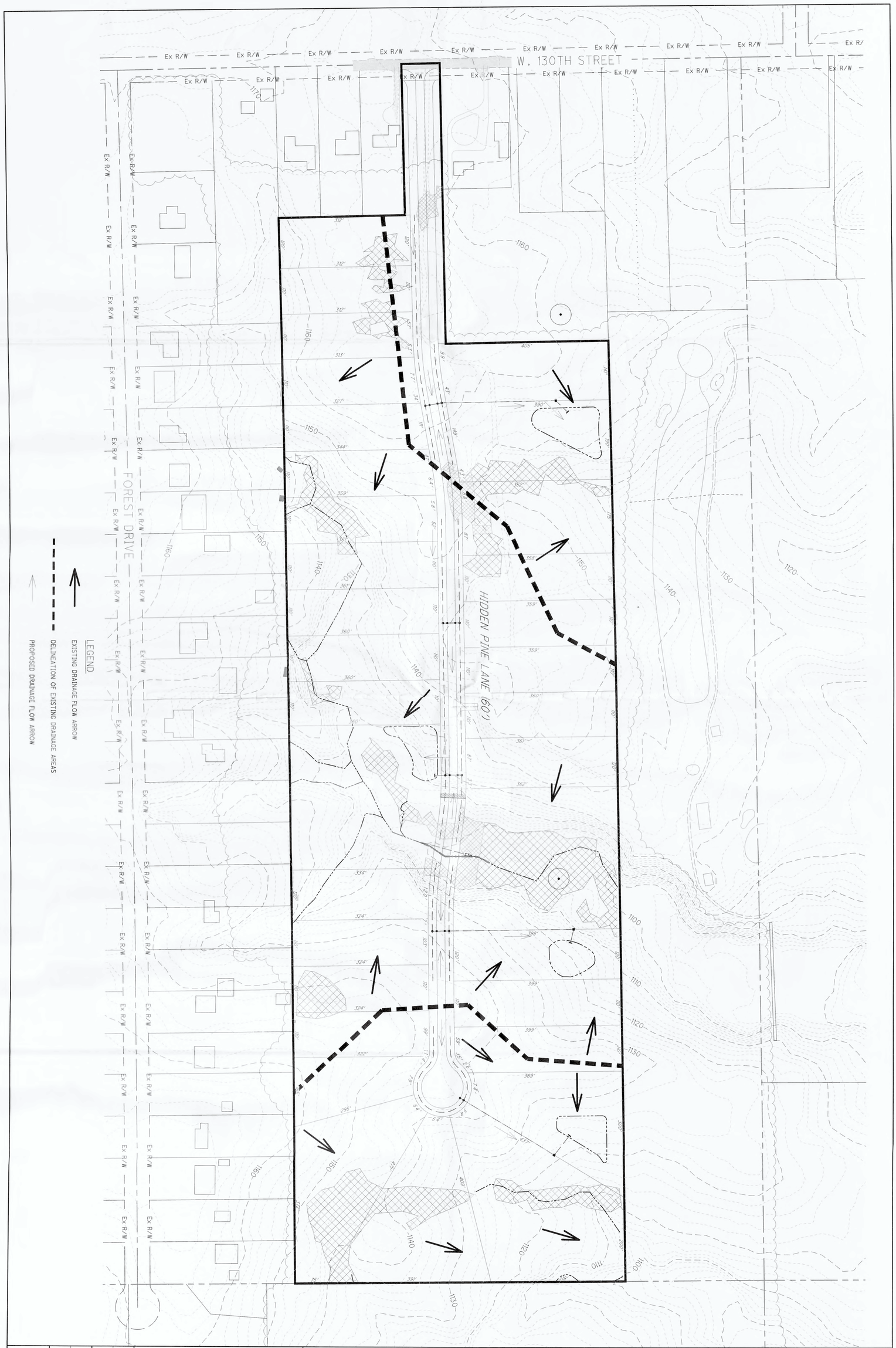
THE RESERVE AT PINE VALLEY

REVISED PRELIMINARY PLAN

PROJECT NUMBER
2228

DATE
2020-06-30

2
3



3 / 3	2020-06-30	2228	THE RESERVE AT PINE VALLEY	N	0 50 100 200 SCALE (IN FEET) 1 inch = 100 ft.
	DATE	PROJECT NUMBER	EXISTING DRAINAGE MAP		

DAVEY Resource Group
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File: I:\tgc eng\projects\2228 hinckley pine hills sf\dwg\2228 final prelim plan (mcpd-ots).dwg Saved: 7/6/2021 10:07 AM (MOOJO) Plotted: 7/6/2021 10:08 AM (MOOJO) PlotsTyler (TGC 2019.ctb) Scaler (1:1) Page Setup: (------)