

Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF FEBRUARY 10, 2026
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting minutes of January 13, 2026

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0399 Dunkin', 32323 Lorain Rd
Administrative Approval of a Planning Commission application to make exterior alterations.
2. PPZ2026-0403 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for massage therapy and wellness services.
3. PPZ2026-0404 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd
Approval of a Registration Certificate for a Massage Establishment.
4. PPZ2026-0407 Rays of Play LLC, 8540 Root Rd
Approval of a Certificate of Zoning Compliance for developmental playgroups for preschool and elementary students.

OLD BUSINESS

NEW BUSINESS

1. PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155
Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105,

Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District.(Chapter 1282)

ADJOURNMENT

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JANUARY 13, 2026**

CALL TO ORDER

Member James Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL

Present were members Frank Toth, Steve Ali, Council Liaison Cliff Winkel, Paul Schumann and James Smolik.

Also present were City Engineer Christina Eavenson, Planning & Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

ELECTION OF OFFICERS

Member Smolik opened the floor for nominations for Chairperson.

Moved by Smolik and seconded by Toth to nominate James Smolik for the position of Chairperson.

Member Smolik asked if there were any other nominations for Chairperson. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Vice-Chairperson.

Moved by Toth and seconded by Winkel to nominate Paul Schumann for the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations for Vice-Chairperson. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Secretary.

Moved by Winkel and seconded by Toth to nominate Tina Wieber for the position of Secretary.

Member Smolik asked if there were any other nominations for Secretary. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Moved by Winkel and seconded by Ali to nominate Frank Toth for the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations for Liaison to the Board of Zoning and Building Appeals. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Moved by Winkel and seconded by Schumann to nominate Cliff Winkel for the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations for Alternate Liaison to the Board of Zoning and Building Appeals. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Planning Commission appointment to Community Reinvestment Area Housing Council.

Moved by Smolik and seconded by Toth to nominate James Smolik for the position of Planning Commission appointee to Community Reinvestment Area Housing Council.

Member Smolik asked if there were any other nominations for Planning Commission appointment to Community Reinvestment Area Housing Council. No further discussion was offered and nominations were declared closed.

Member Smolik stated that there was one more that wasn't on the agenda and that the City of North Ridgeville was creating a Recreation Master Plan and this position would be on the steering committee for that.

Member Smolik opened the floor for nominations for Recreation Master Plan Steering Committee Liaison.

Moved by Smolik and seconded by Schumann to nominate James Smolik for the position of Recreation Master Plan Steering Committee Liaison.

A roll call vote was taken to elect James Smolik to the position of Chairman, Paul Schumann to the position of Vice-Chairman, Tina Wieber to the position of Secretary, Frank Toth to the position of Liaison to the Board of Zoning and Building Appeals, Cliff Winkel to the position of Alternate Liaison to the Board of Zoning and Building Appeals, James Smolik to the position of Planning Commission appointee to Community Reinvestment Area Housing Council and James Smolik to the position of Recreation Master Plan Steering Committee Liaison.

Yes – 5 No – 0

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of December 9, 2025, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0394 Bear Beauty Bar, 35836 Center Ridge Rd, Suite 103
Approval of a Certificate of Zoning Compliance for esthetician – skincare, waxing, eyebrows & eyelashes.
2. PPZ2025-0395 Sahara Glow, 35836 Center Ridge Rd, Suite 103
Approval of a Certificate of Zoning Compliance for spray tanning.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber stated that two certificates of zoning compliance were approved since the last meeting, one for Bare Beauty Bar and one for Sahara Glow and that they would be sharing a location but were two separate businesses new to North Ridgeville.

She mentioned that also at their desks she asked that they received the approved copy of the ordinances that they reviewed at their meeting of December 9th, the Ordinance 2025-154, which suspends by right cluster subdivisions and that would go into effect the next day. She stated that the other Ordinance 2025-157 amending Chapter 1226, Design Standards was to address some of those wetland setback riparian issues and that would go into effect the next day as well, so they were starting off 2026 pretty good.

OLD BUSINESS

- O 2025-159 An Ordinance Vacating a Portion of Aspen Street.
(Introduced by Mayor Corcoran; First reading on 11-17-2025; Second reading on 12-15-2025)

Director Lieber stated that the Commission may recall that, at the last meeting when this matter was discussed, Councilman Abens raised the question of pedestrian connectivity between the Drees Crossing at French Creek development and the Aspen Street right-of-way. She explained that, as she understood it, there had been some discussion with the developer at the time of approval regarding pedestrian connectivity, particularly given the proximity to Liberty Elementary School; however, staff did not recall any specific condition of approval or requirement mandating such connectivity.

She noted that staff reviewed prior meeting minutes and project records to verify this and did not find any conditions of approval from either the Planning Commission or Council requiring the proposed cut-through. She added that during the original discussion, Councilman Abens had referenced pedestrian connectivity, while the developer's representative discussed the roadway connection from Roosevelt Drive into the neighborhood, with Rosebelle connecting to Drake Road, which then provides an eastbound route to Liberty Elementary. She suggested that the discussion may have involved two different locations being considered at the same time.

Director Lieber further explained that, upon evaluating the efficiency of the proposed pedestrian connection, it was determined that it would run between two existing residential properties, through the Drees development, and then between two additional residential properties owned by the applicants on

Ridgeview. She stated that this route would not provide a meaningful time savings for pedestrians. Using GIS tools, staff measured the walking distances and found that the route via Roosevelt Drive and Drake Road measured approximately 0.27 miles, while the proposed cut-through route measured approximately 0.26 miles.

She also noted that, based on the layout of the Crossing at French Creek development, children walking from the north side of the neighborhood would still need to walk past Rosebelle in order to access the cut-through, further reducing its practicality. While the intent to improve pedestrian connectivity was well-intentioned, she stated that the proposed solution was not practical, particularly given the presence of a ditch along the route. Even though the ditch was relatively small, a bridge or culvert would be required to allow pedestrian access.

Director Lieber added that if pedestrians continued down Aspen Street, they would encounter a much larger ditch along the western property line of Liberty Elementary School. There is currently no proposal or funding to bridge that ditch, and such a route would result in pedestrians accessing the rear of the school property where no sidewalk exists. The school would then need to construct a walking path from the rear of the property to the front entrance, which would further increase walking distance.

She also stated that she reviewed the City's Safe Routes to School Plan to ensure no relevant connectivity recommendations were overlooked. The plan does not identify this proposed connection as a preferred route; instead, it references potential improvements along Drake Road, including crosswalk enhancements and approach improvements.

Director Lieber concluded by stating that she wanted to address this issue, as it appeared to be the primary concern at the previous meeting, and reiterated that pedestrian connectivity from the Crossing at French Creek development to Liberty Elementary School is adequately provided via Rosebelle.

City Engineer Eavenson stated that she concurred with Director Lieber, and that they further discussed the potential for maintaining that access for public works, but after further discussion with Mr. Ford from Public Works, he believed that there are other opportunities for them to access the ditch line. She stated that there was an entry point to the north as well as through the Crossings too and she thought she misspoke last time and that the plan was not finalized, and said that they do have an opportunity there to add ourselves as user to the common block space to be able to access this ditch through their common block in phase two of the Crossing. She indicated that they had access to the ditch covered in other opportunities and therefore didn't need to maintain a clearance on that particular right of way of Aspen.

Chairman Smolik asked if Assistant Law Director Morgan had any comments.

Assistant Law Director Morgan stated that it sounded like all the bases were covered and that connectivity was always a good discussion to have, but it sounded like it had been thoroughly vetted and was not an unreasonable approach in that particular area.

Director Lieber stated that a suggestion might be then in the ordinance before them for recommendation of 2025-159, Section 2 requires that there be a quit claim deed for a 20-foot utility easement to preserve access and no one really knew where Section 2 came from. She wondered if it was a template that was used by the law department because there was no particular utility line access that the city needed to maintain. She mentioned that there were electrical utilities in the area, but that was

not a city concern.

City Engineer Eavenson stated that the Director was correct. There was some communication and electrical in the right of way there, but after further review, there was no water line, no sanitary and no public service to necessitate the need for an easement over that property, so they thought Section 2 could be omitted.

Chairman Smolik asked if there were representatives for the application to come forward.

Ellis Stevens, 5674 Ridgeview Blvd, North Ridgeville, OH 44039.

Jody Stevens, 5674 Ridgeview Blvd, North Ridgeville, OH 44039.

Ms. Stevens stated that

Ms. Stevens said that she wanted to thank the Commission for looking at their petition and wanted to especially thank Ms. Lieber and Ms. Eavenson for all the work that they had done and even Ms. Wieber, she had been very helpful as we've kind of traversed through this path and navigated, especially that section, we didn't know where it came from and what the easement was. She explained that they had been maintaining that property for 23 years and had been the original owner and were really proud to take part of that and to make it part of their community and continue to care for that. She thanked the Commission for their consideration.

Solomiya Pauley-Hill, 5660 Ridgeview Blvd, North Ridgeville, OH 44039.

Tyler Pauley-Hill, 5660 Ridgeview Blvd, North Ridgeville, OH 44039.

Mr. Pauley Hill stated that this was their first home and that the Stevens were guiding them through the process. He thanked everyone for their support.

Chairman Smolik asked if the Commission had any questions or comments.

None were given.

Moved by Schumann and seconded by Toth to recommend Ordinance 2025-159 striking Section 2.

A roll call vote was taken

Yes – 5 No – 0

NEW BUSINESS

ADJOURNMENT

Chairman Smolik adjourned the meeting at 7:17 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, January 13, 2026

Date Approved

DRAFT

Planning Commission Application


JAN 16 2026



SUBMITTAL INSTRUCTIONS AND PROCEDURES

- Plan reviews will be carried out according to the processes described in the City's Zoning Code.
- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
 - **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
 - **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
 - **Variiances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
 - **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

5725 Avon Belden Road, North Ridgeville, Ohio ~~070004000010, 07000204004, 0700020101042~~
 Location address Parcel number(s)

Project type: Commercial/Industrial/Multi-Fam Prelim Major Subdivision Final Major Subdivision Lot Split

Project elements: New Construction Building Addition/Alteration Site Improvements Plat

Single family detached and cluster development - The Crossing at French Creek
 Project description

APPLICANT/AGENT INFORMATION

Thom Sutcliffe, Drees Homes
 Name/Company

6860 W. Snowville Road, Suite 105, Brecksville, Ohio 44141
 Applicant address

 Applicant phone  Applicant email

PROPERTY OWNER INFORMATION

The Drees Company
 Name/Company

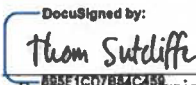
6860 W. Snowville Road, Suite 105, Brecksville, Ohio 44141
 Property owner address

 Property owner phone  Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

DocuSigned by:

 Applicant signature

DocuSigned by:

 Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Planning Fee Paid	ACTION
	PPZ 2026-0401	\$ 400.00	

Planning Review

January 29, 2026

Project: The Crossing at French Creek, Phase 2 Final Plat
Location: Avon Belden Road
PPNs: 07-00-019-000-010, 07-00-020-101-001, 07-00-020-101-042
District: R-1 Residence District (Chapter 1282)

Project Summary:

The Crossing at French Creek subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). The preliminary plat for the subdivision was approved by the Planning Commission in October 2023. Phase 1 final plat was approved in December 2024. Construction of Phase 2 improvements is nearly complete.

Phase 2 involves 28.42 acres of land and consists of 44 single family lots and 7 cluster lots. The layout of the subdivision, number of lots, configuration of open space, etc. is the same as what was approved by the Planning Commission. The total subdivision is 92 units as originally proposed. Open space is 10.13 acres or 20.1% of the development.

For final approval, Planning Commission is to review those items listed in Section 1282.07 Final Subdivision Plan; Contents, including the following:

- A plat of the development area showing the street right of way, subdivided and common land, areas reserved for single-family cluster use, and easements, in form for recording
- Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, grading and other site features of the development area
- A detailed landscape plan showing all existing site features to remain, recreation facilities and the landscape treatment of all common open space areas within the development area
- The final form of covenants running with the land, deed restrictions, restrictions or easements to be recorded, bylaws of a homeowners' association, etc.

Comments:

- Detailed plans should be provided that address requirements of Chapter 1282 as listed above. Landscaping plan lighting plan not included.
- Show dwelling footprints to confirm setbacks.
- Provide access for city to access Batner ditch for maintenance purposes.
- Engineering will require updated review of traffic study at time of three year maintenance bond to determine if northbound right turn lane on SR 83 is warranted.
- HOA documents were previously provided and reviewed by the Law Department.



PROJECT INFORMATION

The Crossing at French Creek Subdivision

Proposed project

Phase 2

07-00-020-101-042

Location

Parcel number

February 10, 2026

January 29, 2026

Meeting date

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Appears to be code compliant. Curve data for S/L 52 is missing, should be curve C17.

SUBMITTED BY

Guy M. Fursdon

Chief Building Official

Administrative officer signature

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	January 23, 2026
Project:	The Crossing at French Creek, Phase 2
Applicant:	Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105 Brecksville, OH 44141
Zoning:	R-1 Residence District
In Attendance:	Kim Lieber, Planning & Development Director John Reese, Fire Chief Guy Fursdon, Chief Building Official Lori Birschbach-Tober, Assistant City Engineer Tony Svoboda, Drees Homes Christopher Schmidt, Davey Resource Group Tyler Smith, Davey Resource Group Katie Lancianese, Gables Management

Project Introduction

- Tony stated that most of the construction, including roads, are nearly finished, and the goal is to move forward so lots can be sold and the project can progress. They hope to stay on track for next month's agenda. Construction was originally expected to be mostly completed by January 30, but due to weather delays, substantial completion is now anticipated in early February.

Staff Comments

- Kim confirmed she received their submittal for Phase 2 and noted that the Planning Commission received a more detailed package for Phase 1, that included landscape detail, lighting, and construction drawings, which are required by code and requested that all of this information, along with a summary table, be included with Phase 2 as well. She stated that she would like it documented on the final plat showing the phases, open space requirements, setbacks, number of lot types, and any minor adjustments. This ensures accurate documentation for zoning compliance, including setbacks, open space, sublots, and right-of-way, so any changes are properly recorded.
- Lori reported that the project has not yet reached final completion, with grading unfinished, sanitary and water mains largely untested, and punch list had not been started. Brian O'Grady's inspection is expected to take about three weeks, depending on weather. Key issues include correcting the left turn lane off 83, ensuring potential right turn lane requirements are included in the performance bond, and addressing planting, lighting, and maintenance bonds on the plat. Access to the secondary ditch, wetlands with a 10-foot buffer, riparian setbacks for French Creek, and proper easements (including drainage and force main maintenance) need to be documented and protected. The developer's agreement will be revised to include force main repairs, wetlands, riparian protections, and access requirements. Any property with wetlands will require signed agreements from the developer, builder, and owner to ensure easements are preserved and protected from unauthorized alterations. Lori stated that we want to ensure that what that right amount is and what those outstanding items are so Planning Commission can review, but the city won't sign off on the plat until we feel confident that based on punch list items that we've captured all those outstanding items. She asked if that was a box cover or the bridge over French Creek.
- Mr. Svoboda stated that it was all unfinished.
- Lori asked if they got the railings in yet.

- Mr. Svoboda stated that he didn't believe so. That's the last thing that we're still waiting for is to make sure those railings get in either side of it. They were approved, so I didn't know where they were on that stage. I think they were just waiting for the manufacturer to get them in.
- Guy stated that it would be helpful to see the actual setbacks on each line and not assume that everything is at 35 or 15 or 30 feet or whatever the ordinance requires whether it's a single family or cluster one. While it was mentioned in the information, they didn't actually put it on each lot and that would be helpful to see that just to make sure that we haven't got a hiccup in there. He stated that they missed curve 17 on subplot 52. The single-family lots, there's a variable because this is the final phase, you need to show that the overall subdivision has met that average. Because you've got an average lot width and for the single family lots you've got an average setback and because this is the final phase of the subdivision, you need to show Planning Commission that you met that.
- Tony asked if Lori would be sharing the list she read her comments from and if it included Route 83.
- Lori stated that Route 83 issues were not included in the written comments but should have been discussed with Mike during the site visit. She noted significant buckling that had been previously identified and was expected to be addressed, but the condition is severe enough that it may need to be regraded and redone. While repairs cannot be completed at this time of year, the issue can be addressed through bonding.

Next Steps

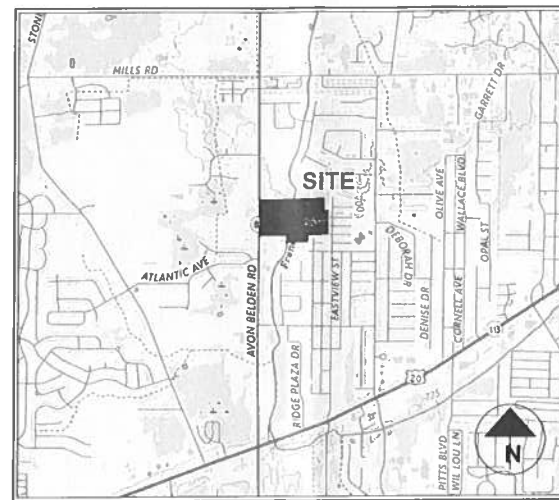
- The applicant will provide updated plans for the February 10th meeting by Friday, January 30.

The Crossing at French Creek Subdivision No. 2

RECEIVED
JAN 16 2026

Creating Sublot Nos. 42 through 92, Block 'E', and Dedicating Raymond Drive, Harold Court, and portions of Baldauf Crossing and Rosebelle Avenue

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also known as being part of Original Ridgeville Township Lot. Nos. 19 and 20 and further known as being a replat of all of Block D as shown on the Crossing at French Creek Subdivision No. 1, recorded in Instrument No. 2025-0048532 of the Lorain County Recorder's Records.



LOCATION MAP

LATITUDE: 41°24'28.7"
LONGITUDE: 82°00'53.3"

Not To Scale

AREA TABLE	
Sublots (51)	21.4784 acres
Block 'E'	3.1970 acres
Block 'F'	0.3174 acres
Right of Way(New)	4.1098 acres
Total	29.1026 acres

APPROVALS:

Approved by the Secretary (or responsible official) City Planning Commission this ____ day of _____, 20____

Secretary (or responsible official) - Print _____ Sign _____

Approved by Mayor (or designated member of Council) this ____ day of _____, 20____

Mayor (or designated member of Council) - Print _____ Sign _____

Approved by City Engineer this ____ day of _____, 20____

City Engineer - Print _____ Sign _____

Transferred by the Lorain County Auditor this ____ day of _____, 20____

Lorain County Auditor - Print _____ Sign _____

Filed for record this ____ day of _____, 20____ at _____

Recorded this ____ day of _____, 20____ in Plat Book _____ Page No. _____

Lorain County Recorder - Print _____ Sign _____

SURVEYOR CERTIFICATION:

Surveyed by Davey Resource Group - Civil Engineers and Surveyors

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. Dimensions on curves are arc measurements.

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 by me as shown.



Daniel P. Engle P.S. No. S-8452 Date _____

GENERAL UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto Wide Open West, The City of North Ridgeville, Ohio Edison, Everstream Solutions, Columbia Gas of Ohio, Windstream Ohio, Charter Communications, their successors and assigns, (hereinafter referred to as grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain repair, reconstruct and relocate such underground electric, gas and communications cables, ducts, conduits, pipes, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing and transmitting electricity, gas, and communication signals, for public and private use at such locations as the grantees may determine, upon within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to grantees by this easement grant within said easement premises including, but not limited to irrigation systems electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communications facilities, the right to install, repair, operation of said electric and communications facilities, the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall be restricted to underground utility service.

Grantor:

The Drees Company

By: _____

NOTES:

REFERENCE WORKS:

Deed Documents as referenced by the Survey

Parcel Split & Consolidation Map for Donald Pincombe by Wilfredo Barbosa, P.S. 8301, on file as Survey 700020 of the Lorain County Engineer's Survey Records.

Survey prepared for Otto Laubenthal by Dane A. Haponek, P.S. 6211, on file as Survey 700020A of the Lorain County Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Avon Belden Road was calculated to be North 00°12'51" East, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983. Ground as established by ODOT VRS GPS observations in January of 2022.

5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monuments by me.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP"

ACCEPTANCE & DEDICATION:

The undersigned (set forth all parties having record legal title interest in the parcel) The Drees Company, hereby certify that the attached plat correctly represents their "The Crossing at French Creek Subdivision No. 2" a subdivision of lots 42 through 92, inclusive, do hereby acknowledge this plat of same and dedicate to the public such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etcetera shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of North Ridgeville, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hand this ____ day of _____, 20____.

Witness _____ Signed _____ (The Drees Company)

State/Commonwealth of _____

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 _____, this ____ day of _____, 20____.

Notary public _____

My commission expires _____

DRAINAGE AND STORM SEWER EASEMENTS:

Easements to the Homeowners Association

Drainage and storm sewer easements as shown hereon, outside of the public right of way, including, but not limited to, access, grading, drainage, storm sewers, and drainage structures are the responsibility of the Crossing at French Creek Subdivision Homeowners Association. These improvements are privately held and, therefore, the complete responsibility of the Homeowners Association with rights to access, install, maintain, replace, and/or remove storm sewers, inlets, ditches, swales, earth mounds, vegetation, walking paths and/or other appurtenances as necessary. Work shall be in accordance with all applicable regulatory agencies including the City of North Ridgeville, the Ohio Environmental Agency and the United States Army Corps of Engineers.

Easements to the City of North Ridgeville

The drainage easements dedicated to the City of North Ridgeville (City) are depicted on the attached exhibit. The owner, its successors and their assignees (Owner) do hereby grant to the City these areas for the purpose of maintaining a public storm sewer, ditch and water course drainage system to and abutting the French Creek area. These easements shall be explicit to access, maintain, repair, replace and operate the complete drainage system. If shall be the City's responsibility to restore any disturbed areas, necessary for maintenance, to their existing condition. Otherwise, it shall be the Owner's responsibility to routinely maintain the lawn in these areas. The Owner agrees that no buildings, structures, lighting, landscaping or other vertical obstructions shall be erected in these easement areas. The Owner further agrees not to construct any sidewalks, driveways or pavement without the consent of the City. The Owner shall also maintain the grade across these easements that was originally approved at Planning. This easement shall run with the land in perpetuity.

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗
MONUMENT BOX	□ M.F.	□
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ P.F.	●
IRON PIN W/ CAP	⊗	⊗
DAVEY RESOURCE GROUP		
LIMITED ACCESS R/W	-L/A-	L/A-
CENTERLINE	_____	_____
PROPERTY LINE	_____	_____
RIGHT-OF-WAY LINE	-R/W-	R/W-
EASEMENT LINE	_____	_____
ORIGINAL PROP. LINE	_____	_____
ORIGINAL LOT LINE	_____	_____

Sheet List Table

Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS NORTH
4	SUBLOTS SOUTH



THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2

PROJECT NUMBER

2193

DATE

2028-01-15

1
4

P.P.N. 07-00-019-000-034
 Kathie L. Catavolos
 03/08/1995
 Instr. No. 19950336837

P.P.N. 07-00-019-000-431
 Mark E. and Robert L. Helzer
 01/30/2004
 Instr. No. 20040981124
 N 88°53'17" E 993.36' Rec. & Med.

P.P.N. 07-00-020-101-132
 Donald F. Pincombe
 01/24/2020
 Instr. No. 20200710854

S 89°40'23" W 502.97' Rec. & Med.
 P.P.N. 07-00-020-101-131
 Elite Air LLC
 10/01/2021
 Instr. No. 20210842261

DAVEY Resource Group
 1310 SHARON CROLEY ROAD, P.O. BOX 37
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 (PHONE) 330.992.0000 (FAX) 330.992.0003

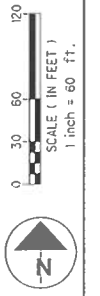
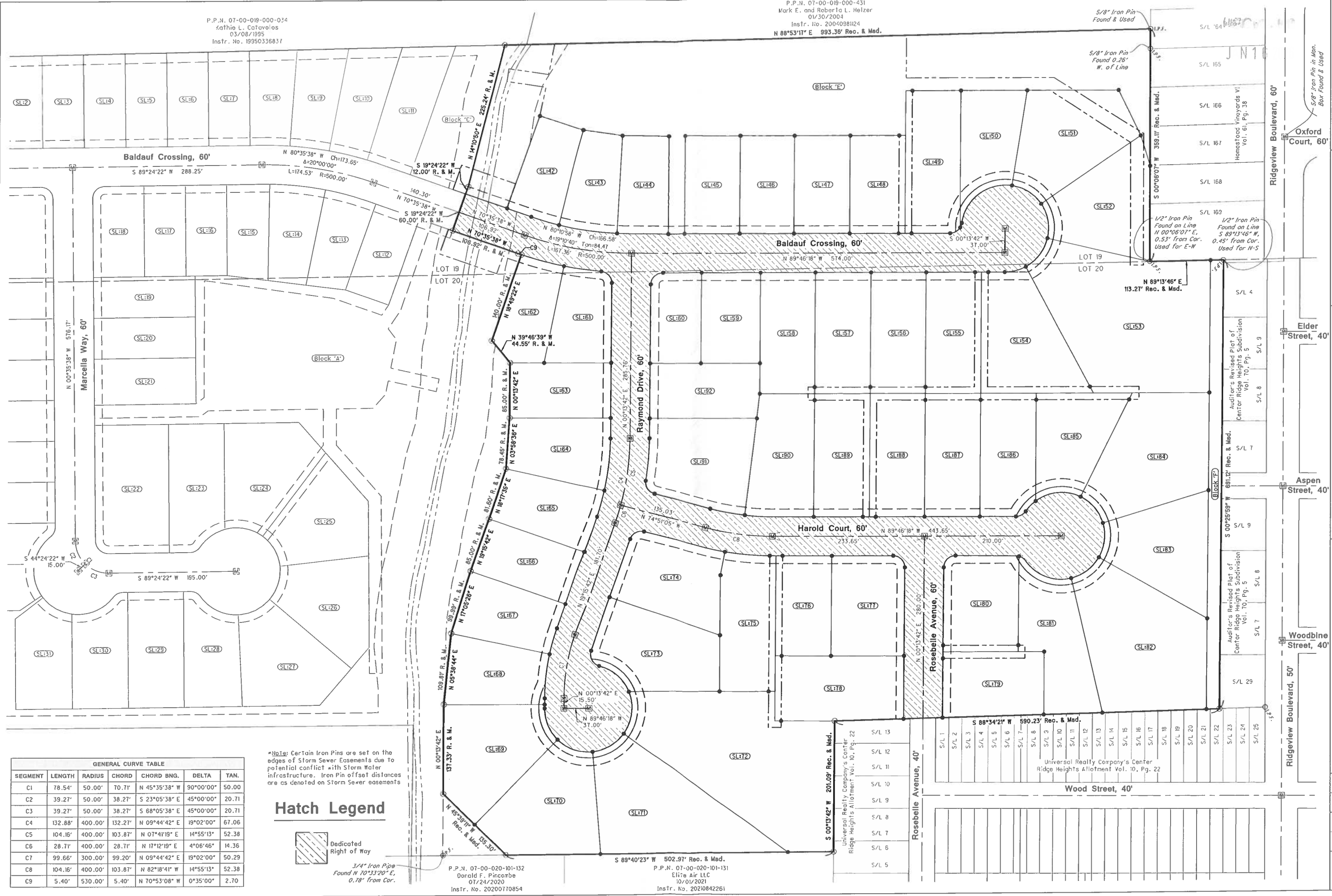
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C1	78.54'	50.00'	70.71'	N 45°35'38" W	90°00'00"	50.00
C2	39.27'	50.00'	38.27'	S 23°05'38" E	45°00'00"	20.71
C3	39.27'	50.00'	38.27'	S 68°05'38" E	45°00'00"	20.71
C4	132.88'	400.00'	132.27'	N 09°44'42" E	19°02'00"	67.06
C5	104.16'	400.00'	103.87'	N 07°41'19" E	14°55'13"	52.38
C6	28.71'	400.00'	28.71'	N 17°12'19" E	4°06'46"	14.36
C7	99.66'	300.00'	99.20'	N 09°44'42" E	19°02'00"	50.29
C8	104.16'	400.00'	103.87'	N 82°18'41" W	14°55'13"	52.38
C9	5.40'	530.00'	5.40'	N 70°53'08" W	0°35'00"	2.70

*Note: Certain Iron Pins are set on the edges of Storm Sewer Easements due to potential conflict with Storm Water infrastructure. Iron Pin offset distances are as denoted on Storm Sewer easements

Hatch Legend



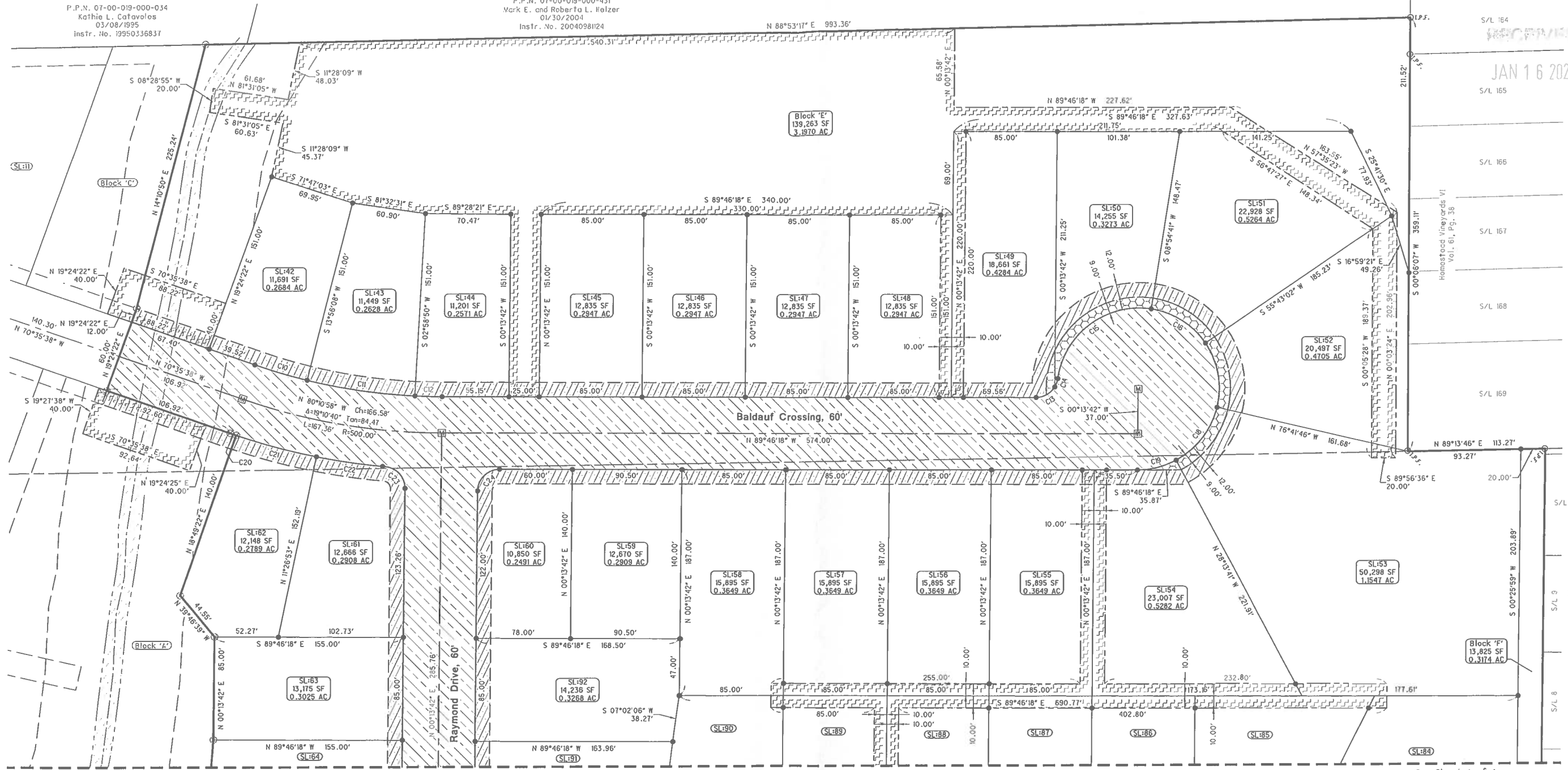
3/4" Iron Pipe Found N 70°33'20" E, 0.78' from Cor.



THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2
 OVERALL

PROJECT NUMBER	2193
DATE	2028-01-15
2	4

JAN 16 2026



See Sheet 4 of 4

See Sheet 4 of 4

Hatch Legend

- Dedicated Right of Way
- 9' Sanitary Sewer Easement
- Storm Water Management Easement (to H.O.A.)
See page 4 for details
- 12' General Utility Easement

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C10	44.87'	470.00'	44.86'	N 73°19'45" W	5°28'14"	22.45
C11	89.86'	470.00'	89.73'	N 81°32'31" E	10°57'18"	45.07
C12	22.58'	470.00'	22.57'	N 88°23'44" W	2°45'08"	11.29
C13	18.55'	18.00'	17.74'	S 60°41'55" W	59°03'34"	10.20
C14	7.38'	18.00'	7.33'	S 19°24'59" W	23°30'18"	3.74
C15	106.70'	67.00'	95.78'	S 53°17'15" W	91°14'50"	68.47
C16	54.73'	67.00'	55.22'	N 57°41'08" W	46°48'22"	29.00
C18	56.58'	67.00'	55.00'	N 37°32'17" E	48°28'05"	30.16
C19	33.28'	67.00'	32.94'	N 76°00'01" E	28°27'23"	16.99
C20	5.40'	530.00'	5.40'	N 70°53'08" W	0°35'00"	2.70
C21	68.22'	530.00'	68.17'	S 74°51'53" W	7°22'28"	34.16
C22	57.30'	530.00'	57.27'	S 81°38'57" E	6°11'41"	28.68
C23	26.70'	18.00'	24.32'	S 42°15'33" E	84°58'30"	16.49
C24	28.27'	18.00'	25.46'	N 45°13'42" E	90°00'00"	18.00

SITE INFORMATION:
SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

PARCELS:	PARCEL	AREA	OWNER
	0700019000010	15.3 AC	THE DREES COMPANY
	0700020100101	8.9 AC	THE DREES COMPANY
	0700020100102	26.2 AC	THE DREES COMPANY

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
-0.8 AC EXISTING RIGHT-OF-ROW
49.6 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT:

	PER CODE	SHOWN
-MIN. DEVELOPMENT AREA:	25 AC	49.6 AC
-MAX. DENSITY:	2.3 D.U./AC (115)	1.85 D.U./AC (92)
-MIN. REQUIRED OPEN SPACE:	20% GROSS (10.1 AC)	20.1% (10.13 AC)
-MAX. CLUSTER UNITS:	35% ALLOWABLE (140)	33% (138)
-MIN. CLUSTER-OPEN SPACE SB:	15'	VARIES
-MIN. CLUSTER-LOT PL SB:	35'	35' MIN.
-MIN. SING-FAM. LOT AREA:	12,800 SF	12,835 SF
-MIN. SING-FAM. LOT WIDTH:	80'-100', 85' AVG.	85'
-MIN. CORNER LOT WIDTH:	95' @ BLDG. LINE	95'
-MIN. SING-FAM. FRONT YARD:	30'-40', 35' AVG.	35'
-MIN. SING-FAM. SIDE YARD:	5' PER, 15' TOTAL	5', 7.5'
-MIN. SING-FAM. REAR YARD:	30'	30'
-MAX. BLDG. HEIGHT:	35'	35'
-MIN. CLUSTER FRONT YARD:	22' OFF EOP, SDMLK	22' OFF ROW
-MIN. PARKING PER UNIT:	2 ENCLOSED SPACES	2 ENCLOSED SPACES

PROPOSED DEVELOPMENT INFORMATION:
TOTAL NET PROJECT AREA: 49.6 AC

PHASE AREAS:	ROW AREA	LOT AREA	OPEN SPACE AREA	TOTAL AREA
PHASE 1:	2.63 AC	10.83 AC	6.88 AC	21.18 AC
PHASE 2:	4.16 AC	21.85 AC	3.25 AC	28.42 AC
	6.79 AC	32.68 AC	10.13 AC	49.6 AC

PROPOSED LOTS:	CLUSTER LOTS	SINGLE-FAMILY LOTS	TOTAL LOTS
PHASE 1	31	10	41
PHASE 2	7	44	51
	38	54	92 TOTAL LOTS

*The minimum separation between adjacent detached cluster buildings shall be not less than 6 feet.

*Note: Certain Iron Pins are set on the edges of Storm Sewer Easements due to potential conflict with Storm Water Infrastructure. Iron Pin offset distances are as denoted on Storm Sewer easements

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SCALE (IN FEET)
 1 inch = 40 ft.

THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2
 SUBLOTS NORTH

PROJECT NUMBER
 2193
 DATE
 2028-01-15

3
 4

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C4	132.88'	400.00'	132.27'	N 09°44'42" E	19°02'00"	67.06
C5	104.16'	400.00'	103.87'	N 07°41'19" E	14°55'13"	52.38
C6	28.71'	400.00'	28.71'	N 17°12'19" E	4°06'46"	14.36
C7	99.65'	300.00'	99.20'	N 09°44'42" E	19°02'00"	50.29
C8	104.16'	400.00'	103.87'	N 82°18'41" W	14°55'13"	52.38
C25	65.82'	430.00'	65.75'	S 04°36'48" W	8°46'11"	32.97
C26	26.34'	18.00'	24.05'	S 32°55'36" E	83°50'58"	16.16

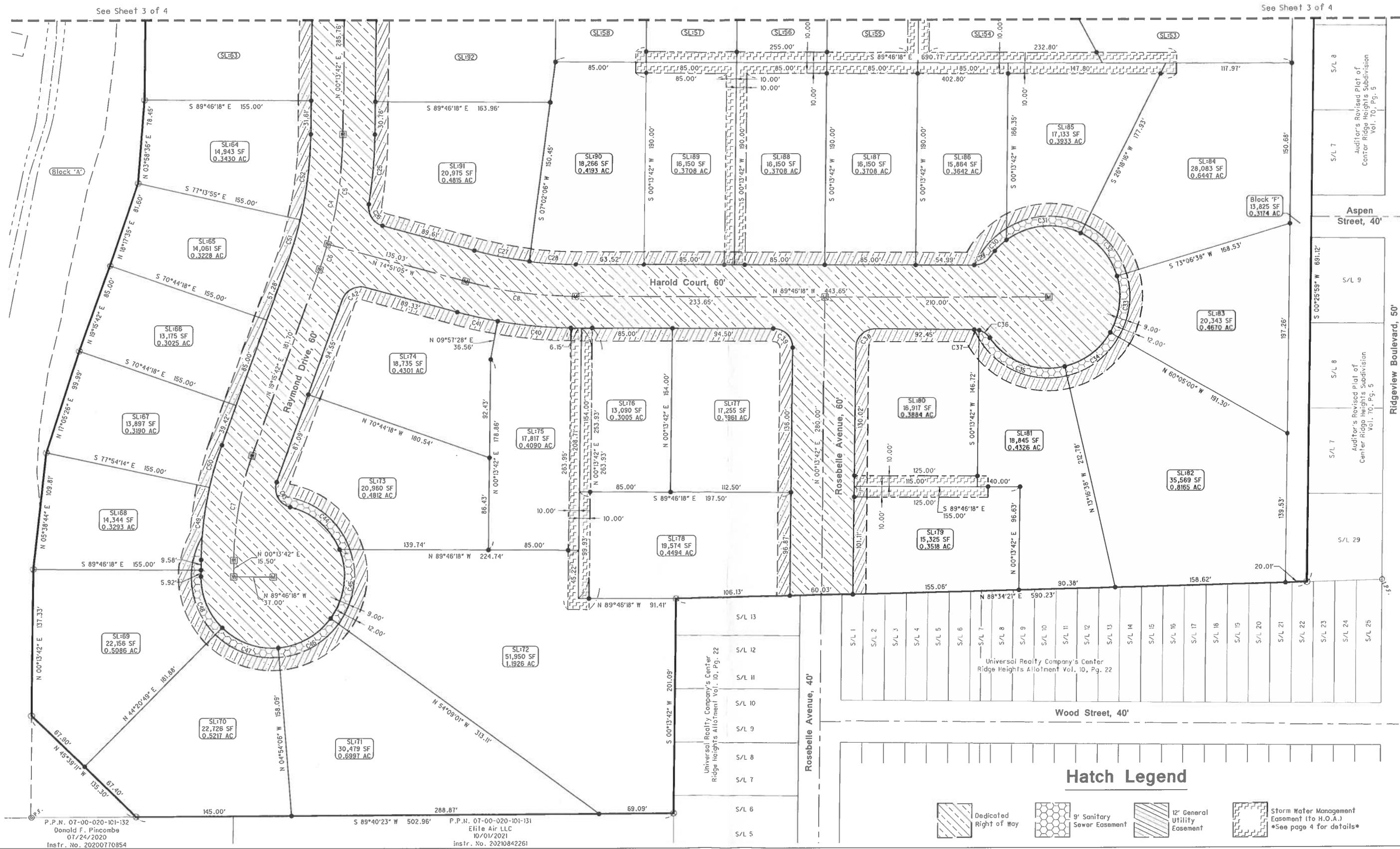
GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C27	52.40'	370.00'	52.35'	S 78°54'30" E	8°06'50"	26.24
C28	43.95'	370.00'	43.93'	S 86°22'06" E	6°48'23"	22.00
C29	17.47'	18.00'	16.79'	N 62°25'09" E	5°37'05"	9.49
C30	22.00'	67.00'	21.90'	N 44°01'05" E	18°48'56"	11.10
C31	73.53'	67.00'	69.89'	N 84°51'54" E	62°52'44"	40.95
C32	54.73'	67.00'	53.22'	S 40°17'33" W	46°48'22"	29.00
C33	54.73'	67.00'	53.22'	S 06°30'49" W	46°48'22"	29.00

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C34	54.73'	67.00'	53.22'	S 53°19'11" W	46°48'22"	29.00
C35	80.18'	67.00'	75.48'	N 68°59'35" W	68°34'05"	45.68
C36	12.56'	18.00'	12.31'	N 54°42'12" W	3°59'19"	6.55
C37	4.60'	18.00'	4.59'	N 82°01'28" W	14°39'13"	2.31
C38	28.21'	18.00'	25.46'	S 45°13'42" W	90°00'00"	18.00
C39	28.21'	18.00'	25.46'	N 44°46'18" W	90°00'00"	18.00
C40	73.02'	430.00'	72.93'	N 84°54'25" W	9°43'46"	36.60

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C41	38.96'	430.00'	38.94'	N 77°26'48" W	5°11'27"	19.49
C42	22.22'	18.00'	20.84'	S 54°37'51" W	70°44'18"	12.78
C43	30.06'	18.00'	26.69'	S 28°35'07" E	95°41'38"	19.88
C44	63.39'	67.00'	61.05'	S 49°19'48" E	54°12'16"	34.29
C45	67.91'	67.00'	65.04'	S 06°48'39" W	58°04'39"	37.20
C46	57.59'	67.00'	55.83'	S 60°28'27" W	49°14'55"	30.71
C47	57.59'	67.00'	55.83'	N 70°16'38" W	49°14'55"	30.71

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C48	53.65'	67.00'	52.23'	N 22°42'44" W	45°52'53"	28.36
C49	68.35'	330.00'	68.23'	N 06°09'44" E	11°52'04"	34.30
C50	41.27'	330.00'	41.24'	N 15°40'44" E	7°09'56"	20.66
C51	41.93'	370.00'	41.91'	N 16°00'54" E	6°29'37"	20.99
C52	80.98'	370.00'	80.82'	N 06°29'54" E	12°32'23"	40.65

JAN 16 2026
 *Note: Certain Iron Pins are set on the edges of Storm Sewer Easements due to potential conflict with Storm Water infrastructure. Iron Pin offset distances are as denoted on Storm Sewer easements



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THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2
 SUBLOTS SOUTH

PROJECT NUMBER
2193

DATE
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