

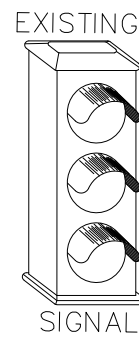
TREE SUMMARY

TREE PRESERVATION

- A TREE PROTECTION PLAN PREPARED BY A LANDSCAPE ARCHITECT, ARCHITECT, CIVIL ENGINEER, OR A TREE FORESTER SHALL BE PREPARED AND SUBMITTED AS PART OF THE DEVELOPMENT PLAN.
- EXISTING TREES OF EIGHT INCHES D.B.H. OR GREATER LOCATED WITHIN A REQUIRED LANDSCAPE PERIMETER SHALL BE PRESERVED UNLESS EXEMPTED OR APPROVED BY THE PLANNING COMMISSION AND COUNCIL TO BE REMOVED AND REPLACED.
- EXISTING TREES WITHIN THE BUILDING AREA, DRIVEWAYS, DRAINAGE EASEMENTS AND UTILITY LOCATIONS MAY BE REMOVED WITHOUT REPLACEMENT.
- ADDITIONAL TREES MAY BE PRESERVED ON THE SITE ABOVE AND BEYOND THAT REQUIRED ABOVE, SUCH TREES MAY BE USED FOR CREDIT APPLIED TO TREES WHICH WERE TO BE PRESERVED AND REMOVED. ALSO THESE TREES CAN BE APPLIED TO THE MINIMUM NUMBER AND CALIPER OF TREES REQUIRED UNDER SECTION 1137.06. IN ORDER FOR EXISTING TREES TO BE APPLIED AS CREDIT THEY MUST BE FOUR INCHES OR GREATER IN D.B.H.
- NEW DEVELOPMENTS IN THE BUSINESS DISTRICTS SHALL PRESERVE, REPLACE OR PLANT TREES AT A RATE OF 15 TREES PER ACRE WITH A TOTAL CALIPER OR D.B.H. OF 60 IN.

FRONT YARD AND PARKING LOT TREE REQUIREMENTS

- SHADE TREES SHALL BE REQUIRED AND PLANTED IN THE REQUIRED FRONT YARD OR SIDE YARD IN THE CASE OF A CORNER LOT AS PART OF THE DEVELOPMENT PLAN.
- THE MAXIMUM SPACING SHALL BE FORTY FEET FOR LARGE TYPE TREES, THIRTY FEET FOR MEDIUM TYPE TREES AND TWENTY FEET FOR SMALL TYPE TREES.
- TREES SHALL BE PLANTED TEN TO FIFTEEN FEET FROM THE PAVED STREET RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE COMMISSION. TREES SHALL ALSO BE PLANTED AT LEAST FIVE FEET FROM ANY SIDEWALK, PARKING AREA, DRIVEWAY OR ADJACENT SIDE LOT LINE.
- THE MINIMUM TRUNK CALIPER FOR ALL REQUIRED FRONT YARD TREES SHALL BE TWO INCHES MEASURED AT SIX INCHES ABOVE GROUND.
- PARKING LOTS ARE REQUIRED TO HAVE A MINIMUM 40% TREE CANOPY COVERAGE. TREE CANOPY COVERAGE IS CALCULATED AS THE PERCENTAGE OF THE ENTIRE PARKING LOT TO BE COVERED BY THE TREE CANOPY AT MATURITY.
- SEE CHAPTER 1137 OF THE PLANNING & PLATING CODE FOR THE FULL LIST OF TREE REQUIREMENTS.



CROCKER RD

MINIMUM TREE STANDARDS

USE & ZONING TYPE	TOTAL NUMBER OF TREES	TOTAL CALIPER OF TREES
BUSINESS DISTRICTS	15 TREES PER ACRE	60 IN. (D.B.H.)

TREE CALCULATIONS:

11.06 ACRES x 15 TREES PER ACRE = 166 TREES
 11.06 ACRES x 60 D.B.H. PER ACRE = 664 IN.
 9 TREES REMOVED (170 IN. D.B.H.) + 2 TREES PROPOSED (12 IN. D.B.H.)

REQUIRED TREE TOTAL	PROPOSED TREE TOTAL	REQ. TOTAL CALIPER (IN.)	PR. TOTAL CALIPER (IN.)
166 TREES	169 TREES	664 IN. (D.B.H.)	2424 IN. (D.B.H.)

TREE SURVEY TABLE

TREE COUNT		
TYPE	QUANTITY	TOTAL INCHES (DIA.)
CONIFEROUS	26	346 IN.
DECIDUOUS	152	2,236 IN.

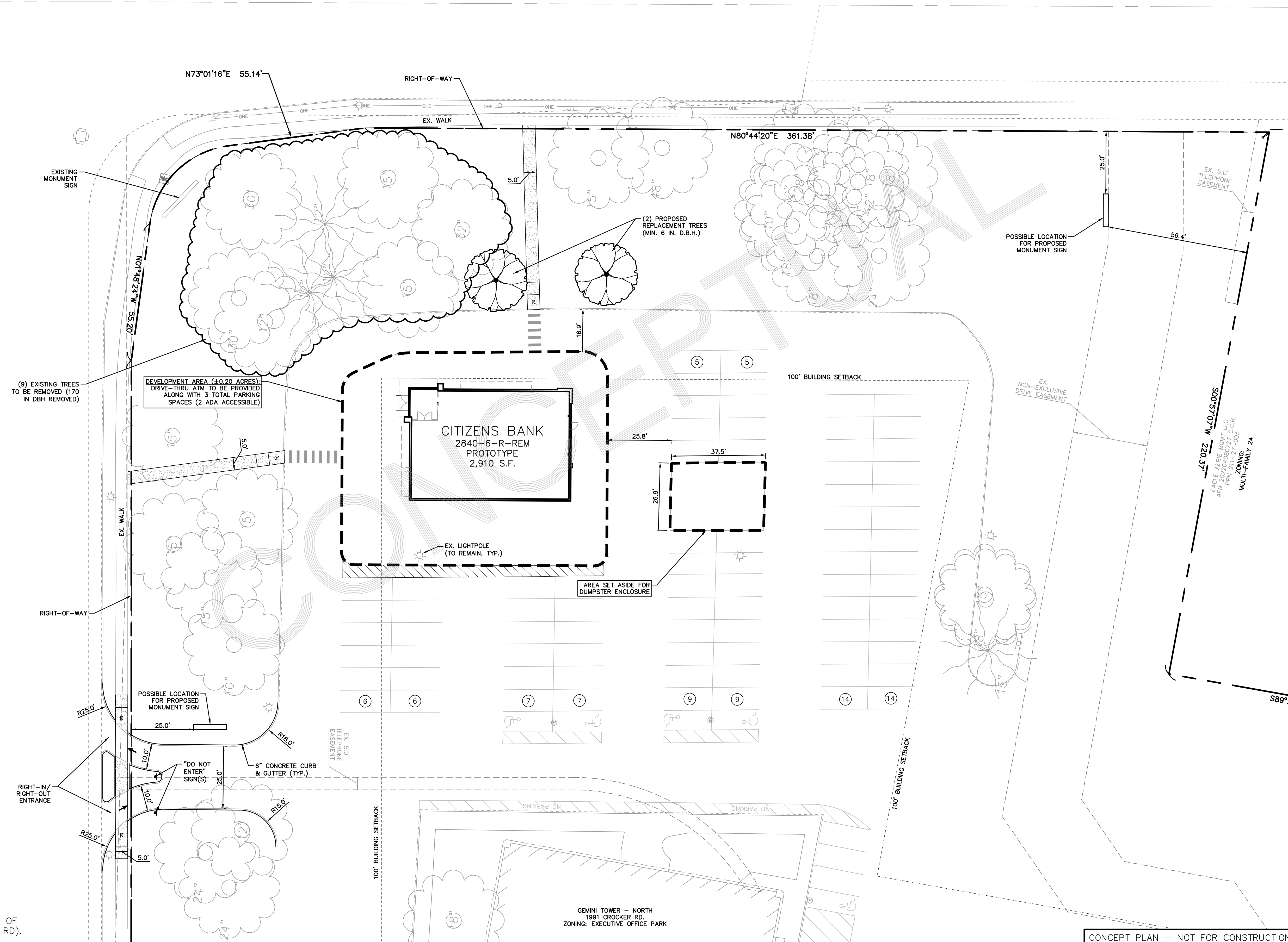
NOTES

- FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL AND FOUNDATION PLAN.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL ITEMS NOT IDENTIFIED AS "EXISTING" SHALL BE PROPOSED.

LEGEND

- PROPERTY LINE
- PROPOSED 6" CONCRETE CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED/EXISTING ASPHALT PAVEMENT (EXTENTS TO BE DETERMINED)
- DRIVE-THRU STACKING
- PROPOSED/EXISTING LIGHT POLE
- PAINTED STOP BAR W/ STOP SIGN
- TRAFFIC FLOW ARROWS
- PROPOSED SIGN
- PROPOSED FIRE LANE SIGN
- PARKING ROW SPACE
- ADA PARKING SPACE
- SIDEWALK RAMP

DETROIT AVE



SITE DATA

PARCEL NO.: 211-27-001
 PARCEL AREA: ±11.06 ACRES
 ZONING DISTRICT: EXECUTIVE OFFICE PARK
 EXISTING USE: PARKING LOT
 PROPOSED USE: BANK

BUILDING DATA

TOTAL BUILDING AREA 2,910 SF

PARKING DATA

EXISTING PARKING SUMMARY:
 STANDARD SPACES: 117 SPACES
 ADA SPACES: 4 SPACES
 TOTAL SPACES: 121 SPACES

PROPOSED PARKING SUMMARY:
 STANDARD SPACES: 79 SPACES
 ADA SPACES: 6 SPACES
 TOTAL SPACES: 85 SPACES

CITIZENS BANK PARKING:
 STANDARD SPACES: 13 SPACES
 ADA SPACES: 2 SPACES (1 VAN)
 TOTAL SPACES: 15 SPACES

*REMAINDER (1991 CROCKER RD):
 STANDARD SPACES: 66 SPACES
 ADA SPACES: 4 SPACES
 TOTAL SPACES: 70 SPACES

*PARKING SUMMARY ONLY ANALYZES PARKING IN THE SECTION OF THE PARCEL NORTH OF GEMINI TOWER-NORTH (1991 CROCKER RD).

Know what's below.
Call before you dig.
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CITY OF WESTLAKE
 CUYAHOGA COUNTY, OHIO

CITIZENS BANK #XXXX
 PRELIMINARY LAYOUT PLAN

DATE: APRIL 7, 2026
 REVISIONS/SUBMITTALS:

0 10' 20'
 SCALE: 1"=20'

DRAWN BY: RPF
 CHECKED BY: EA
 PROJECT MANAGER: EA
 JOB #: 26001289
 SHEET NO. CN-01

CONCEPT PLAN - NOT FOR CONSTRUCTION