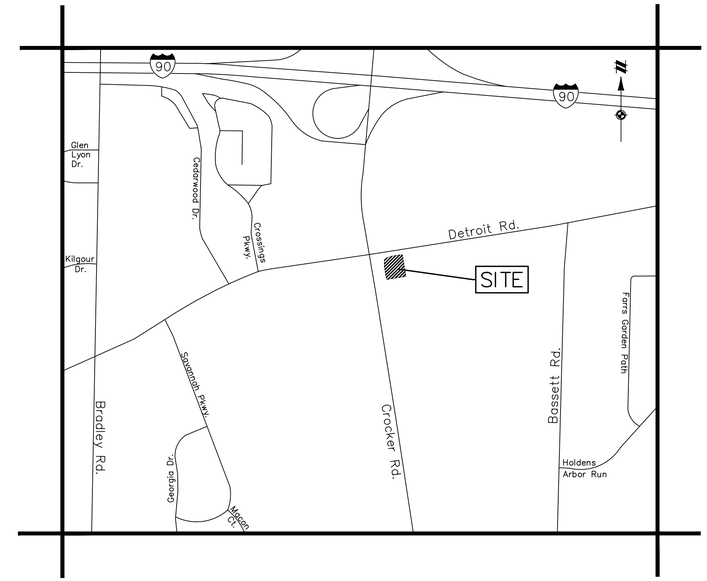
CITIZENS BANK

BANK # XXXX
1991 CROCKER RD
WESTLAKE, OH 44145
PPN: 211-27-001

CONCEPTUAL DEVELOPMENT PLANS



DEVELOPMENT TEAM

CIVIL ENGINEER
ATWELL , LLC.
6001 E. ROYALTON RD, SUITE 150
BROADVIEW HTS, OH 44147
CONTACT: ERICK ALLEN
PHONE: 330-697-0379
EMAIL: EALLEN@ATWELL.COM

ARCHITECT
NORR
150 W. JEFFERSON AVE, SUITE 1300
DETROIT, MI 48226
CONTACT: KRISTINA DE FARIA
PHONE: 267-283-0252
EMAIL: KRISTINA.DEFARIA@NORR.COM

GOVERNING AGENCIES / UTILITY CONTACTS

MUNICIPALITY
CITY OF WESTLAKE PLANNING DEPARTMENT
27700 HILLIARD BLVD., WESTLAKE, OH 44145
CONTACT: JIM BADELL
PHONE: 440-617-4305
EMAIL: JBEDELL@CITYOFWESTLAKE.ORG

ROAD
CITY OF WESTLAKE ENGINEERING
27700 HILLIARD BLVD. WESTLAKE, OH 44145
CONTACT: BEN STOCKIC
PHONE: 440-617-4145
EMAIL: ENGDEPT@CITYOFWESTLAKE.ORG

ODOT - DISTRICT 12
5500 TRANSPORTATION BLVD.
GARFIELD HTS, OH 44125
CONTACT: TBD
PHONE: 216-581-2100
EMAIL: TBD

SOIL EROSION
CITY OF WESTLAKE ENGINEERING
27700 HILLIARD BLVD. WESTLAKE, OH 44145
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PHONE: 440-617-4145
EMAIL: ENGDEPT@CITYOFWESTLAKE.ORG

STORMWATER
CITY OF WESTLAKE ENGINEERING
27700 HILLIARD BLVD. WESTLAKE, OH 44145
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SANITARY SEWER
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WATER
CITY OF CLEVELAND WATER DIVISION
1201 LAKESIDE AVE, CLEVELAND, OH 44114
CONTACT: TBD
PHONE: 216-664-2444
EMAIL: INFO@CLEVELANDWATER.COM

GAS
COLUMBIA GAS OF OHIO
290 W NATIONWIDE BLVD., COLUMBUS, OH 43291
CONTACT: TBD
PHONE: 800-440-6111
EMAIL: NEWBUSINESS@NISOURCE.COM

ELECTRIC
THE ILLUMINATING COMPANY
76 S MAIN ST., AKRON, OH 44308
CONTACT: TBD
PHONE: 800-633-4766
EMAIL: TBD

PROJECT NARRATIVE
THE PROPOSED DEVELOPMENT CONSISTS OF A NEW 2,910 SQUARE FOOT CITIZENS BANK BRANCH TO BE CONSTRUCTED ON A PROPOSED 0.91-ACRE LEASE AREA WITHIN AN EXISTING 11.06-ACRE PARENT PARCEL. THE SITE IS DESIGNED TO PROVIDE CONVENIENT VEHICULAR AND PEDESTRIAN ACCESS WHILE MAINTAINING COMPATIBILITY WITH THE SURROUNDING COMMERCIAL CORRIDOR.

VEHICULAR ACCESS TO THE SITE WILL BE PROVIDED VIA A RIGHT-IN/RIGHT-OUT DRIVEWAY ALONG CROCKER ROAD, WITH FULL ACCESS AVAILABLE THROUGH A SHARED DRIVEWAY CONNECTION LOCATED TO THE SOUTH. THE DEVELOPMENT INCLUDES 10 PARKING SPACES DEDICATED TO CITIZENS BANK CUSTOMERS AND EMPLOYEES.

FLOODPLAIN NOTE
PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 39035C0129E DATED 12/03/2010, THIS SITE LIES WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLAND NOTE
THERE IS NO EVIDENCE OF WETLANDS PRESENT ONSITE PER THE NWI WETLAND MAP VIEWER AND OTHER PUBLICLY AVAILABLE MAPPING RESOURCES.

BENCHMARKS
BENCHMARK #1:
RIM GRADE OF STORM STRUCTURE 7 (SEE ALTA SURVEY)
ELEVATION: 682.20 (NAVD88)

SHEET INDEX

C00 COVER
C01 PRELIMINARY LAYOUT PLAN
C02 PRELIMINARY GRADING PLAN
C03 PRELIMINARY UTILITY PLAN
C04 TREE REMOVAL PLAN

ATTACHED PLANS
~~ALTA SURVEY~~
~~LANDSCAPE PLAN~~
~~PHOTOMETRIC PLAN~~
FLOOR PLANS
ELEVATIONS

CONCEPT PLAN – NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

THE LOCATIONS 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 AGREES 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, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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BROADVIEW HTS, OH 44147
440.349.2000

CITY OF WESTLAKE
CUYAHOGA COUNTY, OHIO

CITIZENS BANK
CITIZENS BANK #XXXX
COVER

DATE
JUNE 1, 2026
REVISIONS/SUBMITTALS
.

STATE OF OHIO
RYAN PATRICK FUERST
E-89805
REGISTERED
PROFESSIONAL ENGINEER

NO SCALE
DRAWN BY: RPF
CHECKED BY: EA
PROJECT MANAGER: EA
JOB #: 26001289
SHEET NO.
C00