

NOTES

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

SITE DATA

PARCEL NO.: 211-27-001
PARCEL AREA: ±11.06 ACRES
PROPOSED LEASE AREA: ±1.12 ACRES

ZONING DISTRICT: EXECUTIVE OFFICE PARK
EXISTING USE: PARKING LOT
PROPOSED USE: BANK

BUILDING DATA

TOTAL BUILDING AREA 2,910 SF
BUILDING TYPE: TYPE VB

PARKING DATA

EXISTING PARKING SUMMARY:

STANDARD SPACES: 117 SPACES
ADA SPACES: 4 SPACES
TOTAL SPACES: 121 SPACES

PROPOSED PARKING SUMMARY:

STANDARD SPACES: 76 SPACES
ADA SPACES: 6 SPACES
TOTAL SPACES: 82 SPACES

CITIZENS BANK PARKING:

STANDARD SPACES: 8 SPACES
ADA SPACES: 2 SPACES (1 VAN)
TOTAL SPACES: 10 SPACES

*REMAINDER (1991 CROCKER RD):

STANDARD SPACES: 68 SPACES
ADA SPACES: 4 SPACES
TOTAL SPACES: 72 SPACES

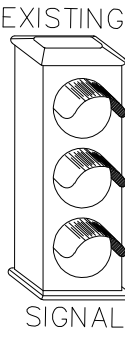
*PARKING SUMMARY ONLY ANALYZES PARKING IN THE SECTION OF THE PARCEL NORTH OF GEMINI TOWER-NORTH (1991 CROCKER RD).

LEGEND

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

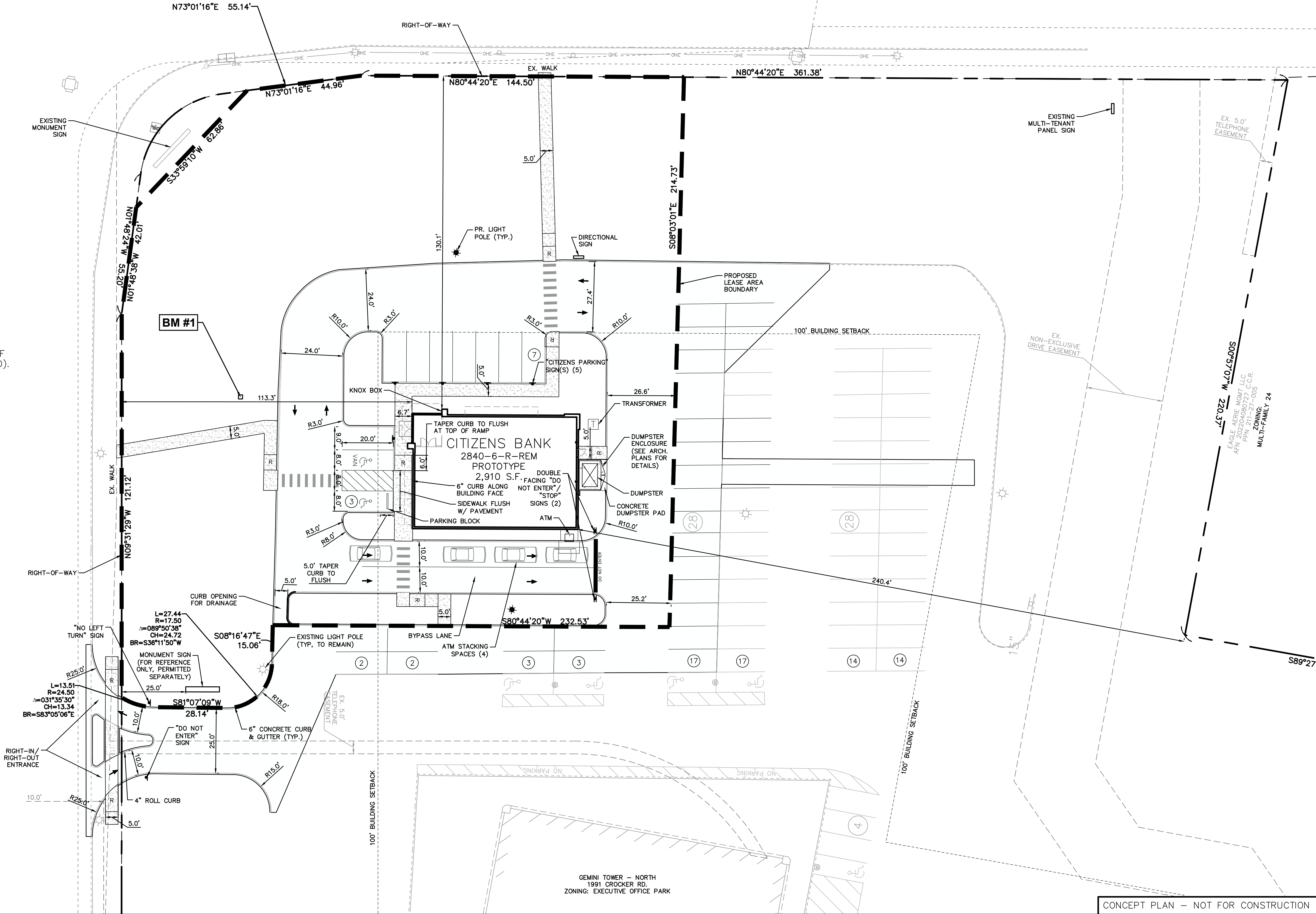
DETROIT AVE

ODOT JURISDICTION



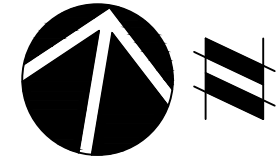
CROCKER RD

CITY JURISDICTION



BENCHMARKS

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



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 MAY BE OCCASIONED BY THE CONTRACTORS 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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CITY OF WESTLAKE
CUYAHOGA COUNTY, OHIO

CITIZENS BANK
CITIZENS BANK #XXXX
PRELIMINARY LAYOUT PLAN

DATE: AUGUST 12, 2026
REVISIONS/SUBMITTALS



SCALE: 1"=20'

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

C01

CONCEPT PLAN - NOT FOR CONSTRUCTION