

**MEETING DATE: 04-11-19**

# **PLANNING COMMISSION**

**Case No. P19-06**

**1088 S Court Street**



**CITY of MEDINA**  
**Planning Commission**  
**April 11, 2019 Meeting**

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**Case No:** P19-06

**Address:** 1088 S. Court St.

**Applicant:** Trillium Creek, LLC

**Subject:** Site Plan Review – Drive Through Bank ATM kiosk and access drives

**Zoning:** R-3, High Density Urban Residential

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The subject site is located on the east side of the 1000 block of S. Court St. adjacent to the City of Medina corporate boundary.

**Project Introduction:**

The applicant proposed constructing a single bank ATM drive-through with an accessory circulation drive and a new and second driveway from the S. Court St. public right-of-way.

The subject site is also occupied by existing buildings used for personal storage and maintenance equipment for the applicant's adjacent property to the south in Montville Township. The existing land use has an existing driveway from the S. Court St. public right-of-way, which will be separate from the driveway for the proposed project.

Additionally, since the property is zoned R-3 and a bank ATM drive-through is not a permitted or conditionally permitted use, the applicant is also requesting a Land Use Variance for the proposed use at this site, which will be reviewed by the Board of Zoning Appeals at the April 11, 2019 meeting.

Please find attached to this report:

1. Site aerial photo
2. Project narrative and site improvement plans received February 26, 2019 and February 28, 2019

### **District Regulations – Chapter 1125:**

A bank ATM drive-through is not a permitted or conditionally permitted use in the R-3 district.

### **Site Plan and Improvement Plan Review:**

#### **Design Review Guidelines – Section 1109.04:**

It is in the public interest to ensure that new developments and modifications to existing developments reflect and are sensitive to the history, architecture, community character and other building traditions of the City of Medina. Therefore, the purpose of the regulations in this section is to provide criteria to be used by the City Planning Commission when evaluating the appropriateness of proposed development and redevelopment in the City. These provisions are established to achieve, among others, the following purposes:

- (1) Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City.
- (2) To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.
- (3) To protect and improve property values.
- (4) To foster and encourage creative application of design principles.
- (5) To ensure that the particular existing design features, which contribute to the unique character of Medina, are retained and re-created in a manner that retains and enhances the City's sense of community.
- (6) To ensure that new development and redevelopment are compatible and harmonious with the existing overall character of the City, especially when development is proposed in areas where the existing structures do not have architectural features that warrant replication or enhancement.
- (7) To bring new buildings into an orderly arrangement with landscape and nature, other buildings, and open space areas.
- (8) To ensure that these objectives are achieved through an impartial review process which assures that each proposal complies with these guidelines.

In reviewing the proposed site plan in relation to the existing site improvements already on the site, the following guideline is applicable in regards to the applicant's proposal to keep the existing north driveway and the new driveway on the south end of the S. Court St. frontage for the proposed land use.

*(14) Approaches, drives and parking areas shall be of appropriate size and scale in relation to the appearance of the proposed development from public rights-of-way, adjacent property and the internal portion of the site itself. Such appropriate scale shall be achieved by the width of approaches and drives, by having adequate but not excessive parking, and by using landscaping within large parking areas. Curbing and adequate landscaping shall be provided between driveway aprons.*

In order to provide appropriate scale and harmony with adjacent properties and the public realm of this area of S. Court St., the existing north driveway to S. Court St. should be removed and the access to the property owner's existing buildings and land use on the site be moved to the proposed driveway and circulation drive for the proposed land use.

**Parking and Circulation.** As a simple drive-through bank ATM, there are no minimum parking requirements for this land use as the accessory vehicle circulation is sufficient to meet the needs of vehicle queuing and access.

Also, Section 1145.04(c) of the zoning code states the following regarding shared parking and driveways:

*Whenever a group of adjoining commercial sites have been developed and are owned separately, the Planning Commission may find it to be in the public interest to encourage the coordination of the circulation system by agreements covering shared parking facilities, including coordination and unifying of ingress and egress driveways.*

This is consistent with the earlier Site Plan design guideline discussion in relation to consolidating the two driveways for the property to S. Court St (existing and proposed) into the proposed driveway at the south end of the property. Although it has a slightly different intent than the proposed project, the intended desire of reducing the number of driveways to public roadways can be applied to the proposed project by the Planning Commission.

**Lighting:** Planning and Zoning Code section 1145.09(C) requires exterior lighting for the vehicle circulation areas. The applicant submitted a compliant site lighting plan.

**Landscaping:** this site is located within a large grassed yard area and complies with the general site perimeter landscaping requirements.

**City Department Comments:**

**Police Department.** No comment at this time.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment at this time.

**Engineering Department.** No comment at this time.

**Economic Development.** No comment at this time.

**City Forester.** No comment at this time.

**Staff Comments:**

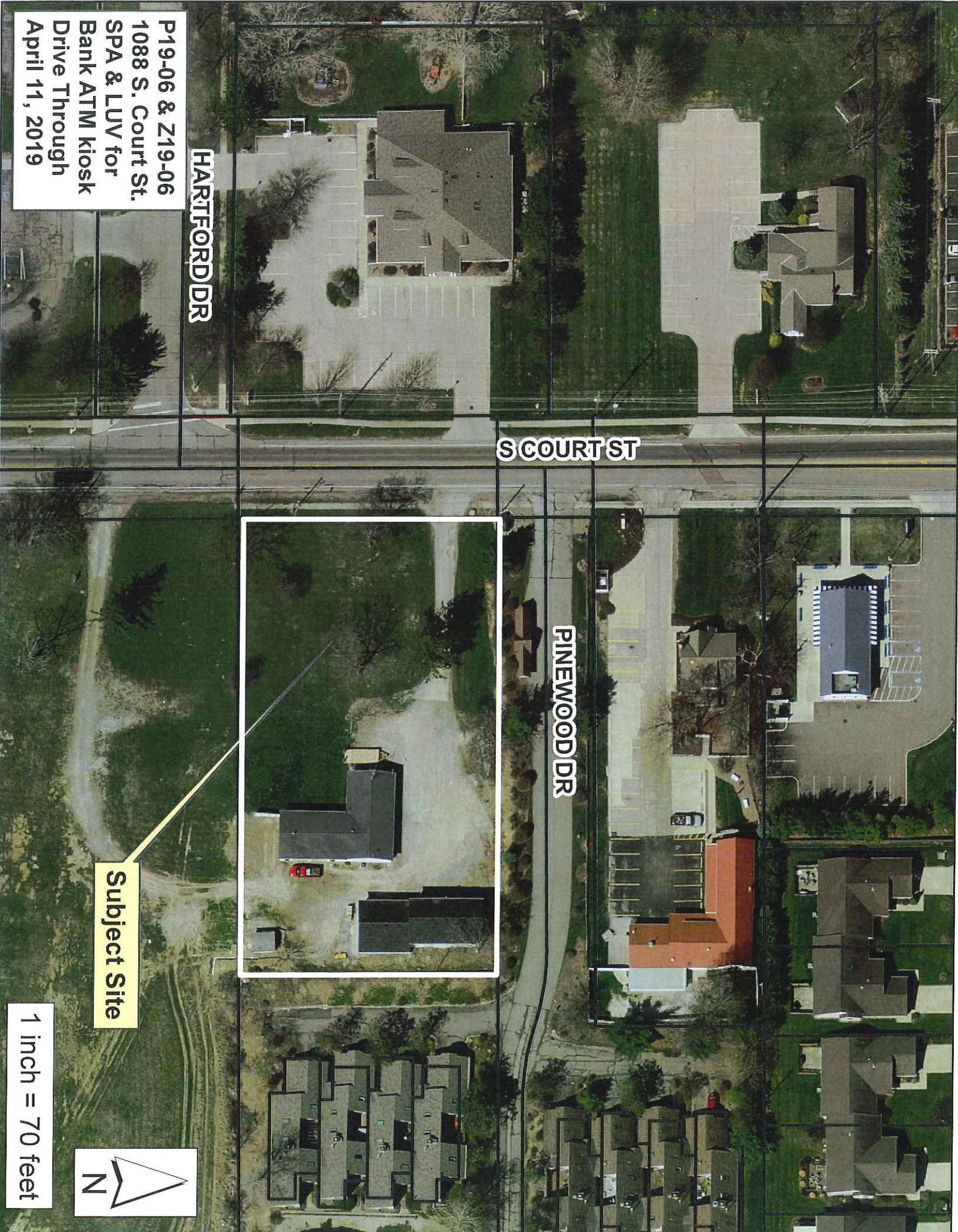
The proposed site development plan would be generally acceptable within a commercial zoning district. The major issue with the plan is proposing a second driveway to S. Court St. Due the location and nature of the existing and proposed land uses for this site, staff recommends the existing north driveway be removed and the vehicle traffic and access be consolidated into the proposed south driveway. This will consolidate the all traffic to and from the property into one well controlled driveway, which can reduce the potential for conflicting turning movements to and from the S. Court St. public right-of-way.

Lastly, since this proposal is part of a Land Use Variance request to the Board of Zoning Appeals, staff recommends any Planning Commission motion for approval be conditioned on approval of the Land Use Variance by the Board of Zoning Appeals.

**Recommendation:**

Staff recommends the Planning Commission approve the proposed site plan for a bank ATM drive-through and accessory circulation drives with the following conditions.

1. Subject to approval of building permits from the Medina Building Department.
2. Subject to site development approval by the Medina Engineering Department.
3. The existing north driveway from S. Court St. be removed and access to all land uses for the subject property shall use the proposed south driveway to S. Court St.
4. Subject to Board of Zoning Appeals approval of a Land Use Variance request to permit a Personal and Professional Services with Drive-Thru land use (bank ATM kiosk) on an R-3 zoned property where such land use is not permitted or conditionally permitted.



**S COURT ST**

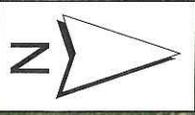
**HARTFORD DR**

**PINEWOOD DR**

**P19-06 & Z19-06  
1088 S. Court St.  
SPA & LUV for  
Bank ATM kiosk  
Drive Through  
April 11, 2019**

**Subject Site**

**1 inch = 70 feet**



**Addendum to Variance Application**

City of Medina  
Board of Zoning Appeals

Property: 1088 S. Court Street, Medina Ohio (the "Property")

Applicant/Owner: Trillium Creek, LLC (the "Applicant")

To the Board:

This Addendum to Variance Application (this "Addendum") is hereby incorporated into the Boards and Commissions Application for Zoning Approval of the referenced Applicant filed in connection herewith. This Addendum is intended to respond to the matters addressed in the Board of Zoning Appeals Use (unnecessary hardships) worksheet and other unique circumstances justifying the requested use variance.

**Reference to Code Section**

The Applicant hereby applies for a use variance from the R-3 High Density Urban Residential zoning classification as contained within the provisions of the Codified Ordinances of Medina, Ohio (the "Code"), Chapter 1125, as applicable to the referenced Property.

**Description of Proposed Work**

The Applicant proposes the development of the vacant portion of the Property abutting S. Court Street for the installation of a KeyBank ATM kiosk (the "Work") in accordance with the plans and specifications included herewith (the "Plans"). The Work will include the installation of a thirty-six foot (36') concrete apron on S. Court Street at the southern boundary of the Property, with a circular access drive as depicted on the "Site Plan" included with Plans. The access drive will incorporate a passing lane to allow customers to bypass the ATM kiosk.

The existing landscaping mound along the northern boundary of the Property, and the existing buildings and vegetation along the eastern boundary of the Property, will remain as indicated on the Landscape Plan included with the Plans. It is anticipated that approximately three (3) existing trees will be removed.

**Statement in Support of Use Variance**

A. *The variance requested stems from a condition which is unique to the Property and not ordinarily found in the same zone or district:*

Here, the Property is zoned R-3 High Density Urban Residential<sup>1</sup>, which permits a Single Family Detached Dwelling as a principally permitted use, and conditionally permits the following:

<b>Residential</b>	<b>Public/Semi-Public</b>	<b>Commercial</b>
• Group Home up to 8 Individuals	• Cemetery 3,7,20	• None
• In-Law Suite	• Conservation Use	
• Two Family Dwelling	• Public or Quasi-Public Owned Park or Recreation Facility 1, 2, 3, 4, 5, 9, 11, 14, 22, 24, 25	
• Nursing Home, Assisted Living Facility, Independent Living Facility 1,2,3,5,7,9,11,14	• Public and Parochial Educational Institution for Primary Education 1,2,3,5,6,11	
• Mobile Home Park 3,5,8,9,10,11,14,24,26,27, 28,30	• Public and Parochial Educational Institution for Secondary Education 1,2,3,4,5,7,11	
	• Publicly Owned or Operated Governmental Facility 3, 7, 8, 11	
	• Religious Place of Worship 1,3, 7,11,12,14	

(See Code Sections 1125.02 and .04).

With respect to a Single Family Detached Dwelling, the location of the Property in a primarily commercial corridor renders this use economically infeasible to the extent that the investment required to (a) develop the Property, including removal of existing structures and installation of appropriate drive access and extension/reconfiguration of utilities, and (b) construct a home or homes exceeds any return that could reasonably be expected. In other words, while it is possible under the area regulations contained in the Code to construct a Single Family Detached Dwelling, this use is not economically viable. This rationale applies equally to an In-Law Suite, Two-Family Dwelling and Group Homes. Essentially, a residential property along what has developed into one of the primary commercial corridors within the City is not an economically viable use of the Property.

<sup>1</sup> All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Code.

With respect to the remaining conditionally permitted uses listed above, the requirements of Code Section 1153.04 preclude the development of any of these uses as set forth below:

Nursing Home/Assisted Living Facility/Independent Living Facility. Code Section 1153.04(1) requires that “all structures and activity areas should be located at least 100 feet from all property lines.” Here, the distance between the northern and southern property lines is only 155 feet, rendering this use impossible under the Code.

Mobile Home Park. Code Section 1153.04(8) requires that such uses be developed adjacent to non-residential areas. Here, the Pinewood condominium development is located directly to the north. Further, Code Section 1153.04(30)(D) requires a minimum 10-acre development site. The Property contains only 1.1778 acres.

Cemetery. Code Section 1153.04(20)(A) and (B) require, respectively, that no commercial uses be located on site, and a minimum 40-acre development site. There are existing commercial uses on the Property. Again, the Property contains only 1.1778 acres.

Conservation Use. Code Section 1105.032 defines a Conservation Use as “[a]n environmentally sensitive area with characteristics such as steep slopes, wetlands, flood plains, high water tables, forest areas, endangered species habitat, dunes, or areas of significant biological productivity or uniqueness that have been designated for protection from any activity that would significantly alter their ecological integrity, balance or character.” The Property contains none of these characteristics, and has not been designated for protection in any capacity.

Public or Quasi-Public Owned Park or Recreation Facility. Code Section 1153.04(1) requires that “all structures and activity areas should be located at least 100 feet from all property lines.” Here, the distance between the northern and southern property lines is only 155 feet, rendering this use impossible under the Code.

Public and Parochial Educational Institution for Primary Education. Code Section 1153.04(1) requires that “all structures and activity areas should be located at least 100 feet from all property lines.” Here, the distance between the northern and southern property lines is only 155 feet, rendering this use impossible under the Code.

Public and Parochial Educational Institution for Secondary Education. Code Section 1153.04(1) requires that “all structures and activity areas should be located at least 100 feet from all property lines.” Here, the distance between the northern and southern property lines is only 155 feet, rendering this use impossible under the Code.

Publicly Owned or Operated Government Facility. Inherently, this use (as defined by the Code) contemplates a facility constructed by the federal, state or local government, or “an agent thereof.” The Applicant does not fall into any of these categories, and cannot develop the Property in this fashion without specific authorization as an “agent” of the government. Code Section 1153.04(8) further that such uses be developed adjacent to

non-residential areas. Here, the Pinewood condominium development is located directly to the north.

Religious Place of Worship. Code Section 1153.04(1) requires that “all structures and activity areas should be located at least 100 feet from all property lines.” Here, the distance between the northern and southern property lines is only 155 feet, rendering this use impossible under the Code.

Accordingly, the characteristics of the Property are unique and not ordinarily found in within the R-3 zoning classification. In this instance, there is no economically feasible permitted use of the Property because of characteristics unique to the Property relative to its location which preclude any reasonable return with respect to the current zoning classification. It is not simply that Property is more valuable with the variance, or less valuable without it. Rather, the Property is unsuitable to any of the permitted or conditionally permitted uses as zoned. These conditions are particular to the Property due to its location in a commercial corridor. Unless granted a variance, the Applicant will be unable to use the property for the purposes for which it is zoned.

Further, based on the location of the Property within an existing commercial corridor renders the requested variance insubstantial and in conformance with the general character of the neighborhood. In other words, the requested variance will conform the Property to the surrounding commercial uses, consistent with the general intent of the Code with respect to the ongoing development in this particular corridor.

*B. The hardship condition is not created by actions of the Applicant.*

The conditions stated above are the result of economic infeasibility due to the development of the area as a commercial corridor and the restrictions set forth in the Code and are not the result of the actions of the Applicant.

*C. The granting of the variance will not adversely affect the rights of adjacent owners.*

The adjacent uses are generally commercial in nature, and additional commercial development would not adversely affect the rights of those owners. With respect to the Pinewood condominium development, it is located to the northeast of the Property and will not experience any nuisance conditions resulting from the proposed development. This is due to the existence of substantial vegetation and buffering, as well as the design of the site lighting, which will minimize any light or noise pollution into the Pinewood development.

*D. The granting of the variance will not adversely affect the public health, safety or general welfare.*

This development will not adversely affect the public health, safety or general welfare. The proposed use as an ATM kiosk is consistent with the surrounding commercial uses. Conceptually, uses of this nature are designed to generally capture existing traffic and are not a traffic generator. The anticipated amount of traffic to and from the Property (approximately 60-80 trips per day) does not add significant traffic safety concerns relative to the existing traffic in the corridor. In fact, this development will mix appropriately with the existing commercial uses, and

replace the loss of services due to the closure of the Huntington Bank branch. This use is consistent with the surrounding commercial uses and, thus, will not have an adverse affect on the public health, safety and welfare.

*E. The variance will be consistent with the general spirit and intent of the Code.*

The current R-3 zoning classification does not adhere to the character of this corridor as it has developed over the years. Adjacent parcels on the west side of S. Court Street are already designated for commercial use pursuant to the C-3 General Commercial zoning classification, and, with the exception of the Pinewood condominium development, the surrounding parcels along the east side of S. Court Street are devoted to commercial uses. The requested variance will bring the Property into conformance with existing use.

*F. The variance sought is the minimum which will afford relief to the Applicant.*

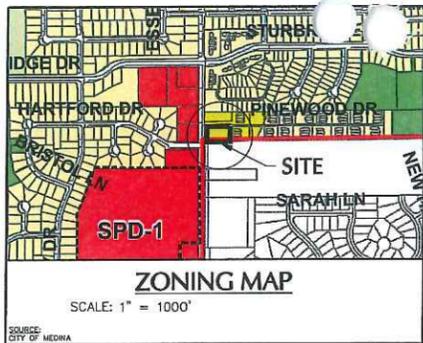
The only economically viable use of the Property, due to the commercial character of the corridor and adjacent properties, is for commercial purposes. The requested variance is for a limited commercial use with low intensity relative to the adjacent properties.

*G. There is no other economically viable use which is permitted in the zoning district.*

The Property is not developable for any permitted or conditionally permitted use due to the commercial nature of the surrounding properties and the various restrictions on development contained within the Code. Additional reasons that there is no other economically viable use permitted in the zoning district are set forth under Section A. of this Addendum.

### **Conclusion**

The current R-3 zoning classification applicable to the Property is unsuitable based on the various commercial uses surrounding the Property. Development of the Property into a Single Family Detached Dwelling will not yield any reasonable return to the Applicant, and the requested variance will bring the Property into conformance with the general character of this commercial corridor. Accordingly, the Applicant respectfully requests that the Board grant a use variance permitting the development of the Property as stated above.



LAND DEVELOPMENT PLANS FOR  
**KEYBANK MEDINA SOUTH ATM**  
 PARCEL NO. 028-19D-12-004  
 CITY OF MEDINA  
 MEDINA COUNTY, OHIO



**OWNER**  
 KEYBANK  
 4910 TIEDEMAN ROAD  
 BROOKLYN, OH 44144  
 TEL: (216) 813-8574  
 CONTACT:  
 ROBYN CICHRA

**SURVEYOR**  
 LANGAN ENGINEERING &  
 ENVIRONMENTAL SERVICES, INC.  
 6000 LOMBARDO CENTER, STE. 210  
 CLEVELAND, OHIO 44131  
 TEL: (216) 328-3300  
 CONTACT:  
 ANTHONY MAIONE, PS

**CIVIL ENGINEER**  
 LANGAN ENGINEERING &  
 ENVIRONMENTAL SERVICES, INC.  
 6000 LOMBARDO CENTER, STE. 210  
 CLEVELAND, OHIO 44131  
 TEL: (216) 328-3300  
 CONTACT:  
 CHRISTOPHER WESTBROOK, PE

DRAWING INDEX		
NUMBER	TITLE	LAST REVISED
CS001	COVER SHEET	02/22/19
A1	STANDARD KIOSK ELEVATIONS; STANDARD SIGNAGE ELEVATIONS; CLEARANCE BAR ELEVATION	01/09/19
VL101	PROJECT LOCATION MAP; ALTA/ NSPS LAND TITLE SURVEY	02/22/19
CS101	SITE PLAN	02/22/19
CG101	GRADING, DRAINAGE, AND UTILITY PLAN	02/22/19
LP101	LANDSCAPE PLAN	02/22/19
E1	DRIVE-UP ATM PHOTOMETRIC	01/09/19
E2	DRIVE-UP ATM ELECTRICAL RISER & SPECIFICATIONS	01/09/19

**RECEIVED**  
 FEB 28 2019  
 BY: .....

**UNDERGROUND UTILITIES**  
 CALL  
 1-800-362-2764  
 (TOLL FREE)

OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

OUPS TICKET NO. 8833801263 (DIG)  
 OUPS TICKET NO. 8833801264 (DESIGN)

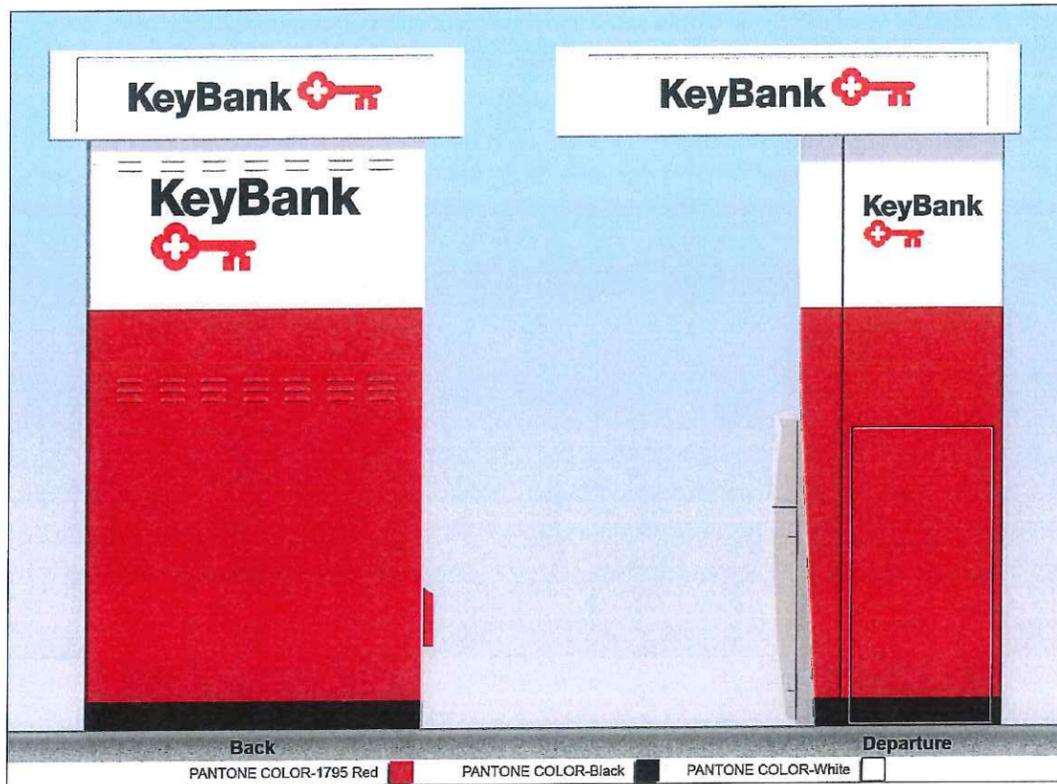
SIGNATURE  
 CHRISTOPHER WESTBROOK  
 PROFESSIONAL ENGINEER OH Lic. No. 73221

**LANGAN**  
 Langan Engineering and  
 Environmental Services, Inc.  
 6000 Lombardo Center, Suite 210  
 Cleveland, OH 44131  
 T: 216.328.3300 F: 216.328.3301 www.langan.com

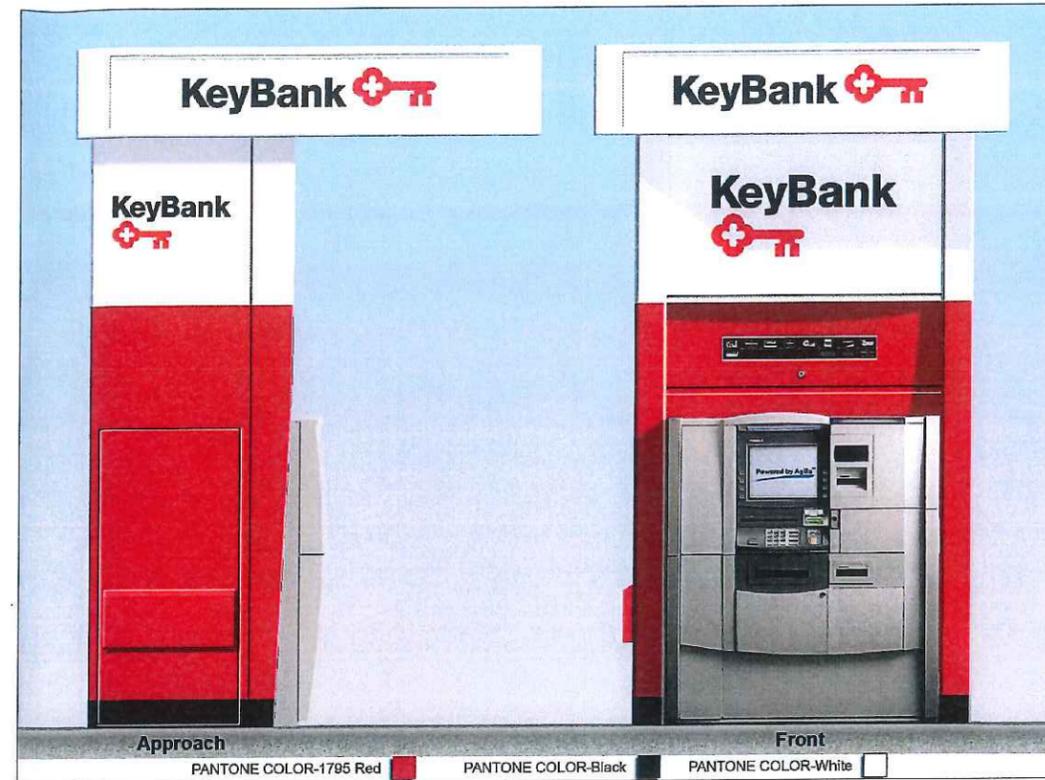
Project  
**KEYBANK  
 MEDINA SOUTH ATM**  
 CITY OF MEDINA  
 MEDINA COUNTY OHIO

Drawing Title  
**COVER SHEET**

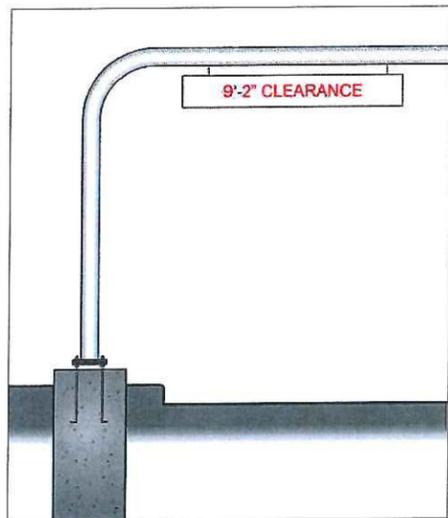
Project No. <b>400051201</b>	Drawing No. <b>CS001</b>
Date <b>02/22/2019</b>	
Drawn By <b>HMG</b>	
Checked By <b>CW</b>	



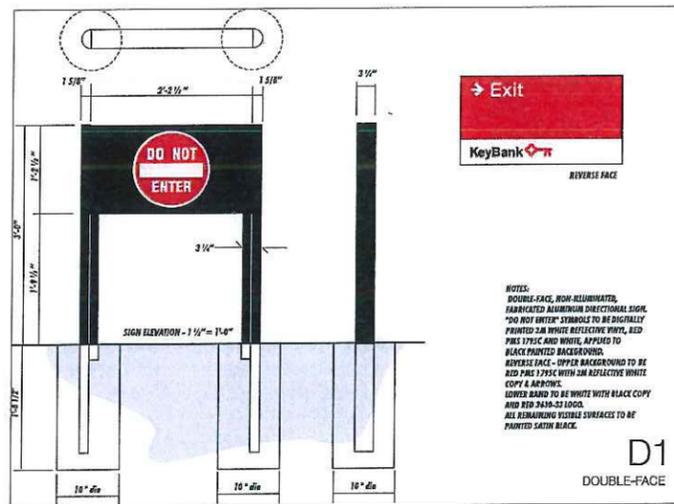
STANDARD KIOSK REAR & SIDE ELEVATION  
SET ON CONCRETE PAD (TYPICAL)



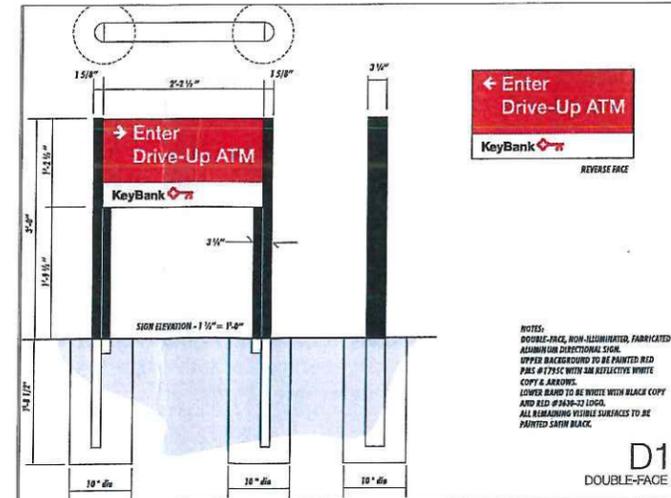
STANDARD KIOSK FRONT & SIDE ELEVATION



STANDARD  
CLEARANCE BAR @  
ATM APPROACH



STANDARD D1  
DIRECTIONAL SIGNAGE



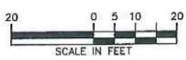
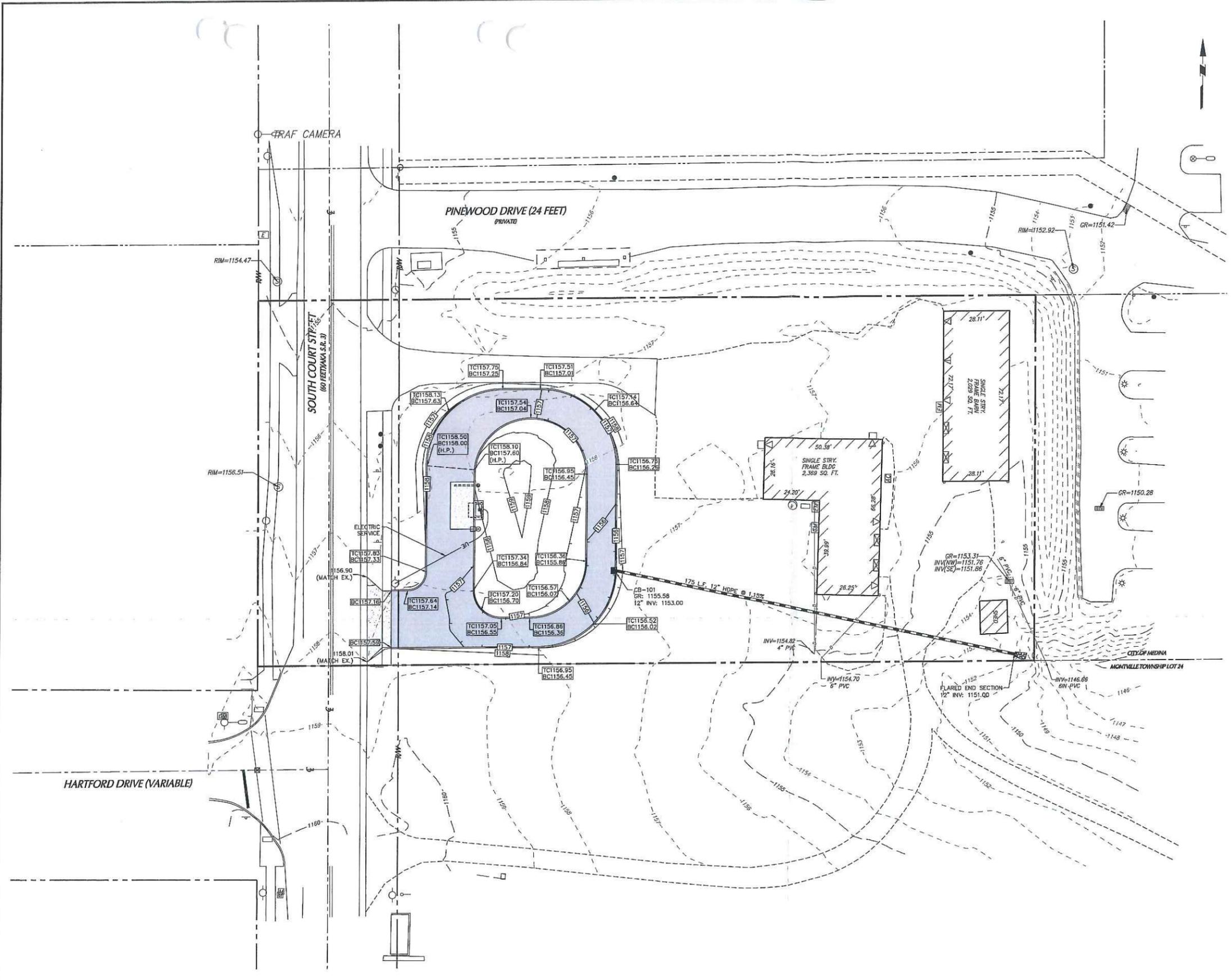
STANDARD D1  
DIRECTIONAL SIGNAGE

**KeyBank**   
MEDINA SOUTH  
DRIVE-UP ATM

01-09-19

NTS

A1



  
 SIGNATURE  
 CHRISTOPHER WESTBROOK  
 PROFESSIONAL ENGINEER OH Lic. No. 73221

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 6000 Lombardo Center, Suite 210  
 Cleveland, OH 44131  
 T: 216.328.3300 F: 216.328.3301 www.langan.com

Project  
**KEYBANK  
 MEDINA SOUTH ATM**  
 CITY OF MEDINA  
 MEDINA COUNTY OHIO

Drawing Title  
**GRADING,  
 DRAINAGE AND  
 UTILITY PLAN**

Project No.  
 400051201  
 Date  
 02/22/2019  
 Drawn By  
 DJJ  
 Checked By  
 CJW

Drawing No.  
**CG101**

**LEGAL DESCRIPTION -**  
PER AMROCK INC. ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018, AND AS SURVEYED.

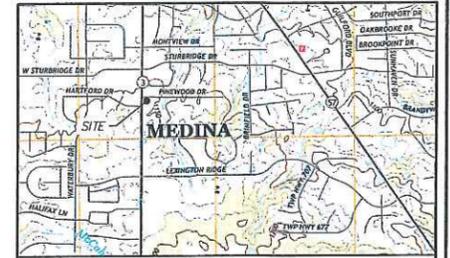
LAND SITUATED IN THE CITY OF MEDINA IN THE COUNTY OF MEDINA IN THE STATE OF OHIO  
SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO; AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT 4640,  
CONTAINING 1.1778 ACRES TO BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

**SCHEDULE BII -**  
PER AMROCK INC. ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.

- ITEMS 1-6 ARE NOT SURVEY RELATED
7. Non-drilling oil and gas agreement by and between John R. Swingle and Barbara Swingle, husband and wife, and Paul W. Swingle, Sr. and Evelyn G. Swingle, husband and wife, dated September 10, 1982 and recorded November 2, 1982 in OR 135, Page 618. Extension of lease dated October 10, 1984 and recorded October 31, 1984 in OR 224, Page 767. Extension of lease dated May 10, 1985 and recorded July 10, 1985 in OR 260, page 531. (LEGAL DESCRIPTION DESCRIBES CITY LOT 4640 WHICH CONSISTED OF CITY LOTS 4640, 5368, & 5372 AS SHOWN HEREON)
  8. Petition for annexation recorded September 2, 1977 in Volume 507, Page 457. (PLAT IN DOCUMENT SHOWS SUBJECT PARCEL AND MORE LAND)
  9. Right of way in favor of Columbia Gas of Ohio, Inc., recorded April 26, 1991 in OR 609, Page 761. (EASEMENT IS LOCATED OFFSITE AND SHOWN HEREON)
  10. Plot of Annexation recorded May 25, 1978 in Volume 19, Page 79. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
  11. Plot of survey recorded May 19, 1982 in Volume 20, Page 222. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
  12. Plot of survey recorded August 5, 1987 in Volume 22, Page 13. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
- ITEMS 13-16 ARE NOT SURVEY RELATED.

**NOTES**

1. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:  
A. PER AMROCK INC. TITLE REPORT ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.  
B. PINWOOD CONDOMINIUMS PHASE 1 PLAT, RECORDED IN PLAT VOLUME 22, PAGE 86 OF THE MEDINA COUNTY RECORDS.  
C. PINWOOD CONDOMINIUMS PHASE 2 PLAT, RECORDED IN PLAT VOLUME 22, PAGE 133 OF THE MEDINA COUNTY RECORDS.  
D. SURVEY PLAT BY CUNNINGHAM & ASSOCIATES, DATED JUNE, 2002, RECORDED IN PLAT VOLUME 39 PAGE 117 OF THE MEDINA COUNTY RECORDS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2018.
3. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DISPUTE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
4. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
5. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



**PROJECT LOCATION MAP**  
SCALE: 1" = 2000'

SOURCE: USGS 7.5 minute Quad Map for Seville, OH

**DATUM**

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS IN NOVEMBER, 2018.

**BASIS OF BEARINGS**

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 PER GPS OBSERVATIONS IN NOVEMBER, 2018.

**UTILITY ONE CALL**

GPS TICKET NO. B833801263 (DIG)  
GPS TICKET NO. B833801264 (DESIGN)

**CERTIFICATION**

1. AMROCK INC.
2. TRILLIUM CREEK, LLC.
3. KEY BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)-(I), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER, 2018.

*Anthony L. Maione*  
**ANTHONY L. MAIONE, P.S.**  
PROFESSIONAL LAND SURVEYOR  
OH LIC. NO. 8544



**ZONING**

AS PER THE CITY OF MEDINA ZONING MAP, DATED FEBRUARY 21, 2018, THE SUBJECT PARCEL IS ZONED R-3, HIGH DENSITY URBAN RESIDENTIAL.

NO ZONING INFORMATION WAS PROVIDED BY INSURER. FOR MORE INFORMATION REFER TO THE CITY OF MEDINA ZONING CODE.

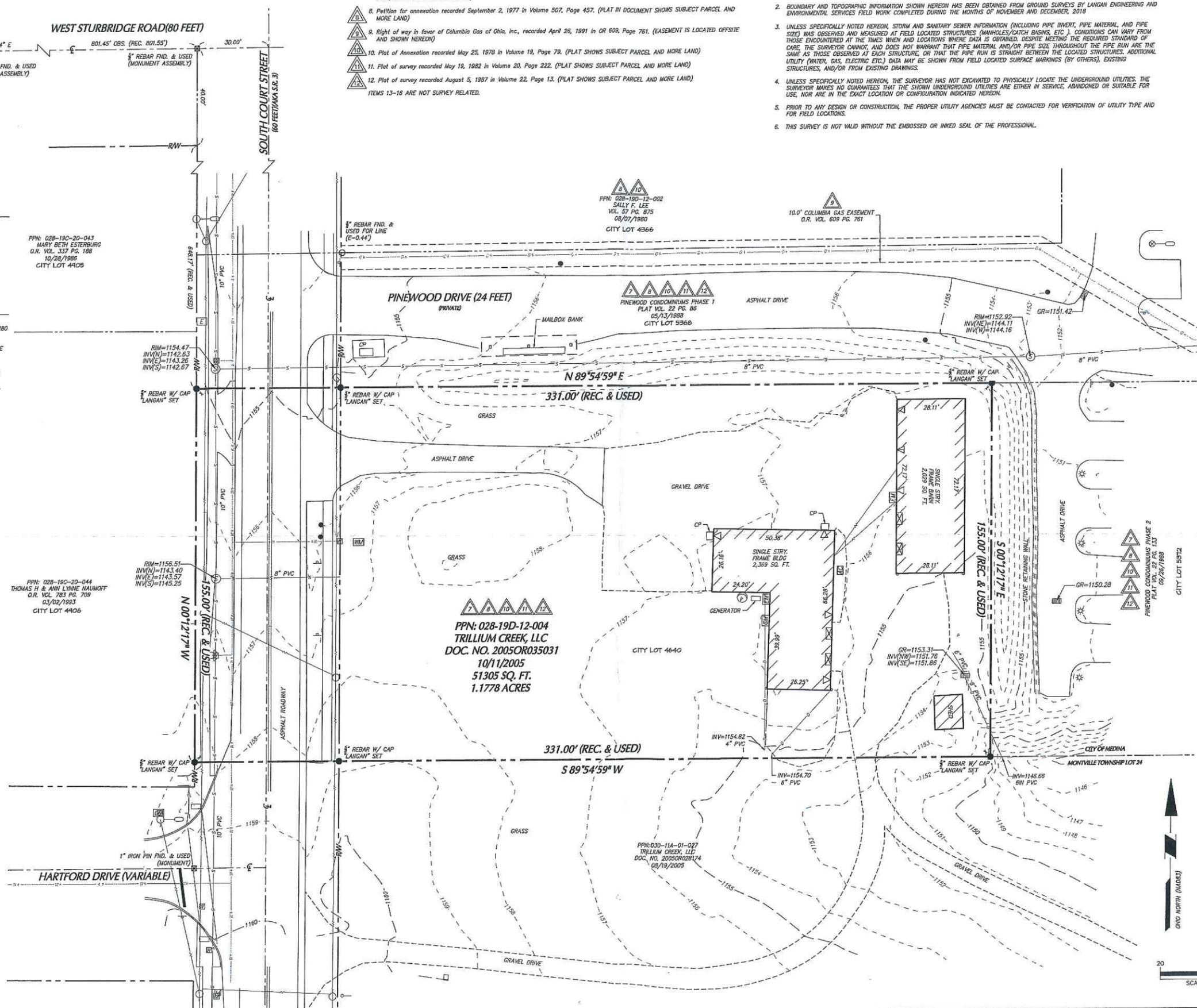
**FLOOD CERTIFICATION**

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP TITLES "MEDINA COUNTY, OHIO AND INCORPORATED AREAS, DATE 280 OF 450" MAP NUMBER 391030280, AND AN EFFECTIVE DATE OF AUGUST 19, 2013, THE SUBJECT PARCEL IS LOCATED IN ZONE X, WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

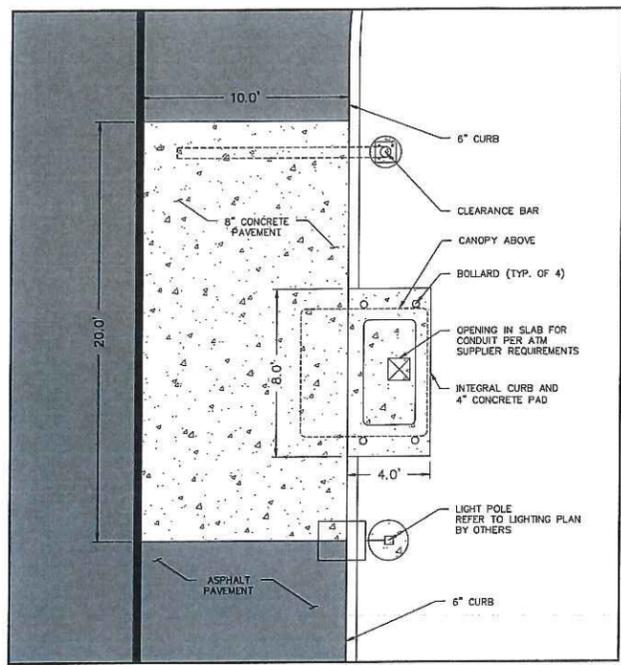
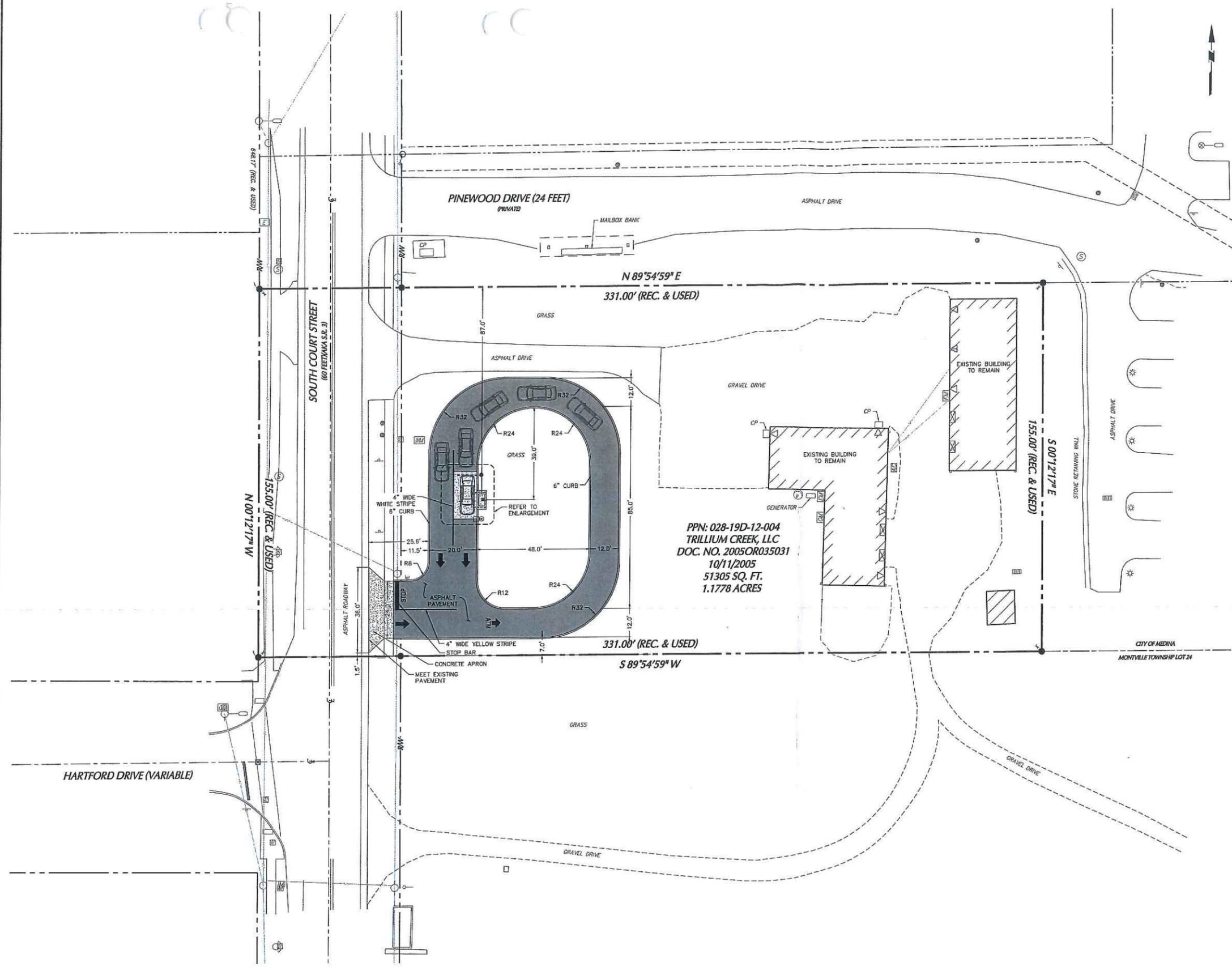
NO FIELD SURVEY OF ELEVATIONS WAS PERFORMED TO DETERMINE THIS ZONE AND ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**LEGEND (NOT SHOWN TO SCALE)**

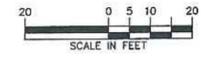
- MONUMENTATION FOUND (TYPE AS NOTED)
- SET 5" X 30" STEEL PIN WITH CAP "LANGAN"
- SET DRILL HOLE
- HYDRANT
- STAND PIPE
- ROOF DRAIN
- BOLLARD
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POWER POLE
- GUY WIRE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- CLEAN OUT
- SIGN
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- DEED OF RECORD
- ACRES
- CALC.
- OBS.
- SQ. FT.
- PN
- VOL.
- PG.
- LSA
- CP
- CC
- EP
- FENCE (TYPE AS NOTED)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- TREE LINE
- GUIDE RAIL (TYPE AS NOTED)
- STEAM LINE
- OVERHEAD WIRE
- COMB.
- G
- W
- E
- T
- S
- D
- X



Date	Description	No.
REVISIONS		
<b>LANGAN</b>		
Langan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langan.com		
Project		
<b>MEDINA SOUTH ATM</b>		
MEDINA CITY LOT 4640 CITY OF MEDINA OHIO		
Drawing Title		
<b>ALTA/NSPS LAND TITLE SURVEY</b>		
Project No.	Drawing No.	
400051201	VL101	
Date	12/06/2018	
Drawn By	MAH	
Checked By	ALM	
Sheet 1 of 1		



**ATM KIOSK PLAN ENLARGEMENT**  
SCALE: 1/4" = 1'-0"



*Christopher Westbrook*  
SIGNATURE  
CHRISTOPHER WESTBROOK  
PROFESSIONAL ENGINEER OH Lic. No. 73221

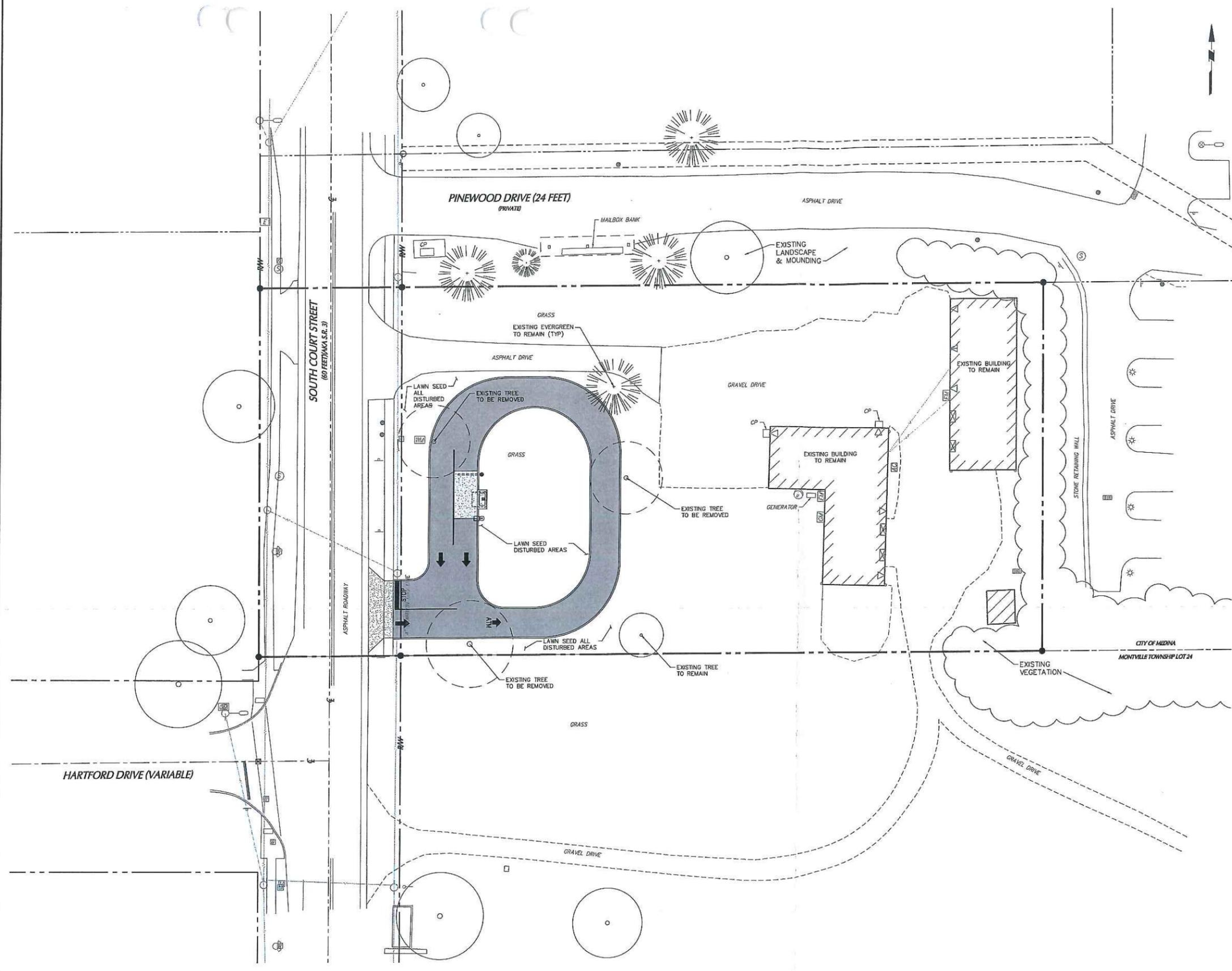
**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
6000 Lombardo Center, Suite 210  
Cleveland, OH 44131  
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project  
**KEYBANK  
MEDINA SOUTH ATM**  
CITY OF MEDINA  
OHIO  
MEDINA COUNTY

Drawing Title  
**SITE PLAN**

Project No.  
400051201  
Date  
02/22/2019  
Drawn By  
HMG  
Checked By  
CW

Drawing No.  
**CS101**



LAWN SEED NOTE	
<b>LAWN SEED MIX</b>	
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1" DIAMETER.	
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:	
RED FESCUE	1 1/2 LBS./1,000 SF
PERENNIAL RYEGRASS	1 LB./1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF
SPREADING FESCUE	1 LB./1,000 SF
3. SEED MIX SHALL BE MULCHED WITH SALT HAY OR UNROTTED SMALL GRAIN STRAW AT A RATE OF 2 TONS/AC OR 90 LBS./1,000 SF	
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:	
SPRING: APRIL 1 - MAY 31	
FALL: AUGUST 16 - OCTOBER 31	
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND ACCEPTED BY THE OWNER.	

SIGNATURE  
  
 WILLIAM P. BORON  
 REGISTERED LANDSCAPE ARCHITECT OH Lic. #841

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 6000 Lombardo Center, Suite 210  
 Cleveland, OH 44131  
 T: 216.328.3300 F: 216.328.3301 www.langan.com

Project  
**KEYBANK  
 MEDINA SOUTH ATM**  
 CITY OF MEDINA  
 MEDINA COUNTY OHIO

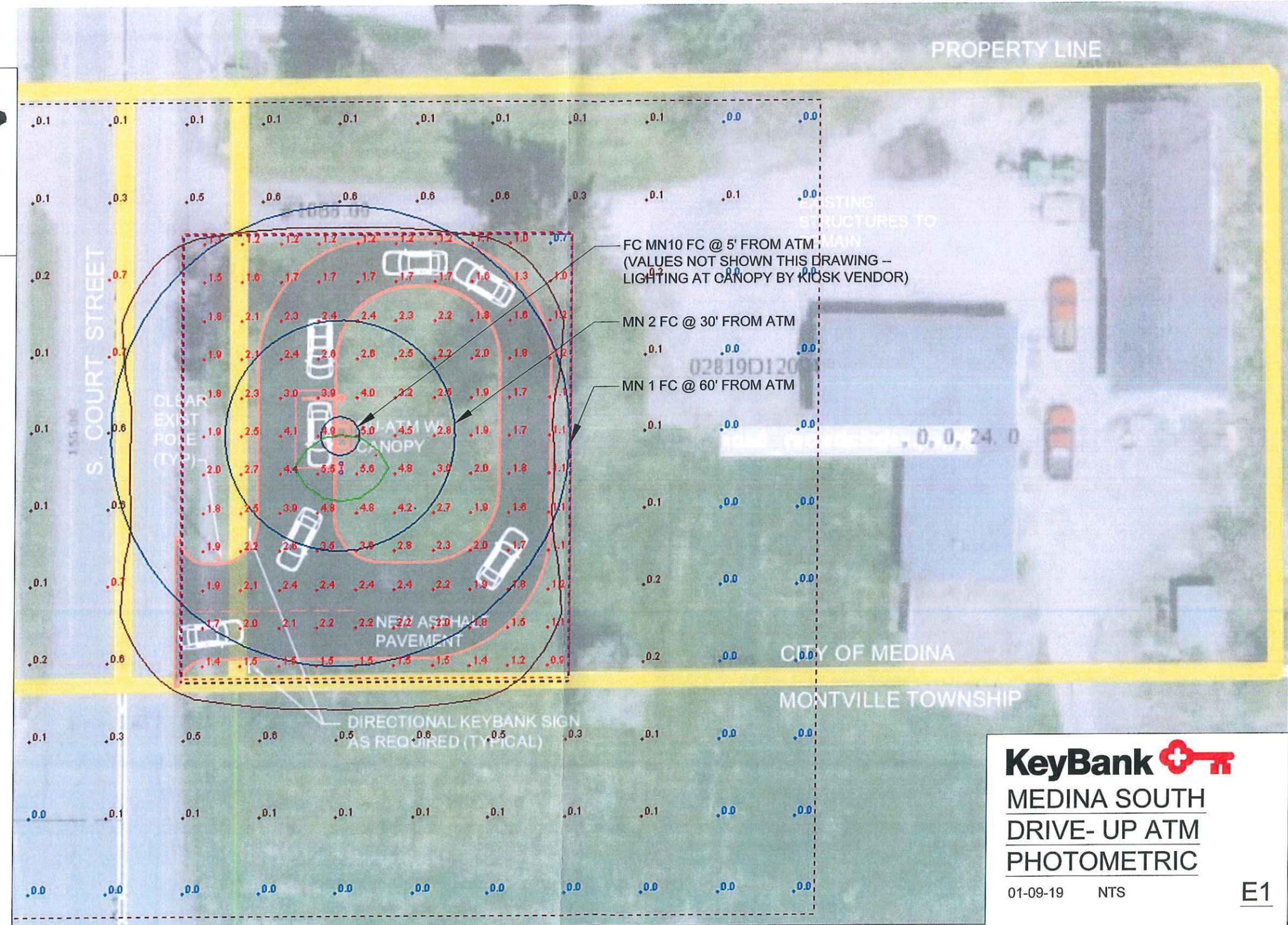
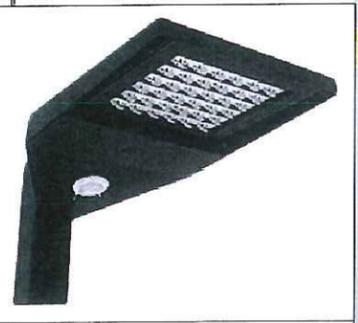
Drawing Title  
**LANDSCAPE PLAN**

Project No.  
 400051201  
 Date  
 02/22/2019  
 Drawn By  
 HMG  
 Checked By  
 CJW

Drawing No.  
**LP101**

Symbol	Label	QTY	Category Number	Description	Lamp	Number	Lumens per Lamp	LF	Wattage	Photo Plot
D-C	E	1	CLM-LED-18L-SIL-PT-60-760K1			1	3548	0.95	297	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.3 fc	5.6 fc	0.7 fc	8.0:1	3.1:1
Calc Zone #2	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A



**KeyBank** 

**MEDINA SOUTH  
DRIVE- UP ATM  
PHOTOMETRIC**

01-09-19 NTS

**E1**

Designer  
For Reference Only  
Date  
12/11/2016  
Scale  
Not to Scale  
Drawing No.  
Summary

Key Bank  
Remote ATM  
Medina, OH