

MEETING DATE: 04-11-19

BOARD OF ZONING APPEALS

Z19-06

1088 S Court



CITY of MEDINA
Planning Commission
April 11, 2019 Meeting

Case No: Z19-06

Address: 1088 S. Court St.

Applicant: Trillium Creek LLC

Subject: Land Use Variance request from Section 1125.02 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.

Zoning: R-3, High Density Urban Residential District

Submitted by: Jonathan Mendel, Community Development Director 

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 proposes constructing a single bank ATM drive-through with an accessory circulation drive and a new/second driveway from the S. Court St. public right-of-way and the property is zoned R-3.

Since, the property is zoned R-3 and a bank ATM drive-through is not a permitted or conditionally permitted use, the applicant requests a Land Use Variance for the proposed use at this site.

This project also requires Site Plan approval and will be reviewed by the Planning Commission at the April 11, 2019.

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

Considerations:

Section 1107.08 of the Medina Planning and Zoning Code describes the responsibilities of the Board of Zoning Appeals as such: Where there are unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the Board shall have the power, in a specific case, to interpret any such provision in harmony with its general purpose and intent so that the public health, safety, and general welfare may be secured and substantial justice done.

A use variance is subject to determination of unnecessary hardship. There are seven factors that the BZA should consider when evaluating whether or not an unnecessary hardship exists. These factors are outlined below, along with a discussion of how these factors apply to the application in question.

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether an area variance should be granted:

- A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;*

The property is located along a mixed zoned area of S. Court St. – C-3 and R-3 zoning. The subject site is one of the three R-3 zoned and commercially developed properties on the east side of the 1000 block of S. Court St. The other properties on the west side are zoned C-3 and commercially developed.

- B. The hardship condition is not created by actions of the applicant;*

This property has been zoned R-3 residential for an extended period of time

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

The property has been a contractor's office and storage in the past and currently used by the owner for personal storage.

The proposed land use is a commercial bank ATM drive-through which will generate additional traffic to and from the site not associated with the owner's existing personal use of the property.

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

Some of the conditionally permitted uses in the R-3 zoning district can have similar or greater traffic and off-site impacts as the proposed land use.

- E. The variance will be consistent with the general spirit and intent of this Ordinance;*

The proposed use is a medium intensity land use in the spectrum of the commercial land uses.

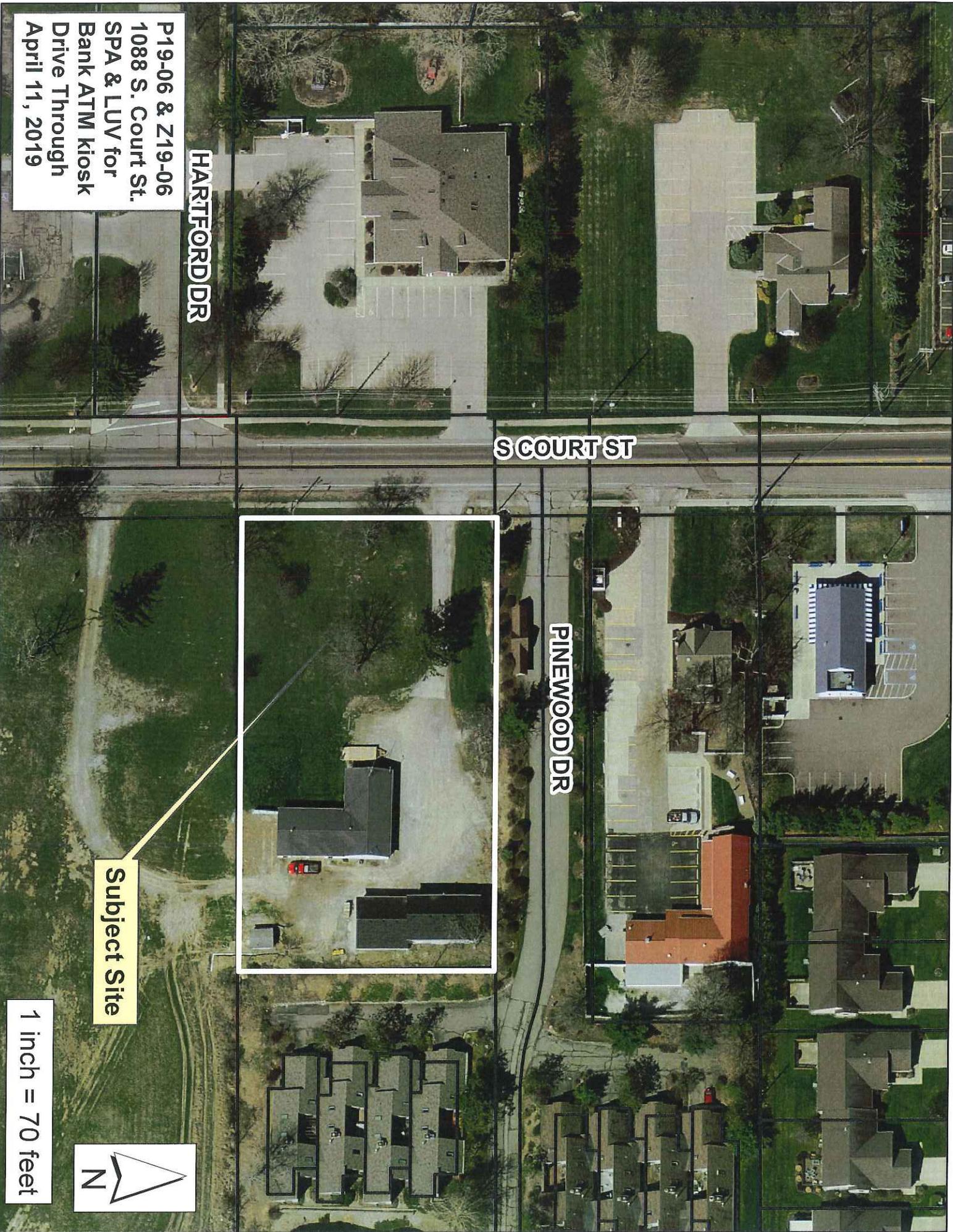
F. The variance sought is the minimum which will afford relief to the applicant; and

The proposed land use should mostly be used by the customers of the specific bank, which can have a natural limiting effect on the traffic volumes to and from the subject site.

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

There may be other economically feasible uses of the subject property. The subject property is designated 'Residential High Density' in the City of Medina 2007 Comprehensive Plan Future Land Use Map. This designation is equivalent to the R-4, Multi-Family Residential zoning district. If the property were rezoned to R-4, there would be more permitted and conditionally permitted uses available to the owner.

The BZA must weigh the above seven factors for the request and determine if an unnecessary hardship exists that would merit a use variance from Section 1125.02.



S COURT ST

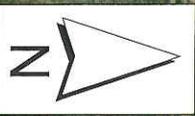
HARTFORD DR

PINEWOOD DR



Subject Site

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



1 inch = 70 feet



February 26, 2019

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 Residential¹, which permits a Single Family Detached Dwelling as a principally permitted use, and conditionally permits the following:

| Residential | Public/Semi-Public | Commercial |
|---|---|-------------------|
| • 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.

¹ 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 it’s 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 an 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.

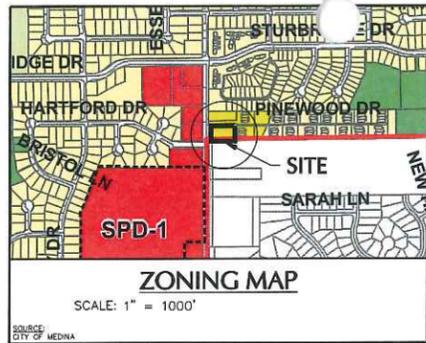
The only economically viable use of the Property, due to the commercial character of the corridor and adjacent properties, is for commercial purposes. The requested variance is for a limited commercial use with low intensity relative to the adjacent properties.

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

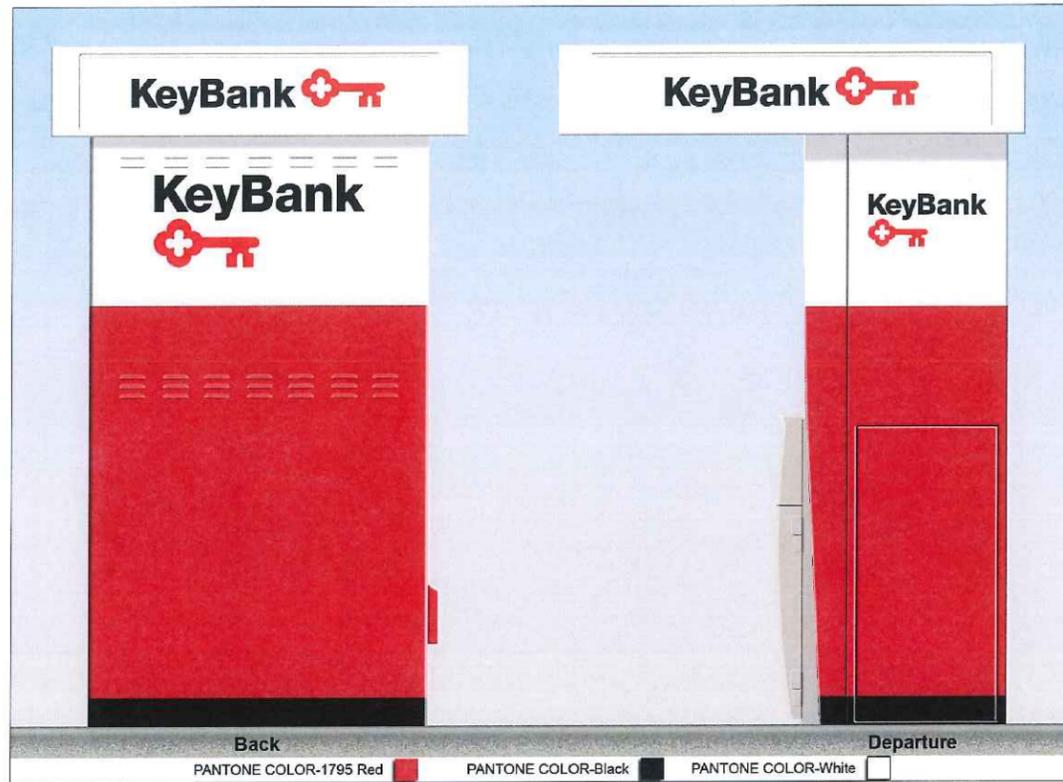
| DRAWING INDEX NUMBER | TITLE | LAST REVISED |
|----------------------|---|--------------|
| CS001 | COVER SHEET | 02/22/19 |
| A1 | STANDARD KIOSK ELEVATIONS; STANDARD SIGNAGE ELEVATIONS; CLEARANCE BAR ELEVATION | 01/09/19 |
| VL101 | PROJECT LOCATION MAP; ALTA/ NSPS LAND TITLE SURVEY | 02/22/19 |
| 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 |

FEB 28 2019
 BY:

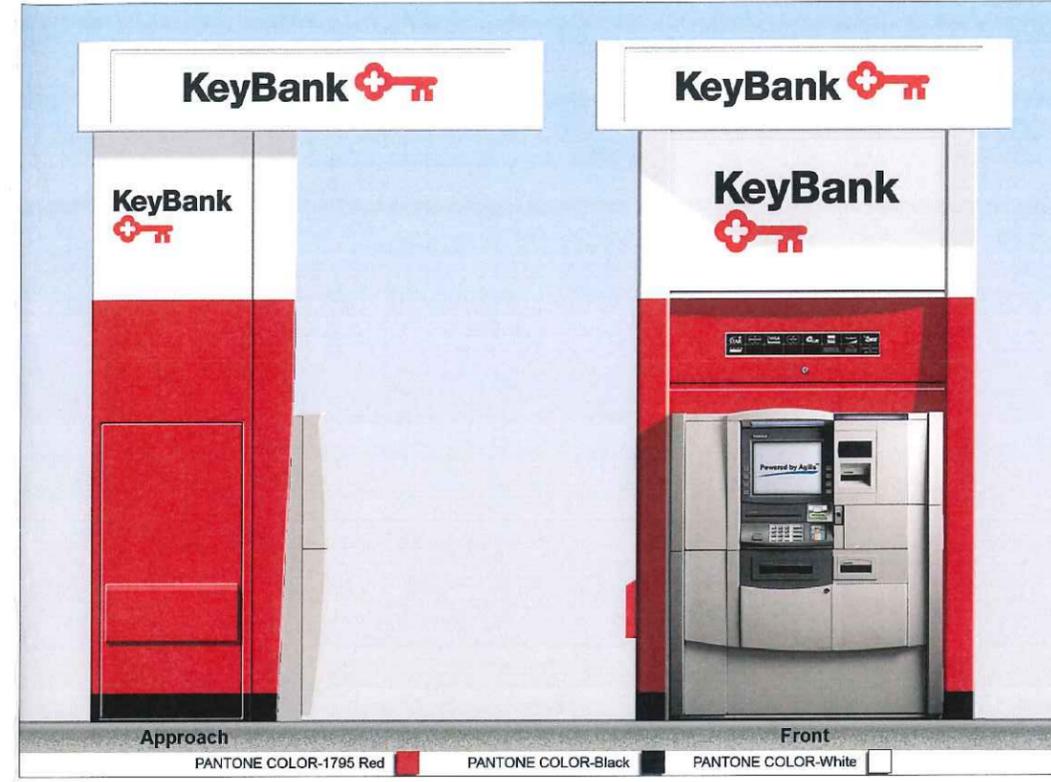
UNDERGROUND UTILITIES
 CALL
 1-800-362-2764
 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS
 MUST BE CALLED DIRECTLY
 OUPS TICKET NO. 8833801263 (DIG)
 OUPS TICKET NO. 8833801264 (DESIGN)

| | | | | | |
|---|---|--|---------------------|--|-------------|
| 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 | Drawing Title | Project No. | Drawing No. |
| | | KEYBANK MEDINA SOUTH ATM CITY OF MEDINA MEDINA COUNTY | COVER SHEET OHIO | 400051201 Date 02/22/2019 Drawn By HMG Checked By CW | CS001 |

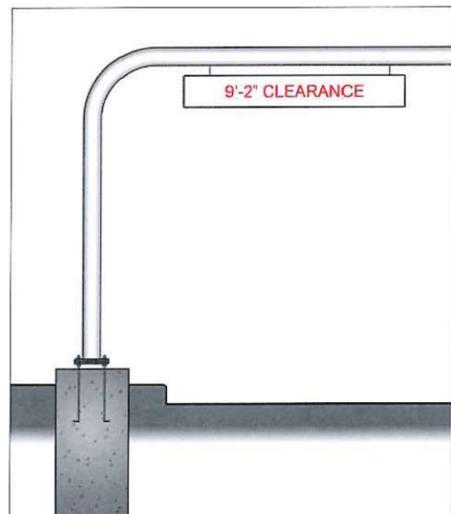
LANGAN PROJECT NO. 400051201



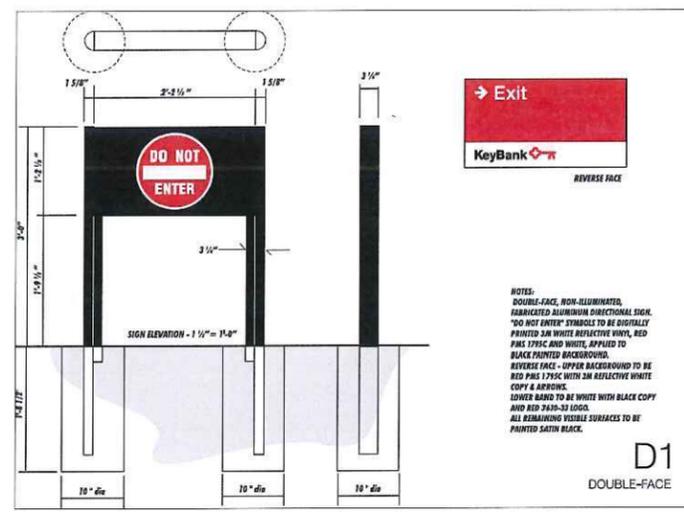
**STANDARD KIOSK REAR & SIDE ELEVATION
SET ON CONCRETE PAD (TYPICAL)**



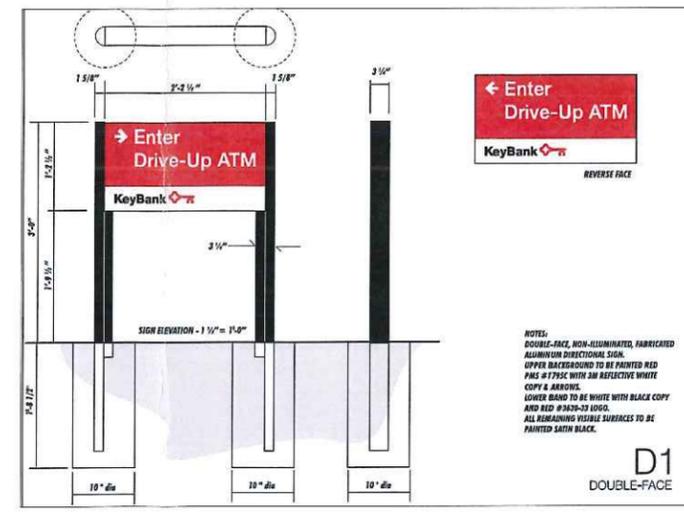
STANDARD KIOSK FRONT & SIDE ELEVATION



**STANDARD
CLEARANCE BAR @
ATM APPROACH**



**STANDARD D1
DIRECTIONAL SIGNAGE**



**STANDARD D1
DIRECTIONAL SIGNAGE**

KeyBank 
**MEDINA SOUTH
 DRIVE-UP ATM**

01-09-19

NTS

A1

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 619. 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, 5366, & 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 608, Page 761. (EASEMENT IS LOCATED OFFSITE AND SHOWN HEREON)
 10. Plat of Annexation recorded May 25, 1978 in Volume 19, Page 79. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
 11. Plat of survey recorded May 10, 1982 in Volume 20, Page 222. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
 12. Plat 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. DESPITE 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" = 200'

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

OUFS TICKET NO. 8833801263 (DIG)
OUFS TICKET NO. 8833801264 (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.

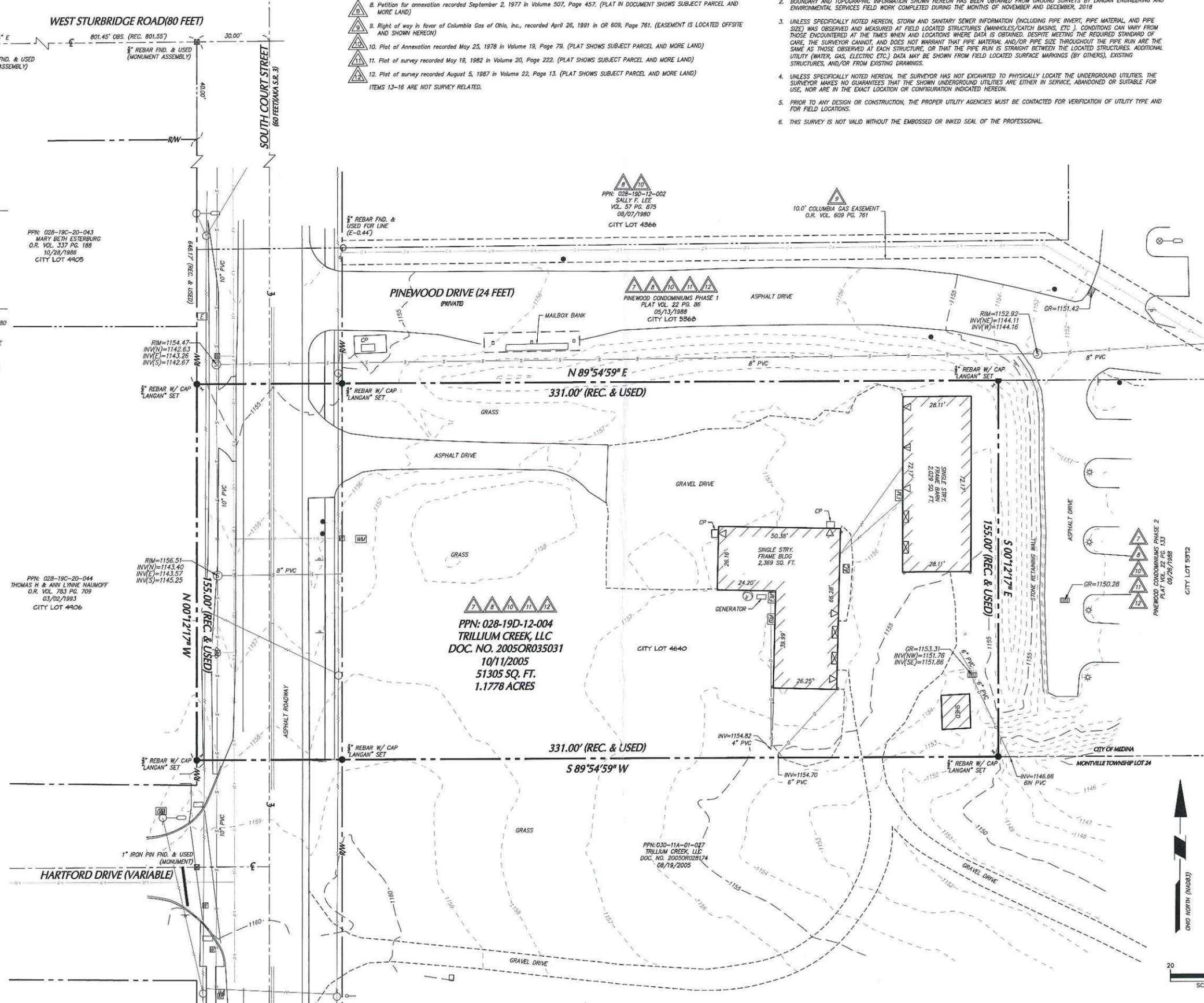
FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP TITLES "MEDINA COUNTY, OHIO AND INCORPORATED AREAS, PANEL 280 OF 450" MAP NUMBER 3910300280, 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)

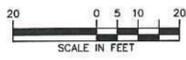
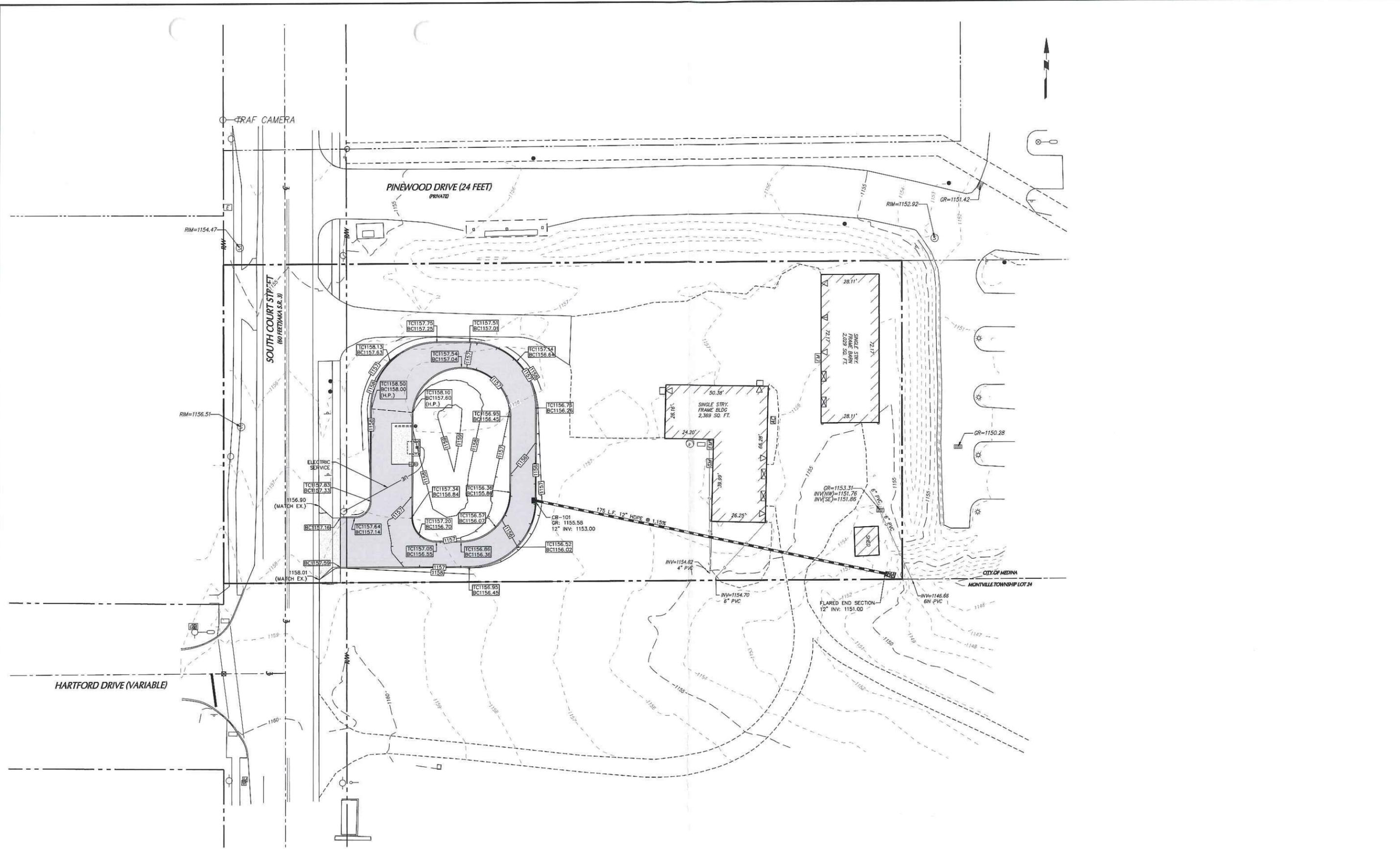
LEGEND (NOT SHOWN TO SCALE)

- | | |
|---|--|
| ⊙ | MONUMENTATION FOUND (TYPE AS NOTED) |
| ⊙ | SET 3/4" 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 |
| ⊙ | SIEN |
| ⊙ | BOLLARD |
| ⊙ | ELECTRIC BOX |
| ⊙ | ELECTRIC METER |
| ⊙ | GAS METER |
| ⊙ | WATER METER |
| ⊙ | TELEPHONE BOX |
| ⊙ | TRAFFIC SIGNAL POLE |
| ⊙ | DOOR |
| ⊙ | DOUBLE DOOR |
| ⊙ | GARAGE DOOR |
| ⊙ | DEED OF RECORD |
| ⊙ | ACRES |
| ⊙ | CALCULATED |
| ⊙ | OBSERVED |
| ⊙ | SQ. FT. |
| ⊙ | PARCEL NUMBER |
| ⊙ | DEED VOLUME |
| ⊙ | PAGE |
| ⊙ | LANDSCAPE AREA |
| ⊙ | CONCRETE PAD |
| ⊙ | CONCRETE CURB |
| ⊙ | EDGE OF PAVEMENT |
| ⊙ | FENCE (TYPE AS NOTED) |
| ⊙ | SUBJECT PROPERTY LINE |
| ⊙ | ADJOINING PROPERTY LINE |
| ⊙ | EASEMENT LINE |
| ⊙ | TREE LINE |
| ⊙ | GUIDE RAIL (TYPE AS NOTED) |
| ⊙ | STEAM LINE |
| ⊙ | OVERHEAD WIRE |
| ⊙ | COMBINED SEWER LINE |
| ⊙ | GAS LINE |
| ⊙ | WATER LINE |
| ⊙ | ELECTRIC LINE |
| ⊙ | COMMUNICATION LINE |
| ⊙ | SANITARY LINE |
| ⊙ | DRAINAGE LINE |
| ⊙ | REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |



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






 SIGNATURE: CHRISTOPHER WESTBROOK
 PROFESSIONAL ENGINEER OH Lic. No. 73221

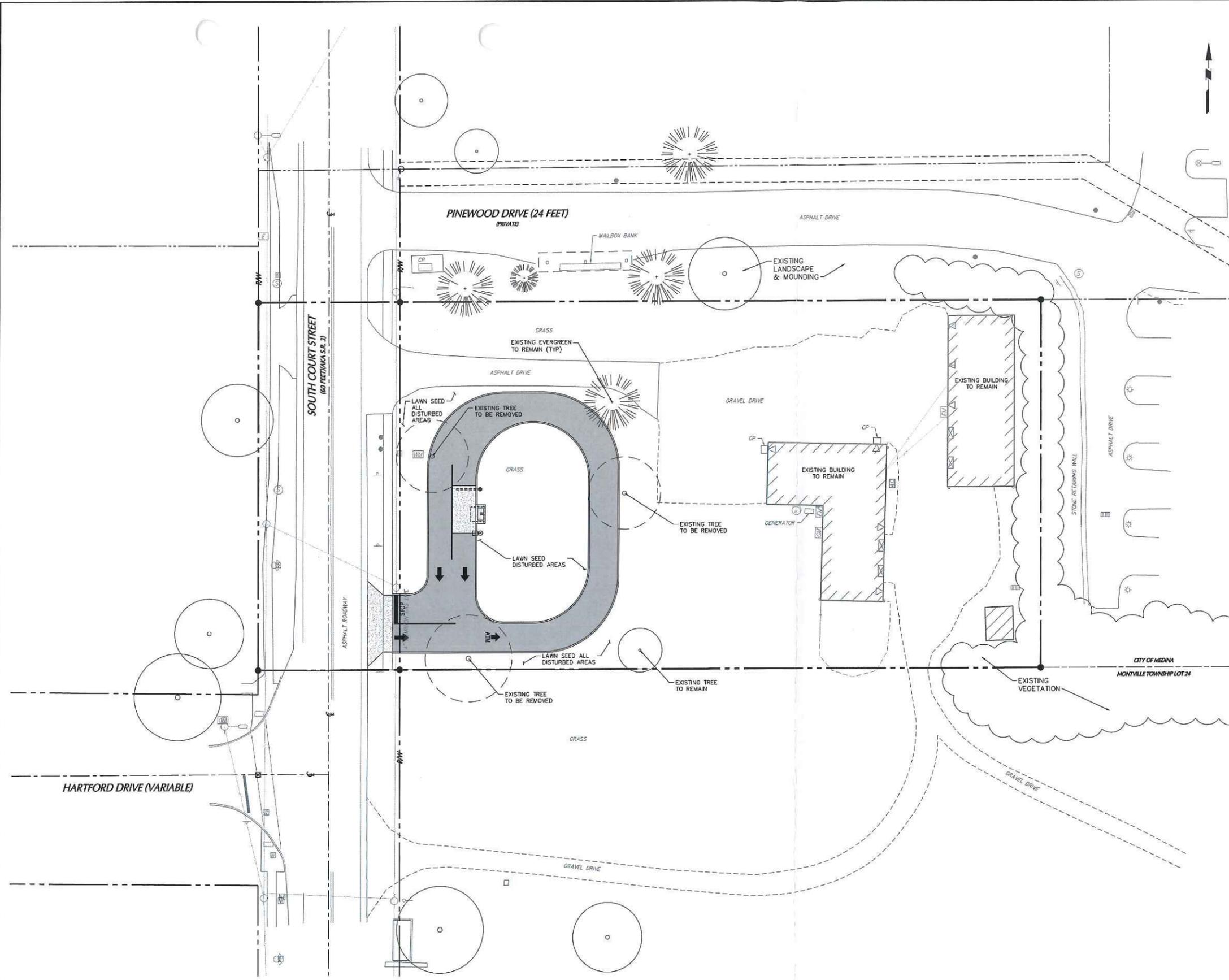
LANGAN
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Project
**KEYBANK
 MEDINA SOUTH ATM**
 CITY OF MEDINA
 MEDINA COUNTY OHIO

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

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

Drawing No.
CG101



LAWN SEED NOTE

LAWN SEED MIX

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1" DIAMETER.
- 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
- 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
- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
 SPRING: APRIL 1 - MAY 31
 FALL: AUGUST 16 - OCTOBER 31
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL A STAND OF COVER IS ESTABLISHED AND ACCEPTED BY THE OWNER.



SIGNATURE

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

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

Drawing Title
LANDSCAPE PLAN

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

Drawing No.
LP101