



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 9, 2018

REF: SUP-8002-16

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for an Amendment to a Special Use Permit for the expansion of an existing Used Auto Sales lot at 1108 Woodville Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 8, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Amendment to Special Use Permit for an expansion of an existing Used Auto Sales lot

Location - 1108 Woodville Road

Applicant - ANT Properties, LLC.
1000 Woodville Road
Toledo, Ohio 43605

Attorney - Cherrefe Kadri
1109 Adams Street, Suite 202
Toledo, Ohio 43604

Site Description

Zoning - CR / Regional Commercial

Area - ± 0.18 acres

Frontage - ± 75' along Woodville Road

Existing Use - Used Auto Sales lot

Proposed Use - Used Auto Sales lot

Area Description

North - Woodville Road, Single-Family Residential / RM36

South - Alley, Single-Family Residential / RD6

East - Single-Family Residential / RM36

West - Used Auto Sales lot / CR

GENERAL INFORMATION (cont'd)

Combined Parcel History

- Z-222-74 - Zone Change from R-4 Multi Family to C-3 General Commercial (PC approved 9/19/74, CC approved on 10/8/74 by Ord. 841-74).
- Z-223-74 - Special Use Permit to raze and rebuild an existing service station (PC approved 9/19/74, CC approved on 10/8/74 by Ord. 842-74, CC approved amendment on 10/5/76 by Ord. 749-76).
- Z-196-75 - Amendment to a Special Use Permit, previously granted by Ord. 842-74, to install a canopy for an existing gas station (PC approved 8/7/75, CC approved on 8/19/75 by Ord. 631-75).
- SUP-95-85 - Amendment to a Special Use Permit, previously granted by Ord. 842-74 and amended, to replace existing kiosk and add fuel pumps for existing gas station (PC approved 6/20/85, CC approved on 7/16/85 by Ord. 572-85. CC approved amendment on 4/23/91 by Ord. 316-91).
- SUP-95-85 - Amendment to a Special Use Permit, previously granted by Ord. 842-74 and amended, to waive TMC Section 1393.14(g) to permit neon accent strip on canopy for existing gas station (PC approved 3/21/91, CC approved on 4/23/91 by Ord. 316-91).
- Z-6005-01 - Zone Change from R-3 & R-4 Two-family and Multi-family Residential to C-3 General Commercial (PC disapproved 9/13/01, CC approved on 10/30/01 by 893-01).
- Z-12004-02 - Zone Change from R-4 Multi-family Residential to C-3 General Commercial (PC disapproved 2/13/03, CC approved on 4/1/03 by Ord. 262-03,).
- SUP-8001-05 - Special Use Permit for used car lot at 1000 Woodville Road (PC approved 2/2/06, CC approved on 3/28/06 by Ord. 196-06).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- SUP-10009-07 - Amendment to Special Use Permit for new garage on used car lot at 1000 Woodville Road. Application denied due to deficient site plan. Building constructed without Special Use Permit (Withdrawn incomplete application 11/28/07).

- Z-1002-12 - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial at 1000 Woodville Road (PC approved 3/8/12, CC approved on 4/28/12 by Ord. 217-12).

- SUP-5005-12 - Special Use Permit for expansion of used car lot at 1000 Woodville Road (PC approved 7/12/12, CC approved on 9/28/12 by Ord. 453-12).

- Z-11009-12 - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1048 Woodville Road (PC approved 5/9/13, CC approved on 6/25/13 by Ord. 319-13).

- Z-3003-13 - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1050 & 1054 Woodville Road (PC approved 5/9/13, CC approved on 6/25/13 by Ord. 320-13).

- SUP-3002-13 - Special Use Permit for expansion used car lot at 1050 & 1054 Woodville Road (PC approved 5/9/13, CC approved on 6/25/13 by Ord. 321-13)

- Z-6018-13 - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1056 Woodville Road (PC approved 8/8/13, CC approved on 10/29/13 by Ord. 478-13).

- SUP-6017-13 - Special Use Permit for expansion of used car lot at 1056 Woodville Road (PC approved 8/8/13, CC approved on 10/29/13 by Ord. 488-13).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

Z-8001-16	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 11108 Woodville Road (PC approved 11/3/16, CC approved on 12/20/16 by Ord. 522-16).
SUP-8002-16	-	Special Use Permit for expansion of used car lot at 1108 Woodville Road (PC disapproved on 11/06/16, CC referred back to PC on 12/7/16).

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is for a major amendment to Ord. 488-13, for a previously approved Special Use Permit (SUP-5005-12, SUP-3002-13 & SUP-6017-13) to expand an existing Used Auto Sales lot at 1108 Woodville Road. The overall site is irregular in shape and has frontage on both Woodville Road and East Broadway Street. The ±0.18 acre site was previously occupied by a church that was demolished in 2014. The site has since been paved for additional used car open sales area. A request for Zone Change (Z-8001-16) from RM36 Multi-Dwelling Residential to CR Regional Commercial was approved for this property on December 20, 2016 by Ord. 522-16.

The parent Used Auto Sales facility was established in 2001 & has gradually expanded to six (6) lots fronting Woodville Road. The current applicant purchased the site in 2011 and has continued to expand the site via SUP-5005-12, SUP-3002-13 & SUP-6017-13. Surrounding land uses include a mixture of one and two-family homes in the immediate area of the subject property with commercial uses at the corner of Woodville Road and East Broadway Street.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site plan submitted is in compliance with the minimum frontage and lot size requirements.

STAFF ANALYSIS (cont'd)

Used Auto Regulations (cont'd)

Site plans for Used Automobile and Recreational Vehicle Sales shall be delineated, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within designated parking spaces approved and defined on the plan. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). The site plan submitted does delineate the outdoor display areas with customer parking and therefore is in compliance with this regulation.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a Used Auto and Recreational Vehicle Sales/Rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. The site plan depicts a total 36,220 square feet of open sales area, requiring eight (8) customer parking spaces on the site. Calculations using the square footage of enclosed sales (1 per 500 sq. ft.) and two (2) service bays would require an additional five (5) customer spaces. The site plan submitted depicts a total of eighteen (18) customer parking spaces around the existing sales office and is in compliance with the minimum parking space requirements. The Division of Transportation did not object to the approval of the site plan submitted. However, they did include one comment which shall be addressed to their satisfaction and is listed as a condition of approval.

Landscaping

The applicant received several landscaping waivers which were granted by City Council for the previous Special Use Permit. These waivers permitted a seven-foot (7') greenbelt along the Woodville Road frontage, a waiver of the required ten-foot (10') Type A landscape buffer along the rear of the property and a waiver of TMC§1104.0301 for the required fifty-foot (50') separation distance between any open display sales lot and a residential district boundary line, to instead allow a ten-foot (10') landscape buffer with a six-foot (6') tall privacy fence.

Although the applicant was approved for the waivers in the previous Special Use Permit, the site plan submitted depicts a five-foot (5') frontage greenbelt along Woodville Road for the expansion portion of the site. Additionally, the site plan depicts a five-foot (5') landscaping buffer and six-foot (6') tall privacy fence along the entire rear portion of the property. Finally, the site plan submitted depicts a ten-foot (10') landscaping buffer along the eastern property line abutting the residential zoning district. For the purposes of approval, staff recommends these waivers be considered as part of the request due to the expansion portion not being included in previous approvals.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial and single-family residential land uses. The intent of the neighborhood commercial future land use designation is to encourage predominantly small and medium scale commercial uses to serve the nearby neighborhoods. However, this area of Woodville Road is becoming more commercialized closer to the intersection at East Broadway. As a result, staff recommends approval of the amendment to the Special Use Permit for the expansion of the Used Auto Sales since the proposed use complies with the applicable provisions and stated purpose of the Zoning Code. Additionally, the existing Used Auto Sales lot occupies a majority of the block along Woodville Road and therefore the proposed request is compatible with the adjacent uses in terms of scale, site design and operating characteristics.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-8002-16, an Amendment to a Special Use Permit for the expansion of Used Auto Sales at 1108 Woodville Road, to Toledo City Council for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision Making Criteria*).
2. The proposed use complies with all applicable provisions of the Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation)(TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission makes the following recommendations to Toledo City Council on the waivers requested for the expansion of Used Auto Sales at 1108 Woodville Road:

Chapter 1104 Use Regulations

Sec. 1104.0301 Location

A 50 foot separation measured along the street frontage between any open display sales lot and a Residential district boundary line shall be maintained. This separation shall apply to both sides of a street and to intersecting streets on corner lots.

PLAN COMMISSION RECOMMENDATION (cont'd)

Approve a waiver of the required 50' Separation between any open display sales lot and a residential zoning district boundary line to allow a 10' Landscape Buffer with a 6' tall privacy fence.

Chapter 1108 Landscaping and Screening

Sec. 1108.0202 Frontage Greenbelt – B. Requirements

Frontage greenbelts shall be a minimum width of 15 feet.

Approve a waiver of 10' of the 15' frontage greenbelt, to allow a 5' frontage greenbelt.

Sec. 1108.0203 Buffer and Screening Requirements - E. Type A Landscape Buffer

Approve a waiver of 5' of the required 10' Type A Landscape Buffer, to allow a 5' Type A Landscape Buffer with 6' tall privacy fence along the rear of the property.

The Toledo City Plan Commission further recommends approval of SUP-8002-16, an Amendment to a Special Use Permit for the expansion of Used Auto Sales at 1108 Woodville Road, to Toledo City Council subject to the following **thirty-three (33)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, ph. 419-936-2276

2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

3. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
4. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
5. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

6. Plan commission submittal does not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore it appears that there are no items requiring a stormwater plan review. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site plan review and approval will be required by the Division of Engineering Services. Plans will be subject to the rules and regulations of the City of Toledo, Stormwater Utility, including stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Stormwater Permit for Construction Activities.

Sewer & Drainage Services

7. All private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
8. Private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to Sewer & Drainage Services demonstrating the lines cleaning and integrity.

PLAN COMMISSION RECOMMENDATION (cont'd)

Fire Prevention

9. Site shall comply with local Fire Prevention Bureau regulations.

Division of Environmental Services

10. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
11. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
12. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
13. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the facility, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
14. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws and Asbestos Abatement.

Division of Transportation

15. All unused drive approaches shall be completely removed. New curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.

Plan Commission

16. The applicant shall install planting as outlined in the approved plans of SUP-5005-12, SUP-3002-13 & SUP-6017-13 or seek variances to applicable regulations which cannot be satisfied.
17. Applicant shall receive a waiver of **TMC§1104.0301**, the required fifty-foot (50') separation between any open display sales lot and a residential zoning district boundary line to allow a ten-foot (10') Type A Landscape Buffer with a six-foot (6') tall privacy fence.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

18. Applicant shall receive a waiver of **TMC§1108.0202**, for a ten-foot (10') reduction of the fifteen (15') frontage greenbelt to allow a five-foot (5') frontage greenbelt.
19. Applicant shall receive a waiver of **TMC§1108.0203**, for a five-foot (5') reduction of the required ten-foot (10') Type A Landscape Buffer to allow a five-foot (5') Type A Landscape Buffer with a six-foot (6') tall privacy fence.
20. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. **(if applicable)**.
21. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site Plan and shall not be allowed in any required front yard (TMC§1104.0302(A))**(only applicable to expansion portion)**.
22. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.
23. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
24. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
25. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. If the existing sales buildings are rebuilt or modified in the future, the building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. EIFS may not constitute more than 15% of the exterior for facades visible from the public right-of-way. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors.
27. No free-standing signs greater than forty-two inches from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
28. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A five-foot (5') greenbelt is required along the Woodville Road and East Broadway Street frontages. The greenbelt shall include a solid evergreen hedge with a maximum height of forty-two inches (42") and one (1) tree per every thirty-foot (30') of frontage. **Unacceptable as depicted on site plan. One (1) tree shall be installed for every thirty-foot (30') of frontage along the expansion portion of the site and shall be noted on revised site plan.**
 - b. A Type A Landscape Buffer is required along the south of the property where the site abuts residential zoning. This buffer shall include five-feet (5') of landscaping with a solid wood privacy fence; **acceptable as depicted on site plan.**
 - c. A Type A Landscape Buffer is required along the east of the property where the site abuts residential zoning. This buffer shall include ten-feet (10') of landscaping and a solid wood privacy fence; **unacceptable as depicted on site plan. Plantings shall be included within the ten-feet (10') of landscaping and shall be noted on revised site plan**
 - d. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on site plan.**
 - e. Topsoil must be back filled to provide positive drainage of the landscape area.
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.

PLAN COMMISSION RECOMMENDATION (cont'd)

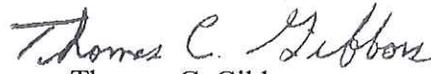
Plan Commission (cont'd)

- g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - h. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
 - i. The location, height and materials for any fencing to be installed and maintained; and
 - j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
29. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
30. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
31. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
32. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
33. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

TO: President Cherry and Members of Council
February 9, 2018
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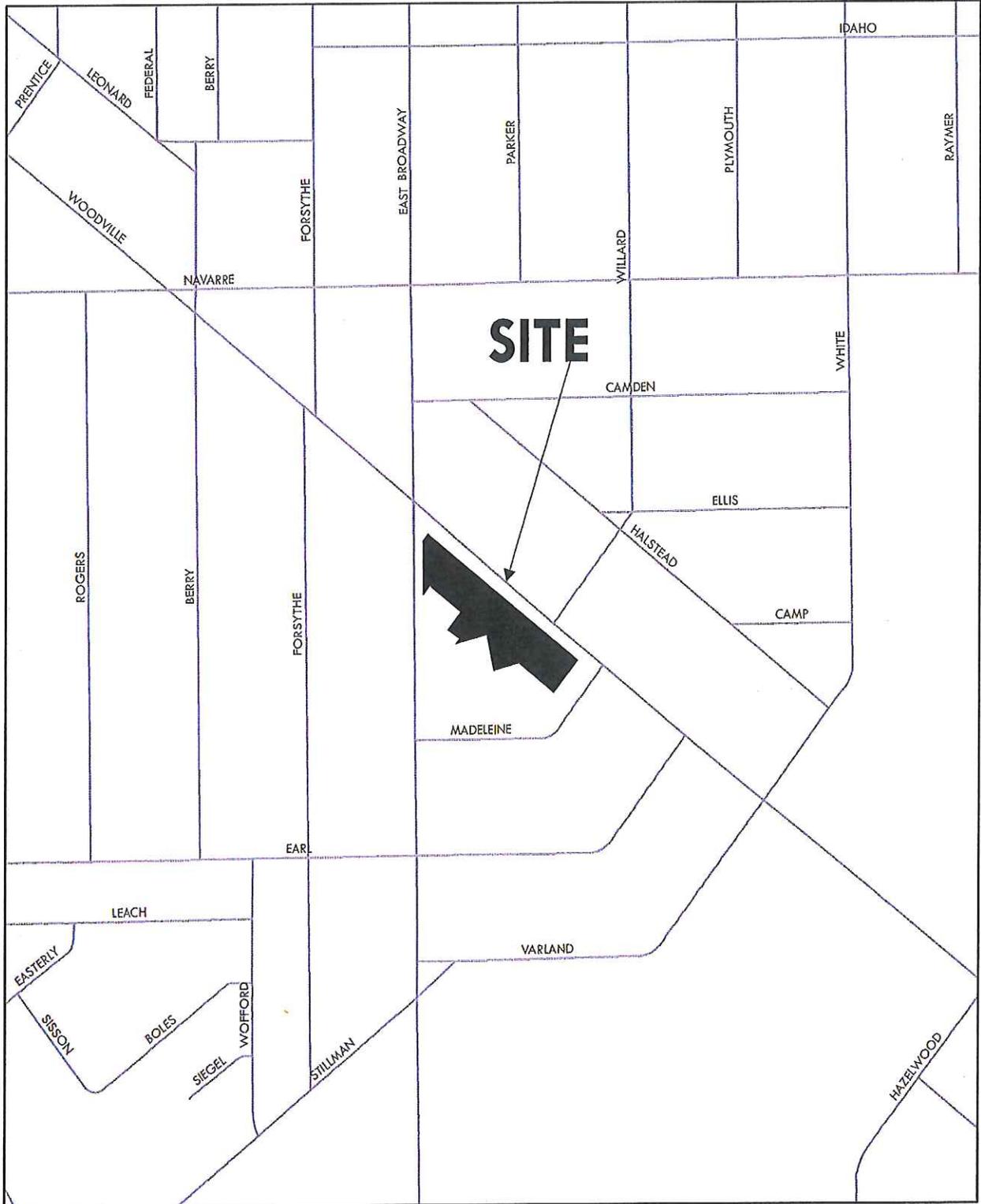
Respectfully Submitted,


Thomas C. Gibbons
Secretary

Three (3) sketches follow
CC: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

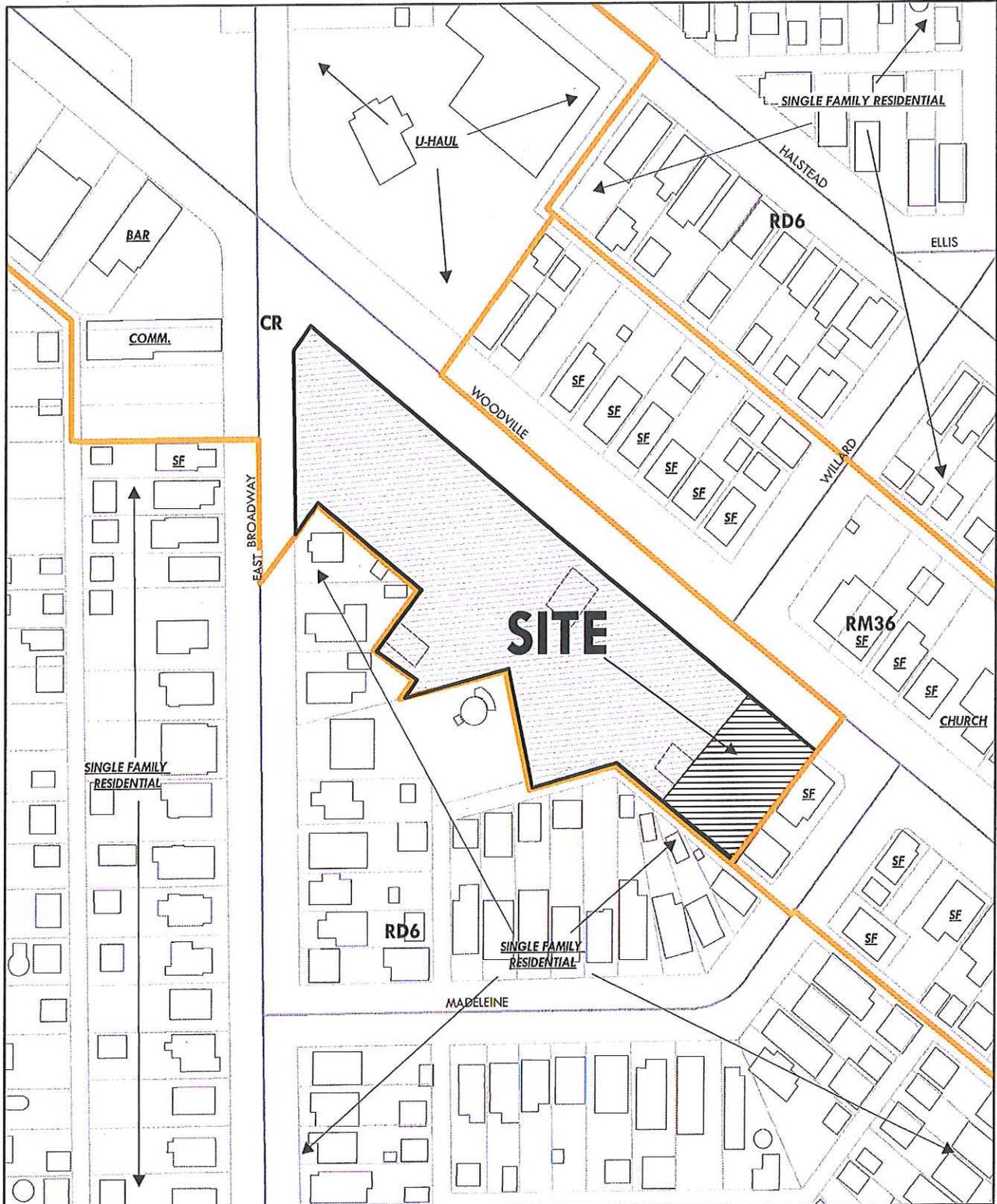
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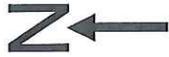
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ZONING & LAND USE

SUP-8002-16
ID 30

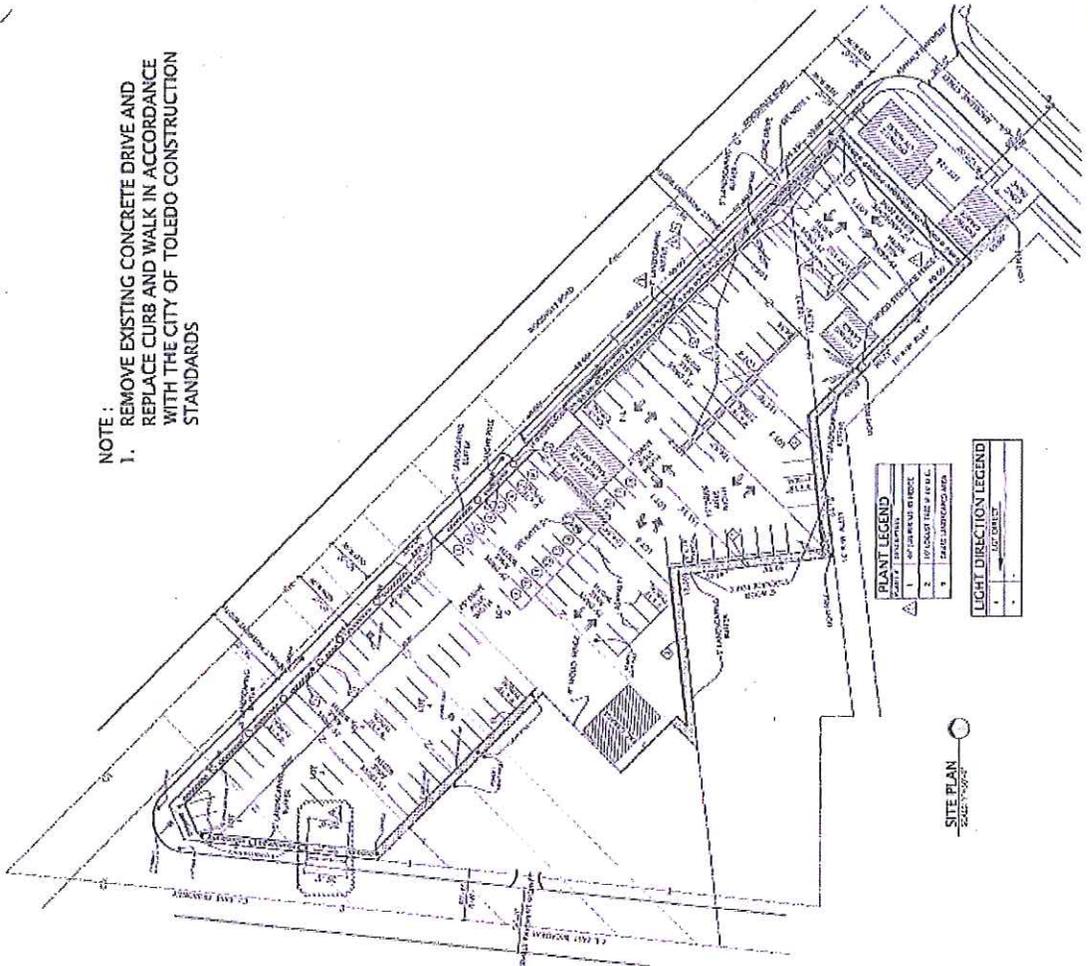




SUP-8002-16
ID 30

SITE PLAN

<p>HONG ENGINEERING</p> <p>300 Phillips Avenue, Suite #4 Toledo, Ohio 43612 Tel: 419.728.2000 Email: cerryhong@hceinc.com</p>		<p>Site Review Plan</p> <p>Renovations</p> <p>1009 Woodruff Road Toledo, Ohio 43605</p>		<p>DATE: 09/16/16</p> <p>SCALE: AS NOTED</p>
		<p>PROJECT: 16-017</p> <p>CLIENT: 16-017 (see job 11)</p>	<p>C0.1</p> <p>NOTES: 1. SEE PLAN FOR ALL DIMENSIONS AND NOTES.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>	



NOTE:
1. REMOVE EXISTING CONCRETE DRIVE AND REPLACE CURB AND WALK IN ACCORDANCE WITH THE CITY OF TOLEDO CONSTRUCTION STANDARDS

PLANT LEGEND	
	12\"/>
	18\"/>
	24\"/>
	30\"/>

LIGHT DIRECTION LEGEND	
	1\"/>
	2\"/>
	3\"/>

ADA NOTE 2

1. ALL SIDEWALKS SHALL BE CONCRETE WITH CURBS TO MEET THE CITY OF TOLEDO CONSTRUCTION STANDARDS.

2. ALL SIDEWALKS SHALL BE 48\"/>

3. ALL SIDEWALKS SHALL BE 48\"/>

4. ALL SIDEWALKS SHALL BE 48\"/>

5. ALL SIDEWALKS SHALL BE 48\"/>

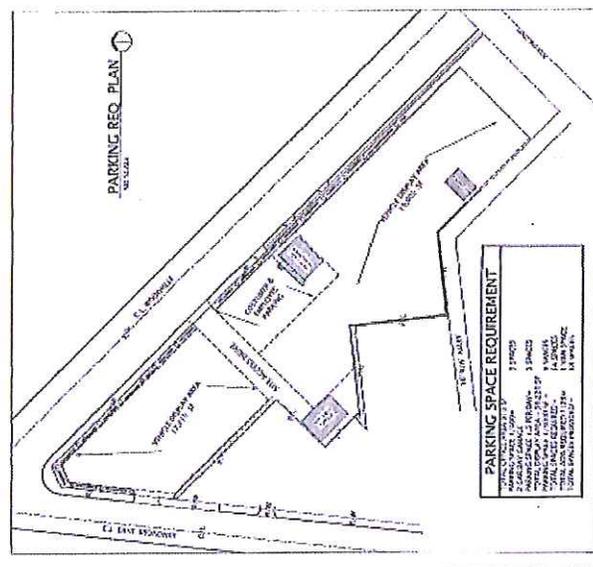
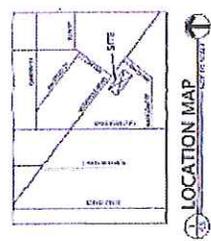
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10. ALL SIDEWALKS SHALL BE 48\"/>



THIS DOCUMENT PREPARED UNDER CONTRACT FOR THE CITY OF TOLEDO. THE CITY OF TOLEDO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. PROFESSIONALS SHALL VERIFY ALL DIMENSIONS.