

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Day Care Center
Location	-	2800 W. Central Avenue
Applicant	-	Drew Scott 2800 West Central Avenue Toledo, OH 43604
Owner	-	Beal Investments II LLC P.O. Box 980208 Ypsilanti, MI 48198
Architect	-	Larry Miller 2722 N. Holland-Sylvania Road Toledo, OH 43615

Site Description

Zoning	-	CO & RS6 / Office Commercial & Single-Dwelling Residential
Area	-	± 0.2654 acres
Frontage	-	± 132' along West Central Avenue
	-	± 92' along Aldringham Road
Existing Use	-	Medical offices
Proposed Use	-	Day Care Center

Area Description

North	-	RS6 / Single-dwelling homes
South	-	CR & RM36 / Central Ave., Automotive repair shop, The Shops at Central Shopping Plaza, Used Auto Sales
East	-	CO, CR, RS6, / St. Andrew's Episcopal Church, Discovery Academy Elementary, Toledo Church of Christ
West	-	CO, RS6 / Medical office, Insurance Agent offices, Wersell's Bike Shop, Single-dwelling homes

GENERAL INFORMATION (cont'd)

Parcel History

No history on file.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a Day Care Center at 2800 W. Central Avenue. The ±0.26-acre site is split zoned CO (Office Commercial) and RS6 (Single-Dwelling Residential). A Special Use Permit is required for the operation of a day care center within Residential zoned districts. Surrounding land uses include single-dwelling homes to the north; the Shops at Central Shopping Plaza, automotive repair shop, and used auto sales lot across Central Avenue to the south; St. Andrew's Episcopal Church, Discovery Academy Elementary school, and Toledo Church of Christ to the east; and a medical office, insurance agent offices, Wersell's bike shop and single-dwelling homes to the West. The site is currently occupied by a vacant medical office, which the applicant plans to modify for a day care center.

Day Care Center Requirements

Per **TMC§1104.0703(B)**, a Day Care Center must have frontage on a major street. According to the Toledo-Lucas County Major Streets and Highways Plan, Central Avenue qualifies as a major street. In accordance with **TMC§1104.0703(D)&(E)**, the facility is required to provide at least thirty-five (35) square feet of usable indoor space for each person in care and sixty (60) square feet of outdoor space for each person in care using the outdoor area at any one time. The floor area of the building is ±2,415 square feet. The submitted site plan depicts a fenced play area that is ±420 square feet, which is enough to accommodate seven (7) individuals to use the outdoor area at any one time. Additionally, per **TMC§1104.0703(F)** day care centers are required to provide a paved off-street area for dropping off and picking up persons in care at the facility. The site plan depicts an adequate parking lot east of the building to be used for drop off and pick up.

STAFF ANALYSIS (cont'd)Parking and Circulation

Pursuant to **TMC§1107.0304 – *Parking, Loading, and Access***, a Day Care Center is required to have one (1) parking space per 400 square feet of floor area, as well as one (1) bicycle parking stall per ten (10) parking spaces. The day care center has a floor area of ±2,415 square feet, requiring six (6) parking spaces and one (1) bicycle parking. When bicycle parking is required, the minimum number of slots provided shall be two (2). The site plan depicts ten (10) parking spaces, one (1) accessible space and a bicycle parking rack near the entrance. The site plan depicts an adequate amount of parking spaces for cars and bikes alike. Along with an appropriate means for drop off and pick up of persons in care at the facility.

Landscaping

As required under **TMC§1104.0701(E)**, sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any time. A Type B landscape buffer shall be provided around the outdoor space in accordance with **TMC§1108.0203(F)**. This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to **TMC§1108.0203(D)(2)**, a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements.

The site plan submitted depicts the outdoor play area on the west side of the property along Aldringham Road. The proposed outdoor play area is fenced in using a six-foot (6') tall solid privacy fence to screen the area. However, per **TMC§1105.0302(A)(1)**, fences shall not exceed three and one-half (3 ½') feet in height in the front yard. **The applicant shall submit a revised site plan with a new location for the outdoor play area, or reduce the height of the proposed fence from six (6') feet to no more than three and one-half (3 ½ ') feet within the front yard.** The site plan also shows seven (7) shrubs and one (1) tree around the proposed play area that are currently existing trees and shrubs on the property. The applicant has the option to request credit for the existing trees under **TMC§1108.0407(B)(9)**. **The submitted site plan does not show details such as species of existing shrubs and plants on site. Applicant shall submit a revised landscape plan with plant details.**

A frontage greenbelt is required along all public rights-of-way per **TMC§1108.0202**. Frontage greenbelts shall be a minimum width of fifteen (15') feet and have at least one (1) tree for every thirty (30') feet of lot frontage. When the parking lot is in the front of the property, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of vehicles can be seen from the street. The parking lot is along the Central Avenue frontage. Low, undulating earth berms or decorative stone or brick walls, or ornamental metal fencing or combinations thereof may also be approved by the Planning Director as a part of the frontage greenbelt abutting the parking area. **The submitted site plan does not depict a frontage greenbelt, a landscape plan shall be submitted to the Plan Director and is listed as a condition of approval.**

STAFF ANALYSIS (cont'd)Landscaping (cont'd)

The northern ± eleven (11') feet of the site is zoned residential and is abutting a residential district. Therefore, a type A landscape buffer required between differing zoning districts is not applicable. However, a fence with screening currently exists along the northern boundary lot line and shall be maintained indefinitely as a means to screen the parking area. Per **TMC§1108.0203(G)**, dumpsters and trash receptacles shall be screened on all four sides with materials of fencing, evergreen plantings, a wall, or a combination thereof with a minimum height of six (6') feet. **The proposed location and depicted dumpster screening are acceptable.**

TMC§1108.0204 - *Parking Lot Landscaping*, requires two (2) canopy trees and six (6) shrubs per ten (10) parking spaces to be installed in the interior landscape areas. Trees and shrubs do not need to be equally spaced, and one (1) canopy tree may substitute for three (3) shrubs. Additionally, a perimeter landscape buffer shall be provided abutting the parking area to visually screen all off-street loading facilities from view of Residential districts and public rights-of-way. A minimum of one (1) canopy tree shall be provided for each thirty (30') linear feet, plus a continuous shrub with a minimum height of 18 inches when installed. The parking lot perimeter landscaping width and planting requirements of TMC§1108.0204 when along a public right-of-way will count towards the requirements of the frontage greenbelt (TMC§1108.0202), and when adjacent to another property will count towards the buffer and screening requirements (TMC§1108.0203). **The site plan does not depict parking lot interior nor perimeter landscaping, a revised landscape plan shall be submitted.**

In addition to the required frontage greenbelt, buffer and screening, and parking lot area landscaping; interior site landscaping shall be provided. One (1) two-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the right-of-way, and landscaping at all major entrances shall be provided. The site plan depicts adequate foundation plantings, however, plantings at the building entrances are not included. The applicant may request credit for existing trees on site per TMC§1108.0407(B)(9). **A revised landscape plan shall be submitted to reflect interior site landscaping requirements.**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-use (NM). The Neighborhood Mixed-use land designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. NM land designations are typically adjacent to residential uses and serve as the mixed-use core of neighborhoods. A day care center is an appropriate use within the Neighborhood Mixed-use land designation. The proposed Special Use Permit for a day care center aligns with the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0018, a Special Use Permit for a Day Care Center at 2800 W. Central Avenue, to Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code [TMC§1111.0706(A)], and
2. The proposed use is compatible with adjacent uses in terms of scale, site design and operating characteristics [TMC§1111.0706(C)].

The staff recommends that the Toledo City Plan Commission approve SUP25-0018, a Special Use Permit for a Day Care Center at 2800 W. Central Avenue subject to the following **eighteen (18)** conditions.

Division of Environmental Services

1. 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 storm water impacts from modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
2. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
3. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
4. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
5. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
6. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

7. Approved Premises identification is required.
8. Key box(es) for access to buildings and areas restricted by fences, gates, etc. are required.

Division of Transportation

No comment nor concern.

Plan Commission

9. Per **TMC§1107.1906** All off-street parking, loading, and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.
10. Thirty-five (35) square feet of useable indoor space per person in care must be regularly available to the Type A Day Care. **Acceptable as depicted on site plan.**
11. Sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time. **Acceptable as depicted on site plan.**
12. A Day Care Center is required to have one (1) parking space per four-hundred (400) square feet of floor area. Six (6) parking spaces, one (1) two-slotted bicycle parking rack, and one (1) assessable van parking space shall be provided. **Acceptable as depicted on site plan.**
13. A paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Transportation; **Acceptable as depicted on site plan.**
14. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per **TMC§1108.0203(F)**, a Type B landscape buffer shall be provided around the outdoor play area. This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to **TMC§1108.0203(D)(2)**, a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. Applicant has the option to request credit for the existing tree under **TMC§1108.0407(B)**. **A revised landscape plan showing detail of existing and proposed plants shall be submitted;**
 - b. Fences shall not exceed three and one-half (3 ½') feet in the front yard. **Not acceptable as depicted;**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. A frontage greenbelt shall be provided along all public rights-of-way pursuant to **TMC§1108.0202**. Frontage greenbelts shall be a minimum width of fifteen (15') feet and have at least one (1) tree for every thirty (30') feet of lot frontage. **Not depicted on site plan, shall be submitted on revised landscape plan;**
- d. The fence along the northern boundary of the site shall be maintained indefinitely.
- e. Per **TMC§1108.0203(G)**, dumpsters and trash receptacles shall be screened on all four sides with materials of evergreen plantings, fencing, a wall, or a combination thereof with a minimum height of six (6') feet. Dumpsters shall not be located within the required setbacks or Residential zoned districts. **Acceptable as depicted;**
- f. A perimeter landscape buffer including a minimum of one (1) canopy tree for each thirty (30') linear feet, plus a continuous shrub with a minimum height of 18 inches when installed shall be provided abutting the parking area to visually screen all off-street loading facilities from view of Residential districts and public rights-of-way per **TMC§1108.0204**. **Shall be depicted on a revised landscape plan;**
- g. One (1) two-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the right-of-way, and landscaping at all major entrances shall be provided. **Not acceptable as depicted. A revised landscape plan shall be submitted to reflect interior site landscaping;**
- h. 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;
- i. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
- j. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per **TMC 1107.1908**; and
- k. 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. **Not acceptable as depicted. Applicant shall provide a landscape plan showing detail of existing and proposed plants.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

15. 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.
16. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
17. 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.
18. 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.

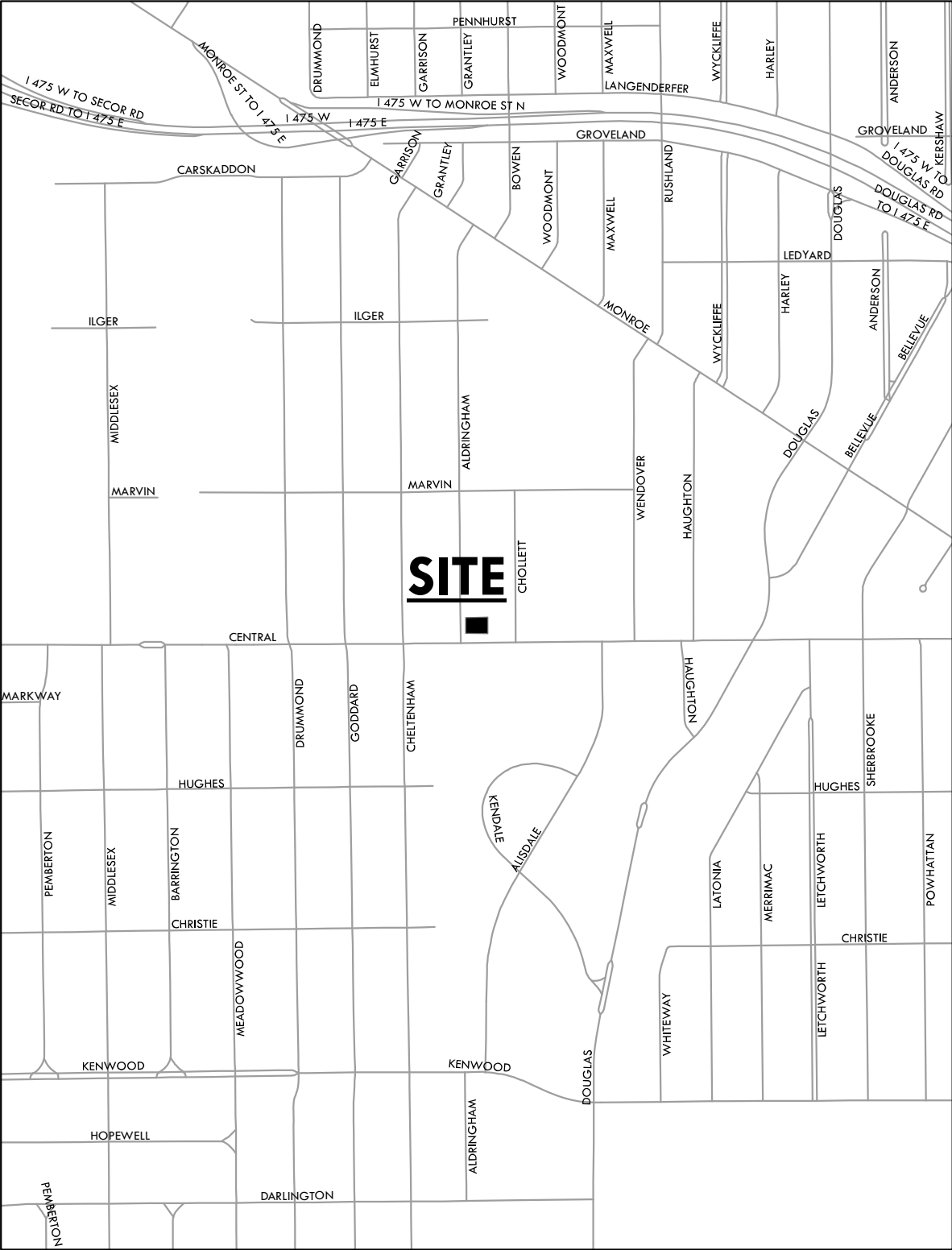
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0018
DATE: July 3, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2025
TIME: 4:00 P.M.

AV
Three (3) sketches follow

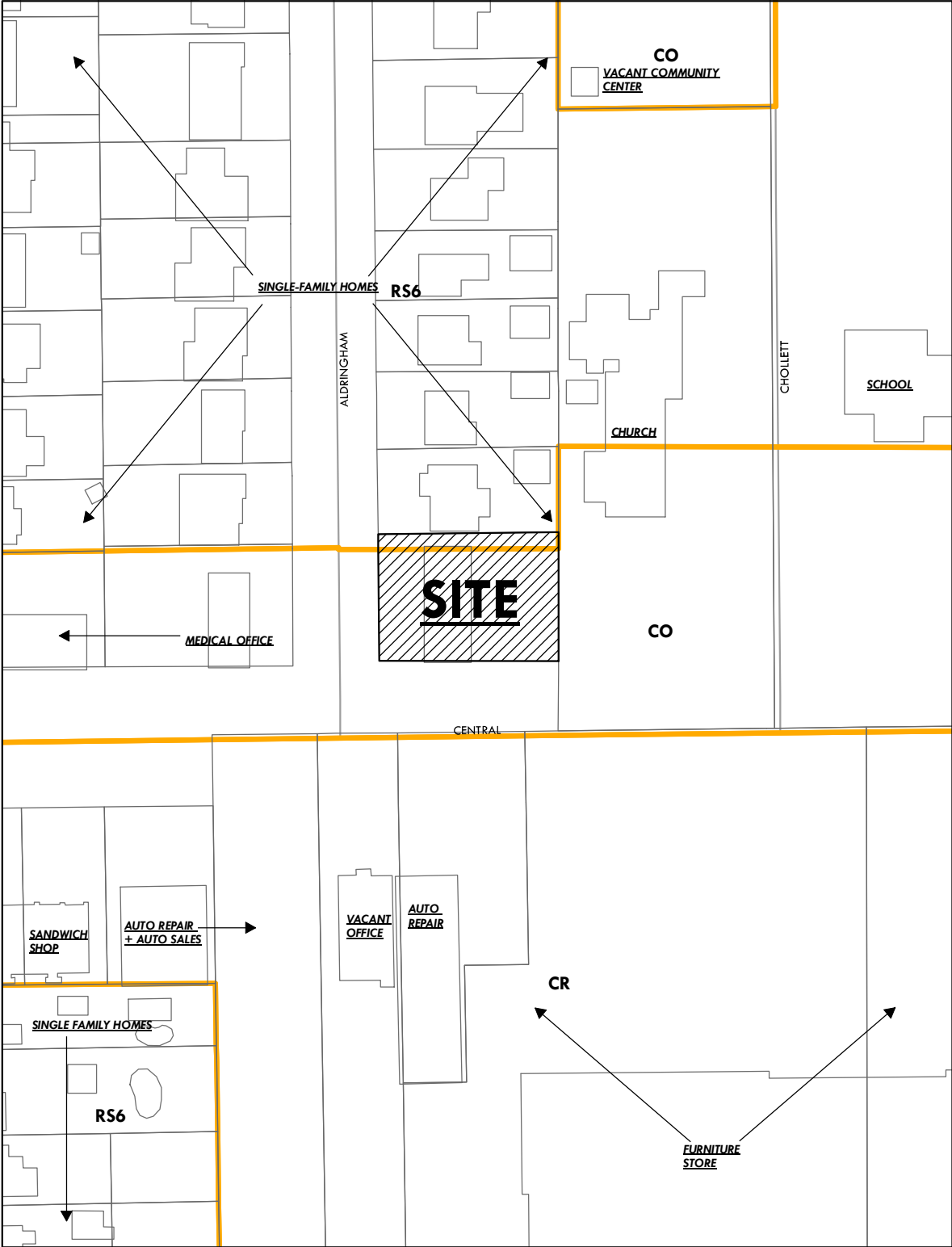
GENERAL LOCATION

SUP25-0018
ID 46



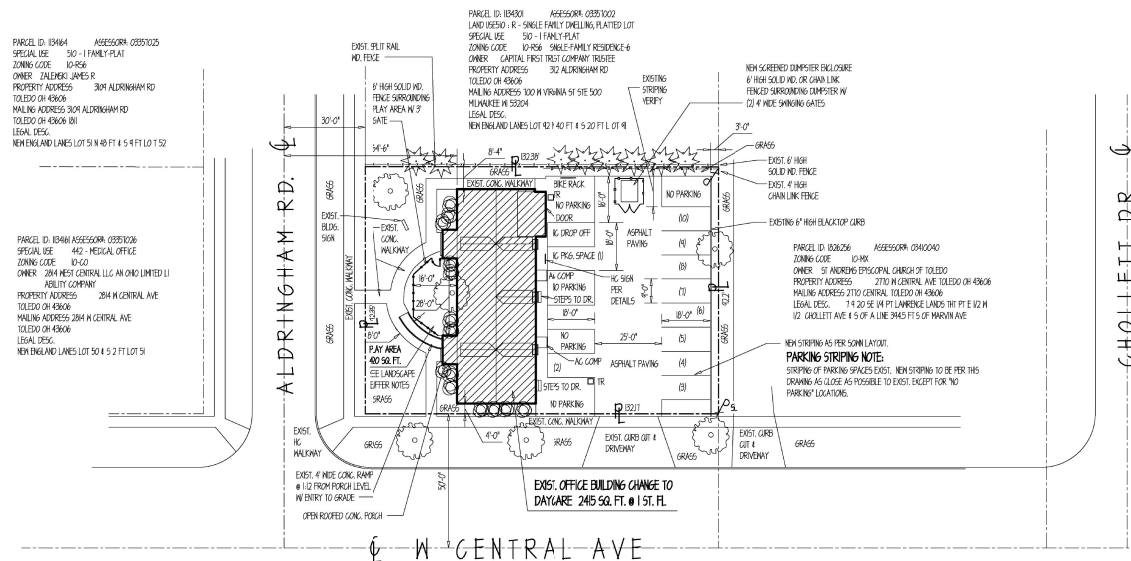
ZONING & LAND USE

SUP25-0018
ID 46



SITE PLAN

SUP25-0018
ID 46



LANDSCAPING NOTES:

ALL PLANT MATERIAL MUST BE MULCHED WITH SHREDED HAWKWOOD MULCH OR APPROVED EQUIV.

ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO SOME NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH THAT IS NOT INTRUSIVE TO UTILITIES, PAVEMENT, PEDESTRIAN TRAFFIC OR VEHICULAR TRAFFIC.

SHRUBS INSTALLED FOR BUFFER AND SCREENING MUST HAVE A MAJORE HEIGHT OF 5 FEET OR GREATER.

SHRUBS MUST BE AT LEAST 18 INCHES IN HEIGHT OR 24 INCH SPREAD WHEN INSTALLED.

ALL PLANT MATERIAL MUST BE PLANTED WITHIN 6 MONTHS OR BY THE NEXT PLANTING SEASON, AS OUTLINED IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK."

AFTER ALL CONSTRUCTION ACTIVITY IN THE AREA OF THE NEW PLANTING HAS CEASED,

PLANT MATERIAL MUST BE SPECIFIED AND PLACED TO MINIMIZE CONFLICT WITH OVERHEAD AND UNDERGROUND UTILITIES.

PROVIDE BICYCLE PARKING SLOT & RACK THIS

PER SECTION 102.02(A) SCHEME A. (B) BICYCLE SLOT PER (C) OFF-STREET PARKING SPACES.

A. BICYCLE PARKING IS A SPACE AT LEAST 2 FEET BY 6 FEET PER PARKING SLOT AND MUST COME AT A MINIMUM OF OTHERS:

1. FUEL STATION OR OTHER STRUCTURES, FIXED PERMANENTLY TO THE GROUND OR A BUILDING, TO WHICH A BICYCLE MAY BE DOCKED OR CHAINED OR
2. SPACE IN A LOCKED STORAGE ROOM OR ENCLOSURE.

B. AREAS DESIRED FOR BICYCLE PARKING SHALL BE:

1. PAVED AND DRAINED TO BE REASONABLY FREE OF MUD, DEBRIS AND STANDING WATER; AND
2. WELL LIGHTED.

C. UP TO TWO BICYCLE PARKING SPACES REQUIRED UNDER THIS CHAPTER MAY BE USED FOR BICYCLE PARKING.

NEW STOPPING:

NEW STOPPING FOR PARKING SPACES OR DIRECTIONAL OR INCLUSIVE OF PATIENTS TO MEET ALL "ON-SITE ZONING ORDINANCE REQUIREMENTS FOR COLOR AND WIDTH.

TYPE B LANDSCAPE BUFFER:

MINIMUM BUFFER REQUIREMENTS:

BUFFER WIDTH: MIN. 100 FEET AT EACH 1000 LINEAR FEET OF OUTDOOR PLAY AREA PERIMETER LANDSCAPE MATERIAL REQUIREMENTS:

CANOPY TREES: 4" SHRUBS: 10" A FENCE WALL OR BERM 6 FEET TO 8 FEET IN HEIGHT MAY BE USED AND CAN SUBSTITUTE FOR SHRUB REQUIREMENTS.

PLANT MATERIAL SIZE:

- A. TREES:
 1. DECIDUOUS CANOPY TREES MUST BE A MINIMUM OF 10 FEET OVERALL HEIGHT OR A MINIMUM CALIPER OF 2 INCHES WHEN INSTALLED.
 2. EVERGREEN TREES MUST BE A MINIMUM OF 5 FEET IN HEIGHT WHEN INSTALLED.
- B. SHRUBS:
 1. SHRUBS MUST BE AT LEAST 18 INCHES IN HEIGHT OR 24 INCH SPREAD WHEN INSTALLED.
 2. SHRUBS INSTALLED FOR BUFFER AND SCREENING MUST HAVE A MAJORE HEIGHT OF 5 FEET OR GREATER.

SITEWORK REQUIREMENTS:

1. ALL PROPOSED SIDEWALK, DRIVE APPROACHES, CURBS AND PEDESTRIAN CARS RAMP WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TOLEDO CONSTRUCTION STANDARDS, SPECIFICATIONS, TOLEDO MUNICIPAL CODE, AND AMERICAN WITH DISABILITIES ACT GUIDELINES.
2. ALL COMMERCIAL DRIVE APPROACHES, ALONG WITH THE SIDEWALKS THROUGH THE DRIVE SHALL BE CONSTRUCTED WITH 18" THICK CONCRETE PER CITY OF TOLEDO CONSTRUCTION STANDARDS AND SPECIFICATIONS. NO CURBS SHALL BE PERMITTED IN THE RIGHT-OF-WAY ALONG EITHER SIDE OF A DRIVE APPROACH. NO HORIZONTAL CURBS SETTING WILL BE PERMITTED TO CREATE A CURB OVERLAPPING EXISTING DRIVE APPROACHES INCLUDING THE CURB STOP THAT WILL BE LONGER BE UTILIZED SHALL BE REMOVED AND REINSTALLED WITH CURBS TO MATCH THE ADJACENT CURBS.
3. REQUIRED PERMITS FOR ALL APPROVED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE OBTAINED BEFORE WORK BEGINS, FROM ONE STOP SHOP: (M) 245-2200.
4. NO FREE-STANDING SIGNS GREATER THAN FORTY-TWO INCHES FROM GROUND ARE PERMITTED. SIGNS MUST MEET THE REQUIREMENTS OF LOW PROFILE SIGNS PER TOLEDO MUNICIPAL CODE TITLE 16. EXISTING BANNER SIGNS MAY REMAIN AND SHALL BE MAINTAINED WITHOUT EXPANSION.
5. TOPSOIL MUST BE BACK-FILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREA.
6. LANDSCAPED AREAS MAY NOT CONTAIN BARE SOIL, AGGREGATED STONE OR DECORATIVE ROCK. ANY GROUND AREA MUST BE COVERED WITH HAWKWOOD MULCH, GRASS OR OTHER VEGETATIVE GROUND COVERING.

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PARKING STOPPING NOTE:

STOPPING OF PARKING SPACES EXIST. NEW STOPPING TO BE PER THIS DRAWING AS CLOSE AS POSSIBLE TO EXIST. EXCEPT FOR "NO PARKING" LOCATIONS.

WAYS TO DESIGNATE ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES:

ACCESSIBLE PARKING SPACES, VAN ACCESSIBLE SPACES AND PASSENGER LOADING ZONES SHALL BE PROVIDED WITH A SIGN MOUNTED ON A PAVED OR MOVABLE POST OR OTHERWISE AFFIXED IN A VERTICAL POSITION SO THAT THE SIGN IS CLEARLY VISIBLE TO THE DRIVER OF A VEHICLE WHEN PARKED IN SUCH A LOCATION. A NOTICE SHALL BE AFFIXED TO THIS SIGN OR POSTED ADJACENT TO IT THAT STATES THE AMOUNT OF THE FINE IMPOSED BY SECTION 454.19 OF THE REVISED CODE FOR THE OFFENSE OF PARKING A VEHICLE IN THIS LOCATION IF IT IS NOT LEGALLY ENTITLED TO DO SO.

NOTE:

THE FINE ESTABLISHED BY SECTION 454.19 OF THE REVISED CODE SHALL BE NOT LESS THAN TWO HUNDRED FIFTY DOLLARS NOR MORE THAN FIVE HUNDRED DOLLARS.

OWNER TO PROVIDE SIGN SINGS WITH THE FINE AMOUNT PER THE SPACE ABOVE AT ALL ACCESSIBLE SPACES.

OFF-STREET PARKING RECD. NO. OF SPACES:

DUMPSTER: 1 PER 6 PERSON CAPACITY OR 1 PER 400 SQUARE FEET, WHICHEVER IS GREATER.

DUMPSTER / TRASH RECEPTACLE SCREENING

1. SCREENING MUST BE A MINIMUM HEIGHT OF 6 FEET.
2. ALL FOUR SIDES OF THE DUMPSTER MUST BE SCREENED.
3. THE SCREEN SHOULD INCORPORATE ACCESS TO THE DUMPSTER BY USING A WOODEN FENCE OR OTHER SCREENING DEVICE TO SERVE AS A GATE.
4. SCREENING MATERIALS CAN BE ANY COMBINATION OF EVERGREEN PLANTINGS, FENCE OR WALL STRUCTURE.

PROPOSED DAYCARE PROPERTY:

SUBMITTAL FOR:

GRANTEE OF USE FROM OFFICE TO DAYCARE

ZONING DESCRIPTION:

ZONING CODE: 10 MC
LAND USE: 442 - G - MEDICAL CLINICS AND OFFICES
SPECIAL USE: 442 - MEDICAL OFFICE

TRAFFIC / ROAD:

WATER AND SEWER CITY WATER / CITY SEWER
TRAFFIC MAIN - MAJOR ARTERIAL
STREET TYPE: CONCRETE OR BLACKTOP

OWNER:

OWNER: DEAL INVESTMENT LLC

PROPERTY ADDRESS:

PROPERTY ADDRESS: 2800 N CENTRAL AVE

MAILING ADDRESS:

MAILING ADDRESS: 2800 N CENTRAL AVE, STE A TOLEDO OH 43606

LEGAL DESCRIPTION:

LEGAL DESC: NEW ENGLAND LINES LOT 43 4.5 10 FT LOT 42

OFF-STREET PARKING RIGHTS:

245 SQ. FT. 1400 (1)
PARKING SPACES OF 18' X 8' SPACE RECD.

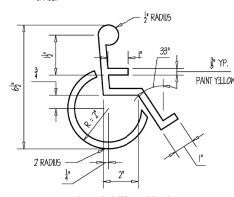
PARKING ID & ASSESSOR #:

PARKING ID: 184304 ASSESSOR: 035700201

HC PARKING SPACE SIGNAGE NOTE:

ACCESSIBLE SIGNAGE:

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS REQUIRED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL BE SO DESIGNATED BY AN ADDITIONAL SIGN LABELLED VAN ACCESSIBLE BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SIGNS SHALL BE LOCATED SO THEY CAN NOT BE OCCUPIED BY A VEHICLE PARKED IN THAT SPACE.



HC PARKING SYMBOL:

NO SCALE

ALL SYMBOLS & SIGNS A LOCATION OF SIGN TO CONFORM TO ASB (1)

DAYCARE / ZONING REQUIREMENTS

DESIGNATED OUTDOOR PLAY AREA:

TYPE B LANDSCAPE BUFFER SHALL BE PROVIDED AROUND THE OUTDOOR SPACE. NOBUDZS BUFFER AND SCREENING REQUIREMENTS.

LANDSCAPE BUFFER STANDARDS:

- A. FENCE, WALL, OR BERM 6 FEET TO 8 FEET IN HEIGHT MAY BE USED AND CAN SUBSTITUTE FOR SHRUB REQUIREMENTS EXCEPT FOR A TYPE A LANDSCAPE BUFFER WITH A MINIMUM WIDTH OF 10 FEET.

60 SQUARE FEET OF RECREABLE OUTDOOR SPACE MUST BE PROVIDED FOR EACH PERSON IN CARE USING THE OUTDOOR AREA AT ANY ONE TIME.

LANDSCAPING BUFFER REQUIREMENTS

SHRUBS

1. SHRUBS MUST BE AT LEAST 18 INCHES IN HEIGHT OR 24 INCH SPREAD WHEN INSTALLED.

TREES

1. DECIDUOUS CANOPY TREES MUST BE A MINIMUM OF 10 FEET OVERALL HEIGHT OR A MINIMUM CALIPER OF 2 INCHES WHEN INSTALLED.
2. EVERGREEN TREES MUST BE A MINIMUM OF 5 FEET IN HEIGHT WHEN INSTALLED.

NEW SHRUBS & TREES NOTE:

VERIFY SIZE, 4" FULL WITH TOP SOIL, ADDED AS REQUIRED.

PLANT GRASS ENTIRE PLAY AREA IF NOT EXIST. ALL PLANT MATERIAL (AT NEW TREES AND SHRUBS) WILL BE COVERED AND MULCHED WITH SHREDED HAWKWOOD MULCH.

PROVIDE LITTER RECEPTACLES THIS:

LITTER RECEPTACLES FOR THE USE OF PARKING AREA SIGNS AND OTHERS MUST BE PROVIDED IN ALL OFF-STREET PARKING AREAS IN ACCORDANCE WITH THE PROVISIONS OF PART 455.02, UTILITIES AND PUBLIC SERVICES CODE, SECTION 455.02.2. A LITTER RECEPTACLE IS TREATED AS AN ACCESSORY STRUCTURE AND MUST BE IN A DESIGNATED LOCATION THAT DOES NOT INTERFERE WITH ANY ASILE, DRIVEWAY, PARKING SPACE OR LOADING SPACE OR OTHER CIRCULATION AREA.

PROVIDE WHEEL STOPS AS REQUIRED THIS:

- A. 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 IMPROVED SIDEWALK OR OTHER SIMILAR RESISTANT 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.
- B. THE MINIMUM HEIGHT OF A WHEEL STOP DEVICE SHALL BE 5 INCHES, WITH A MINIMUM LENGTH OF 8 FEET WHEN USED IN CONJUNCTION WITH A 40-DEGREE PARKING SPACE. THE MINIMUM SPACING FROM A WHEEL STOP DEVICE TO A PROPERTY LINE OR PROTECTED AREA SHALL BE 25 FEET.
- C. A WHEEL STOP DEVICE IS NOT REQUIRED WHEN A GROUND OR OTHER SUITABLE BARRIER IS USED TO PREVENT THE VEHICLE FROM ENTERING INTO A PROTECTED AREA.

HC PARKING SIGN

NO SCALE

ALL SYMBOLS & SIGNS A LOCATION OF SIGN TO CONFORM TO ASB (1)



THIS DRAWING IS THE SOLE PROPERTY OF LARRY A. MILLER AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT HIS WRITTEN CONSENT. THIS DRAWING IS NOT VALID FOR CONSTRUCTION WITHOUT HIS SEAL AND DATED SIGNATURE.

PROPOSED AUTISM / DAYCARE CENTER

2800 N CENTRAL AVE.

TOLEDO, OHIO PHONE: 336-1113

lambdesign.com

HOME DESIGN PROFESSIONALS

LARRY A. MILLER, R.A., C.H., M.C.A.B.

SITE PLAN

DATE: 6-14-24

