



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: March 15, 2024

REF: SUP-1021-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Amendment to a Special Use Permit for Community Recreation (Active) at 120 Wayman Palmer Court

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

| | | |
|-----------|---|---|
| Request | - | Amendment to a Special Use Permit for Community Recreation (Active) |
| Location | - | 120 Wayman Palmer Court |
| Owner | - | City of Toledo One Government Center Suite 2250 Toledo, OH 43604 |
| Applicant | - | YMCA of Greater Toledo 6465 Sylvania Avenue Sylvania, OH 43560 |
| Architect | - | The Collaborative One Seagate Park, Level 118 Toledo, OH 43604 |
| Engineer | - | Kleinfelder 101 Clinton Street, Suite 1300 Defiance, OH 43512 |

Site Description

| | | |
|--------------|---|---|
| Zoning | - | POS (Parks & Open Space) |
| Area | - | ±3.39 acres |
| Frontage | - | ±60' along Wayman Palmer Court ±349' along N 14 th Street |
| Existing Use | - | Wayman D. Palmer Community YMCA |
| Proposed Use | - | Inez Nash Park (Community Recreation (Active)) |

GENERAL INFORMATION (cont'd)

Area Description

| | | |
|-------|---|---|
| North | - | POS, RS6, CN / New YMCA, Single Family Homes, Offices |
| South | - | RD6 / Apartments |
| East | - | RS6, RM36 / Single Family Homes, Apartments |
| West | - | CR, RD6 / Shopping Center, Apartments |

Parcel History

| | | |
|-------------|---|---|
| M-42-77 | - | Site plan review for Bancroft-Kent Multi-purpose facility to replace Bancroft-Kent Rec. Center (PC approved 9/2/77) |
| V-58-79 | - | Declaring intent to vacate portions of right-of-way Linwood Ave., Beacon St., 12th St., 13th St. & Woodruff Ave. (PC approved 2/23/79, CC approved via Ord. 38-86). |
| Z-147-85 | - | Zone change from "P" to R-2 in the Warren-Sherman Area, Vermont Ave., south at Bancroft (CC approved Via Ord. 599-85). |
| M-14-85 | - | Closure of the alley on the block bounded by Adams, Jackson, Superior, and Huron (CC approved via Ord. 769-85). |
| V-280-23 | - | Vacation of a portion of Wayman Palmer Court (CC approved via Ord. 564-23) |
| SUP-5008-23 | - | Special Use Permit for Community Recreation (Active) (CC approved via Ord. 503-23) |

Applicable Plans & Regulations

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

STAFF ANALYSIS

The applicant, the YMCA of Greater Toledo, in coordination with the City of Toledo, is requesting an amendment to a Special Use Permit for community recreation (active) at 120 Wayman Palmer Court. On 9/12/2023 City Council approved Ord. 503-23, a special use permit to construct a new YMCA on the site of the old Inez Nash Park – directly north of this site. Now that construction has begun on said new YMCA, the applicant is proposing a new Inez Nash Park on the site of the old Wayman D. Palmer Community YMCA. The ±3.39-acre site is zoned POS (Parks and Open Space), which permits community recreation (active) by Special Use Permit. To the north of the site are single family homes and offices, to the south of the site are apartments, to the east are single family homes and apartments, and to the west are apartments and a shopping center.

Intensity and Dimensional Standards

TMC§1106.0800 *Parks and Open Space District intensity and dimensional standards* requires any playground, sport court, or other active recreation area to be at least fifty feet (50') from any RS or RD district and at least twenty-five feet (25') from any other residential or commercial district. The semi-formal soccer field shown near N 14th Street is twenty-six feet (26') from an RD district. Staff is supportive of a waiver of this requirement as the soccer field will only be formalized during certain events held by the YMCA / Department of Parks and Youth Services. At other times, it will be a grass field.

Parking and Circulation

Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the minimum off-street parking requirements to be established via a parking study provided by the applicant. As part of SUP-5008-23, a special use permit for the new Wayman Palmer YMCA, the applicant provided documentation that was accepted as a traffic study. The provided one-hundred thirty-seven (137) parking spaces, to be shared between the YMCA and Park, is adequate per the study.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The previous SUP provided an estimated twenty-two (22) bicycle parking spaces, while this SUP amendment is proposing sixteen (16) additional spaces. This exceeds the requirement, and staff appreciates the abundance of bicycle parking.

Since the parking field for the proposed use was approved in the previous SUP, the proposed SUP amendment meets all other requirements of TMC Chapter 1107 *Parking, Loading and Access*.

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STAFF ANALYSIS (cont'd)

Landscaping and Screening

Pursuant to TMC§1108.0202 *Frontage Greenbelts*, sites are required to provide a minimum thirty-foot (30') wide frontage greenbelt which contain at least one (1) tree for every thirty feet (30') of frontage. Eleven (11) trees are provided along N 14th Street, twelve (12) are required. The southernmost tree is an existing tree. If the tree has at least a four inch (4") caliper, it can be credited as more than one tree pursuant to TMC§1108.0407(B) *Existing Landscape Material Credits*. The applicant will need to identify the tree's species and caliper in order to receive this credit. Seven (7) of the provided trees are in the right-of-way, which is not permitted pursuant to TMC§1108.0202(A). The Plan Director agrees to waive this requirement as this is a city park whose landscaping will be maintained by the city. Since trees in the right-of-way are also maintained by the city, this requirement serves no meaningful purpose.

There are a number of existing trees on this site. The applicant shall save as many existing trees as practicable, especially those labeled as "tree to be confirmed for removal by city" on the site demolition plan. Such saved trees shall be shown on a final landscape plan.

All plantings must meet the standards delineated in TMC§1108.0401 *Quality & Installation*, TMC§1108.0403 *Plant Material Size*, and TMC§1108.0405 *Maintenance*. The proposed SUP amendment meets all other requirements of TMC Chapter 1108 *Landscaping and Screening*.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Park and Open Space use. The parks and open space land use designation is intended to preserve and enhance major open space and recreational areas. The proposed community recreation-active conforms to the Toledo 20/20 Comprehensive Plan. Staff recommends approval of the Special Use Permit as the proposed use meets the stated purpose of the Zoning Code and the proposed use is compatible with adjacent land uses.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1021-24, a Special Use Permit for Community Recreation (active) at 120 Wayman Palmer Court, to the 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 land uses (**TMC§1111.0706(B)**).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission recommends approval of the following waiver:

Chapter 1106 – Intensity and Dimensional Standards

1106.802 – Minimum Required Setbacks

- C. Any playground, sport court or other active recreation area must be set back at least 50 feet from any RS or RD District and at least 25 feet from any other Residential or Commercial District.

Approve of a waiver to allow a setback less than fifty feet (50') from RS or RD districts for semi-formal soccer field. The proposed semi-formal soccer field will be formalized only during certain events held by the YMCA / Department of Parks and Youth Services. The space will usually be a grass field.

The Toledo City Plan Commission recommends approval of SUP-1021-24, a Special Use Permit for Community Recreation (active) at 120 Wayman Palmer Court, to the Toledo City Council, subject to the following **twenty-nine (29)** conditions:

Engineering Services

1. 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.
2. 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The portion of existing water main in vacated Linwood Avenue, between vacated Beacon Street and the south property line, shall be abandoned. The portion of the existing water main to remain in service, in vacated Linwood Avenue south of the property line, shall become property of the property owner to the south of the property line.

PLAN COMMISSION RECCOMENDATION (cont'd)

Engineering Services (cont'd)

5. The portion of existing water main to remain in service, in vacated Beacon Street from N 14th Street to the west, shall become the property of the Wayman Palmer YMCA.
6. The stormwater design is substantially complete for site plan purposes, and is under stormwater engineering review. Following the stormwater review, additional items are needed to complete the application:
 - a. As outlined on the regional SWP3 submittal cover sheet, submittal step 2.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
7. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
8. Provide 10' diameter flat work zone around sanitary mh P2.
9. Connect storm mh P15 into site storm water detention system.
10. All lines to be abandoned shall be plugged inside of the manhole.
11. All manholes shall be readily accessible by sewer maintenance vehicles.

Division of Sewer & Drainage Services

12. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
13. S&DS requires that the existing 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 S&DS demonstrating the lines cleaning and integrity.

PLAN COMMISSION RECCOMENDATION (cont'd)

Division of Environmental Services

14. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
15. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
16. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
17. 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
18. 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.

Plan Commission

19. All conditions of approval of SUP-5008-23, a Special Use Permit for Community Recreation (Active) at 5053 N 14th Street, shall remain in effect.
20. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to ensure parking is adequate. **Provided documentation is acceptable as depicted.**
21. In the event parking demand increases or is found to be greater than originally estimated, parking needs shall be accommodated so as not to negatively impact surrounding properties.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of fourteen (14) spots. **Acceptable as depicted.**
23. All playground, sport court or other active recreation areas must be a minimum of fifty (50) feet from adjacent residential uses. **A waiver shall be obtained or the semi-formal soccer field shall be removed / informalized.**
24. 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 thirty-foot (30') frontage greenbelt is required along N. 14th Street and shall include one (1) tree per every thirty feet (30') of frontage. Twelve (12) trees shall be required within thirty feet (30') of the property line. **Acceptable as depicted if existing trees are shown on landscape plan and included in count.**
 - b. The applicant shall save as many existing trees as practicable, especially those labeled as "tree to be confirmed for removal by city" on the site demolition plan. Such saved trees shall be shown on the final landscaping plan.
 - c. Topsoil must be back filled to provide positive drainage of landscaped areas.
 - d. 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.
 - e. 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*.
 - f. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition, unless native and drought resistant landscape materials are utilized. If required, irrigation plans must be submitted and must contain all construction details.
 - g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
25. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements if low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. 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.
27. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
28. 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.
29. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

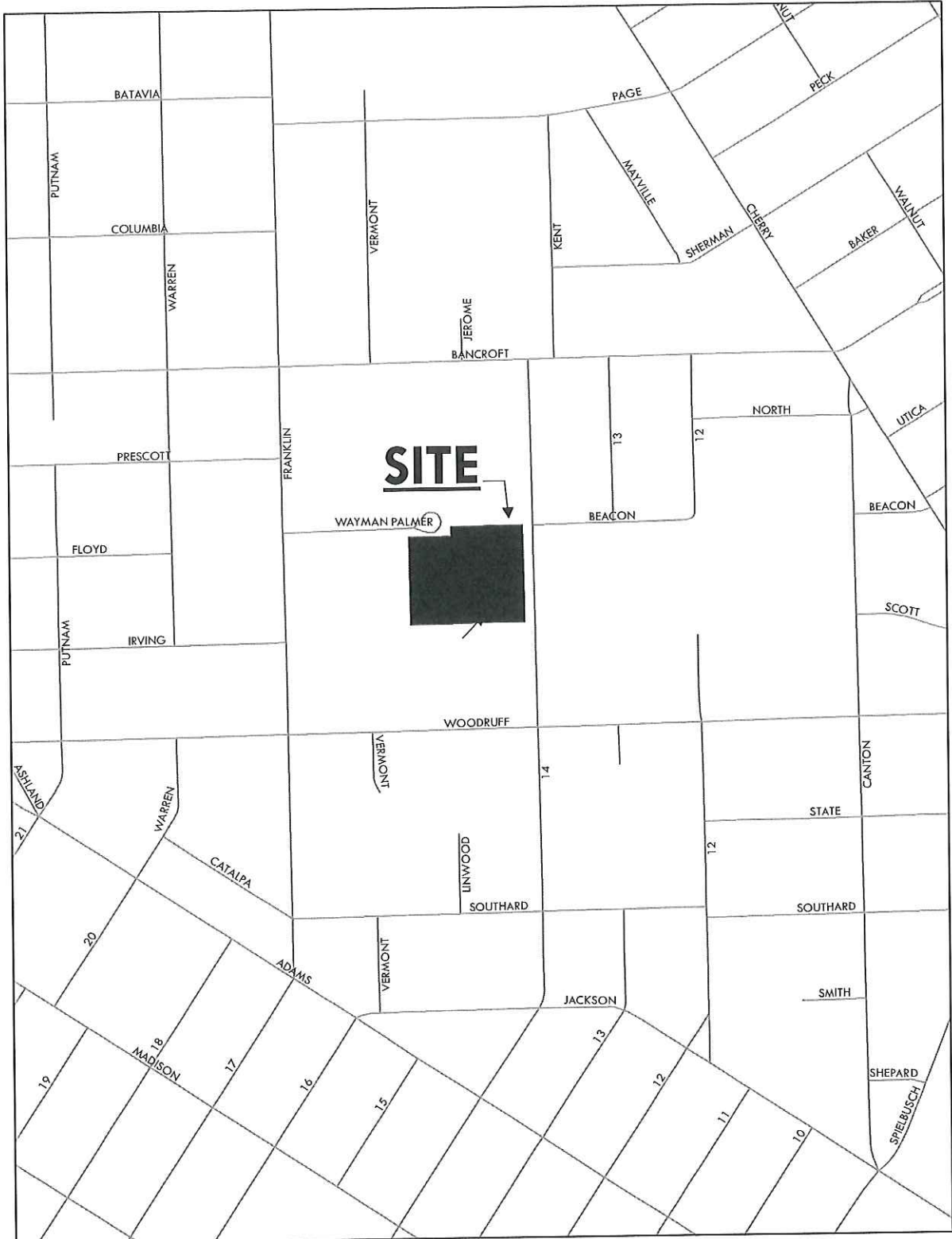
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Six (6) sketches follow

Cc: YMCA of Greater Toledo, 6465 Sylvania Ave, Sylvania, OH 43560
The Collaborative, One Seagate Park, Level 118, Toledo, OH 43604
Kleinfelder, 101 Clinton Street, Suite 1300, Defiance, OH 43512
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

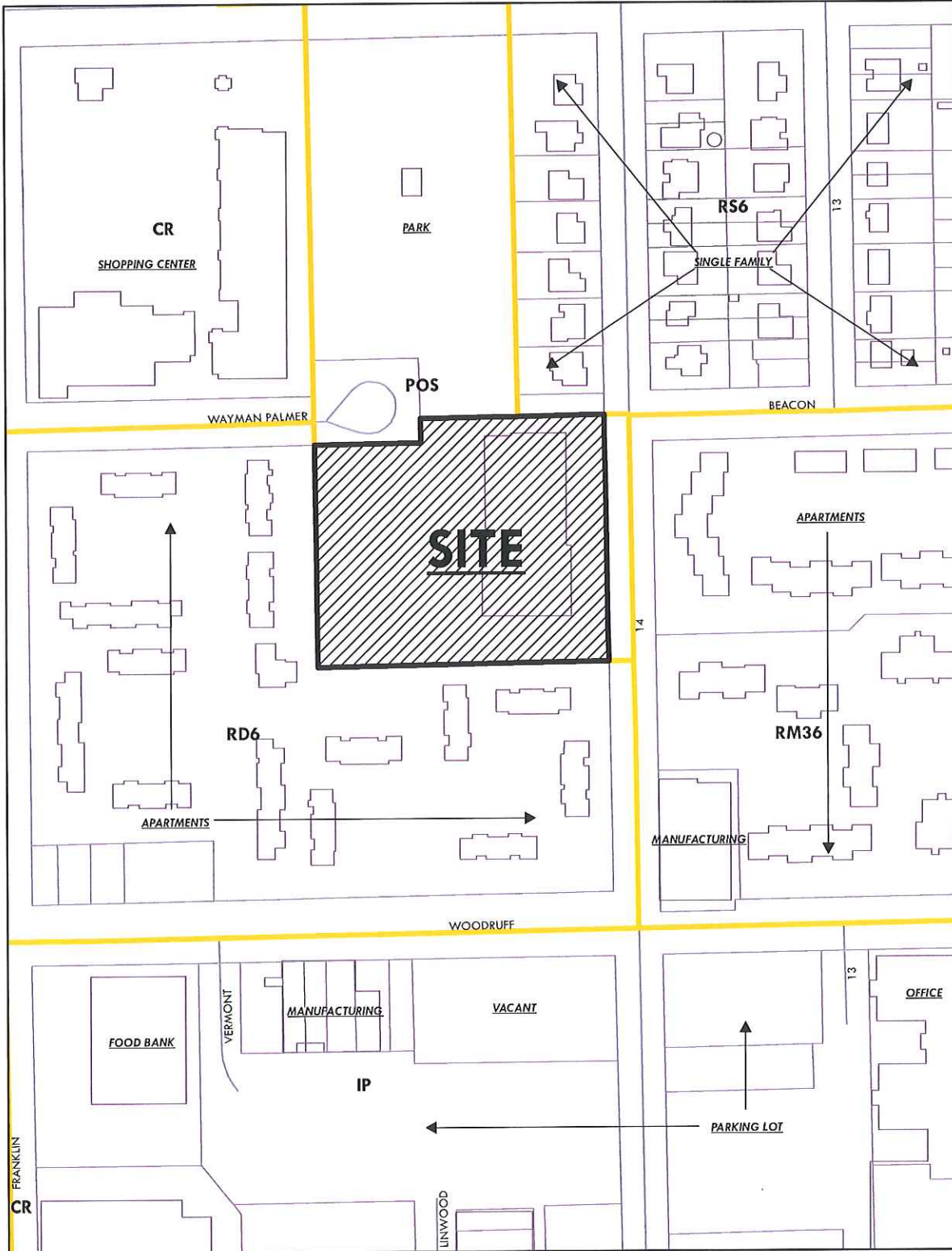
GENERAL LOCATION

SUP-1021-24
ID 9



ZONING & LAND USE

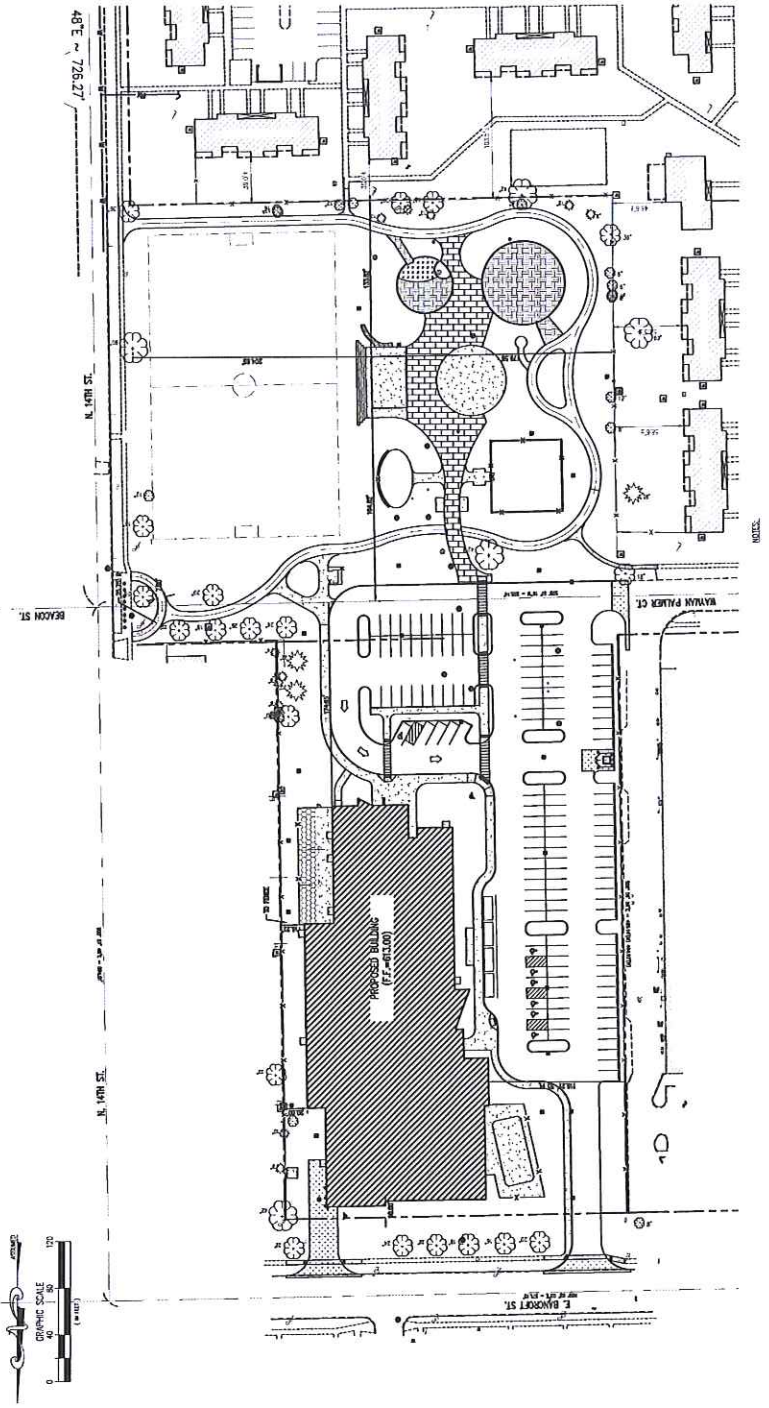
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SITE PLAN



NOTES:
1. REFER TO ALL APPLICABLE PLANS.
2. SEE ALL DIMENSIONS FOR FINISH GRADES AND ELEVATIONS.
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- PROPOSED LEGEND**
- PROPOSED ASPHALT PARKING
 - PROPOSED CONCrete PARKING
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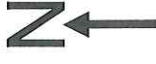
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City of Toledo
Weyman Palmer
YMCA and Inez
Nash Park

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SHEET TITLE
SITE DIMENSION
PLAN

SHEET NO.
C4.00





SUP-1021-24
ID 9

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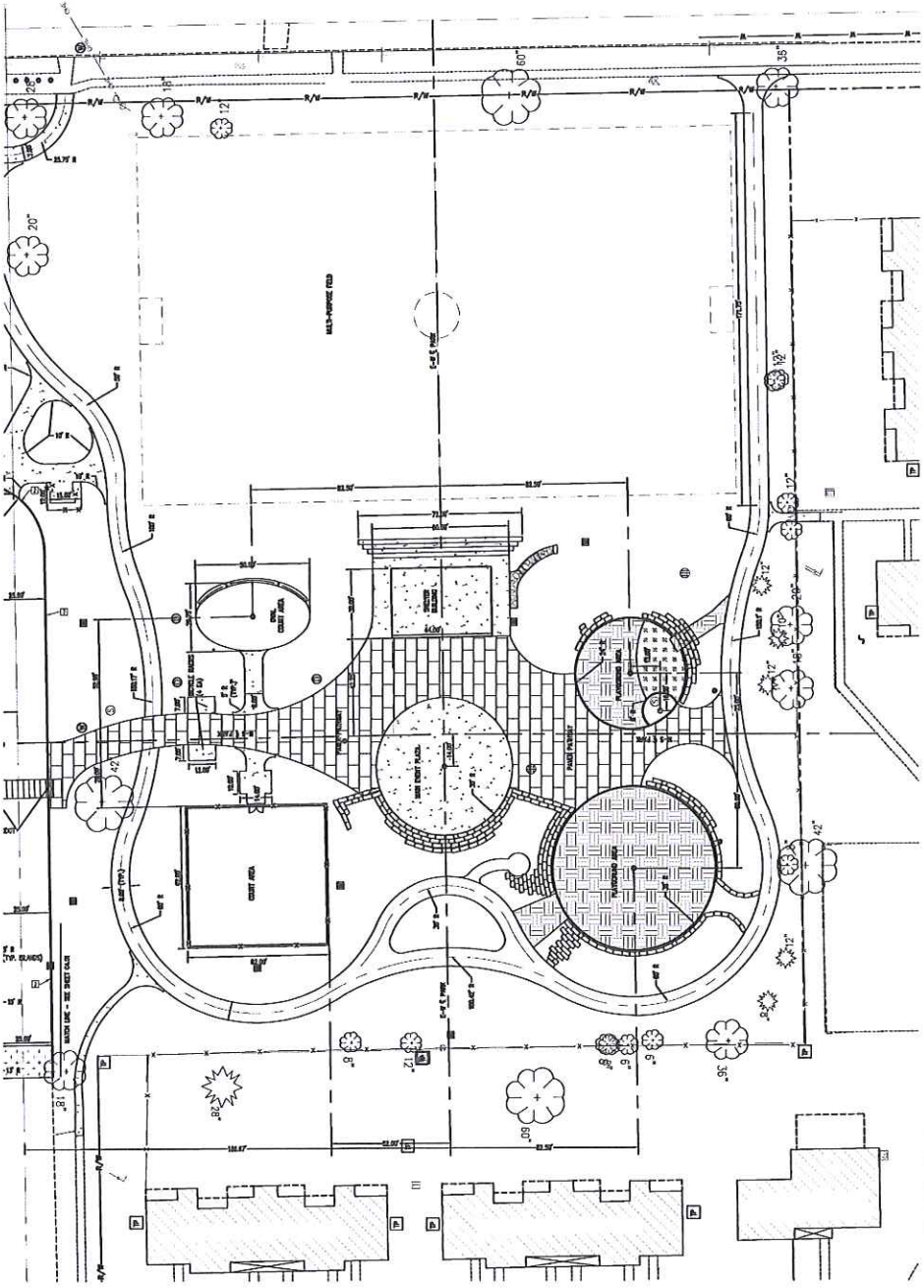


PROJECT TITLE
City of Toledo
Wayman Palmer
YAC and Inez
Nash Park

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SHEET TITLE
SITE DIMENSION
PLAN (SOUTH)

SHEET NO.
C4.02



NOTE:
PLEASE REFER TO LANDSCAPE PLANS
FOR DETAIL PARK DETAILS

ZONING SUMMARY:
ZONING DISTRICT: PD - PARK AND OPEN SPACE DISTRICT
MINIMUM FRONT SETBACK: 30' (SEE PERMITS)
MINIMUM REAR SETBACK: 10' TO 15' (SEE PERMITS)
MINIMUM SIDE SETBACK: 10' TO 15' (SEE PERMITS)

PROPOSED FINISHES

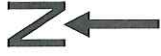
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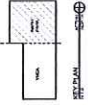
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LANDSCAPE PLAN

SUP-1021-24
ID 9



THE COLLABORATIVE
EDGE



PROJECT TITLE
City of The City of
Weyman Palmer
YMCA and
Nash Park

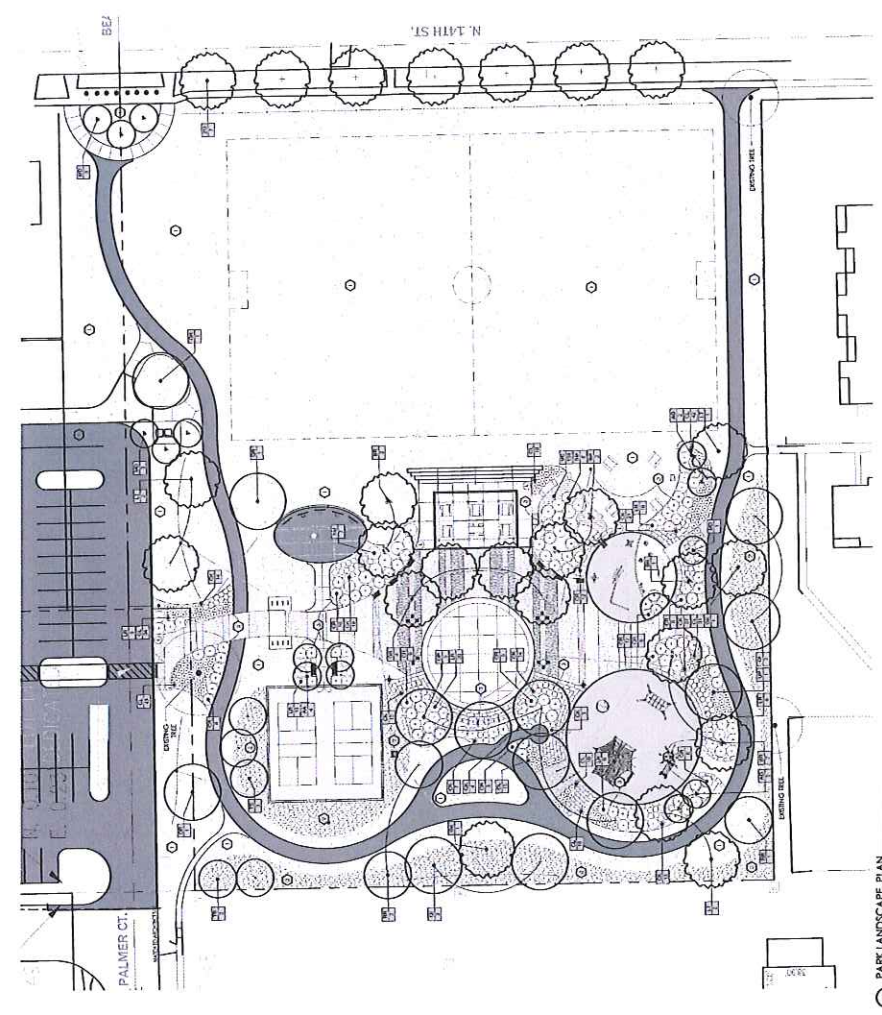
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SHEET TITLE
PARK LANDSCAPE
PLAN
SHEET NO.
L4.01

- GENERAL LANDSCAPE NOTES:**
1. LANDSCAPE SHALL BE DESIGNED TO COMPLY WITH ALL CITY AND STATE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WYMAN AND THE STATE OF OHIO.
 2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WYMAN PLANTING SPECIFICATIONS. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WYMAN PLANTING SPECIFICATIONS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WYMAN AND THE STATE OF OHIO.
 4. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WYMAN PLANTING SPECIFICATIONS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WYMAN AND THE STATE OF OHIO.
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 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WYMAN AND THE STATE OF OHIO.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WYMAN AND THE STATE OF OHIO.

- LANDSCAPE CONTRIBUTION NOTES:**
- 1. LANDSCAPE CONTRIBUTION SHALL BE PROVIDED FOR ALL AREAS WHERE LANDSCAPE IS REQUIRED.
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1 PARK LANDSCAPE PLAN