

REF: SUP25-0006
DATE: March 13, 2025

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|--|
| Request | - | Special Use Permit for a Gas Station |
| Location | - | 1565 Alexis Road |
| Applicant/Owner | - | Bret Lamb - Mac's convenience Stores Circle K Great Lakes Division
935 East Tallmadge Avenue
Akron, OH 44310 |
| Engineer | - | Wellert Engineers/Surveyors
5136 Beach Road
Medina, OH 44256 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | IG / General Industrial |
| Area | - | ±1.35 acres (59,222 sq ft) |
| Frontage | - | ± 227.88' along Alexis Road
± 285.46' along Hagman Road |
| Existing Use | - | Fire-damaged Gas Station |
| Proposed Use | - | Gas Station |

Area Description

- | | | |
|-------|---|--|
| North | - | IG, CO / Hotels, truck terminal |
| South | - | CR, IG / Grocery, gas station, fast food, farmland |
| East | - | IG / Truck gas station |
| West | - | CR / Hardware store, fast food |

Parcel History

- | | | |
|-------------|---|---|
| SUP-852-75 | - | Special Use Permit for a gas station. Approved by Ord. 441-75. |
| SUP-102-87 | - | Amendment to SUP for new kiosk, pumps and islands. Approved by Ord. 895-90 on 9/4/1990. |
| SUP-6068-91 | - | Amendment to SUP for a car wash. Approved by Ord. 896-91 on 11/26/1991. |

GENERAL INFORMATION (cont'd)

SUP-1040-97 - Special Use Permit for a gas station with convenience store on 1565 E. Alexis Road. Approved by Ord. 290-97 on 5/13/1997.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a gas station at 1565 East Alexis Road. The site is currently a damaged gas station after a fire on May 27, 2024. The overall ±1.35 acres site is zoned as IG General Industrial. The site has been a gas station from at least 1975 and is presently legal, non-conforming. Surrounding land uses include hotels and a truck terminal to the north; a truck stop and truck storage to the east; a grocery store with gas station, fast food commercial and farmland to the south; and a hardware store and fast food locations to the west.

Use Specific Regulations

- a. The proposed canopy is spaced at an appropriate distance as detailed in TMC§1104.0900 – *Gasoline and fuel sales*. The support columns are made of a brick base material compatible with the principal building.
- b. The pump islands are set back the appropriate distance as detailed in TMC§1104.0903(B) – *Gasoline and fuel sales*. The placement of the proposed use is away from any residential districts and located near a major street intersection.

Parking

- a. The site plan meets the required minimum parking spaces (20 of 14 required), plus the 12 parking spaces at the pumps.
- b. Bicycle parking spaces are missing on the site plan. Per TMC§1107.0304, one space per 10 parking spaces shall be provided. This equates to four bicycle parking spaces. The Division of Transportation also set this condition.

Landscaping

- a. The parcel has an angled frontage that, in total, is below 500' despite the lot frontages detailed in the General Information section. The fifteen-foot (15') frontage greenbelt is acceptable.
- b. The dumpster area is screened with brick, a metal gate and is placed as far away from the residential use on the other side of the intersection. This places it near the hotels to the north which has a Type B Landscape buffer between the dumpsters and the abutting property.
- c. The landscape plan depicts the required perimeter and interior parking lot landscaping, including the usage of end cap islands. The foundation landscaping is also acceptable as depicted, adding landscaping around the building and a notable amount at the entrance.

STAFF ANALYSIS (cont'd)

Elevations

- a. The primary entrances face Hagman Road. On the East Elevation, the windows exceed the required forty percent (40%) of the elevation at grade. The South Elevation, which faces Alexis Road, does not meet the required twenty percent (20%) transparent window coverage. The window left of the doorway shown on the South Elevation is made of opaque spandrel glass.
- b. The building materials shown in the elevation are not acceptable, as the elevations depict Nichiha as the predominant façade material. This is not permitted beyond twenty (20) percent. The window coverage is not acceptable as stated above.
- c. Per TMC §1109.0204(A) – Connecting Walkways, a pedestrian walkway from the right-of-way to the primary entrance is required. The walkway shown on the site plan goes from Alexis Road the principal building which faces Hagman Road. Given the site’s configuration, an alternative cannot be determined without significant changes to the site plan.

Forward Toledo Comprehensive Land Use Plan

The *Forward Toledo Comprehensive Land Use Plan* targets this site for General Commercial. This designation is intended to provide space for auto-orientated and large-scale commercial operations which may also cater to regional demand. As a gas station, this fits within the purpose of the General Commercial zoning. The sidewalk along Hagman Road helps connect guests at the hotels to the north with the commercial locations along Alexis Road which increases connectivity. In addition, the proposal furthers the goals of ‘Build: Quality Design’ and ‘Sustain: Improved Tree Canopy’ that are found in the Forward Toledo Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0006, a Special Use Permit for a gas station located at 1565 Alexis Road, to the Toledo City Council, for the following **three (3) reasons**:

1. The proposed use meets the stated purpose of this Zoning Code and is consistent with the *Forward Toledo Comprehensive Land Use Plan* (TMC§1111.0706(A) - *Review and Decision-Making Criteria*); and,
2. The proposed use is compatible with adjacent uses (TMC§1111.0706(C) - *Review and Decision-Making Criteria*); and,
3. The proposed use is consistent with the historical use of this site.

STAFF RECOMMENDATION (cont'd)

The staff recommends approval of SUP25-0006, a Special Use Permit for a gas station located at 1565 Alexis Road, subject to the following **twenty-seven (27)** conditions:

Division of Environmental Services

1. 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.
2. Applicant shall maintain compliance with Ohio EPA's General Storm Water 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.

Engineering Services

7. 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.

STAFF RECOMMENDATION (cont'd)

8. 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.
9. The stormwater planning is adequate for the site plan, but a full stormwater review for comments requires an engineering submittal of multiple items, listed as items 1.a. - 1.g. on the SWP3 submittal coversheet provided to applicant's engineer. The cover sheet includes a web link to Toledo's 2014 Infrastructure Requirements document.
10. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.
11. Following the stormwater review, additional items are needed to receive construction permission:
 - a. As listed on the SWP3 submittal cover sheet, items 2.a. - 2.c.
 - b. Sewer fee and subcontracting for construction by a Toledo Licensed Sewer Contractor.
 - c. Project team shall provide advance copy of sample storm water permit to bidders and with the contract for construction. It states conditions for preconstruction notifications, field inspection, and permit closure.
 - d. An electronic copy and one full size paper set of the civil drawings as issued for construction. Delivery to the same address as on the provided Sewer Fee form.
12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
13. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
14. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
15. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
16. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Sewer & Drainage Services

No comments from Sewer & Drainage

STAFF RECOMMENDATION (cont'd)

Fire Prevention

No comments from Fire Department.

Transportation

17. Bicycle parking is required per TMC§1107.0900.
18. Accessible parking signage must be posted directly in front of the parking spaces at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

Plan Commission

19. Per TMC§1104.0901(H), The hours of operation shall be limited to 5:30 a.m. to 1 a.m. or other hours consistent with a liquor permit issued by the State of Ohio.
20. Per TMC§1104.0903, any proposed or future canopies shall be set back a minimum of ten feet (10') from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building. **Acceptable as depicted.**
21. Per TMC§1104.0903(B), pump islands shall be set back a minimum of fifteen feet (15') from the property line. **Acceptable as depicted.**
22. Per TMC§1104.0903(C), Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet. **Acceptable as depicted.**
23. Per TMC§1104.0903(D), free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.
24. A sidewalk is required along Hagman Road to property line per TMC§1107.1303. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

25. A detailed site lighting, fencing and four (4) copies of a landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. A fifteen-foot (15') frontage greenbelt along Alexis Road and Hagman Road per TMC§1108.0202. The greenbelt shall consist of eight (8) trees on Alexis and ten (10) trees on Hagman. **Acceptable as depicted.**
 - b. A Type "B" landscape buffer along the north property line. A ten-foot (10') wide buffer with ten (10) trees and thirty-five (35) shrubs is required along the north property line. **Acceptable as depicted.**
 - c. Dumpster screening per TMC§1108.0203. **Acceptable as depicted.**
 - d. Perimeter parking lot landscaping along parking areas adjacent to a street per TMC§1108.0204(B.9). A continuous shrub row shall per provided. **Acceptable as depicted.**
 - e. Interior parking lot landscaping per TMC§1108.0204. Four (4) canopy trees and 12 shrubs are to be provided. **Acceptable as depicted.**
 - f. Interior site landscaping per TMC§1108.0205. Four (4) two-inch caliper trees, landscaping at major building entrances, and landscaping along all building sides visible to the public right-of-ways shall be provided. **Acceptable as depicted.**
 - g. Topsoil must be back filled to provide positive drainage of the landscape area.
 - 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. 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. **Acceptable as depicted.**
 - j. The site is larger than ½ acre, so 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.
 - k. The location and direction of any proposed lighting. Lighting shall be directed away from adjacent residential properties and use flat lens lighting.

STAFF RECOMMENDATION (cont'd)

26. 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 storm water across or onto adjacent lots, properties, or streets.
27. 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 within the public right-of-way. **Acceptable as depicted.**
28. The minimum number of parking spaces designed for persons with disabilities that must be provided shall adhere to the table TMC§1107.1701, and be located in close proximity to build entrances with an unobstructed path. **Acceptable as depicted.**
29. 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.
30. 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)).
31. Per TMC§1109.0204(A) – *Connecting Walkways*, a five foot (5') wide walkway shall be maintained from the street sidewalk to the main entrance without requiring pedestrians to walk around buildings or parking lot outlines which are not aligned with a logical route. The connecting walkway shall be distinguished from driving surfaces when crossing parking aisles or driveways. **Acceptable as depicted.**
32. All proposed and future structures shall adhere to the design standards set out in TMC§1109.0205 when applicable. **Acceptable as depicted.**
33. The location, lighting and size of any signs, all signage is subject to TMC§1387. No new free-standing signs greater than forty-two inches (42") from grade are permitted - any proposed signage must meet the requirements of **TMC§1113 – Signs.**
34. 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.**

STAFF RECOMMENDATION (cont'd)

35. 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.
36. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC 1111.0707 have not been met.
37. 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.

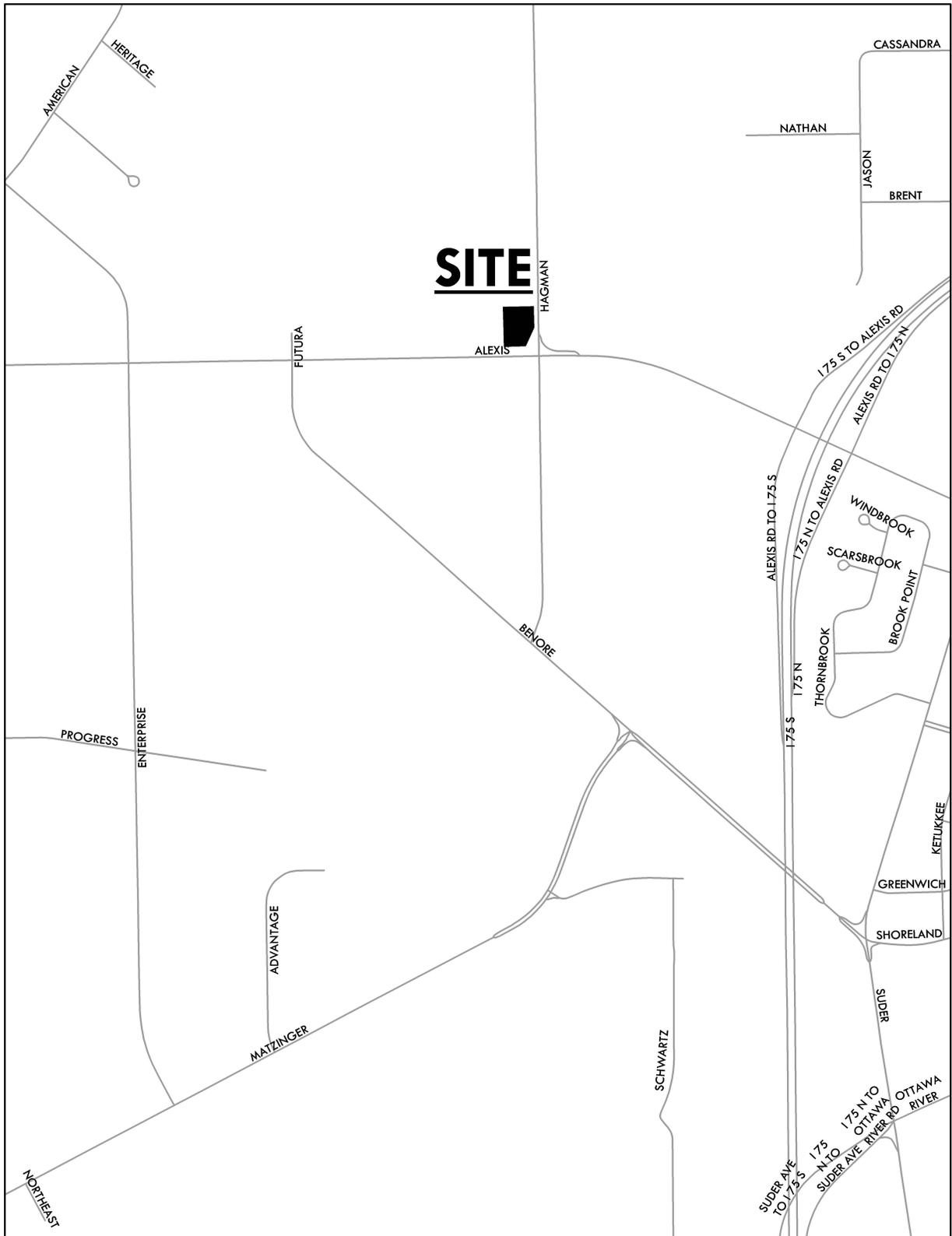
SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: SUP25-0006
DATE: March 13, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 16, 2025
TIME: 4:00 P.M.

ZM
Six (6) Sketches.

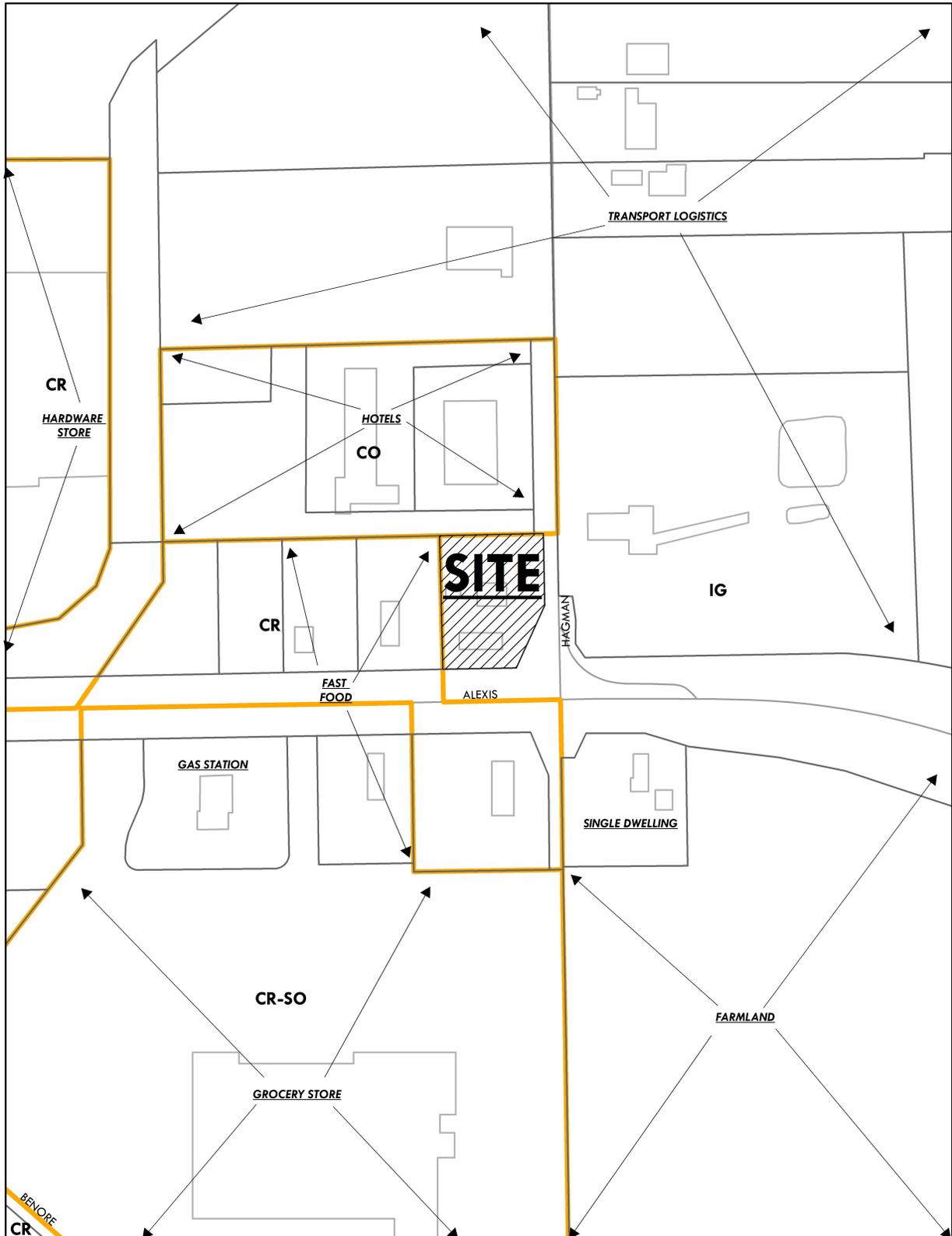
GENERAL LOCATION

Z25-0005



ZONING & LAND USE

SUP25-0006

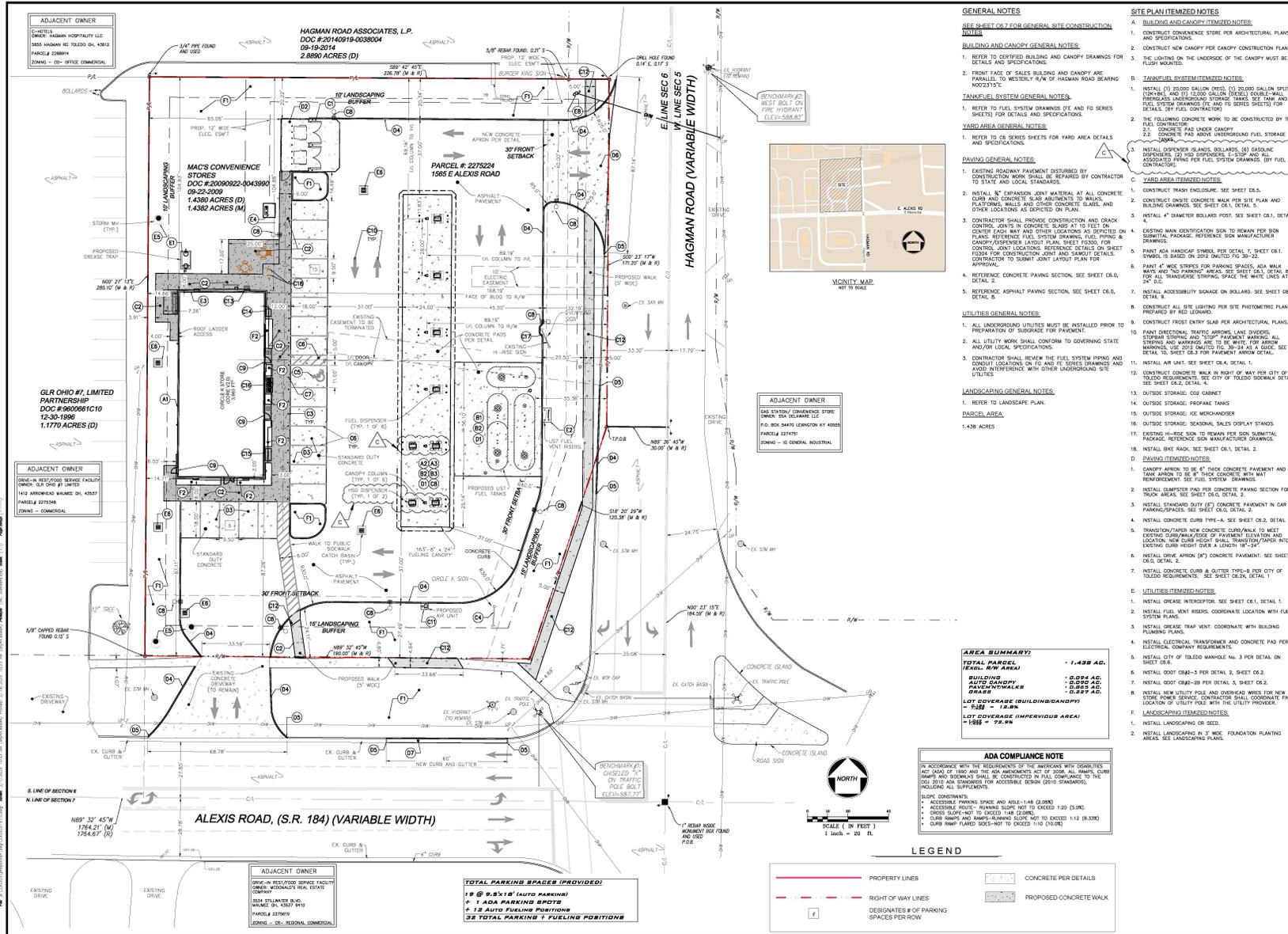


SITE PLAN

SUP25-0006



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- GENERAL NOTES**
- SEE SHEET 027 FOR GENERAL SITE CONSTRUCTION NOTES**
- BUILDING AND CANOPY GENERAL NOTES**
- REFER TO CERTIFIED BUILDING AND CANOPY DRAWINGS FOR DETAILS AND SPECIFICATIONS.
 - FRONT FACE OF SALES BUILDING AND CANOPY ARE PARALLEL TO WESTERLY R/W OF HAGMAN ROAD BEARING N00°27'17" W (146°37' 44" R).
- TANK/FUEL SYSTEM GENERAL NOTES**
- REFER TO FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS AND SPECIFICATIONS.
- YARD AREA GENERAL NOTES**
- REFER TO SE SERIES SHEETS FOR YARD AREA DETAILS AND SPECIFICATIONS.
- PAVING GENERAL NOTES**
- EXISTING ROADWAY PAVEMENT DESTROYED BY CONSTRUCTION WORK SHALL BE REPAIRED BY CONTRACTOR TO STATE AND LOCAL STANDARDS.
 - INSTALL 4" EXPANSION JOINT MATERIAL AT ALL CONCRETE CURBS AND CONCRETE SLAB ADJUNCTIONS TO WALLS, PLATFORMS, WALLS AND OTHER CONCRETE SLABS, AND OTHER LOCATIONS AS SPECIFIED ON PLAN.
 - CONTRACTOR SHALL PROVIDE CONSTRUCTION AND CRACK CONTROL JOINTS IN CONCRETE SLABS AT 18 FEET ON CENTER EACH WAY AND OTHER LOCATIONS AS SPECIFIED ON PLAN. REFERENCE FUEL SYSTEM DRAWING, FUEL PIPING AND CANOPY/SUPPORTER LAYOUT PLAN, SHEET F0300, FOR PIPING JOINT LOCATIONS. REFERENCE DETAILS ON SHEET F0300 FOR CONSTRUCTION JOINT AND SAKOUT DETAILS. CONTRACTOR TO SUBMIT JOINT LAYOUT PLAN FOR APPROVAL.
 - REFERENCE CONCRETE PAVING SECTION, SEE SHEET C01.0, DETAIL 6.
 - REFERENCE ASPHALT PAVING SECTION, SEE SHEET C01.0, DETAIL 8.
- UTILITIES GENERAL NOTES**
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
 - ALL UTILITY WORK SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
 - CONTRACTOR SHALL REVIEW THE FUEL SYSTEM PIPING AND CONDUIT LOCATIONS ON FE AND FG SERIES DRAWINGS AND AVOID INTERFERENCE WITH OTHER UNDERGROUND SITE UTILITIES.
- LANDSCAPING GENERAL NOTES**
- REFER TO LANDSCAPE PLAN.

- SITE PLAN ITEMIZED NOTES**
- A. BUILDING AND CANOPY ITEMIZED NOTES**
- CONSTRUCT CONVENIENCE STORE PER ARCHITECTURAL PLANS AND SPECIFICATIONS.
 - CONSTRUCT NEW CANOPY FOR CANOPY CONSTRUCTION PLANS. THE LIGHTING ON THE UNDERSIDE OF THE CANOPY MUST BE FLUSH MOUNTED.
- B. TANK/FUEL SYSTEM ITEMIZED NOTES**
- INSTALL UNDERGROUND FUEL PIPING TO STORAGE TANKS (SEE FE, FG AND FD SERIES SHEETS) FOR DETAILS OF FUEL CONTRACTOR.
 - INSTALL UNDERGROUND FUEL STORAGE TANKS (SEE FE, FG AND FD SERIES SHEETS) FOR DETAILS OF FUEL CONTRACTOR.
 - THE FOLLOWING CONCRETE WORK TO BE CONSTRUCTED BY THE FUEL CONTRACTOR:
 - CONCRETE PAD UNDER CANOPY
 - CONCRETE PAD UNDER UNDERGROUND FUEL STORAGE TANKS
- C. YARD AREA ITEMIZED NOTES**
- CONSTRUCT TRAIL ENCLOSURE, SEE SHEET C01.0, DETAIL 4.
 - CONSTRUCT DRIVE CONCRETE WALK PER SITE PLAN AND BUILDING DRAWINGS, SEE SHEET C01.0, DETAIL 5.
 - INSTALL 4" DIA. METAL BOLLARD POST, SEE SHEET C01.0, DETAIL 7.
 - EXISTING MAN IDENTIFICATION SIGN TO REMAIN PER SIGN SUBMITTAL PACKAGE, REFERENCE SIGN MANUFACTURER DRAWINGS.
 - INSTALL NEW HANDCAP STAMPS, PER DETAIL 1, SHEET C01.0, DETAIL 8.
 - PAINT 4" WIDE STRIPES FOR PARKING SPACES, ADA WALK WAYS AND TRANSVERSE STRIPES, SEE SHEET C01.0, DETAIL 24. TRANSVERSE STRIPES, SPACE THE WHITE UNITS AT 24" C.
 - INSTALL ACCESSIBILITY SIGNAGE (BOLLARD), SEE SHEET C01.0, DETAIL 8.
 - CONSTRUCT ALL SITE LIGHTING PER SITE PHOTO-METRIC PLAN PREPARED BY THE DESIGNER.
 - CONSTRUCT FROST ENTRY SLAB PER ARCHITECTURAL PLANS.
 - PAINT DIRECTIONAL TRAFFIC ARROWS, LANE DIVIDERS, STOPPING STRIPS AND "STOP" PAVEMENT MARKING, ALL STRIPES AND MARKINGS ARE TO BE WHITE. FOR ARROW MARKINGS, SEE SHEET C01.0, DETAIL 24. SEE DETAIL 10, SHEET C01.0 FOR PAVEMENT ARROW DETAIL.
 - INSTALL 48" LANE LIGHT, SEE SHEET C01.0, DETAIL 1.
 - CONSTRUCT CONCRETE WALK IN RIGHT OF WAY PER CITY OF TOLEDO REQUIREMENTS, SEE CITY OF TOLEDO SPECIMAN DETAIL, SEE SHEET C01.0, DETAIL 4E.
 - OUTSIDE STORAGE, ICE CABINET.
 - OUTSIDE STORAGE, PREPARED TANKS.
 - OUTSIDE STORAGE, ICE REFRIGERATOR.
 - OUTSIDE STORAGE, SEASONAL DISPLAY STANDS.
 - EXISTING 18" RISE SIGN TO REMAIN PER SIGN SUBMITTAL PACKAGE, REFERENCE SIGN MANUFACTURER DRAWINGS.
 - INSTALL BIKE RACK, SEE SHEET C01.0, DETAIL 2.

CIRCLE K

CIRCLE K
GREAT LAKES REGION
555 E. TALLMADGE AVE.
MARIETTA, OH 44130
(330) 650-8500

Wellert
CONCRETE CONTRACTORS • FINISHERS

1118 BROADVIEW CHAMBERLAIN, OH 44026
P. 440.254.1000
WWW.WELLERT.COM

REV.	DATE	REVISION DESCRIPTION
A	01/21/2024	ISSUED FOR PERMITS, SPECIAL USE
B	02/06/2024	ISSUED FOR PERMITS, SPECIAL USE
C	02/19/2024	ISSUED FOR PERMITS, SPECIAL USE

PROJECT TITLE

**RAZE & REBUILD
CIRCLE K STORE**

SITE ADDRESS

1565 E. ALEXIS ROAD
TOLEDO, OHIO 43612
(LUCAS COUNTY)

SCALE: 1" = 20'

DATE: 12/27/2024

DESIGNED BY: RWW
DRAWN BY: SWW
CHECKED BY: ID
FILE NAME: E230303-C1.0.dwg
JOB NUMBER: E230303
DRAWING TITLE:

SITE LAYOUT PLAN

SHEET NO:

C1.0

TOTAL SUMMARY:

TOTAL PARCEL (ENCL. R/W AREA)	1.438 AC.
BUILDING	0.054 AC.
AUTO CANOPY	0.055 AC.
LANDSCAPING	0.289 AC.
LOT COVERAGE (BUILDING+CANOPY)	FURF = 12.0%
LOT COVERAGE (IMPERVIOUS AREA)	FURF = 72.9%

ADA COMPLIANCE NOTE

IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 AND THE ADA AMENDMENTS ACT OF 2008, ALL WALKWAYS, CURBS, STAIRS AND RAMPWAYS SHALL BE CONSTRUCTED IN FULL CONFORMANCE TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (2010 STANDARDS), INCLUDING ALL SUPPLEMENTS.

SLOPE CONSTRAINTS:

- ACCESSIBLE PARKING SPACE AND WALK-1:48 (2.08%)
- ACCESSIBLE ROUTE - RUNNING SLOPE MAY TO EXCEED 1:50 (2.0%)
- CURB SLOPE - MAY TO EXCEED 1:48 (2.08%)
- CURB RAMP AND WALKWAY SLOPE - MAY TO EXCEED 1:12 (8.33%)
- CURB RAMP FLARED SIDES - MAY TO EXCEED 1:10 (10.0%)



TOTAL PARKING SPACES (PROVIDED)

119 @ 8.5'x12' (ADA COMPLIANT)
 1 ADA PARKING SPOTS
 12 AUTO FUELING POSITIONS
 25 TOTAL PARKING + FUELING POSITIONS

ADJACENT OWNER

DRIVE-IN RESTAURANT SERVICE FACILITY
 1413 ARROWHEAD WALKER DR., 43037
 HANDEL 207048
 ZONING - COMMERCIAL

ADJACENT OWNER

GLR OHIO #1, LIMITED PARTNERSHIP
 DOC #20090861C10
 12-30-1896
 1.1770 ACRES (D)

ADJACENT OWNER

CHATELLE
 3555 HAGMAN RD TOLEDO OH, 43612
 PARCELS 228814
 ZONING - 09 - OFFICE COMMERCIAL

HAGMAN ROAD ASSOCIATES, L.P.
 DOC #20140919-003804
 09-19-2014
 2.8690 ACRES (D)

ADJACENT OWNER

MAC'S CONVENIENCE STORES
 DOC #20090922-0043994
 09-22-2009
 1.4380 ACRES (D)
 1.4382 ACRES (M)

ADJACENT OWNER

SALES SERVICE/CONVENIENCE STORE
 GREAT LAKES REGION LLC
 P.O. BOX 2476 LONDON KY 40302
 PARCELS 2274751
 ZONING - G - GENERAL INDUSTRIAL

LANDSCAPE PLAN

SUP25-0006



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- ### PLANTING NOTES
- CONTRACTOR SHALL PROVIDE PLANT SIZES AND SPECIFICATIONS.
 - EVERGREEN PERIMETER HEDGE - MINIMUM HEIGHT OF 18 INCHES AT INSTALLATION OR 24 INCH SPREAD AT INSTALLATION, MAINTAINED AT NOT GREATER THAN 42 INCHES IN HEIGHT
 - REDWOOD CANOPY TREES - MUST BE MINIMUM OF 12 FEET OVERALL HEIGHT OR A MINIMUM CANOPY OF 2 INCHES (MIN) INSTALLED
 - EVERGREEN TREES - MUST BE A MINIMUM OF 5 FEET IN HEIGHT WHEN INSTALLED
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY OWNER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
 - CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH THE OWNER'S REPRESENTATIVE WILL DECIDE ON ACCEPTANCE.
 - EACH PLANTING TO BE FREE FROM DISEASE, PEST INFESTATION AND MECHANICAL DAMAGES AND, IN ALL RESPECTS, BE READY FOR FIELD PLANTING.
 - ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2014) IN REGARDS TO SIZING, GROWING AND BAR SPECIFICATIONS.
 - THE PLANTING HOLES THAT HAVE SLOPED SIDES SHALL BE ONE THIRD SHARPER IF SETTING TREES AND SHRUBS AT GRADE, AND THE PLANTING HOLES SO THAT THE DIAMETER AT THE TOP IS AT LEAST TWO TIMES DIAMETER OF THE ROOT STRUCTURE (EARTH BALL). REFER TO GDOT CONSTRUCTION & MATERIAL SPECIFICATION ITEM #6510 FOR DETAILS.
 - SET PLANTS IN THE PLANTING HOLES AT A LEVEL SUCH THAT THE TOP OF THE ROOT STRUCTURE IS 1 INCH ABOVE THE TOP OF THE GROUND LEVEL. REFER TO GDOT CONSTRUCTION & MATERIAL SPECIFICATION ITEM #6610 FOR DETAILS.
 - SMOOTH THE PLANTING HOLE WITH SHOVELS WITH COMPOST OR A) ONE PART ORGANIC SOIL, B) ONE PART SPHAGNUM PEAT MOSS, SHREDDED PINE BARK, OR EPA RATED CLASS IV COMPOST, C) ONE PART SAND AND D) A SLOW RELEASE FERTILIZER (9-3-9 OR 10-3-10) BY EQUALS ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD (2 KG/M3) TO THE BACKFILL. WILL REFER TO GDOT CONSTRUCTION & MATERIAL SPECIFICATION ITEM #6510 FOR DETAILS.
 - SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH THESE AREAS WITH A 4-INCH LAYER OF FINELY SHREDDED HARDWOOD BARK OR LIME TON. WATER AND SOIL. USE SHROUDED MAIN AREA. IF LEAKY OR SOAK, WASH AND WATER THOROUGHLY. REFER TO GDOT CONSTRUCTION & MATERIAL SPECIFICATION ITEM #6511 FOR DETAILS.
 - GRAZE ALL TREES BY STAKING AS SHOWN IN DETAIL 1 ON SHEET C4.1.
 - NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
 - ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE OWNER AND SCAPING MANAGER/ITY.
 - THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPING THAT IS DAMAGED AS THE RESULT OF CONSTRUCTION ACTIVITIES.
 - ALL LANDSCAPING AREAS SHALL BE AUTOMATICALLY IRRIGATED. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN AND PLANS FOR CITY REVIEW.
 - INSTALL "WHITE" PRO-5 WEED-BARRIER 5'0" WEED BLOOMING MAT IN ALL LANDSCAPING AREA PER DETAIL 4 SHEET C4.1 OR APPROVED EQUAL BY CIRCLE K CONSTRUCTION REPRESENTATIVE.

GRASS SPECIFICATION

- PER GDOT CONSTRUCTION & MATERIAL SPECIFICATION ITEM #5507, FURNISH GRASS SEED FROM A GEAR UP GROWER AND/OR BRANDS THE GROWER IS REQUIRED TO PROVIDE BY GRASS SEED READERS OR GROWERS ON FILE WITH THE DEPARTMENT. FURNISH THE KIND AND TYPE OF GRASS SEED REQUIRED THAT MEETS CURRENT SPECIFICATIONS ON FILE WITH THE DEPARTMENT AS TO PERCENTAGE PURITY, PERCENTAGE WEED SEED, AND PERCENTAGE GERMINATION.
- REMOVE STONES 1-INCH OR GREATER IN ANY DIMENSION FROM ALL SEED AREAS.
- IF PLACING TOPSOIL A MIN. OF 4" CLEAN TOPSOIL SHOULD BE PLACED TO MEET FINAL GRADE AS SHOWN ON GRADING PLANS. TOPSOIL MUST BE IN 1 PART COMPOST AND 2 PARTS TOPSOIL.
- ALL AREAS TO BE SEEDED SHALL BEING NO LESS THAN THE FIELDS OF SEED PER ONE THOUSAND SQUARE FEET. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW LARVE GRASS SEED. THE FOLLOWING IS THE SUGGESTED SEED RATES:

PROPORTION	NAME	MIN. SEED COMPOSITION	HIGH QUALITY %
30%	Kentucky Bluegrass	90	95
30%	Crested Red Fescue	90	90
20%	Perennial Ryegrass	90	90
20%	Annual Ryegrass	85	90

*LAWN MIXTURE BASED OFF OF GDOT ITEM #550 SPECIFICATIONS

- TEMPORARY EROSION CONTROL MATTING.
 - INSTALL EROSION CONTROL MATTING IN ACCORDANCE WITH GDOT #732.11 TYPE G ON ALL SLOPES STEEPER THAN 4:1 AND IN THE BOTTOM OF SWALES
 - WOOD FIBER EROSION TYPE MATTING WITH PHOTOBIODEGRADABLE NETTING, XCEL R-1 BY WESTERN EXCELOR CORPORATION OR APPROVED EQUAL.
 - POLY-WEAVE NET TYPE MATTING WILL NOT BE ACCEPTABLE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING LOOSE NETTING PRIOR TO FINAL PAVING.



PLANT SCHEDULE

TREES	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	QTY
AA		AA	Acer natum JFS-4W/5 American Gold Maple	2' Cal.	BEB	40"	12"	7
BB		BB	Gruga glabra Boger Glossy Magnolia Tree	5 gal.	Per	15"	5"	6
JB		JB	Juniperus horizontalis White Blue Juniper	2' Cal.	BEB	12"	4"	3
MK		MK	Makia Jamin Marsilea Crassula	2' Cal.	Per	20"	10"	6
PR		PR	Rosa glauca Rosa glauca	3 gal.	Per	4"	2.5"	13
PP		PP	Rosa purpurea Carnegie Rose	6" cal.	BEB	40"	15"	1
PC		PC	Pinus caroliniana Pine	10 gal.	Per	20"	15"	4
TO		TO	Thuja occidentalis Emerald Green Arborvitae	3 gal.	Per	12"	3"	45
UU		UU	Ulmus parviflorus Dutch Elm	2' Cal.	BEB	25"	5"	7
SHRUBS								
BN		BN	Berberis NCBT Sage Tea Tree	PW1 gal.	Per	2"	2"	38
BB		BB	Berberis glabra Sage Tea Tree	1 gal.	Per	3"	3"	6
BH		BH	Buxa microcarpa Sage Tea Tree	PW1 gal.	Per	3"	3"	77
BB		BB	Buxa microcarpa Sage Tea Tree	2 gal.	Per	2"	2.5"	45
HP		HP	Hydrangea paniculata Lime Light	PW2 gal.	Per	3"	3"	6
HP2		HP2	Hydrangea paniculata Lime Light	1 gal.	Per	4"	4"	6
LC2		LC2	Juniperus chinensis Sage Tea Tree	1 gal.	Per	2.5"	3"	7
PV		PV	Parthenocarpus Sage Tea Tree	1 gal.	Per	6"	2.5"	6

CIRCLE K

CIRCLE K
GREAT LAKES REGION
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(330) 530-5300

Wellert

WELLERT CONSTRUCTION - SUBVENDOR
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MANNING, IA 50451

RAZE & REBUILD CIRCLE K STORE

1565 E. ALEXIS ROAD
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SITE LANDSCAPING PLAN

C4.0

