

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.

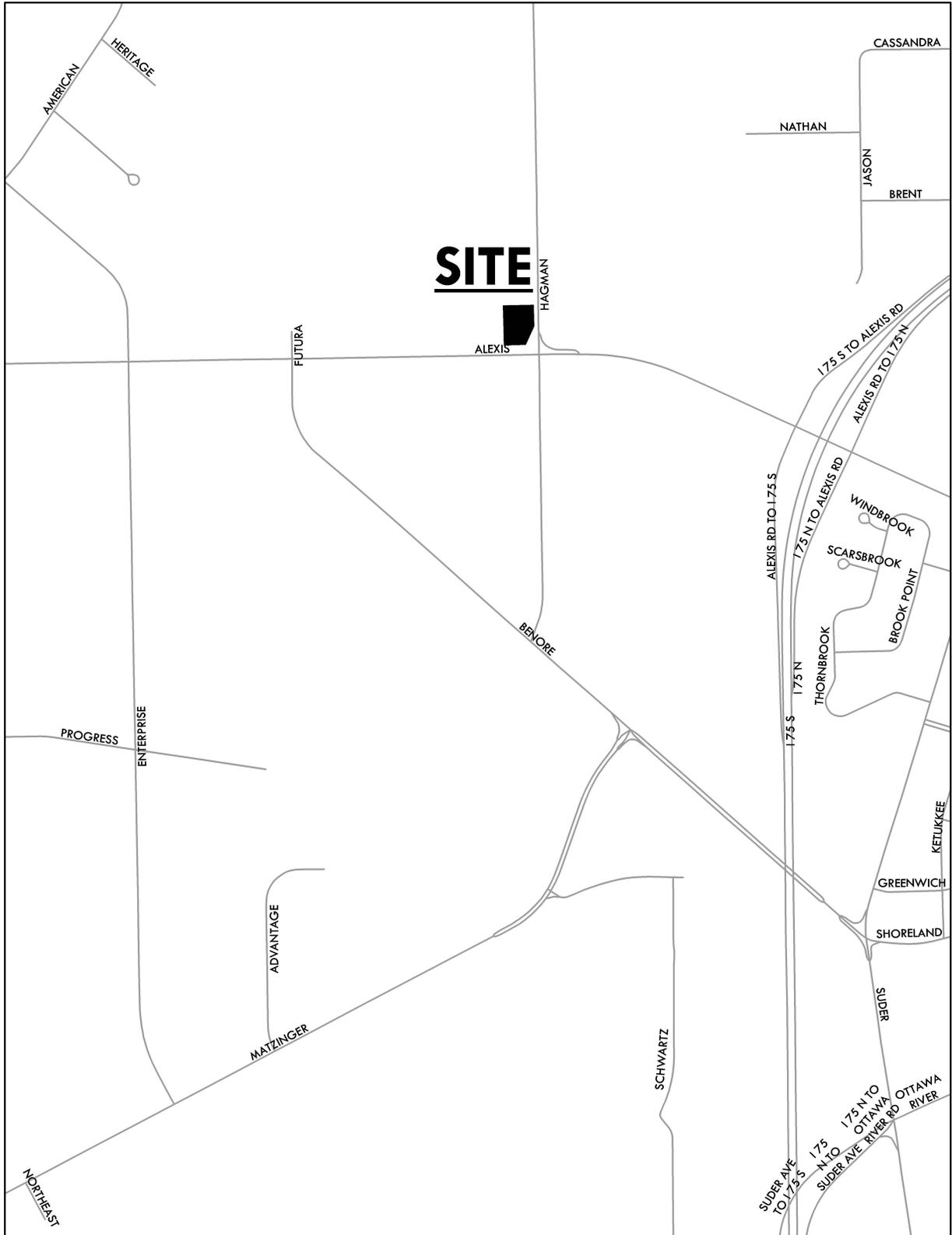
SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: SUP25-0006
DATE: March 13, 2025
TIME: 2:00 P.M.

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

ZM
Six (6) Sketches.

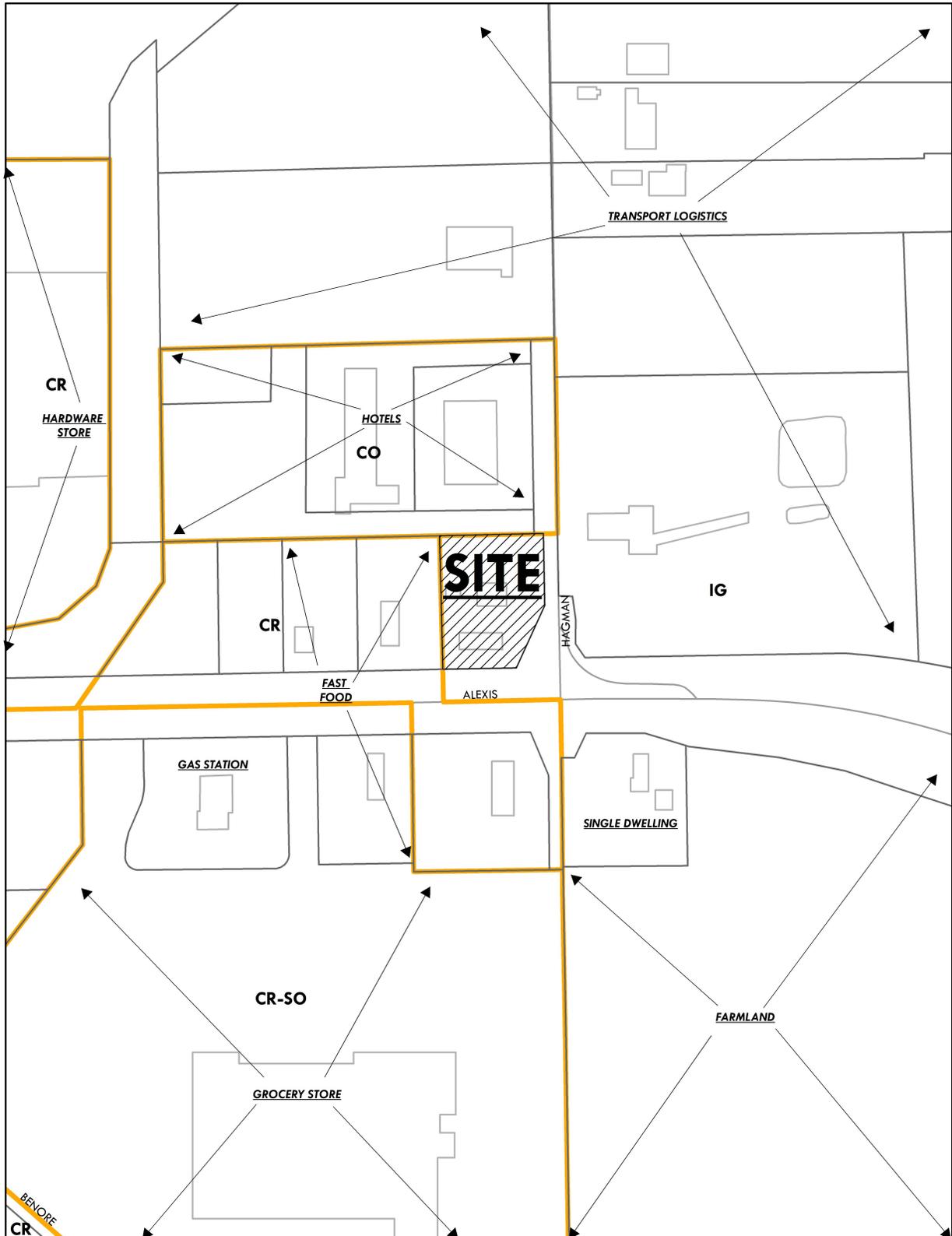
GENERAL LOCATION

Z25-0005



ZONING & LAND USE

SUP25-0006

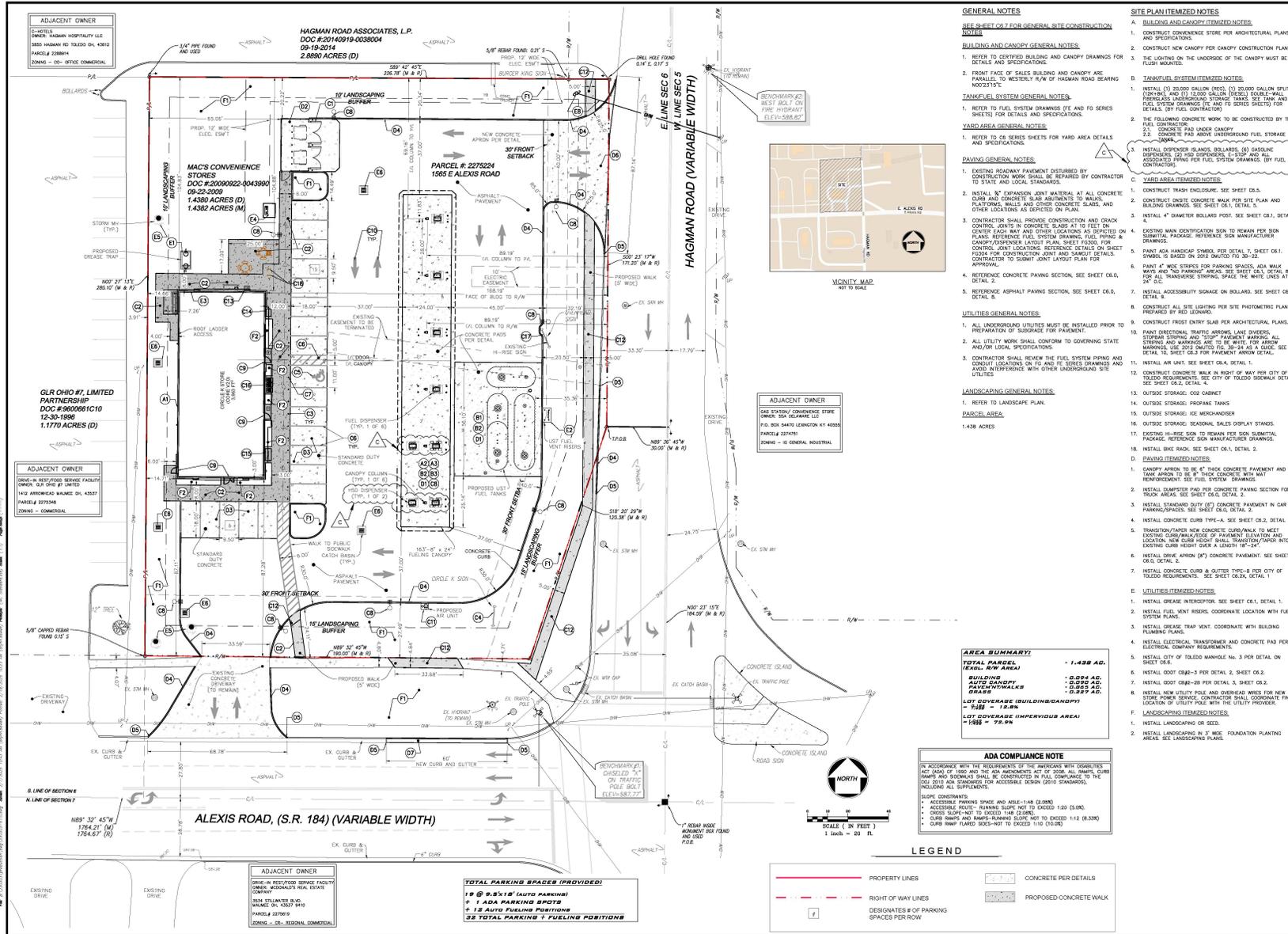


SITE PLAN

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°07'17" W.
 - 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 PUMP A CANOPY/SPENSER LAYOUT PLAN, SHEET FD030, FOR FUEL PUMP JOINT LOCATIONS. REFERENCE DETAILS ON SHEET FD030 FOR CONSTRUCTION JOINT AND SMOKEOUT 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, PARCEL AREA 1.438 ACRES.

- 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 CONCRETE APRON WITH 1" WIDE CONCRETE CURB (SEE SHEET C01.0, DETAIL 1) TO REMAIN PER CITY OF TOLEDO REQUIREMENTS. SEE CITY OF TOLEDO SPECIMAN 18-24" FOR CONCRETE CURB HEIGHT OVER A LENGTH 18"-24".
 - INSTALL CONCRETE CURB & OUTER TYPE-B PER CITY OF TOLEDO REQUIREMENTS. SEE SHEET C01.0, DETAIL 1.
- C. YARD AREA ITEMIZED NOTES**
- CONSTRUCT TRASH ENCLOSURE. SEE SHEET C01.0, DETAIL 4.
 - CONSTRUCT CONCRETE WALK PER SITE PLAN AND BUILDING DRAWINGS. SEE SHEET C01.0, DETAIL 5.
 - INSTALL 4" DIA. BOLLARD POST. SEE SHEET C01.0, DETAIL 7.
 - EXISTING MAN IDENTIFICATION SIGN TO REMAIN PER SIGN SUBMITTAL PACKAGE. REFERENCE SIGN MANUFACTURER DRAWINGS.
 - PAINT 4" WIDE STRIPS FOR PARKING SPACES, ADA WALK WAYS AND TRANSVERSE STRIPS. SEE SHEET C01.0, DETAIL 2.
 - INSTALL ACCESSIBILITY SIGNAGE (BOLLARD). SEE SHEET C01.0, DETAIL 8.
 - CONSTRUCT ALL SITE LIGHTING PER SITE PHOTO-METRIC PLAN PREPARED BY RED LEONARD.
 - CONSTRUCT FROST ENTRY SLAB PER ARCHITECTURAL PLANS.
 - PAINT DIRECTIONAL TRAFFIC ARROWS, LANE DIVIDERS, STOPPING STRIPS AND "STOP" PAVEMENT MARKING. ALL STRIPING AND MARKING ARE TO BE WHITE. FOR ARROW MARKINGS, SEE CITY SPECIMAN 30-24 AS A GUIDE. SEE DETAIL 10, SHEET 10, FOR PAVEMENT ARROW DETAIL.
 - INSTALL 4" DIA. UTILITY SEE SHEET C01.0, DETAIL 1.
 - CONSTRUCT CONCRETE WALK IN RIGHT OF WAY PER CITY OF TOLEDO REQUIREMENTS. SEE CITY OF TOLEDO SPECIMAN 18-24" FOR CONCRETE CURB.
 - OUTSIDE STORAGE: PROPANE TANKS
 - OUTSIDE STORAGE: ICE MACHINES
 - OUTSIDE STORAGE: SEASONAL DISPLAY STANDS
 - EXISTING 1/2" RISE SIGN TO REMAIN PER SIGN SUBMITTAL PACKAGE. REFERENCE SIGN MANUFACTURER DRAWINGS.
 - INSTALL BIKE RACK. SEE SHEET C01.0, DETAIL 2.

- UTILITIES ITEMIZED NOTES**
- INSTALL GREASE INTERCEPTOR. SEE SHEET C01.0, DETAIL 1.
 - INSTALL FUEL VENT RISERS. COORDINATE LOCATION WITH FUEL SYSTEM PLANS.
 - INSTALL GREASE TRAP VENT. COORDINATE WITH BUILDING PLUMBING PLANS.
 - INSTALL ELECTRICAL, TRANSFORMER AND CONCRETE PAD FOR ELECTRICAL COMPANY REQUIREMENTS.
 - INSTALL CITY OF TOLEDO MANHOLE NO. 3 PER DETAIL ON SHEET C01.0.
 - INSTALL CURE BR2-20 PER DETAIL 2, SHEET C01.0.
 - INSTALL 100# BR2-20 PER DETAIL 3, SHEET C01.0.
 - INSTALL NEW UTILITY POLE AND OVERHEAD WIRES FOR NEW STORE POWER SERVICE. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF UTILITY POLE WITH THE UTILITY PROVIDER.
- LANDSCAPING ITEMIZED NOTES**
- INSTALL LANDSCAPING OR SEED.
 - INSTALL LANDSCAPING IN 1" WIDE FOUNDATION PLANTING AREAS. SEE LANDSCAPING PLANS.

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 BOLLARDS 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 (2.00%)
- ACCESSIBLE ROUTE - RUNNING SLOPE MAY TO EXCEED 1:30 (3.00%)
- CURB SLOPE - MAY TO EXCEED 1:48 (3.33%)
- CURB RAMP FLORED - SLOPE MAY TO EXCEED 1:12 (8.33%)
- CURB RAMP FLORED - SLOPE - MAY TO EXCEED 1:10 (10.00%)



CIRCLE K

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

Wellert

WELLERT ENGINEERS • ARCHITECTS
1118 BROADVIEW CHAMBERLAIN, OHIO 44130
P. 330.650.8500
WWW.WELLERT.COM

REV.	DATE	REVISION DESCRIPTION
A	01/21/2024	ISSUED FOR PERMITS
B	02/06/2024	ISSUED FOR PERMITS, SPECIAL USE PERMITS FOR CONCRETE, SIGNAGE, AND SIGNAGE PERMITS. ALL CHANGES WILL BE MADE PER THESE PERMITS AS REQUESTED BY CITY OF TOLEDO.
C	02/19/2024	ISSUED FOR PERMITS, COMMENTS

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: BWW
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 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, 43012
 PARCELS 228814
 ZONING - 09 - OFFICE COMMERCIAL

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

ADJACENT OWNER

PARCEL # 2275224
 1565 E ALEXIS ROAD

ADJACENT OWNER

SALES SERVICE/ CONVENIENCE STORE
 GREAT LAKES REGION LLC
 P.O. BOX 5476 LONDON KY 40326
 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 34 INCH SPREAD AT INSTALLATION, MAINTAINED AT NOT GREATER THAN 42 INCHES IN HEIGHT
 - REDWOOD CANOPY TREES - MUST BE A MINIMUM OF 12 FEET OVERALL HEIGHT OR A MINIMUM CANOPY OF 3 INCHES WHEN 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 DURING THE DAY OF INSTALLATION 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 GOOD 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 GOOD 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 II COMPOST, C) ONE PART SAND AND D) A SLOW RELEASE FERTILIZER (9-39-09 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD (2 KG/M³) TO THE BACKFILL. WILL REFER TO GOOD 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 GOOD CONSTRUCTION & MATERIAL SPECIFICATION ITEM #6511 FOR DETAILS.
 - GRADE 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 HANDWRITTEN.
 - 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 "WEED" PRO 5 WEEB-BARRIER 5' 0" WEEB BLOOMING MAT IN ALL LANDSCAPING AREA PER DETAIL 4 SHEET C4.1 OR APPROVED EQUAL BY CIRCLE K CONSTRUCTION REPRESENTATIVE.

GRASS SPECIFICATION

- PER GOOD CONSTRUCTION & MATERIAL SPECIFICATION ITEM #5507, FURNISH GRASS SEED FROM A SEED OR SPOON MANUFACTURER WHO PROVIDES RECORDS OR GUARANTEED BY GRASS SEED DEALERS OR GUARANTEED ON FILE WITH THE DEPARTMENT. FURNISH THE KIND AND TYPE OF GRASS SEED REQUIRED THAT MEETS CURRENT REGULATIONS IN 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 LAWNS. GRASS SEED WE SHALL CONSENT OF THE FOLLOWING:

PROPORTION	NAME	MIN. % GERMINATION	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 GOOD ITEM #550 SPECIFICATIONS

- TEMPORARY EROSION CONTROL MATTING
 - INSTALL EROSION CONTROL MATTING IN ACCORDANCE WITH GOOD ITEM #7311 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

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	QTY
AA	AA	Aster nanum JPS-KW78 Armeria Gold Moss	2' Cc	BEB	40"	12"	7
BB	BB	Grass Seed Boger Gelsemium Tree	5 gal	Per	15"	5"	6
BB	BB	Juncus acutiflorus White Blue White Blue Juniper	2' Cc	BEB	12"	4"	3
HK	HK	Makia Jamin Marechal's Grasses	2' Cc	Per	20"	10"	6
PR	PR	Rosa glauca Marlene Bird Redbone Bird Marne Sparrow	3 gal	Per	4"	2.5"	13
PP	PP	Rosa purpurea glauca Coronet Blue Sparrow	6" Hc	BEB	40"	15"	1
PC	PC	Pinus canadensis Amurpines Purplish Pine	10 gal	Per	20"	15"	4
TO	TO	Thuja occidentalis Emerald Green Emerald Green Arborvitae	3 gal	Per	12"	3"	45
UU	UU	Ulmus parviflorus Greenleaf Dandelion's Golden Leaf Green Elm	2' Cc	BEB	25"	5"	7
SHRUBS	BN	Berberis NCBT Buxus Toadstool Berberis	PW1 gal	Per	2"	2"	38
BB	BB	Berberis glauca Bangle Anemone Bangle Anemone Blue Grass	1 gal	Per	3"	3"	6
BH	BH	Buxus microcarpa Bumblebee Bumblebee Lined Buxus	PW1 gal	Per	3"	3"	77
BB	BB	Buxus japonica Marlene Silver Princess Bangle Buxus	2 gal	Per	2"	2.5"	45
HP	HP	Hydrangea paniculata Lime Lime Leaf Panic Hydrangea	PW2	Per	3"	3"	6
HP2	HP2	Hydrangea paniculata Limestone Limestone Panic Hydrangea	1 gal	Per	4"	4"	6
CC2	CC2	Juncus communis Orange Gold Orange Gold Juniper	1 gal	Per	2.5"	3"	7
PV	PV	Parthenocarpus Tomer Pine Tomer Pine Parthenocarpus Buxus Grass	1 gal	Per	6"	2.5"	6

CIRCLE K
GREAT LAKES REGION
6225 TALLMADGE AVE.
ARROW, OH 44110
(330) 530-0300

Wellert
CONTRACTOR - SUBVENDOR
1188 BURNING WOOD DR
MANNING, OH 44860

RAZE & REBUILD CIRCLE K STORE
1565 E. ALEXIS ROAD
TOLEDO, OHIO 43612
(LUCAS COUNTY)

SCALE: 1" = 20'
DATE: 01/14/2025
DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY: ID
FILE NAME: 23023-C4.0.dwg
JOB NUMBER: 23023
JOBING TITLE: SITE LANDSCAPING PLAN

C4.0

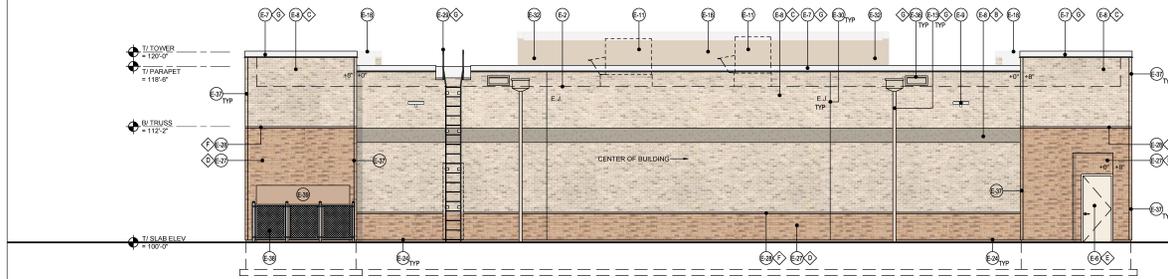
ELEVATIONS

SUP25-0006



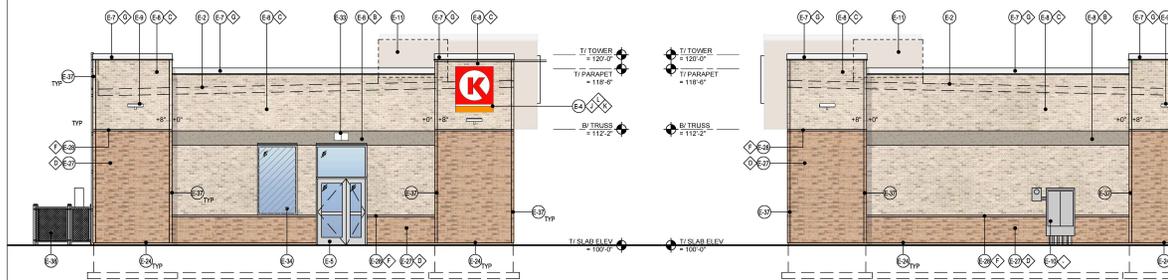
FRONT ELEVATION (EAST) | 1

3/16" = 1'-0"



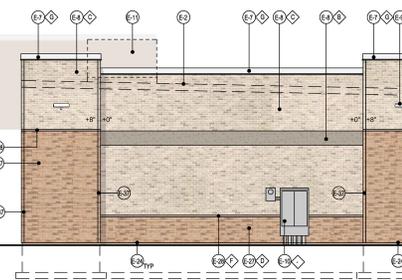
REAR ELEVATION (WEST) | 2

3/16" = 1'-0"



SIDE ELEVATION (SOUTH) | 3

3/16" = 1'-0"



SIDE ELEVATION (NORTH) | 4

3/16" = 1'-0"

KEY NOTES

NUMBER	DESCRIPTION
E-1	NOT USED
E-2	LINE OF ROOF PANEL
E-3	DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT) GC TO PROVIDE COMPRESSION SLEEVES AND BLOCKING FOR HANGULST CONNECTIONS. SEE SIP DRAWINGS AND STRUCTURAL DRAWINGS. COORDINATE WITH SIGNAGE VENDOR.
E-4	DARK BRONZE ANODIZED WINDOW W/ CLEAR GLASS STOREFRONT SYSTEM
E-5	INSULATED METAL DOOR
E-6	PRE-FINISHED METAL CORNING
E-7	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
E-8	WALL MOUNTED LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL PLANS
E-9	OT CABINET AND METER. SEE ELECTRICAL PLANS
E-10	HWAC UNIT BEYOND
E-11	NICHIHA OPTIN OUTSIDE CORNER
E-12	PRE-FINISHED DOWNPOUT. SEE FLASHING DRAWINGS
E-13	ADDRESSING LOCATION. FT TALL INCH/BLACK NUMBERS. FINAL LOCATION TO BE DETERMINED BY FIRE DEPARTMENT
E-14	NOT USED
E-15	HEMMED EDGE FLASHING. COLOR: TAN
E-16	HEMMED EDGE FLASHING. COLOR: BONE WHITE
E-17	HEMMED EDGE FLASHING. COLOR: BONE WHITE
E-18	PARAPET WALL BEYOND
E-19	KNOCK BOX. CONFORM PANEL LOCATION WITH FIRE OFFICIAL
E-20	NOT USED
E-21	NOT USED
E-22	EMERGENCY FUEL SHUT-OFF SWITCH. REFER TO FUEL SHEETS
E-23	NOT USED
E-24	NICHIHA ESSENTIAL "STARTER" FLASHING
E-25	NOT USED
E-26	NOT USED
E-27	1.5" X 1.5" X 1/2" NICHIHA KURASTONE HIGH FIBER CEMENT WAINSCOT
E-28	1.1/2" HIGH NICHIHA FIBER CEMENT SILL CAP INSTALL PER MFR. SPECS
E-29	METAL ROOF ACCESS LADDER. COLOR: BROWN SNOWBOUND. SEE DETAIL 7A-B.3
E-30	CONTROL EXPANSION JOINT LOCATION. SEE DETAIL 5A-B.1
E-31	NICHIHA FIBER CEMENT SOFFIT PANEL
E-32	PARAPET BRACING. SEE SIP VENDOR DRAWINGS
E-33	EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
E-34	DARK BRONZE ANODIZED WINDOW FRAME W/ SPANDREL GLASS. SEE GLAZING SCHEDULE ON SHEET A-6.0
E-35	DOOR DECAL. PROVIDED AND INSTALLED BY GRAPHIC VENDOR
E-36	PRE-FINISHED SCUPPER AND OVERSLOW
E-37	NICHIHA FIBER CEMENT PANEL, CORNER SYSTEM
E-38	4" X 4" CHAIN LINK FENCE. SEE CIVIL DRAWINGS
E-39	ELECTRICAL PANELS. SEE ELECTRICAL DRAWINGS

FINISH SCHEDULE

- NOTES: NICHIHA TO BE PURCHASED BY CIRCLE K AND INSTALLED BY G.C. O.C. TO COORDINATE WITH G.P.M. AND OWNER'S VENDOR (circlek@nchihacorp.com) USE SHERWIN WILLIAMS MANUFACTURER ONLY
- ◆ NICHIHA TUFF BLOCK. COLOR TO MATCH S/W# 9166 DRIFT OF MIST
 - ◆ NICHIHA MASONRY SERIES - SANDSTONE. COLOR - AUTUMN BROWN
 - ◆ NICHIHA CANYON BRICK. COLOR - SHALE BROWN
 - ◆ NICHIHA LEDGESTONE. COLOR - BLUFF
 - ◆ SHERWIN WILLIAMS #SW 9166 DRIFT OF MIST
 - ◆ NICHIHA CHISELED SILL. COLOR - TAN
 - ◆ SHERWIN WILLIAMS #SW 7004 SNOWBOUND OR FIRESTONE/METAL ERA PRE-FINISHED FASCIA/CORNING. COLOR: BONE WHITE
 - ◆ FIRESTONE/METAL ERA PRE-FINISHED FASCIA/CORNING. COLOR: CHARCOAL GRAY
 - ◆ 1" INSULATED, TEMPERED GLASS TINTED GLASS
 - ◆ SHERWIN WILLIAMS #SW 7005 CIRCLE K WHITE
 - ◆ SHERWIN WILLIAMS #SW 4981 SAFETY RED
 - ◆ CIRCLE K ORANGE #PMS 144

FASTENING SCHEDULE NICHIHA PANEL

- 5 FASTENERS PER ULTIMATE CLIP @ 12" O.C.
- #8 OR #10 FULLY THREADED WOOD SCREW. 1" LONG
- FASTEN STARTER TRACK @ 12" O.C.
- #8 OR #10 FULLY THREADED WOOD SCREW. 1" LONG
- FACE FASTENERS TO 2X6 FLYWOOD @ 8" O.C.
- #8 OR #10 FULLY THREADED WOOD SCREW. 1-1/2" LONG
- FACE FASTENERS BACK TO STUDS @ 16" O.C.
- #8 OR #10 FULLY THREADED WOOD SCREW. 3-1/2" LONG

BUILDING MATERIAL CALCULATIONS

FRONT ELEVATION (EAST)	
TOTAL STOREFRONT WINDOWS/DOORS*	1,833 S.F. 24%
NICHIHA CANYON BRICK & KURASTONE*	4,035 S.F. 57%
NICHIHA ACCENT*	1,036 S.F. 16%
TRANSPARENT AREA BETWEEN 2 FT AND 10 FT.	
TOTAL STOREFRONT WINDOWS/DOORS*	746 S.F. 51%
NICHIHA CANYON BRICK*	381 S.F. 49%
NICHIHA ACCENT*	305 S.F. 40%
SIDE ELEVATION (SOUTH)	
TOTAL STOREFRONT WINDOWS/DOORS*	819 S.F. 11%
NICHIHA CANYON BRICK & KURASTONE*	89 S.F. 89%
TRANSPARENT AREA BETWEEN 2 FT AND 10 FT.	
TOTAL STOREFRONT WINDOWS/DOORS*	354 S.F. 20%
NICHIHA CANYON BRICK*	72 S.F. 89%
NICHIHA ACCENT*	281 S.F. 89%
BACK ELEVATION (WEST)	
TOTAL STOREFRONT WINDOWS/DOORS*	1,707 S.F. 99%
NICHIHA CANYON BRICK & KURASTONE*	1,885 S.F. 1%
HM DOORIS*	24 S.F. 1%
SIDE ELEVATION (NORTH)	
TOTAL STOREFRONT WINDOWS/DOORS*	819 S.F. 100%
NICHIHA CANYON BRICK & KURASTONE *	819 S.F. 100%



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PROFESSIONAL SEAL

REVISION	DATE
FOR FLAZING/NO. 01/27/2025	

PROFESSIONAL IN CHARGE
N. CUPKOVIC
PROJECT MANAGER
S. MOORE
QUALITY CONTROL
S. MOORE
DRAWN BY

PROJECT NAME

CIRCLE K STORES, INC.
#4705673

1565 EAST ALEXIS ROAD
TOLEDO, OHIO 43612



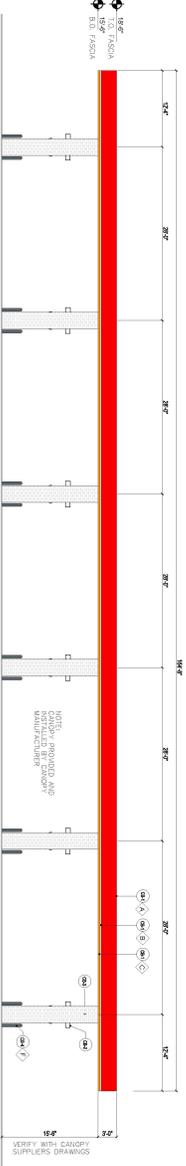
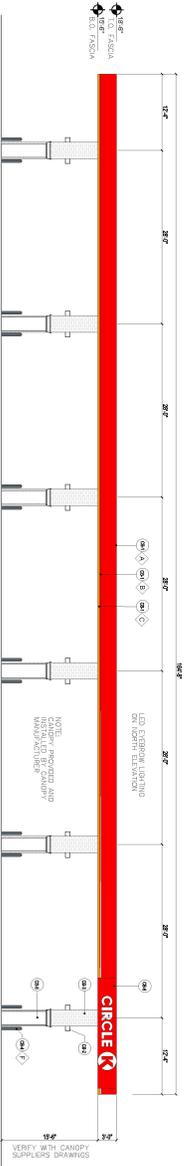
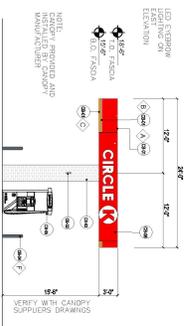
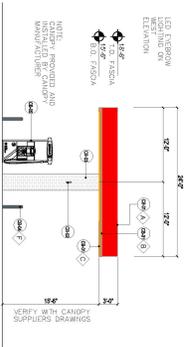
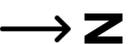
CIRCLE K STORES, INC.
PROJECT NUMBER: 25-001

EXTERIOR ELEVATIONS

A2.1

ELEVATIONS

SUP25-0006



KEY NOTES

NUMBER	DESCRIPTION
001	PROVIDE TO THE CONTRACTOR
002	PROVIDE TO THE CONTRACTOR
003	PROVIDE TO THE CONTRACTOR
004	PROVIDE TO THE CONTRACTOR
005	PROVIDE TO THE CONTRACTOR
006	PROVIDE TO THE CONTRACTOR
007	PROVIDE TO THE CONTRACTOR
008	PROVIDE TO THE CONTRACTOR

FINISH SCHEDULE

FINISH	DESCRIPTION
1	CONCRETE FLOOR
2	CONCRETE CURB
3	CONCRETE FOUNDATION
4	CONCRETE WALLS
5	CONCRETE ROOF
6	CONCRETE CANOPY
7	CONCRETE SIGN
8	CONCRETE LIGHTS
9	CONCRETE VENTILATION
10	CONCRETE FINISH

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. PROVIDE 1/2" ACCESS PANEL IN CONCRETE CURB AS SHOWN.
3. ALL UTILITIES ON CANOPY TO BE INSTALLED WITH CANOPY SIGN.
4. CONCRETE CANOPY INSTALLATION AND CANOPY FINISH WITH CANOPY DRAWINGS.
5. CONCRETE CANOPY SHALL BE INSTALLED WITH CANOPY DRAWINGS AND GENERAL CONDITIONS.
6. FINISH SHALL BE AS SHOWN AND SHALL BE INSTALLED WITH CANOPY DRAWINGS AND GENERAL CONDITIONS.
7. CONCRETE CANOPY SHALL BE INSTALLED WITH CANOPY DRAWINGS AND GENERAL CONDITIONS.
8. CONCRETE CANOPY SHALL BE INSTALLED WITH CANOPY DRAWINGS AND GENERAL CONDITIONS.
9. CONCRETE CANOPY SHALL BE INSTALLED WITH CANOPY DRAWINGS AND GENERAL CONDITIONS.
10. CONCRETE CANOPY SHALL BE INSTALLED WITH CANOPY DRAWINGS AND GENERAL CONDITIONS.

PROFESSIONAL SEAL

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 TEL: 419-243-1111
 FAX: 419-243-1112
 WWW: CURKOVARCHITECTURE.COM

REVISION

NO.	DATE	DESCRIPTION
1	03/27/2025	ISSUED FOR PERMIT

PROFESSIONAL IN CHARGE
 N. CURKOVIC
PROJECT MANAGER
 S. WOODRUFF
QUALITY CONTROL
 S. WOODRUFF
 DRAWN BY
 PROJECT NAME

CIRCLE K STORES, INC.
 #4705673

1566 EAST ALEXIS ROAD
 TOLEDO, OHIO 43612



CIRCLE K STORES, INC.
 PROJECT NUMBER: 24-001
FUEL CANOPY ELEVATIONS

CA-1