

**GENERAL INFORMATION**

Subject

- Request - Special Use Permit for a New Gas Station
- Location - 1405 Bernath Parkway (South-East Corner of Airport Highway and Bernath Parkway)
- Applicant / Developer - Skilkengold Development, LLC  
4270 Morse Rd  
Columbus, OH 43230
- Owner - Sheetz, Inc.  
5700 Sixth Ave  
Altoona, PA 16602
- Engineer - Civil & Environmental Consultants, Inc  
250 W Old Wilson Bridge Road, Suite 250  
Worthington, OH 43085

Site Description

- Zoning - CN / Neighborhood Commercial (CR Pending)
- Area - ±2.11 acres
- Frontage - ±305 along Bernath Parkway  
±275.29 along Airport Highway
- Existing Use - Shopping Center
- Proposed Use - Gas Station with Convenience Store & Drive-Through Facility

Area Description

- North - CR, RM12 / Restaurants, Bank, AAA, Apartments
- South - RD6 / Apartments and Condominiums
- East - CN, CO / Offices
- West - RD6, CN / Condominiums, Office

Parcel History

- Z-325-68 - Zone Change from R-A and R-B to R-3; from R-A to C-1 on the South side of Airport Hwy East of Holland-Sylvania (P.C. approved 1/30/69, Ord. 113-69)
- Z-326-68 - Community Unit Plan for a 909-unit apartment development known as Bernath Village (P.C. approved 1/30/69, Ord. 114-69)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- Z-168-73 - Amendment to a Community Unit Plan for a Convenience Commercial Center at the corner of Bernath Pkwy & Airport Hwy (P.C. approved 12/13/73, Council approved 1/15/74 Ord. 60-74)
- Z-262-77 - Amendment to a Community Unit Plan to bring the property at the corner of Bernath Pkwy & Airport Hwy out of the CUP. (P.C. disapproved 1/12/78, Council approved 2/13/78)
- Z-263-77 - Zone Change from R-B to C-1 at the corner of Bernath Pkwy & Airport Hwy (P.C. disapproved 1/12/78, Council approved 2/13/78 Ord. 74-78)
- S-37-77 - Preliminary Drawing of Muer's Addition, Plat 1 & Site Plan Review for Lot 1

Applicable Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit for a new gas station and convenience store at 1405 Bernath Pkwy. The ±2.11-acre site is currently zoned CN (Neighborhood Commercial), which permits Gasoline and Fuel Sales by Special Use Permit but does not permit drive-throughs. The applicant has applied for companion case Z-3004-24, a Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial). The CR (Regional Commercial) district permits drive-throughs by right while still permitting Gasoline and Fuel Sales by Special Use Permit. This Special Use Permit will be contingent on the approval of companion case Z-3004-24. To the North of the site are restaurants, apartments, a bank, and AAA, to the South of the site are apartments and condominiums, to the East are offices, and to the West are condominiums and an office.

Gasoline and Fuel Sales

TMC§1104.0900 *Gasoline and fuel sales* outlines additional design criteria for gas stations. The section does not permit gas pumps and pump islands in the front yard within fifty feet (50') of a residential district. The section also requires pump islands be set back a minimum of fifteen feet (15') from the property line, that canopies be set back a minimum of ten feet (10') from the property line, and that non-petroleum displays be set back a minimum of twenty-five feet (25') from the right-of-way and be limited to a height of five feet (5'). Free air, water and restrooms shall also be provided and maintained during the hours of operations of the gas station. The submitted site plan meets these requirements.

**STAFF ANALYSIS (cont'd)**

Drive-Through Facilities

TMC§1104.0800 *Drive-through facilities* outlines additional design standards for drive-through facilities. The section allows the facility's hours of operation to be limited to 5:30 a.m. to 1:00 a.m. Due to the facility's proximity to residential properties on the western and southern sides, staff recommends limiting the hours of operation in that way. The submitted site plan complies with all other standards specific to Drive-Through Facilities.

Intensity and Dimensional Standards

The submitted site plan meets all standards found in TMC Chapter 1106 *Intensity and Dimensional Standards*.

Parking and Circulation

TMC§1107.0300 *Off-street parking Schedule "A"* requires a minimum of 30 off-street parking spaces for the proposed gas station / convenience store. The applicant has provided 45 off-street parking spaces. This just meets TMC§1107.0302 *Maximums* which states that no use may provide more than 150 percent of the minimum.

The applicant has provided two accessible parking spaces as required by TMC§1107.1700. These spaces must be identified with signs and pavement markings identifying them as reserved for persons with disabilities. Signs must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level.

A minimum of one (1) bicycle space shall per ten (10) automobile parking spaces is required pursuant to TMC§1107.0300 *Off-Street Parking Schedule "A"*. The site plan provides seven (7) bicycle parking spaces. Five (5) are required. The applicant provides a sufficient number of bicycle parking spots; however, they are provided away from the building across a drive-through and a drive aisle. The applicant must ensure that bicycle parking is well-lighted and paved and drained to be reasonably free of mud, dust, and standing water. The applicant must also ensure that the proposed walkway from the bicycle parking to the building is clearly marked though the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt.

Ingress/Egress to commercial parking lots such as the proposed must be from a major street or from a street without residential zoning on the opposite side of the street. The applicant proposes an ingress/egress drive off Bernath Parkway, which has residential zoning and uses across the street. A waiver will be required. Staff is supportive of a waiver of this requirement as the proposed site reduces the number of commercial ingress/egress drives off Bernath Pkwy from the current two to the proposed one. There are also no other good access points to the site. Only a right-in right-out drive is permitted off Airport Hwy.

TMC§1107.1300 *Sidewalks* requires commercial developments to construct sidewalks along all public streets. There are currently sidewalks along Bernath Parkway and Airport Highway; however, Transportation has requested the existing broken sidewalk along Bernath Pkwy be removed and replaced. This is depicted in the applicant's latest site plan.

**STAFF ANALYSIS (cont'd)**

Parking and Circulation (cont'd)

TMC§1107.1600 *Vehicle Stacking Areas* outlines design standards for gas pump and drive-through stacking spaces. The section requires that stacking spaces be separated from other internal walkways or driveways by raised medians if the Division of Transportation determines that it is necessary for traffic movement. The Division of Transportation has not deemed it necessary. Therefore, the submitted site plan complies with these standards.

Landscaping and Screening

An extensively landscaped frontage greenbelt is required along all public rights-of-ways. At least one tree must be provided for every thirty feet (30') of lot frontage, rounded up. The lot has ±305 feet of frontage on Bernath Pkwy and ±275 feet of frontage on Airport Hwy, requiring eleven (11) trees and ten (10) trees respectfully. The site plan provides fourteen (14) trees along Bernath Pkwy and eight (8) trees along Airport Hwy.

A Type A landscape buffer is required along the southern property line. With a solid fence or wall, four (4) trees and fifteen (15) shrubs are required in the landscape buffer for every one hundred linear feet (100'), rounded up. The southern property line is ±340 linear feet, requiring sixteen (16) trees and sixty (60) shrubs. The landscape plan shows a solid fence with twelve (12) trees and fifty (50) shrubs. Evergreen plantings used as screening materials for the dumpster enclosure do not count towards landscape buffer.

A Type B landscape buffer is required along the eastern property line. Four (4) trees and fifteen (15) shrubs are required in the landscape buffer for every one hundred linear feet (100'), rounded up. The eastern property line is ±298 linear feet, requiring twelve (12) trees and forty-five (45) shrubs. The landscape plan shows ten (10) trees and forty-two (42) shrubs. Perimeter landscaping must be installed along any parking lot area which is visible from an immediately adjacent property. A continuous shrub with a minimum height of 18 inches when installed must be installed along the eastern property line.

In addition to the other landscape requirements for buffer areas and frontage greenbelts, one tree is required for every 1,000 square feet of building coverage and two (2) canopy trees and six (6) shrubs are required for each ten (10) parking spaces. The proposed building is 6,139 square feet and the parking lot has forty-five (45) parking spaces, meaning seventeen (17) trees are required. Five (5) are provided on the landscaping plan.

Besides the frontage greenbelt on Bernath Parkway, the landscape plan does not meet the tree quantity requirements of any of the above. In total, the applicant is required to provide sixty-six (66) trees. The landscape plan provides forty-nine (49) trees, minus the arbor vitae used to screen the dumpster. The applicant must provide seventeen (17) additional trees to make up for this shortfall. As long as buffer areas are sufficiently screened, they may be placed anywhere on the site with the discretion of the Plan Director.

**STAFF ANALYSIS (cont'd)**

Landscaping and Screening (cont'd)

TMC§1108.0204(B)(7) requires landscaped terminal islands at the end of each parking row. A landscaped terminal island is not shown at the western end of the parking row shown along Airport Hwy. A landscaped terminal island will be required at that location.

The dumpster enclosure is screened correctly with a combination of evergreen plantings and a fence; however, dumpsters are required to be located as far away from residential areas as possible. The site plan currently shows it along the southern property line. The dumpster will need to be moved to the eastern property line.

Building Design and Materials

TMC§1109.0205 *Building Design Standards* requires variation in massing and wall articulation for facades facing streets and walkways. The façade facing Bernath Parkway has a span of wall over fifty feet (50') in length with only non-recessed windows and window awnings to vary its mass and articulation. The applicant must articulate this wall by using features such as columns, ribs or pilasters, piers, and fenestration pattern. The section also requires the building's design to reduce its perceived height by dividing the building mass into smaller scale components. The building has a clearly defined base; however, it is lacking a well-defined top beyond the front corner tower. The façade facing Bernath Parkway must have a better-defined top by using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments.

As required under TMC§1109.0500 *Building Façade Materials and Color*, the submitted elevations shows the western façade visible from Bernath Parkway being 46% brick, 21% stone, 24% glass, and 8% architectural metal. The wall facing Airport Highway is composed of 38% brick, 21% stone, 31% glass, and 9% architectural metal. The western façade is made up of 78% brick, 19% stone, 2% glass, and 1% architectural metal. The south façade consists of 62% brick, 26% stone, 9% glass, and 3% architectural metal. The building material standards apply to all façades that are visible from the right-of-way, the proposed elevations on the main structure are compliant with TMC§1109.0500.

Support columns must be brick or stone compatible with the principal building per TMC§1104.0903(A). This brick or stone finish must span the entire column up to the canopy. A brick or stone base must also be added to the drive-through order point.

Signs

It appears the proposed medium profile ground sign meets TMC Chapter 1113 *Signs*. Sign permits will be required prior to sign installation. Internally-illuminated internal signs such as the proposed drive-through signage may only be illuminated when the business is open.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Regional Commercial land uses. Regional Commercial Land uses land uses are for predominantly large-scale commercial uses intended to accommodate auto-oriented developments such as malls, big box retail stores and mixed-use developments. Offices and multiple family residential developments may also be interspersed within this district. The proposed gas station is compatible with the 20/20 Comprehensive Plan as it is an auto-oriented development.

Staff recommends approval of the Special Use Permit as the proposed use meets the stated purpose of the Zoning Code and the proposed use complies with all applicable provisions of the Zoning Code.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-2004-24, a Special Use Permit for a new gas station at 1405 Bernath Pkwy 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 complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B)).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waiver:

**Chapter 1107 – Parking, Loading and Access**

**1167.1203 – Street Access**

- A. Ingress and egress to a parking lot in a Commercial or Industrial Zoning District must be from a major street or from a street located in a Commercial or Industrial District with Commercial or Industrial zoning on the opposite side of the street.

Approve of a waiver to allow an access drive along Bernath Parkway. The proposed site reduces the number of commercial drives off Bernath Parkway from the current two to a proposed one. There are also no other good access points to the site. Only a right-in right-out drive is permitted off Airport Highway.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-2004-24, a Special Use Permit for a new gas station at 1405 Bernath Pkwy, to the Toledo City Council, subject to the following **fifty-three (53)** conditions:

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

**STAFF RECOMMENDATION (cont'd)**

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.

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

4. If relocation of the existing fire hydrant on Airport Highway cannot be avoided, it will be relocated by the City of Toledo Division of Water Distribution at the developer's expense.
5. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
6. A review and approval of a full stormwater submittal is required, which requires multiple items:
  - a. Items are listed in the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>. A version for use in Toledo has been provided to the SWP3 designer for this proposal.
  - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>.
7. Following the stormwater review, additional items are need for Toledo's approval:
  - a. As listed on the regional SWP3 submittal coversheet (stage 2). The signed agreement (2.c.) will be through a covenant which will need to be recorded.
  - b. Fee and Toledo Licensed Sewer Contractor for the sewer construction permit.
  - c. Construction inspection and completion of obligations in the stormwater permit.

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

8. 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.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
10. A single sanitary tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
11. If there are any existing structures to be demolished at this site, the sanitary services to such structure will be killed by the City of Toledo at the developers cost.
12. Any prior 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.

Water Distribution

13. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
14. Plans must be submitted to Fire Prevention ([rex.butler@toledo.oh.gov](mailto:rex.butler@toledo.oh.gov), 419.936.2008) for review and approval.
15. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.



**STAFF RECOMMENDATION (cont'd)**

Water Distribution (cont'd)

16. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with [BSIonlinetracking.com](http://BSIonlinetracking.com) @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
17. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
18. Submit detailed site utility plans showing water feature sizes and distances:
  - a. Maintain 18" vertical clearance between proposed water main and proposed storm sewers.
  - b. Include callouts for any new taps by the City of Toledo at owner's expense. City will provide tap, 5 feet of type "K" copper, curb stop and curb box. Excavation, shoring, backfill and restoration by contractor.
  - c. Include callouts for any tees to be installed by contractor.
  - d. City Hydrant must be relocated. Show distance for hydrant location.

Division of Sewer & Drainage Services

19. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
20. 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.

Division of Environmental Services

21. Applicant shall install at least a 1000-gallon (two compartment) outdoor grease separator/trap or submit plans from a State of Ohio registered design professional who has calculated the proper size of the grease separator/trap with menu and cooking activities included in the calculation.
22. 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.

**STAFF RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

- 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.
23. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
24. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
25. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
26. 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.

Bureau of Fire Prevention

27. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
28. All permits for new UST systems for this fueling station to be submitted to the State of Ohio BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.
29. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
30. Building construction plans to be submitted to the FD for review in addition to the Building Inspection Department plan submittal. (OFC104.2, OBC107.4.5)
31. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

**STAFF RECOMMENDATION (cont'd)**

Division of Transportation

32. Accessible parking signage must be posted directly in front of the parking spaces at a height of no less than 60” and no more than 72” above pavement level per TMC 1107.1704.
33. If one has not been established, a cross access agreement is required with the adjacent property owner to the West.
34. Need to work with Traffic Management and Engineering & Construction on Airport Hwy improvement details.

Plan Commission

35. Approval of companion case Z-3004-24, a Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial) at 1405 Bernath Parkway.
36. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours.
37. The hours of operation shall be limited to 5:30 a.m. to 1:00 a.m.
38. Off-street parking shall be provided pursuant to Off-Street Parking Schedule “A,” (TMC§1107.0304). A total of thirty (30) parking spaces are required for this site. The submitted site plan shows forty-five (45) parking spaces. The site may not provide more than forty-five (45) parking spaces (150% of minimum). **Acceptable as depicted.**
39. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule “A,” (TMC§1107.0300). Minimum number of bicycle parking slots required for a convenience store is one (1) bicycle parking per ten (10) parking spaces. Five bicycle parking spaces are required. **Acceptable as depicted.**
40. Bicycle parking must be well-lighted, paved, and drained to be reasonably free of mud, dust, and standing water. The proposed walkway from provided bicycle parking to the building must be clearly marked though the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt.
41. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space with an eight-foot (8’) drive aisle and one (1) car accessible space with five-foot (5’) drive aisles are required. **Acceptable as depicted.**
42. 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 or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

43. 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 the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. Dumpster location(s) shall also be as far away from residential areas as possible. **Not acceptable as depicted. Dumpster enclosure must be moved to eastern property line.**
44. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. A fifteen-foot (15') buffer of landscaped frontage greenbelt is required along Bernath Parkway and Airport Highway. At least one tree must be provided for every 30 feet of lot frontage. The frontage greenbelt shall also include a solid evergreen hedge to screen parking in the front of the property and prevent headlights from being seen from the right-of-way. Twenty-one (21) trees are required in total, twenty-two (22) are provided. **See condition 44(f).**
  - b. A Type A landscape buffer is required along the southern property line. With a solid fence, sixteen (16) trees and sixty (60) shrubs are required. **Not acceptable as depicted. Twelve (12) trees and fifty (50) shrubs are provided. See condition 44(f).**
  - c. A Type B landscape buffer is required along the eastern property line. Twelve (12) trees and forty-five (45) shrubs are required. **Not acceptable as depicted. Ten (10) trees and forty-two (42) shrubs are provided. See condition 44(f).**
  - d. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot (existing trees may be used for credits). A total of ten (10) trees and thirty (30) shrubs are required for this site. **Not acceptable as depicted. See condition 44(f).**
  - e. One 2-inch caliper tree for every 1,000 square feet of building coverage shall be required. Seven (7) trees are required for this site. **Not acceptable as depicted. See condition 44(f).**
  - f. Between all landscaping quantity requirements, the landscape plan is missing seventeen (17) required trees. As long as the required buffer areas are sufficiently screened, the additionally required trees may be placed anywhere on the site. **Approval of final landscape plan will be upon the discretion of the Planning Director.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- g. Landscaped terminal islands are required at the end of each parking row. **Not acceptable as depicted. Landscaped terminal island is required at the western end of the parking row shown along Airport Hwy.**
  - h. Foundation plantings shall be required along the portions of the building visible from the right-of-way. **Acceptable as depicted.**
  - i. Topsoil must be back filled to provide positive drainage of the landscape areas.
  - j. 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.
  - k. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
  - l. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
  - m. The location, height and materials for any fencing to be installed and maintained.
  - n. Because the site is greater than ½ acre, 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;
  - o. The location and direction of any proposed lighting. **Lighting is to be directed away from adjacent residential properties.**
45. Per TMC§1109.0204(A)(1) At least one main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. **Acceptable as depicted.**
46. Updated building elevations shall be submitted to the Plan Director for Review and approval. Such elevations shall include the following updates:

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- a. Elevation facing Bernath Parkway must be articulated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. **Articulation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern.**
  - b. Elevation facing Bernath Parkway must have a better-defined top by using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments.
  - c. Canopy support columns must be brick or stone which is compatible with the principal building's brick or stone. **Brick or stone finish must span the entire column up to the canopy.**
  - d. A brick or stone base compatible with the principal building's brick or stone shall be added to the drive-through order point.
  - e. Building elevations shall meet the building material and color standards in TMC§1109.0500 *Building facade materials and color*. **Acceptable as depicted.**
47. All internal pedestrian walkways that cross parking aisles or driveways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6 inches with tapered side slopes and meet ADA standards.
48. Applicant shall obtain appropriate permits for any proposed signage. The medium profile ground sign is permitted at the location shown on the site plan.
49. Internally-illuminated internal signs may only be illuminated when the business is open.
50. 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.
51. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
52. 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.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

53. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

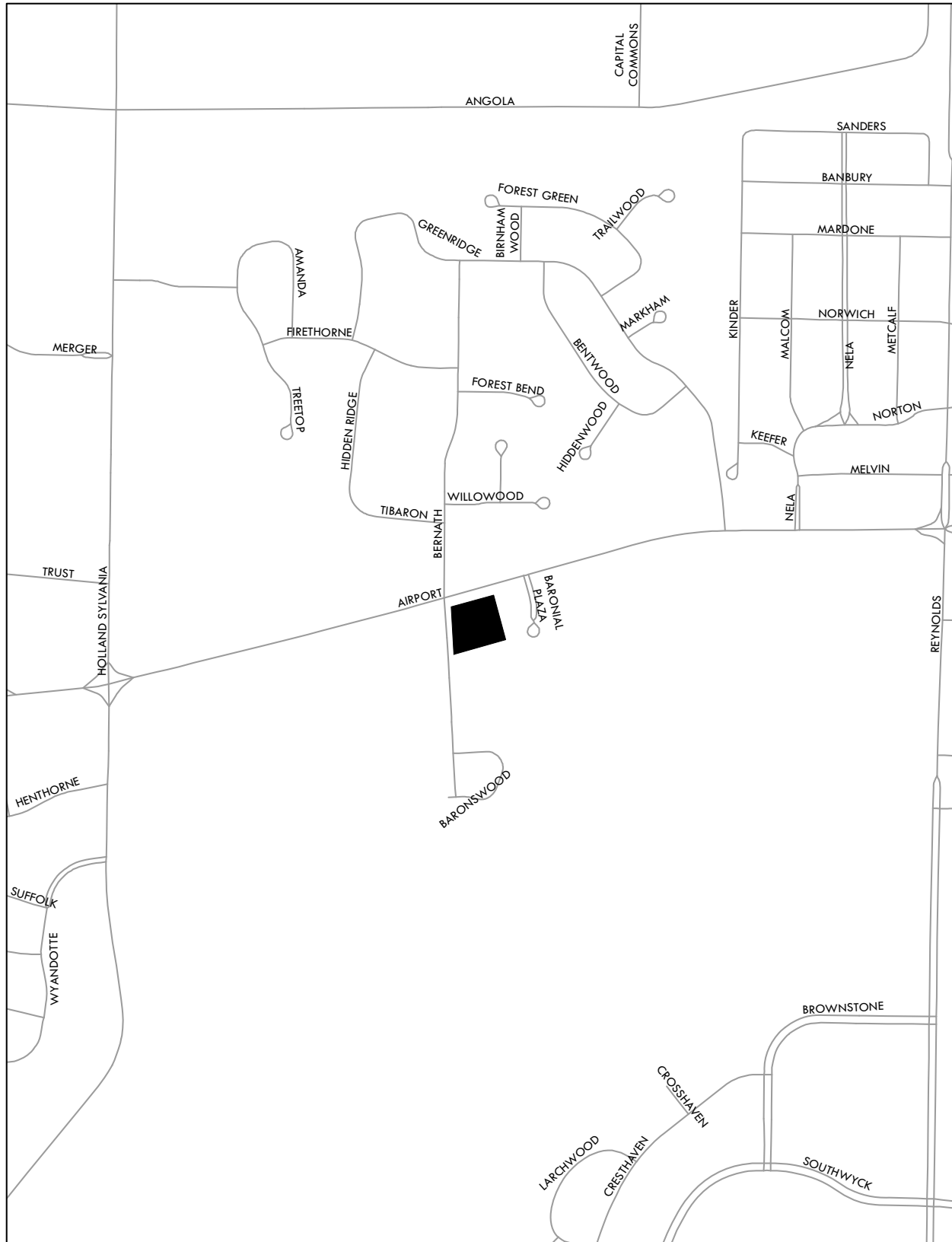
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-2004-24  
DATE: May 9, 2024  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: June 11, 2024  
TIME: 4:00 P.M.

AS  
Seven (7) sketches follow

# GENERAL LOCATION

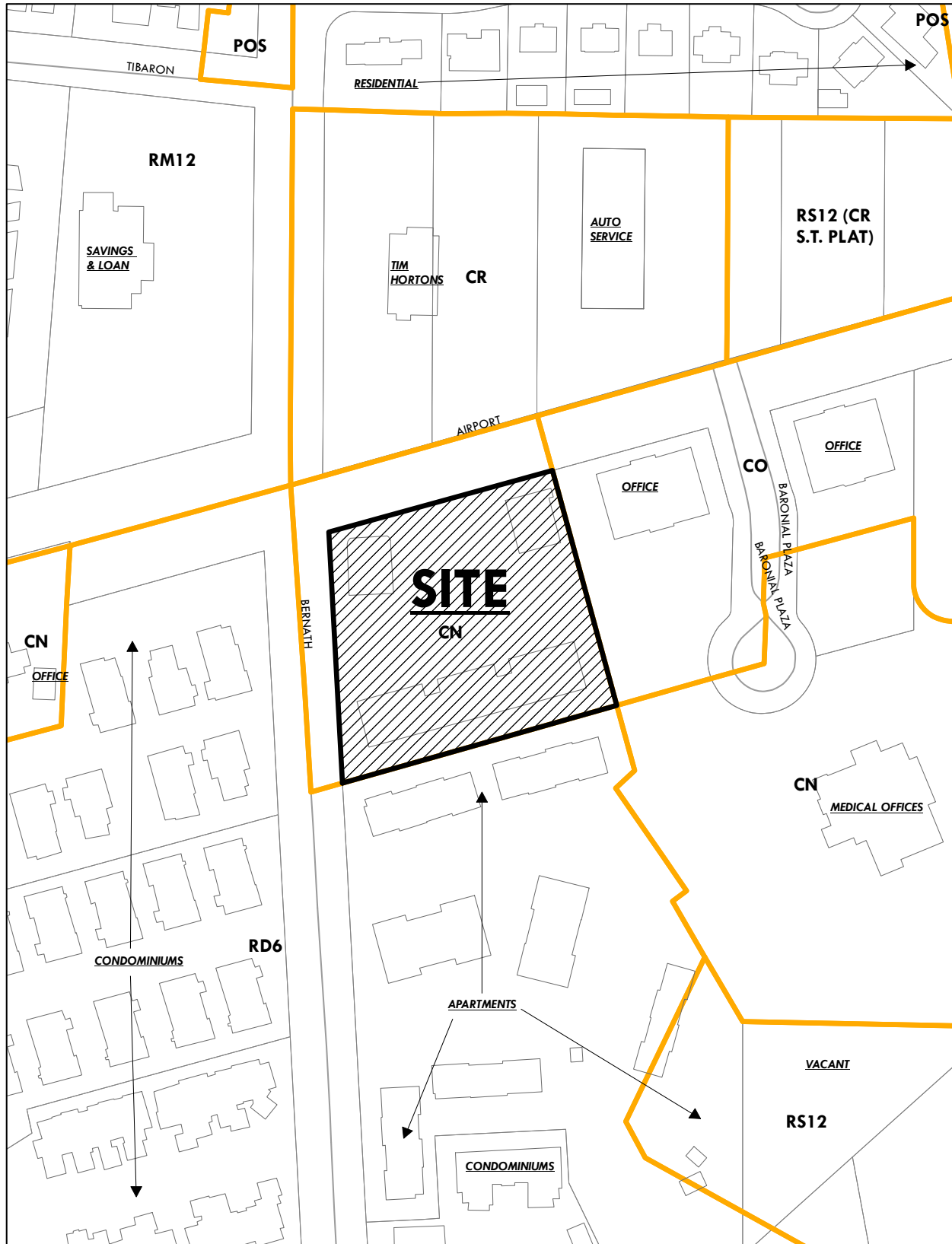
SUP-2004-24  
ID 139





# ZONING & LAND USE

SUP-2004-24  
ID 139



# SITE PLAN

**SUP-2004-24**  
**ID 139**



**SPECIAL USE PERMIT**  
**SHEETZ CONVENIENCE STORE**  
BERNATH PARKWAY  
IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



**LEGEND**

[Symbol]	EXISTING SUBJECT PROPERTY LINE
[Symbol]	EXISTING ADJACENT PROPERTY LINE
[Symbol]	EXISTING RIGHT OF WAY
[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING STRUCTURE
[Symbol]	PROPOSED STRUCTURE
[Symbol]	PROPOSED SIGNAGE
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CURB
[Symbol]	INTERIOR LANDSCAPING
[Symbol]	PROPOSED SANITARY SERVICE
[Symbol]	PROPOSED SANITARY CLEANOUT
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED STORM SEWER INLET
[Symbol]	PROPOSED GAS
[Symbol]	PROPOSED LIGHT POLE

**SITE MAP**  
NOT TO SCALE

**ZONING INFORMATION**

CITY OF TOLEDO  
CURRENT: CN, NEIGHBORHOOD COMMERCIAL  
PROPOSED: CR, REGIONAL COMMERCIAL

REQUIREMENTS	REQUIRED	PROPOSED	MEETS REG. (Y/N)
FRONT YARD BUILDING SETBACK (1106.0102)	MIN: 30' MAX: NONE	80'	Y
SIDE/REAR BUILDING SETBACK (1106.0102)	0'	N/A	Y
SIDE/REAR BUILDING SETBACK ABUTTING RESIDENTIAL (1106.0102)	10' + 1" PER 2' OF BUILDING HEIGHT ABOVE 20'; 12.2'	13'	Y
CANOPY & PUMP ISLAND SETBACK FROM RESIDENTIAL DISTRICT (1104.0903)	CANOPY: 10' PUMP ISLANDS: 15'	CANOPY: 10' PUMP ISLANDS: 15'	Y
PARKING SETBACK (1107.1002)	15'	10'	Y
***PARKING SETBACK WHEN WITHIN 20' OF RESIDENTIAL DISTRICT (1107.1002)	25'	17' (WALLER REQUIRED TO 20' THROUGH 82A)	Y
PARKING SETBACK ABUTTING RS & RD DISTRICT (1107.1002)	10'	10'	Y
FRONT LANDSCAPE BUFFER (1106.0202)	15'	15'	Y
LANDSCAPE SCREENING BUFFER (1106.0203)	ABUTTING CN, CO & RD: 10' ABUTTING RESIDENTIAL: 10"	10'	Y
INTERIOR LANDSCAPING REQUIRED (1106.0204)	20 SQ FEET PARKING & STACKING SPACE (27 SPACES + 15 STACKING SPACES); 1,040 SF	1,882 SF	N
MAX FLOOR AREA RATIO (1106.0102)	2.5	0.07	Y
MAX. BUILDING COVERAGE (1106.0102)	85%	11.88%	N/A
MAX. BUILDING HEIGHT (1106.0102)	45'	25'	Y
1 PER 3 EMPLOYEES (15 EMPLOYEES)	5	37	Y
1 PER 75 SQ FT OF CUSTOMER AREA (RESTAURANT) (450 SF)	6	37	Y
1 PER PUMP (8 PUMPS) (COUNT AS IF PUMP AT PARKING)	8	8	Y
1 SPACE PER 300 SQ FT OF RETAIL (1,038 SQ FT)	11	6	Y
TOTAL	30	45	

**REVISION RECORD**

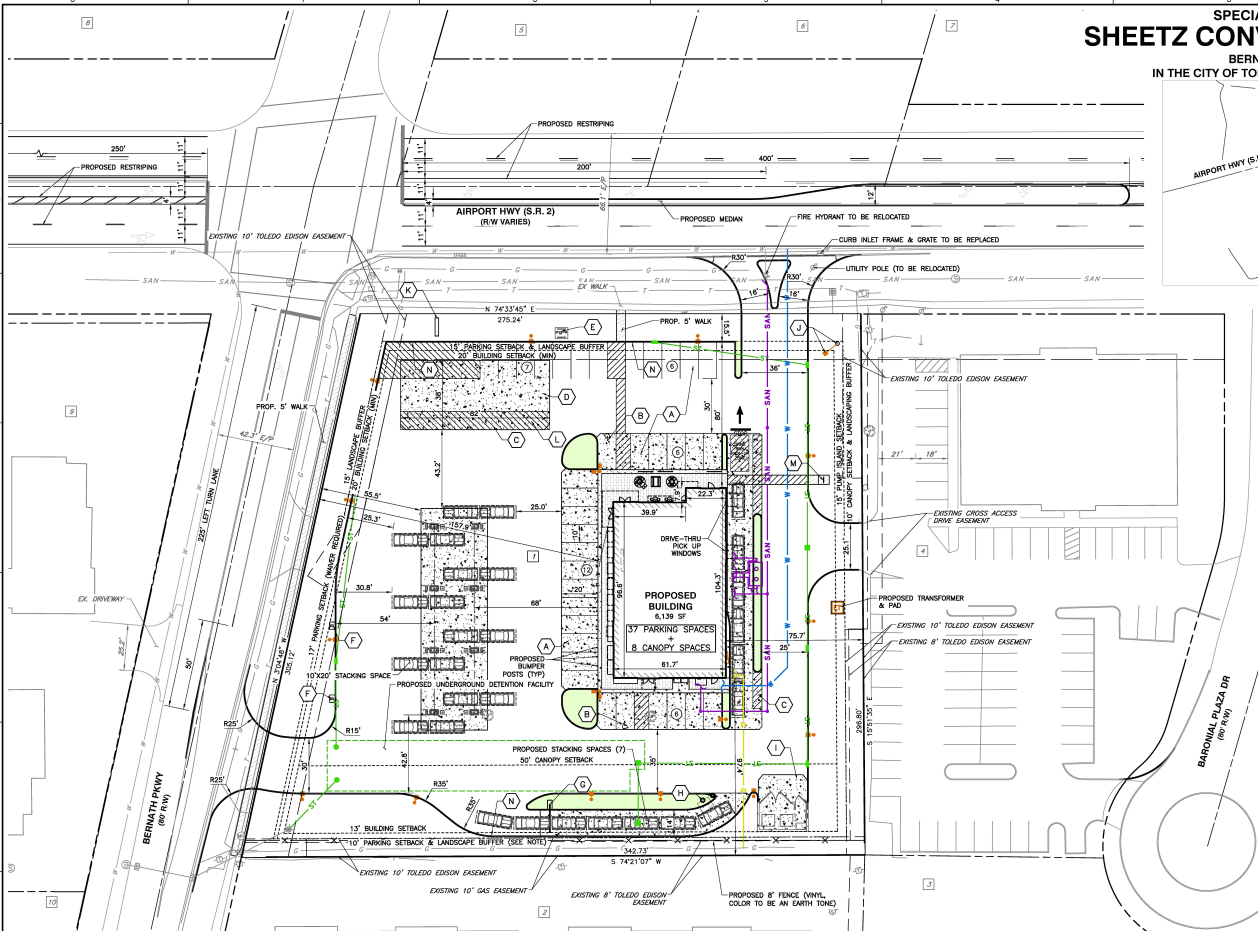
NO.	DATE	DESCRIPTION

**SPECIAL USE PERMIT**  
**SHEETZ CONVENIENCE STORE**  
BERNATH PARKWAY  
CITY OF TOLEDO  
LUCAS COUNTY, OHIO

**SITE LAYOUT PLAN**

DATE:	SCALE:
APRIL 2004	1" = 20'
DATE PREPARED BY:	DATE CHECKED BY:
JTH	JTH
APPROVED BY:	DATE:

**C200**  
SHEET 1 OF 4



**PARCEL OWNER INDEX**

1 SUN COMMERCIAL PROPERTY LLC PID 0805011 1408 BERNATH PKWY 2.155 AC., ZONE: CR	2 SUPERIOR CREDIT UNION INC PID 0827112 5562 BERNATH CT 1.274 AC., ZONE: CR	3 RICHMOND STEVEN L PID 0827112 5562 BERNATH CT 3.895 AC., ZONE: R08
4 PARKERST PLACE LLC PID 2627071 1432 BERNATH PKWY 5.398 AC., ZONE: R08	5 DRP 74 TOLEDO OH LLC PID 2611985 5844 AIRPORT HWY 1.108 AC., ZONE: CR	6 HALSEY LANCE R & JEANNE R PID 2657203 2718 AUSTIN DR 3.895 AC., ZONE: R08
7 PRODUCTIONS OF TOLEDO II LLC PID 2627421 1432 BERNATH PKWY 4.083 AC., ZONE: CR	8 AM NORTHWEST OHIO PID 2611204 3800 AIRPORT HWY 1.732 AC., ZONE: CR	9 AKASHMAN LLC PID 2627244 1332 BERNATH PKWY 2.418 AC., ZONE: R082
10 ENERGY PROPERTIES LLC PID 2606211 5077 AIRPORT HWY 1.774 AC., ZONE: CR		

**KEY NOTES**

- (A) 10'W X 20' CAR PARKING SPACE
- (B) 10'W X 20' ADA VAN ACCESSIBLE SPACE
- (C) TRANSVERSE STRIPING
- (D) TANK PAD
- (E) VENT PAD
- (F) AIR MACHINE
- (G) CLEARANCE BAR
- (H) ORDER MACHINES
- (I) DUMPSTER ENCLOSURE
- (J) FLAG POLE & LIGHT
- (K) MONUMENT SIGN
- (L) 10'W X 82' LANDING ZONE
- (M) BIKE PARKING (7 SPACES)
- (N) PROPOSED 8" CONCRETE CURB (8"x18" CAST IN PLACE)

**FEMA NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 380603021E (DATED AUGUST 16, 2013), THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X.  
ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LEGAL DESCRIPTION**

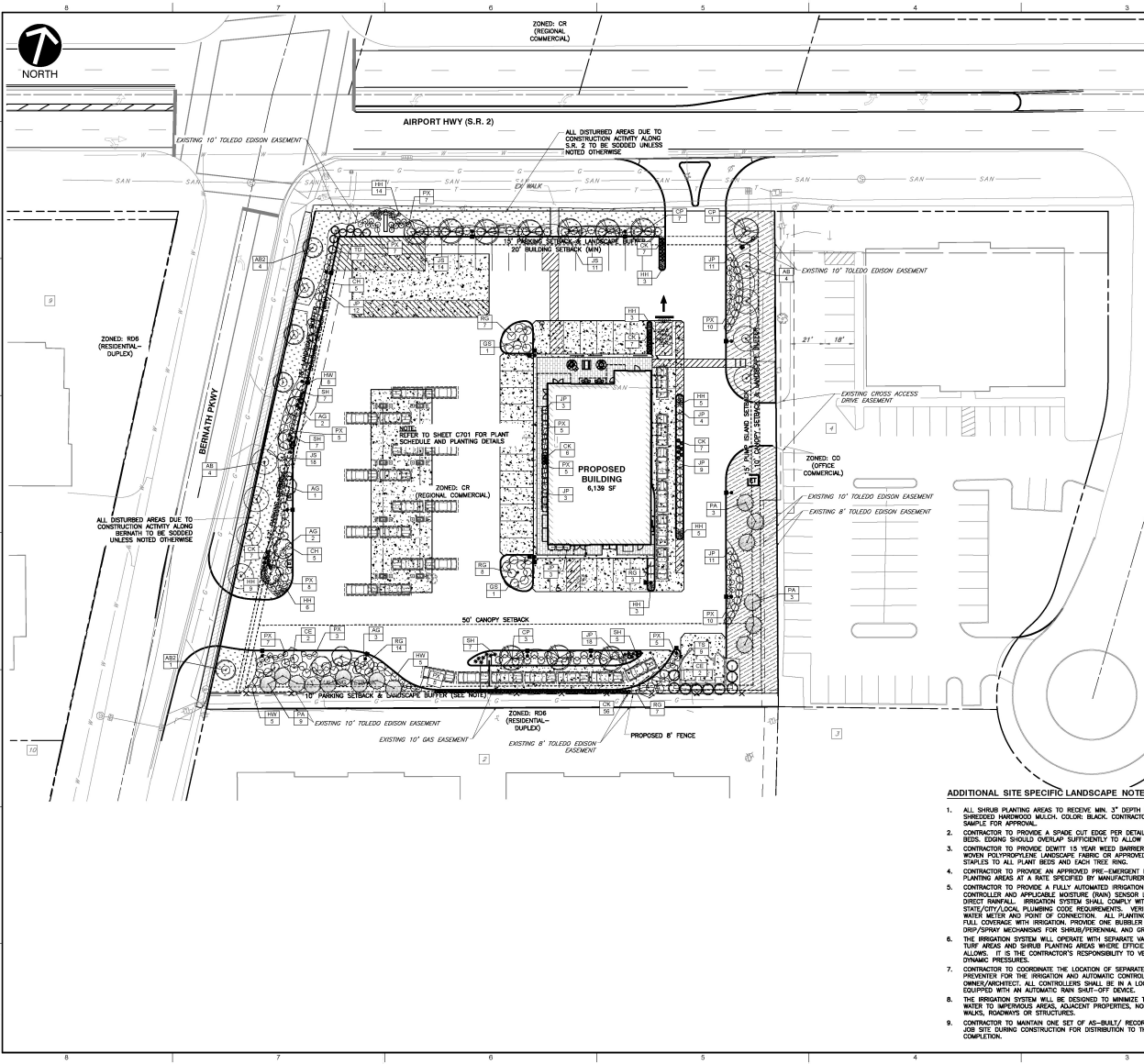
LOCATED IN THE STATE OF OHIO, COUNTY OF LUCAS, AND IN THE CITY OF TOLEDO:  
BEING LOT NUMBER ONE (1) IN MUEK'S ADDITION PLAT 1 AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK NO. PAGE 19, RECORDER'S OFFICE, LUCAS COUNTY, OHIO, EXCEPTING THEREFROM THE WESTERLY 1" INCH THEREOF.

**REFERENCES**

- EXISTING INFORMATION SHOWN PER LUCAS COUNTY AUDITOR, ACQUIRED JULY 2003 AND ALTA SURVEY COMPLETED BY CEE IN OCTOBER 2003.
- PROPOSED IMPROVEMENTS ALONG AIRPORT HIGHWAY ARE PER DDOT SAFETY STUDY, RECEIVED FEBRUARY 2004.

# LANDSCAPE PLAN

## SUP-2004-24 ID 139



- GENERAL LANDSCAPE NOTES:**
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHEREVER IN JURISDICTION.
  2. CONTRACTOR SHALL REQUEST UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO LANDSCAPE INSTALLATION.
  3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
  4. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
  5. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
  6. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE INSTALLATION AS SHOWN OR DIMENSIONS. PLANT MATERIAL DELIVERED TO SITE SHALL BE STORED IN SECURE LOCATION NOT IN CONTACT WITH OTHER CONSTRUCTION OPERATIONS AND MAINTAINED UNTIL TIME OF INSTALLATION.
  7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERY STOCK AND 2001-2004, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERY STOCK.
  8. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
  9. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
  10. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL, MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
  11. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
  12. CONTRACTOR TO REMOVE ALL LANDSCAPE DEBRIS FROM PLANTING OPERATIONS FROM THE PROJECT SITE. NO OPEN BURNING SHALL BE PERMITTED ON SITE.
  13. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE GRADED AND PLANTING BENCHES FOR APPROVAL BY OWNER(S).
  14. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  15. THE LANDSCAPE CONTRACTOR SHALL QUANTIFY NEW PLANT MATERIAL THROUGHOUT THE CALENDAR YEAR FROM THE TIME OF SUBSTITUTION. CURRENT PLANT MATERIAL DEEMED UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
  16. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
  17. CONTRACTOR SHALL REMAIN ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
  18. STAKES AND OR DAY MARKS SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
  19. EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
  20. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT THE TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
  21. LANDSCAPING SHALL BE SUBSTANTIALLY FINISHED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THE PRINCIPAL STRUCTURE ON LOT. WEATHER PERMITTING, OR IN THE EVENT OF ADVERSE WEATHER CONDITIONS, WITHIN NINETY (90) DAYS FOLLOWING THE COMMENCEMENT OF THE NEXT SUCCESSIVE PLANTING SEASON FOLLOWING ISSUANCE OF OCCUPANCY PERMIT.
  22. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, FERTILIZING, MOWING, WEEDING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS AND TURF AREAS.

- PLANTING SOIL PREPARATION NOTES:**
1. BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SOBS, STONES, CLAY LUMPS, AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH.
  2. MIX SOIL ADJUSTMENTS AS SPECIFIED ON PLANTING DETAILS. MIX FERTILIZERS WITH TOPSOIL AT RATES INDICATED. DELAY MIXING FERTILIZER IF PLANTING DOES NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
  3. FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STOCKPILE AT SITE.  
PROVIDE SPECIFIED FERTILIZER AT A RATE OF:  
SHADE TREE: 2 POUNDS PER INCH OF CALIPER  
SMALL TREE: 1 POUND PER INCH OF CALIPER
  4. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.  
APPLY SPECIFIED COMMERICAL FERTILIZER AT RATES AND THOROUGHLY MIX INTO UPPER 2" OF TOPSOIL. PROVIDE SPECIFIED FERTILIZER AT THE FOLLOWING RATES:  
SHRUBS: 1/4 POUND PER FOOT HEIGHT OR SPREAD  
HERBICIOUS PLANTS: 1/8 POUND PER FOOT HEIGHT OR SPREAD
  5. FOR PARKING LOT ISLANDS EXCAVATE WITH 24" DEPTH TO REMOVE ALL CONSTRUCTION DEBRIS. BACKFILL WITH BLENDED MIX OF 60% TOPSOIL, 30% COMPOST AND 10% SAND MIX. CONTRACT BACKFILL IN 8" LIFTS TO PREVENT SETTLING AFTER PLANT INSTALLATION.
  6. GROUNDERCOVER AND PERENNIAL PLANT BED PREPARATION: TILL SOIL IN BEDS TO A MINIMUM DEPTH OF 8" AND MIX WITH SPECIFIED FERTILIZERS. USE FERTILIZER AT A RATE OF 2 POUNDS PER 100 SQFT.
  7. FINAL GRADING AND PLACEMENT OF TOPSOIL FOR TURF & PLANTING AREAS:  
A. LOCKEN SUBGRADE AND TURF AREAS TO A MINIMUM DEPTH OF 4"-6" REMOVING STONES MEASURING OVER 1-1/2" IN ANY DIMENSION. REMOVE STICKS, ROOTS, BRUSH AND OTHER DEBRIS. SOIL PREPARATION TO BEAS BEGINS SHALL BE PLANTED IMMEDIATELY AFTER PREPARATION.  
B. MINIMUM DEPTH OF TOPSOIL SHALL BE 4" UNLESS OTHERWISE INDICATED. IN TREE AND SHRUB PLANTING AREAS THERE SHALL BE 18"-24" TOPSOIL AROUND THE PLANT. AT LEAST IN AN AREA EQUAL TO THE PLANT MATERIAL CANOPY SIZE.  
C. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF TOPSOIL REQUIRED, WORK INTO THE LOCKEN SUBGRADE TO CREATE A TRANSITION LAYER AND PLACE REMAINDER OF TOPSOIL.  
D. ALL TURF AREAS ADJACENT TO WALKS, CONTRACTOR TO HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION.  
E. AREAS ADJACENT TO STRUCTURES AND CURBS ISLANDS SHALL BE FREE OF GRAVEL AND DEBRIS. LOOSE COMPACTED HARDPAN. MIN. DEPTH OF 18" BEFORE PLACEMENT OF TOPSOIL.

- ADDITIONAL SITE SPECIFIC LANDSCAPE NOTES:**
1. ALL SHRUB PLANTING AREAS TO RECEIVE MIN. 3" DEPTH OF NATURAL DOUBLE SPREAD HARDWOOD MULCH. COLOR: BLACK. CONTRACTOR TO PROVIDE A SAMPLE FOR APPROVAL.
  2. CONTRACTOR TO PROVIDE A SPREAD CUT EDGE PER DETAIL ALONG ALL SHRUB BEDS. EDGING SHOULD OVERLAP SUFFICIENTLY TO ALLOW PROPER SEPARATION.
  3. CONTRACTOR TO PROVIDE 15 YEAR WEED BARRIER UV RESISTANT COVER POLYPROPYLENE LANDSCAPE FABRIC OR APPROVED EQUAL AND STAPLES TO ALL PLANT BEDS AND EACH TREE TRING.
  4. CONTRACTOR TO PROVIDE AN APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS AT A RATE SPECIFIED BY MANUFACTURER.
  5. CONTRACTOR TO PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WITH CONTROLLER AND APPLICABLE MOISTURE (RAIN) SENSOR LOCATED TO RECEIVE DIRECT RAINFALL. IRRIGATION SYSTEM SHALL COMPLY WITH ALL STATE/CITY/LOCAL PLUMBING CODE REQUIREMENTS. VERIFY LOCATION OF WATER METER AND POINT OF CONNECTION. ALL PLANTINGS SHALL HAVE 100% BALL CONTACT WITH IRRIGATOR. PROVIDE ONE BURIED RISER TREE AND OR DRIP/SPIRATOR MICROWHEELS FOR SHRUBS/PERENNIAL AND GRASS/TURF AREAS.
  6. THE IRRIGATION SYSTEM WILL OPERATE WITH SEPARATE VALVE ZONES FOR TURF AREAS AND SHRUB PLANTING AREAS WHERE EFFICIENCY OF SEPARATION ALLOWS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY OPERATIONAL DYNAMIC PRESSURES.
  7. CONTRACTOR TO COORDINATE THE LOCATION OF SEPARATE BACKFLOW PREVENTER FOR THE IRRIGATION AND AUTOMATIC CONTROLLER WITH ENGINEER/ARCHITECT. ALL CONTROLLERS SHALL BE IN A LOCKABLE BOX AND BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
  8. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MANAGE THE APPLICATION OF WATER TO IMPERVIOUS AREAS ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
  9. CONTRACTOR TO MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS IN THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER UPON COMPLETION.

REVISION RECORD		NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 250 W. Old Wilson Bridge Road • Suite 200 • Worthington, OH 43085  
 614-388-0600  
 www.civiland.com

**SPECIAL USE PERMIT SHEET CONVENIENCE STORE**  
**BERNATHI PARKWAY**  
**CITY OF TOLEDO**  
**LUCAS COUNTY, OHIO**

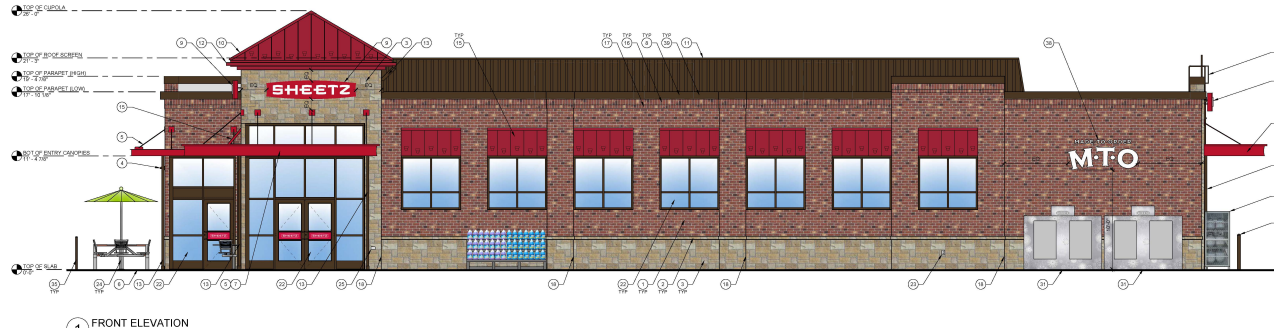
DATE	APPROVED BY
APRIL 2004	

LANDSCAPING PLAN  
**C700**  
 SHEET 3 OF 4

SCALE IN FEET  
 0 30 60

# BUILDING ELEVATIONS 1

SUP-2004-24  
ID 139

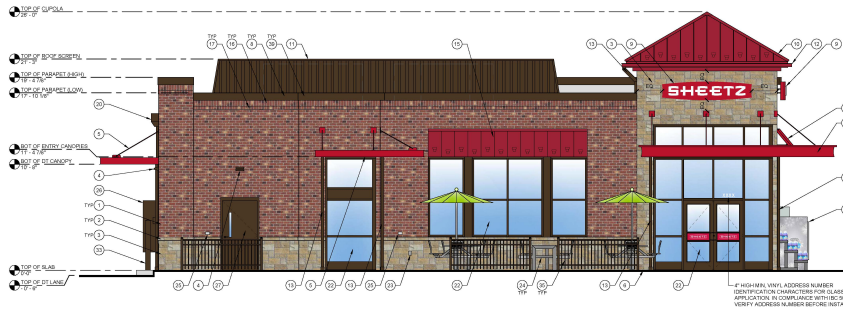


1 FRONT ELEVATION  
TOP 11'0"

- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW AS INDICATED.
  - FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
  - EXTERIOR SEALANT FOR STORE SHALL COMPLY WITH SECTION OF BERR JOINT SEALANT, GENERAL BUILDING PACKAGE WEATHER SEALANT AND BERR, MATCH THE COLOR OF THE STORE.

**EXTERIOR ELEVATION KEYNOTES:**

- 1 BRICK BRICKS, COLOR: BRICK/CONTINENTAL, BRICK COMPANY: SEE MANUFACTURER SPEC.
- 2 BRICK BRICKS, COLOR: CRAB ORCHARD, SEE MANUFACTURER SPEC.
- 3 BRICK BRICKS, COLOR: CRAB ORCHARD, SEE MANUFACTURER SPEC.
- 4 BRICK BRICKS, COLOR: CRAB ORCHARD, SEE MANUFACTURER SPEC.
- 5 ARCHITECTURAL CANOPY, COLOR: RED, RED: PREMIUM TWO-COAT ENAMELS.
- 6 BROOK FINISH WALKWAY.
- 7 LIGHTED CURVED FABRIC CANOPY ATTACHMENT.
- 8 METAL COILING, COLOR: DARK BRONZE.
- 9 WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- 10 STANDING SEAM METAL ROOF, COLOR: BRITTED RED.
- 11 ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE.
- 12 OUTLET, COLOR: TO MATCH CUPOLA COLOR.
- 13 DOWNSPOUT, COLOR: DARK BRONZE.
- 14 BRICK FINISH WINDOW IF APPLICABLE.
- 15 METAL STANDING SEAM ROOF STYLE ASSEMBLY AND FRAME ASSEMBLY, ROOF COLOR: BRITTED RED, FRAME COLOR: DARK BRONZE.
- 16 BRICK BRICKS, COLOR: BRICK/CONTINENTAL, BRICK COMPANY: SEE MANUFACTURER SPEC.
- 17 BRICK BRICKS, COLOR: CRAB ORCHARD, BRICK COMPANY: SEE MANUFACTURER SPEC.
- 18 CONTROL JOINT, SEE MANUFACTURER SPEC.
- 19 STEEL ROOF LADDER AND CRIBBY FOOT, COLOR: DARK BRONZE.
- 20 STANDARD THROUGH WALL BOLTER WITH CONDUCTOR HEAD & DOWNPIPE, COLOR: DARK BRONZE.
- 21 OVERFLOW BOLTER.
- 22 ALUMINUM STOREFRONT SYSTEM, SEE A200.
- 23 EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS.
- 24 OUTDOOR FURNITURE.
- 25 ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS.
- 26 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
- 27 HW DOOR AND FRAME, COLOR: DARK BRONZE.
- 28 EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS.
- 29 DOWNPIPE ALUM. PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE.
- 30 PROPOSED LOCKER.
- 31 HELMETS/WARDER.
- 32 HW FALLPOST.
- 33 STEEL BOLLARD, COLOR: DARK BRONZE.
- 34 GSS FALLPOST.
- 35 DECORATIVE ALUMINUM FENCE, COLOR: DARK BRONZE.
- 36 AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE.
- 37 GALV. METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE.
- 38 MTO GRAPHIC DECAL, SEE SHEET A200.
- 39 LIGHT CHARGE AT PARKING COILING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



2 LEFT ELEVATION  
TOP 11'0"

IF HIGHWAY VINYL ADDRESS NUMBER IDENTIFICATION CHARACTER FOR CLEAR APPLICATION IN COMPLIANCE WITH 191.1, VERIFY ADDRESS NUMBER BEFORE INSTALLATION.



A WALL MOUNTED "SHEETZ" BUILDING SIGN  
TOP 11'0"



B WALL MOUNTED "MTO" DECAL  
TOP 11'0"



C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN  
TOP 11'0"

Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Claysburg, PA 16825  
phone (814) 238-6013  
email ksoluma@sheetz.com  
web site www.sheetz.com

PROJECT NAME  
NEW SHEETZ STORE

TOLEDO  
BERNATH PKWY

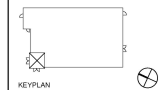
Int of Bernath Parkway  
and Airport Highway  
Toledo, OH

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

MARK	DATE	DESCRIPTION

ISSUED: 01.26.2024  
DATE: 2/14/21  
AUTHOR BY: BJK  
REVIEW BY: RJH  
REVISION: 11/28, 11.8

EXTERIOR  
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

# BUILDING ELEVATIONS 2

SUP-2004-24  
ID 139



3 REAR ELEVATION  
1/4" = 1'-0"

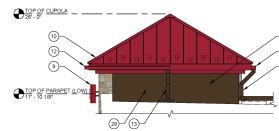
**TYPICAL EXTERIOR ELEVATION NOTES:**

- ALL LIGHT FIXTURES MUST BE LOCATED BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FASTENERS/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 01 8505 STONE SEALANT SYSTEMS AND LONG APPLIED BEHIND SEALANT AND SHALL MATCH THE COLOR OF THE STONE.

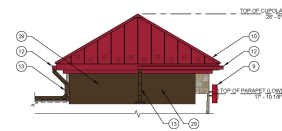
- EXTERIOR ELEVATION KEYNOTES:**
- 1 BRICK VENEER, COLOR: 660 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC.
  - 2 CAST STONE SILL, COLOR: GRAB ORCHARD. SEE MASONRY SPEC.
  - 3 ANCHORED CAST STONE MASONRY VENEER, COLOR: GRAB ORCHARD. SEE MASONRY SPEC.
  - 4 EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
  - 5 ARCHITECTURAL CANOPY, COLOR: REGAL RED PREMIUM TWO-COAT FINISH FINISH
  - 6 BRICK PAVER WALKWAY
  - 7 LIGHTED CURVED FASCIA CANOPY ATTACHMENT
  - 8 METAL CORNING, COLOR: DARK BRONZE
  - 9 WALL MOUNTED BUILDING SIGN, SEE SHEET A201
  - 10 STANDING BEAM METAL ROOF, COLOR: BRYE RED
  - 11 ROOF EQUIPMENT CURTAIN, COLOR: DARK BRONZE
  - 12 GUTTER, COLOR TO MATCH CUPOLA COLOR
  - 13 DOWNSPOUT, COLOR: DARK BRONZE
  - 14 DRINK THRU WINDOW (IF APPLICABLE)
  - 15 METAL STANDING BEAM SHED STYLE AWNING AND FRAME ASSEMBLY. ROOF COLOR: WHITE; FRAME COLOR: DARK BRONZE
  - 16 BRICK SOLIDER COURSE, COLOR: 660 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC.
  - 17 BRICK BROWLOCK COURSE, COLOR: 660 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC.
  - 18 CONTROL JOINT, SEE MASONRY SPEC.
  - 19 STEEL ROOF LADDER AND GRABBY POST, COLOR: DARK BRONZE
  - 20 STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
  - 21 OVERFLOW BOLLWER
  - 22 ALUMINUM STOREFRONT SYSTEM, SEE A201
  - 23 EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
  - 24 OUTDOOR FURNITURE
  - 25 ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
  - 26 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
  - 27 HD DOOR AND FRAME, COLOR: DARK BRONZE
  - 28 OVERHEAD HANGER CONNECTIVE, REFER TO PLUMBING DRAWINGS
  - 29 SEAMLESS ALUM. FRAME, SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
  - 30 PROPANE LADDER
  - 31 ICE MERCHANTSIDER
  - 32 8/16 FULPORT
  - 33 STEEL BOLLARD, COLOR: DARK BRONZE
  - 34 002 FULPORT
  - 35 DECORATIVE ALUMINUM FENCE, COLOR: DARK BRONZE
  - 36 AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
  - 37 GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
  - 38 MTO GRAPHIC DECAL, SEE SHEET A201
  - 39 LIGHT CHIMNEY AT PARAPET CORNER, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



4 RIGHT ELEVATION  
1/4" = 1'-0"



5 CUPOLA ELEVATION FROM ROOF  
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF  
1/4" = 1'-0"

Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Clayburg, PA 16025  
phone (814) 259-5013  
email csullivan@sheetz.com  
web site www.sheetz.com

PROJECT NAME  
NEW SHEETZ STORE

TOLEDO  
BERNATH PKWY

Int of Bernath Parkway  
and Airport Highway  
Toledo, OH

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEY PLAN

MARK	DATE	DESCRIPTION

ISSUE: 01.26.2024  
SITE ID NO: 21452  
AUTHOR BY: RJK  
REVIEW BY: BOH  
VERSION: 0130, V1.4

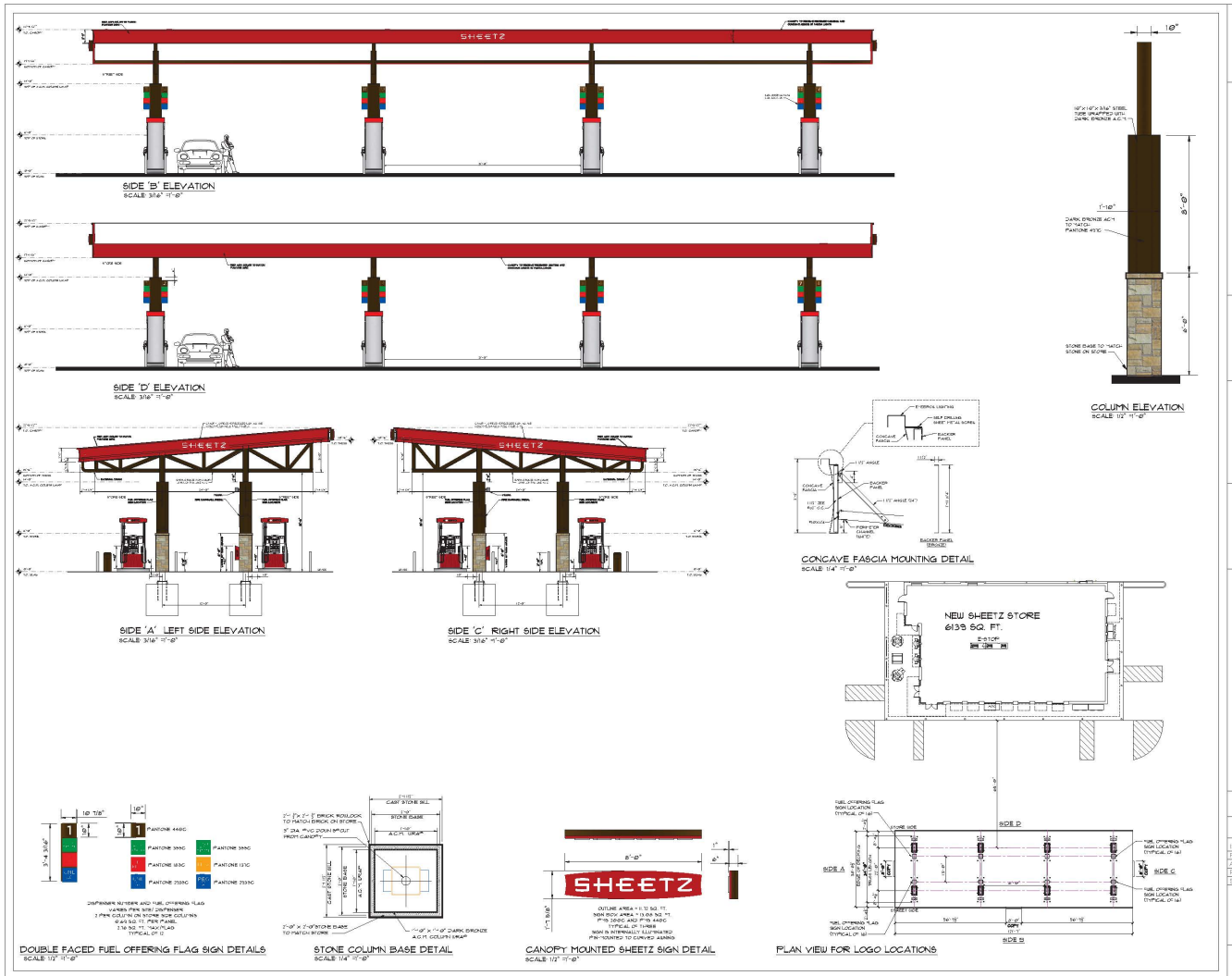
EXTERIOR ELEVATIONS

A201

PRELIMINARY ELEVATIONS

# CANOPY DETAILS

SUP-2004-24  
ID 139



Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Claysburg, PA 16825  
Phone (814) 259-6013  
Email tcolburn@sheetz.com  
Website www.sheetz.com

PROJECT NAME:  
**NEW SHEETZ STORE  
TOLEDO**

1st. of Bernab Parkway  
and Airport Highway, State Route 2  
Springfield Township  
Toledo, Ohio

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEY PLAN

NO.	MARK	DATE	DESCRIPTION
02-21-24			ISSUE
			PROJECT NO.
			AUTHOR BY: NMI
			REVISION BY:
			SHEET TITLE
			GAS AWNING
			<b>AWNING</b>