

**TOLEDO FAMILY
CENTER**
18 W. WOODRUFF AVE.
Request for
Special Use Permit
and Major Site Plan Review
10/17/2016



Poggemeyer Design Group
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TOLEDO FAMILY CENTER

LANDSCAPE MATERIALS:

- 1) N/A
- 2) PARKING LOT (LAND PLANTINGS):
- a) Tree - Prunus "Weeping Cherry" (Snow Fountain)
 - b) Hemerocallis filiformis "Daylily" (Yellow)
 - c) Gaillardia x Grandiflora "Garden Flame" (Red, Yellow, Gold/Orange)
 - d) Grass (Blended see item #12)
- 3) WATER DETENTION POND PLANTINGS:
- a) Anemone nemorosa "Anemone" (White)
 - b) Cortaderia selloana "Pink Pampas Grass"
 - c) Miscanthus sinensis "Zebra Grass"
 - d) Hemerocallis filiformis "Daylily" (Yellow)
 - e) Echinacea purpurea "Purple Coneflower", & "Flame Thrower" (Purple and Orange)
 - f) Phlox subulata "Carpet Phlox" Ground Cover (Red, Blue, Pink and White)
- 4) FRONT YARD PLANTING BEDS:
- a) Pennisetum orientale "Carley Rose Fountain Grass"
 - b) Berberis thunbergii "Barberry Shrub" (Crimson Pygmy)
 - c) Phlox subulata "Carpet Phlox" Ground Cover (Red, Blue, Pink and White)
 - d) Buddleia "Butterfly Bush" (Purple Haze)
 - e) Hydrangea "Blackberry Puffball Hydrangea"
 - f) Taxus canadensis "English Yew" Shrub
 - g) Lonicera "Lamont" (Purple)
 - h) Cortaderia selloana "Pink Pampas Grass"

LANDSCAPE MATERIALS:

- 5) STREET TREES:
- a) Prunus x Cerasifera "Newport" (Purple Leaf Plum), or per City of Toledo Recommendations
 - b) Gleditsia triacanthos inermis longicaule "Imperial" (Honey Locust)
- 6) SCREENING SHRUBBERY HEDGE ROW:
- a) Thuja occidentalis "Can-Can Green Giant" (Arborescent)
 - b) Taxus canadensis "English Yew" Shrub
- 7) SPECIALTY TREES:
- a) Acer glabrum "Flame" (Japanese Maple family)
 - b) Crataegus crus-galli "Cockspur Hawthorn"
 - c) Pinus strobus "Black Hill Spruce"
 - d) Magnolia x "Salem"
 - e) Honeylocust maackii "Red Red" Amur
 - f) Acer palmatum "Bloodgood"
 - g) Viburnum x b. "Molokai"
- 8) FENCING:
- a) 6'-0" Wood "Dog Eared" Fencing
- 9) ALUMINUM WROUGHT IRON STYLE PERIMETER FENCE & ENTRY GATE WITH BRICK PILLARS - 4'-0" fence and 6'-0" gate
- 10) N/A
- 11) N/A
- 12) GRASS
- Mixture of ryegrass, fescue, tall fescue, and Kentucky blue grass

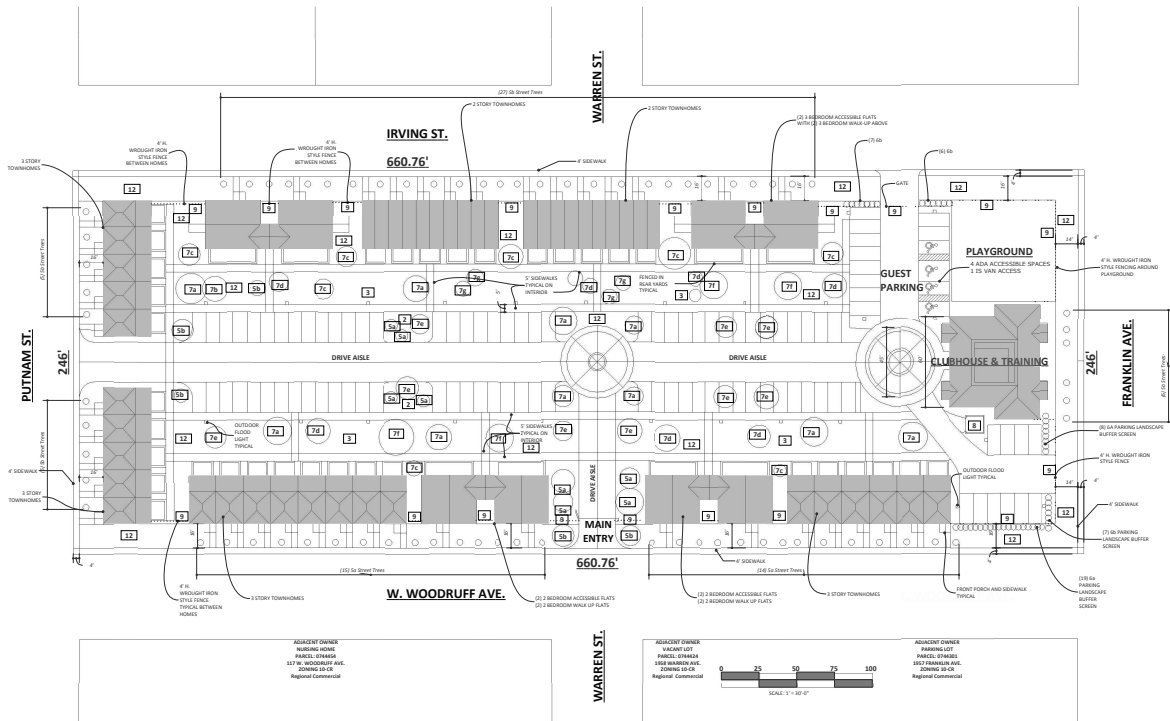
LANDSCAPE PLAN
SCALE: 1" = 30'-0"



October 17, 2016

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SPECIAL USE PERMIT
AND
MAJOR SITE PLAN REVIEW
18 W. WOODRUFF AVE.



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Project Location | TOLEDO FAMILY CENTER

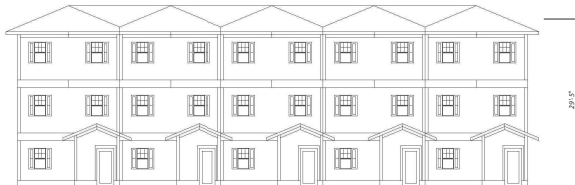
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**2 BEDROOM FLAT ACCESSIBLE FIRST FLOOR
2 BEDROOM WALK UP FLAT SECOND FLOOR**



**3 BEDROOM FLAT ACCESSIBLE FIRST FLOOR
3 BEDROOM WALK UP FLAT SECOND FLOOR**



3 BEDROOM 3 STORY TOWNHOUSE

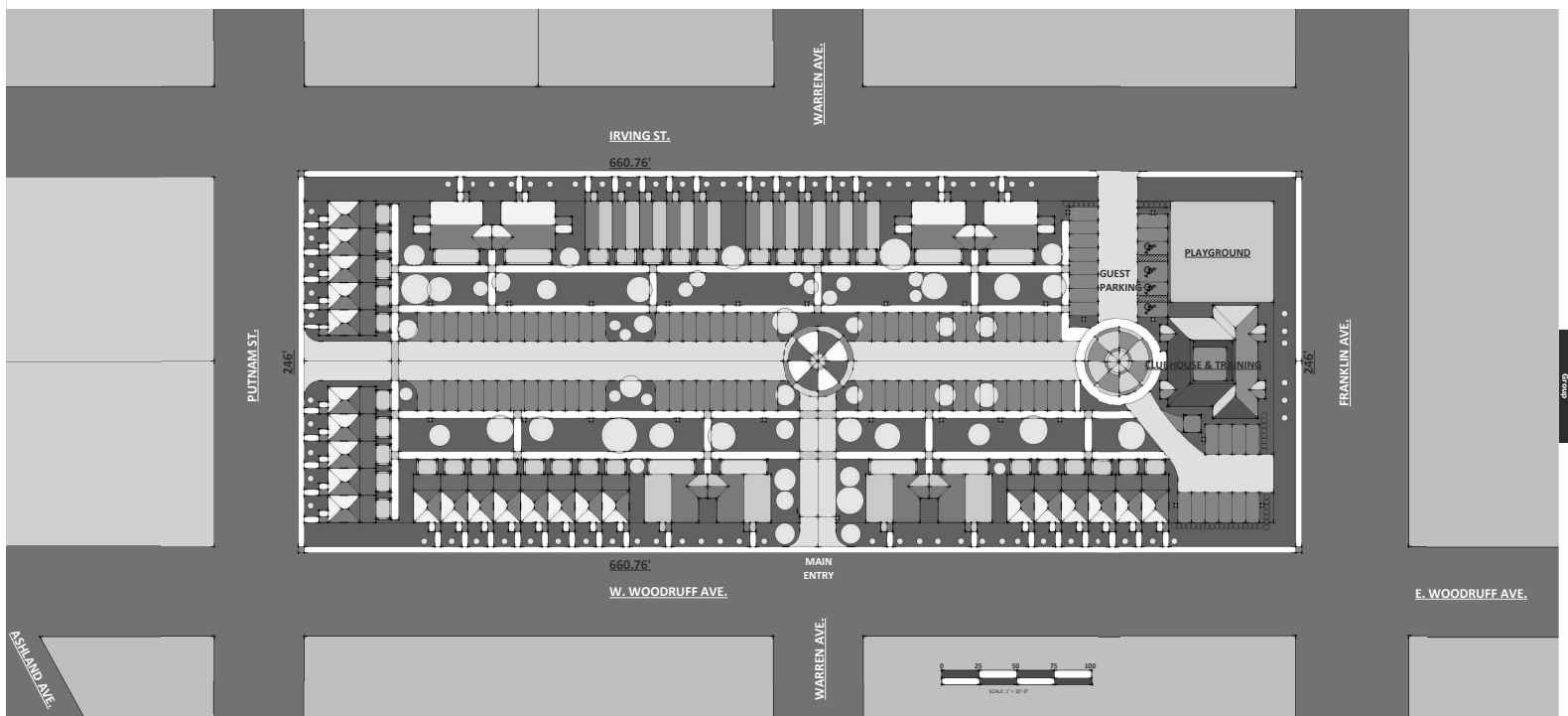


2 BEDROOM 2 STORY TOWNHOUSE

SPECIAL USE PERMIT
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18 W. WOODRUFF AVE.

SITE PLAN

Porches face outwards



SITE PLAN

SCALE: 1" = 30'-0"



TOWNHOMES:

- 4) ADA 2 Bedroom-Flats
- 4) 2 Bedroom Walk-Up Flats
- 10) 2 bedroom, 2 story Townhouses

- 4) ADA 3 Bedroom-Flats
- 4) 3 Bedroom Walk-Up Flats
- 24) 3 Bedroom 3 Story Townhouses

TOTAL 50 UNITS

TOWNHOME AMENITIES:

- 2 Bedroom Townhouse 1150 Sq. Ft.
- 2 Bedroom Flat 1150 Sq. Ft.
- 3 Bedroom Townhouse 1280 Sq. Ft.
- 3 Bedroom Flat 1273 Sq. Ft.

- Master Suites
- 1.5 Parking Space/Unit
- Front Porches
- Rear Fenced in Yards
- Community Green Areas

CLUBHOUSE &

TRAINING AMENITIES:

- 2,000 Square Feet Clubhouse
- 2,000 Square Feet Training Community Room
- Warming Kitchen
- Manager's Office
- Maintenance Shop
- Playground



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