REF: SUP25-0033
DATE: October 9, 2025

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Washington Local Schools operations building
Location	-	2162 W. Alexis Road
Applicant/ Owner	-	Washington Local Schools 3505 W. Lincolnshire Blvd. Toledo, OH 43606
Architect	-	The Collaborative One SeaGate, Park Level 118 Toledo, OH 43604

Site Description

Zoning	-	RS6 / Single-Dwelling Residential RM36 / Multi-Dwelling Residential CR / Regional Commercial
Area	-	± 50.4 Acres
Frontage	-	± 63’ Along Alexis Road
Existing Use	-	Abandoned Golf Course and Undeveloped Land
Proposed Use	-	School District Operations Building

Area Description

North	-	Ohio - Michigan State Line
South	-	Alexis Road, apartments, single-family homes / RM36, RS6
East	-	Single-family homes, apartments, commercial businesses / RS6, RM36, CR
West	-	Single-family homes, apartments, commercial businesses / RS6, RM36, CR

Parcel History

Z-140-63	-	Establish permanent zoning for territory annexed in Ord. 435-63 (PC rec. approval 10/10/1963; CC approved 10/28/63 via Ord. 754-63).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-353-67	-	Zone Change request from R-2 Single-family to R-4 Multiple-dwelling for property located between the golf course and Alexis Road (PC rec. approval 7/25/1968; CC approved 8/5/1968 via Ord. 727-68).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to construct an operations building for Washing Local Schools (WLS) at 2162 W. Alexis Road. The subject property consists of ± 50.4 acres north of Alexis Road and was once known and used as the Tamaron Country Club and Golf Course. Surrounding land uses include the remainder of what was the golf course to the north across the Ohio-Michigan State line; single-family homes, apartments and commercial businesses to the east and west; and apartments and single-family homes to the south across Alexis Road.

The subject parcel is unique in that it has ± 63' of frontage along Alexis Road that increases to ± 143' in width and extends north ± 1,282' to the area that once served as the golf course. Essentially, a long narrow strip of undeveloped land that leads to an area that is ± 1,440' in width by ± 1,515'. WLS does not own a portion of the original Tamaron property that includes the access drive and the club house and conference center/event facilities. This property is currently leased by a wedding and special events business. WLS does however intend to purchase the property when the lease expires. They currently have an access easement agreement to utilize the existing drive.

WLS does not have definitive plans for the overall property at this time. Two different future uses for the property have been evaluated including an elementary school and athletic fields. Currently, WLS is proposing to construct an operations building on the property in the general location of the existing golf cart maintenance building located in the southwest portion of the golf course area. The existing building will be removed once the operations building is complete. The operations building will house Maintenance / Operations, Nutrition Services, and the Department of Information Services for WLS. The area of the subject property where the operations building is proposed is zoned RS6. A Special Use Permit is required for school uses in the RS6 district per the Use Table in TMC§1104.0107. Further development of the site by WLS will require rezoning the property to IC Institutional Campus and submitting an IC master plan. This is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking and Circulation

An asphalt drive and parking area will be constructed from the existing drive to Alexis Road for access to the proposed operations building. WLS has an access easement agreement to utilize the existing drive to Alexis Road. Based on the uses proposed for the building, a maximum of thirty-one (31) parking spaces are permitted. Thirty (30) parking spaces with wheel stops are proposed; therefore, the proposal meets the maximum off-street parking space requirements of Schedule A in TMC§1107.0304, and the requirement for wheel stops in TMC§1107.1907. Based on the thirty (30) proposed parking spaces, three (3) bicycle parking slots are required. No bicycle parking slots are provided; therefore, the site plan shall be revised to show the required bicycle parking slots and listed as a condition of approval.

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) car-accessible and one (1) van accessible parking space, when there are twenty-five (25) to fifty (50) total parking spaces. The proposed site plan meets this requirement as two (2) van accessible parking spaces are provided. As noted by the Division of Transportation in Condition #34, per TMC§1107.1703 and the Americans with Disabilities Act, accessible parking spaces shall be the closest parking spaces to the building entrance. As such, the proposed accessible parking spaces shall be moved to the east to be in line with the main entrance of the building and listed as a condition of approval.

Both building mounted and site lighting is proposed. All site lighting shall be arranged to direct and reflect the light away from any adjacent residential property and public ways, and away from the sky above. This is listed as a condition of approval.

Landscaping and Screening

The submitted landscape plan shows that the existing wooded area along the west property line and a portion of the south property line will be retained in the area of the proposed development. In addition, a six-foot (6') high chain-link fence with privacy slats is illustrated on the site plan surrounding the proposed development. As noted previously, future development of the remaining site will require rezoning and submission of an IC master plan. This will require a Type "A" buffer along the property line of the subject property and abutting RS6 and RM36 zoning districts per TMC§1108.0203. A Type "A" buffer shall therefore be provided along the south and west portions of the submitted proposal as a condition of approval. This buffer shall be a minimum of twenty-five feet (25') in width with four (4) canopy trees per 100 linear feet. The existing woods as illustrated on the plan meets this requirement; however, five (5) canopy trees shall be provided for the portion of the southern property line for which there is no existing woods. Shrubs are also required unless a fence, wall, or berm six feet (6') to eight feet (8') in height is provided. While a chain-link fence with privacy slats is proposed, chain-link fencing is not permitted to be used to meet buffers and screening requirements per TMC§1108.0404(B). Therefore, a privacy fence shall be installed instead of the proposed chain-link fence with slats. The fence and canopy trees required along the southern property boundary shall extend to the existing access drive. The landscape buffer requirements are listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

Interior parking lot landscaping is also required at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces per TMC§1108.0204(C). Therefore, six (6) canopy trees and eighteen (18) shrubs are required. Eight (8) trees are illustrated on the landscape plan. The required eighteen (18) shrubs shall be provided and listed as a condition of approval.

As part of their submittal package, the applicant has requested a waiver from TMC§1108.0406 concerning the requirement that landscaped areas must be irrigated to maintain plant materials in a good and healthy condition. This section was amended in 2024 providing three options for complying with the requirement in lieu of granting a waiver to the requirement. These options include: providing a traditional subsurface irrigation system; providing an available water supply within 100 feet of all required plant material; or submitting a xeriscaping plan from a landscape architect. This is listed as a condition of approval.

Building Design and Materials

Details pertaining to the proposed salt storage area building/cover has not been provided. Details shall be submitted to enable review of the proposed salt storage area to determine compliance with the design standards in Chapter 1109 and listed as a condition of approval. The proposed operations building meets these standards.

Signage

Two building signs are illustrated on the submitted building elevations. One is a panther paw and the other is a sign with words that look to be part of the WLS Mission and Vision Statements. Per TMC§1113.0303, building signs are limited in size based on building wall frontage that faces a public street. The building in not on a public street; therefore, signage is not permitted. Due to the nature and use of the site, staff acknowledges the need for identification signage for those visiting the operations building. Staff therefore recommends that signage be permitted as part of the Special Use Permit in the form of a directional sign where the proposed drive to the operations building intersects with the existing access drive, and a building sign that identifies the building by name and /or address. Neither of these signs shall be lighted, and sign permits shall be submitted for all signage. These are listed as conditions of approval.

Neighborhood Meeting

A neighborhood meeting concerning the proposal was held on September 25, 2025 at 6:00 p.m. at the Whitmer Cafeteria. Approximately thirty (30) people were in attendance. Representatives from WLS and the Collaborative were there to discuss the proposal and answer questions. The majority of the meeting centered around the concern for the maintenance and upkeep of the overall property. Concerns raised were: tall grass that has remained uncut (with some residents cutting areas behind their houses), the poor condition of the overall perimeter chain-link fence, gaps in the existing fence that are used as a cut through for residents, loitering and other nuisance issues that occur on the property such as vehicle burnouts in the banquet hall parking lot while unused, two potential eagles nests, and invasive trees located on the property that attract the spotted lantern fly.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the rear portion of the subject property that served as the Tamaron Country Club and Golf Course, and where the proposed operations building is to be located, for Park Land (PL). The PL designation is intended to provide space for parks, gathering spaces, and nature conservation areas for public use. While utilizing the site for school purposes is not altogether consistent with the PL designation, it is a more fitting alternative to redevelopment of the site than other options that would most likely be more intensive. Additionally, utilizing the site for school uses provides an opportunity for redeveloping the site consistent with goals of the Forward Toledo Plan. These include strengthening pedestrian connectivity by providing connections to the site from adjacent residential neighborhoods, and preserving open space and natural areas by intentionally incorporating the wetland and floodplain areas on the site into the development.

Staff recommends approval of the Special Use Permit for the WLS operations building because the proposal meets the stated purpose of the Zoning Code and is compatible with the surrounding residential uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0033, a Special Use Permit for Washington Local Schools operations building at 2162 W. Alexis Road, to Toledo City Council for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)); and

2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C).

The staff further recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0033, a Special Use Permit for Washington Local Schools operations building at 2162 W. Alexis Road, to the Toledo City Council, subject to the following **forty-nine (49)** 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)

Division of Engineering Services

1. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.

2. A proposal which infiltrates stormwater runoff such as this site plan suggests, rather than discharging off site, would be acceptable conditioned on providing calculations which show infiltration is feasible without inadvertently running discharge across property lines, and if a storage basin is utilized as shown, that it empties at an adequate rate to make available more storage volume for the next storm.

3. Alternatively, if the storm water will discharge through a new storm water pipe outfall to the stream to the north as separately proposed by the applicant to the Toledo Stormwater Engineer, the status is (to reiterate correspondence at that time) such infrastructure would be subject to engineering and SWP3 approval from Toledo according to the usual requirements, and other agencies' rules and regulations to work in or near the streambank and open water.

4. In either case, a construction SWP3 will be needed, utilizing the SWP3 coversheet's workflow. Fulfill the workflow not as per the SWP3 coversheet version 2021 by TMACOG, but rather as per the latest version modified for use in Toledo. The difference is that rather than recording a covenant for post-construction stormwater operation and maintenance, the instructions instead need to be accepted by the owner into an overall plan for coordination of activities for their multiple stormwater control measures at their multiple properties.

5. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

6. 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.

7. 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.

8. 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.

9. Where do the existing facilities drain to? Provide information.

10. All sanitary sewer manholes in the project area shall have solid lids installed on them.

STAFF RECOMMENDATION (cont'd)

Division of Water Distribution

11. Taps two inches (2") and smaller do not require plan submittal and approval by Water Department; standards water fees apply.

12. Taps larger than two inches (2") must submit detailed site utility for review, approval and fee assessment by Water Engineer. Plans must show all utilities within the right-of-way, water feature sizes and distances; include callouts for any new taps by the City of Toledo or tees by the Contractor (example tap callout: "8"x4" tapping sleeve and valve by the City of Toledo at owner's expense. Excavation, shoring, valve box, backfill and restoration by Contractor").

13. All supply lines to fire sprinkler systems must be at least six inches (6") and must have a PIV (Post Indicator Valve) properly protected against mechanical damage.

14. Maintain eighteen inch (18") vertical clearance and ten foot (10') horizontal between proposed water main and sani/storm sewers; maintain twelve inches (12") vertical and four foot (4') horizontal clearance with all other utilities.

15. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense (water kill permit).

16. All Commercial, Irrigation and Domestic services (in which there is a lawn irrigation system downstream of the Domestic Meter), must have a containment-type backflow device (RPZ) installed at the meter. A backflow assembly diagram has to be submitted and approved by Backflow Coordinator.

17. Water service is subject to the Rules and Regulations of the Department of Public Utilities.

18. See current Construction Standards for allowed materials.

19. Current Water General Notes must be included on the plans.

Division of Sewer & Drainage Services

No comments at time of print.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

20. Operation and Maintenance plans developed for Stormwater Pollution Prevention Plan compliance of future site development shall be added to an Institutional Campus stormwater drainage plan and reported on annually to TOL ENV. For existing stormwater control measures without specific O&M plans, industry standards and/or manufacturer recommendations may be used to assess the condition and maintenance needs.

21. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

    a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
    b. Construction BMPs shall be in place prior to the start of construction activities.
    c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (this comment is specific for sites above 2,500 square ft)

22. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

23. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.

24. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the 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.

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.

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau

27. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101A)

28. Private fire service main and appurtenances will be required and location approved by the Fire Prevention Bureau. (OFC 507.5.1 / TMC§1511.03 Ohio Fire Code Amendments)

29. Private hydrants shall be supplied at least an eight inch (8") main and of the same type used by Public Utilities Department, Water Distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC 507.5.3, TMC§1511.03, Rule 5, #2)

30. Will this building be used for any repairs of school vehicles? - A sprinkler system may be required. (OFC 903.2.9.1(d))

31. A Knox Box gate key is required for after hours access for life saving and fire fighting purposes. (OFC 506.1)

32. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. The address may also need to be posted on Alexis Road. (OBC 501.2 & OFC 505.1)

Division of Transportation

33. Bicycle parking is required per TMC§1107.0900.

34. Accessible parking must be the closest parking space to the accessible entrance for the shortest path of travel per Americans with Disabilities Act and TMC§1107.1703.

35. Stripe a cross-walk from accessible parking loading aisle to the front entrance.

36. Accessible parking signage must be posted directly in front of the parking space at a height of no less than sixty inches (60") and no more than seventy-two inches (72") above pavement level per TMC§1107.1704.

37. All driveways, drive approaches and drive aisles must be a minimum of twenty-five feet (25') wide where two-way traffic is being utilized per TMC§1107.1911.

STAFF RECOMMENDATION (cont'd)

Plan Commission

38. Further development of the site by WLS will require rezoning the property to IC Institutional Campus and submitting an IC master plan.

39. Three (3) bicycle parking slots are required based on the thirty (30) proposed parking spaces per Schedule A in TMC§1107.0304. **No bicycle parking slots are provided. Not acceptable as depicted. The required bicycle parking slots shall be provided and a revised site plan submitted.**

40. Two (2) accessible parking spaces are required per TMC§1107.1700. These spaces shall be the closest parking spaces to the accessible building entrance. Two (2) van accessible parking spaces are provided; however, they are not the closest spaces to the main entrance. **Not acceptable as submitted. The proposed accessible parking spaces shall be moved to the east to be in line with the main entrance of the building.**

41. A detailed site lighting, fencing and landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:

    a. A Type "A" landscape buffer shall be provided along the south and west portions of the submitted proposal where the abutting property is residentially zoned. This buffer shall be a minimum of twenty-five feet (25') in width with four (4) canopy trees per 100 linear feet. The existing woods, as illustrated on the landscape plan, meet this requirement; however, five (5) canopy trees shall be provided for the portion of the southern property line for which there is no existing woods. In lieu of the required shrubs, a privacy fence shall be installed. The proposed chain-link fence with slats does not meet this requirement. The fence and canopy trees required along the southern property boundary shall extend to the existing access drive. **Not acceptable as depicted. The required buffer shall be provided and depicted on a revised landscape plan.**

    b. Interior parking lot landscaping is required at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces per TMC§1108.0204(C). Six (6) canopy trees and eighteen (18) shrubs are required. Eight (8) trees are illustrated on the landscape plan. **Not acceptable as depicted. The required eighteen (18) shrubs shall be provided and depicted on a revised landscape plan.**

    c. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406. Options to comply with this include: providing a traditional subsurface irrigation system; providing an available water supply within 100 feet of all required plant material; or submitting a xeriscaping plan certified by a landscape architect.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

d. Topsoil must be back filled to provide positive drainage of the landscape area.

e. 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.

f. 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 preserved. **The plant schedule shall be updated to reflect the additional required landscape.**

g. 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 Plan Director for review or approval.

h. The location, height and materials for any fencing to be installed and maintained. **Not acceptable as depicted. A privacy fence shall be provided instead of the proposed chain-link fence with slats.**

i. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.

42. Salt storage building elevations/details shall be submitted to determine compliance with the design standards in Chapter 1109.

43. Building signage is not permitted per TMC§1113.0303. Due to the nature and use of the site, signage shall be permitted as part of the Special Use Permit in the form of a directional sign where the proposed drive to the operations building intersects with the existing access drive, and a building sign that identifies the building by name and /or address. Neither of these signs shall be lighted, and sign permits shall be submitted for all signage.

44. Maintenance of the property is subject to Plan Director review and approval.

45. Control of access points to the property is subject to Plan Director review and approval.

46. 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.

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

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

48. 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.

49. 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: SUP25-0033
DATE: October 9, 2025
TIME: 2:00 P.M.

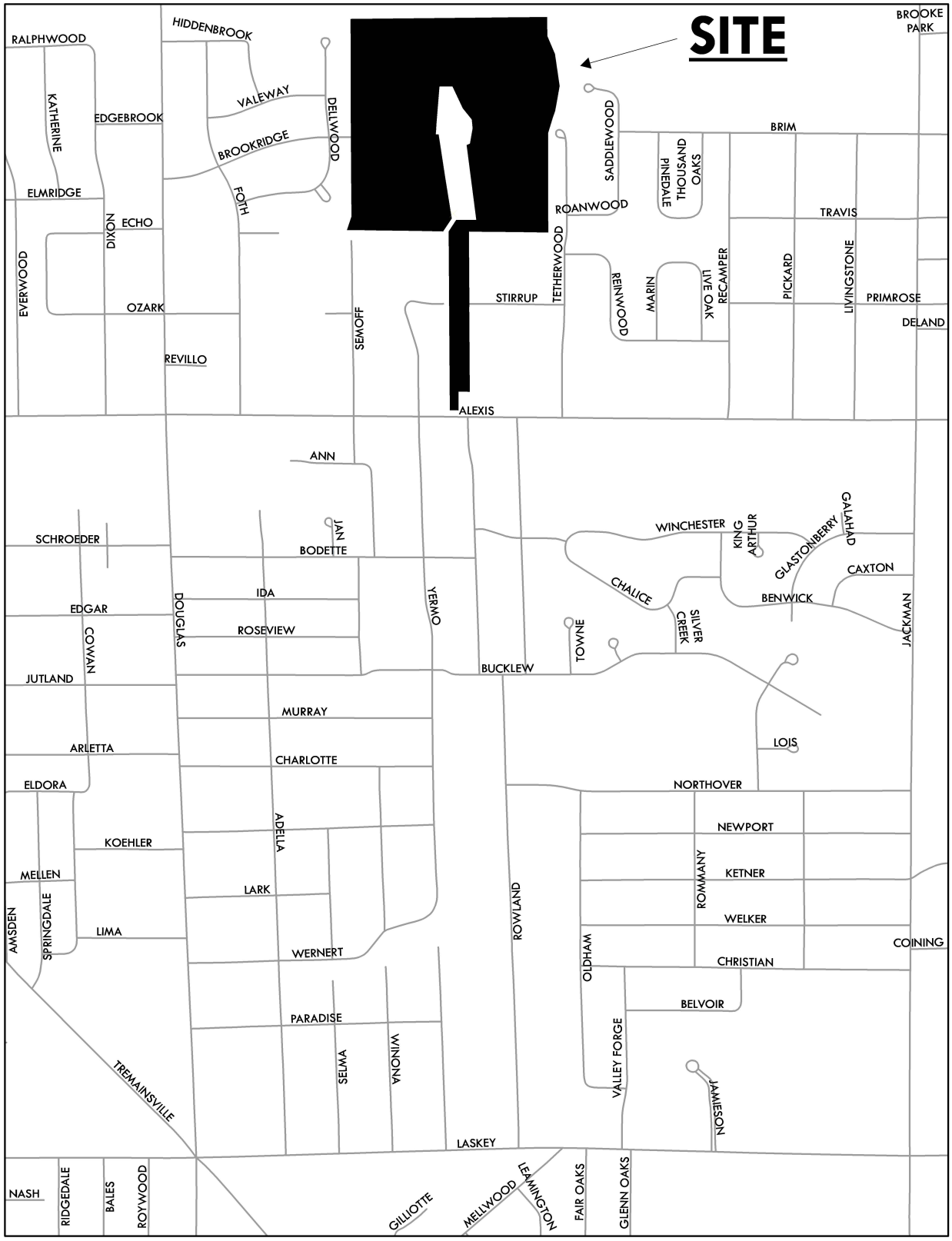
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 13, 2025
TIME: 4:00 P.M.

LK
Five (5) sketches follow

GENERAL LOCATION

SUP25-0033

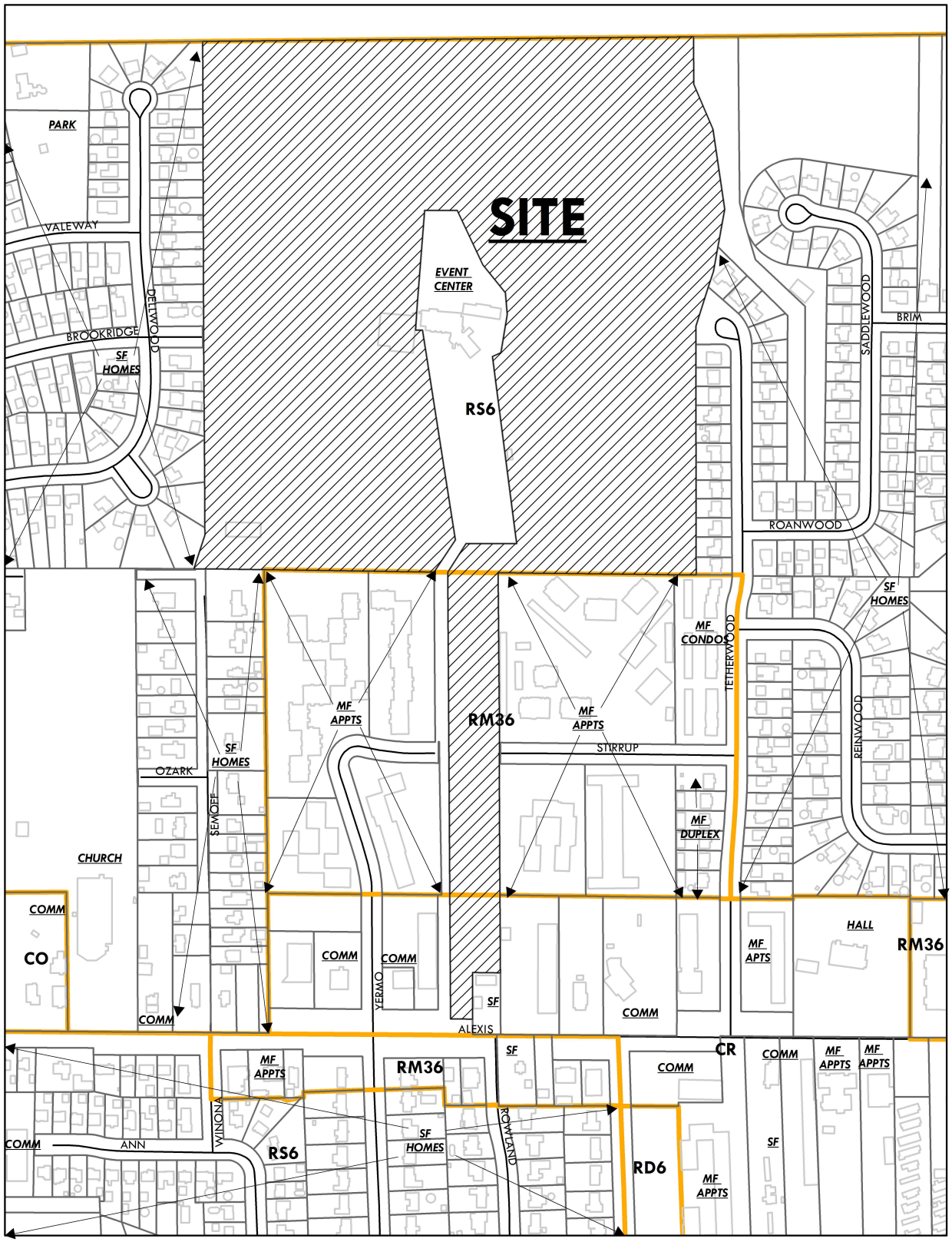
N



ZONING & LAND USE

SUP25-0033

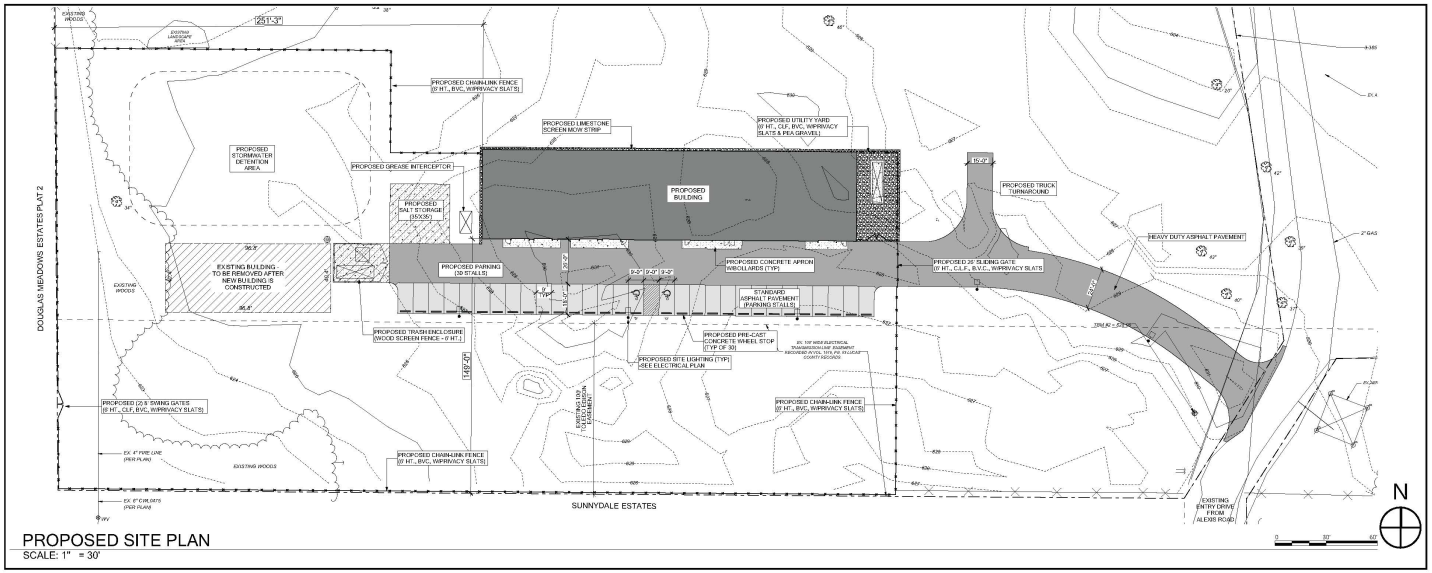
N



SITE PLAN

SUP25-0033

N



PROPOSED SITE PLAN
SCALE: 1" = 30'

SITE PLAN NOTES:

1. OWNER: WASHINGTON LOCAL SCHOOLS
   3505 W. LINCOLNSHIRE BLVD.
   TOLEDO, OHIO 43606

   CONTACT: KRISTINE MARTIN, Superintendent
   (kmartin@wls4kids.org)

2. ARCHITECT: THE COLLABORATIVE
   ONE SEAGATE, PARK LEVEL 118
   TOLEDO, OHIO 43604

   CONTACT: RUSTY WILKE, Landscape Architect
   (rwilke@tc.design)

3. SITE INFORMATION:

   SITE ADDRESS: 2162 WEST ALEXIS ROAD
   TOLEDO, OHIO 43623

   EXISTING USE:OLD GOLF COURSE (CURRENTLY VACANT)

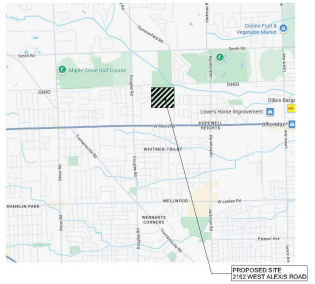
   ZONING:
   SITE: RS-6 (RESIDENTIAL)
   ADJACENT PARCELS WEST: RS-6 (RESIDENTIAL)
   ADJACENT PARCEL SOUTH: RM36 (MULTI-FAMILY RES)

4. PROJECT INFORMATION:

   THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW OPERATIONS BUILDING FOR WASHINGTON LOCAL SCHOOLS, WHICH INCLUDES NEW ON-SITE ACCESS DRIVE, PARKING, SITE LIGHTING, LANDSCAPE, AND STORM WATER DETENTION.

   PARKING CALCULATIONS:
   30 STALLS (INCLUDES 2 ADA STALLS)

SITE LOCATION MAP:



SITE PLAN SUBMITTAL FOR SPECIAL USE PERMIT

THE COLLABORATIVE +ACOCK

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT TITLE
Washington Local Schools
New Operations Building @ Tamaron

2162 W. Alexis Road
Toledo, Ohio 43613

08.25.2025 FOR SITE PLAN APPROVAL

TC JOB NO. 107375

OWNER JOB NO. #Client Custom

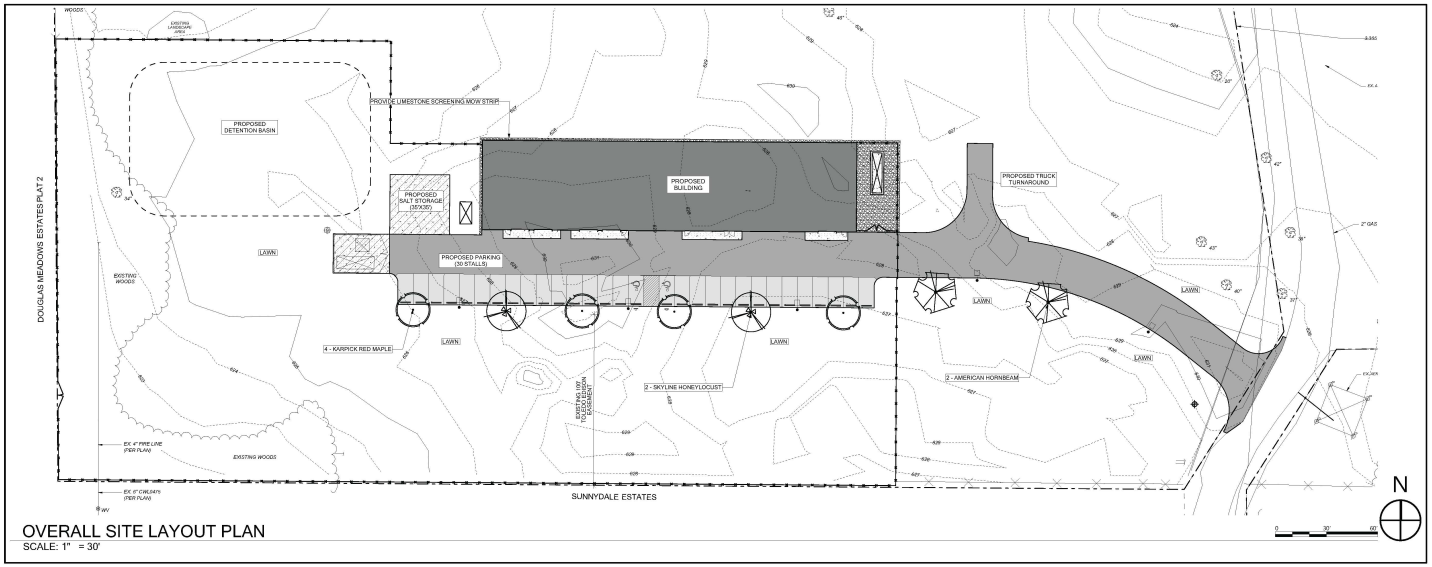
SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
SP1.00

LANDSCAPE PLAN

SUP25-0033

N



OVERALL SITE LAYOUT PLAN
SCALE: 1" = 30'

LANDSCAPE NOTES:

SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFO.

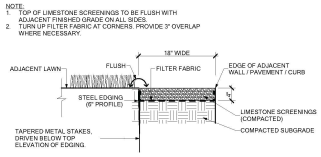
1. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
2. DIMENSIONS SHOWN FOR LARGE, FREE-FORM PLANTING BEDS AND AREAS OF SEEDING ARE SUBJECT TO FIELD CONDITIONS. STAKE LINES FOR ARCHITECT'S REVIEW BEFORE PLANTING.
3. PLANT SPACING EXPLICITLY SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL ON-CENTER SPACING NOTED IN PLANT SCHEDULE.
4. ALL LANDSCAPE BEDS SHALL BE MULCHED, PREPARED, AND IN ACCORDANCE WITH SPECIFICATIONS. SHOVEL-CUT ALL FREE EDGES AS PER LANDSCAPE DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
5. ALL TREES ARE TO BE FRESH DUG MATERIAL
6. ALL TREES TO BE STAKED. CONTRACTOR TO SUBMIT PROPOSED OPTION FOR TREE STAKING FOR APPROVAL.
7. PROVIDE SLOW-RELEASE WATERING BAGS FOR TREES AS REQUIRED BY AND IN ACCORDANCE WITH SPECIFICATIONS.
8. AREAS WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN AS PART OF FINAL WORK SHALL NOT BE DISTURBED BY DEMOLITION / CONSTRUCTION ACTIVITY UNLESS NOTED OTHERWISE.

PLANT SCHEDULE:

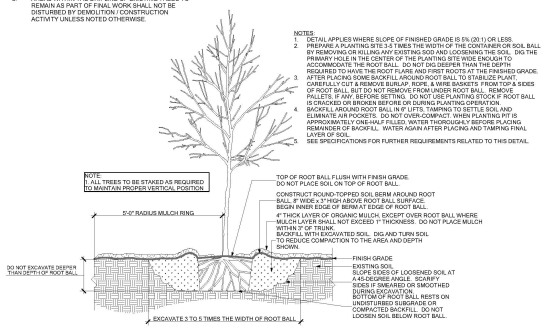
TREES

4	Acer rubrum 'Karpick'	Karpick Red Maple	2" Cal.	B&B
2	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B
2	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	2" Cal.	B&B

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES



MOW STRIP DETAIL
SCALE: 3/4" = 1'-0"



TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

THE COLLAB ORATIVE +ACOCK

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT TITLE
Washington Local Schools
New Operations Building @ Tamaron

2162 W. Alexis Road
Toledo, Ohio 43613

08.25.2025	FOR SITE PLAN APPROVAL

TC JOB NO. 107375

OWNER JOB NO. #Client Custom

SHEET TITLE
SITE LANDSCAPE PLAN

SHEET NO.
LS1.00

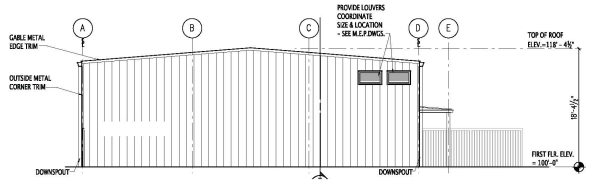
ELEVATIONS

SUP25-0033

METAL PANEL WILL HAVE CONCEALED FASTENERS SIMILAR TO THE PANEL PREVIOUSLY APPROVED AND INSTALLED AT SHORELAND ELEMENTARY, SILVER CREEK ELEMENTARY, AND WHITMER MIDDLE SCHOOL

SOUTH EXTERIOR PERSPECTIVE VIEW

NOT TO SCALE

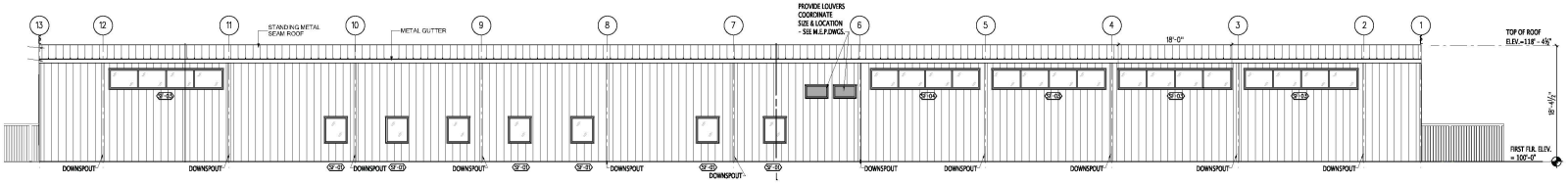


WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"1" = 1'-0"

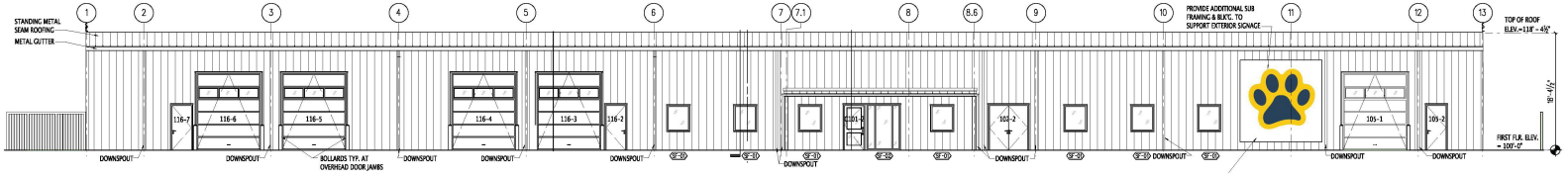
EAST EXTERIOR PERSPECTIVE VIEW

NOT TO SCALE



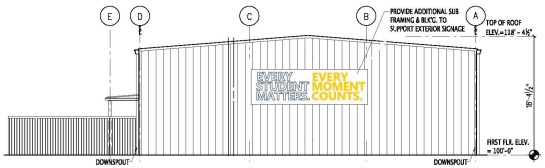
NORTH EXTERIOR ELEVATION

SCALE: 1/8":1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

FLOOR PLAN

SCALE: 1/16" = 1'-0"

THE COLLABORATIVE +ACOCK

PRELIMINARY - NOT FOR CONSTRUCTION

KEY PLAN N.T.S.

PROJECT TITLE

WLS

WLS OPERATIONS BUILDING

2162 W Alexis Rd, Toledo, OH 43613

08.25.25 FOR SITE PLAN APPROVAL

TC JOB NO. 107375

OWNER JOB NO. #Client Custom

SHEET TITLE

FLOOR PLAN

SHEET NO.

1