

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review for a Community Health Center
Location	-	815 Navarre Avenue
Applicant/Owner	-	Health Partners of Western Ohio 315 North West Street Lima, OH 45801
Engineer/Architect	-	Technicon Design Group – Gillian Stechschulte 202 West Main Street Suite 301 Ottawa, OH 45875

Site Description

Zoning	-	Mixed Commercial-Residential / CM
Area	-	± 2.23 acres (97,175 sq ft)
Frontage	-	± 340' along Berry Street & Forsythe Street ± 288' along Leonard Street & Navarre Avenue
Existing Use	-	Vacant land
Proposed Use	-	Community Health Center

Area Description

North	-	Leonard Street, single-dwelling residential / RD6
South	-	Navarre Avenue, single-dwelling residential, commercial, drug store / CR & RD6
East	-	Forsythe Street, single-dwelling residential, commercial / CR & RD6
West	-	Berry Street, mixed residential, commercial, plasma center / CR & RM36

Parcel History

M-28-62	-	Comprehensive Rezoning including the area of the former East Side Central Elementary.
Z24-0007	-	Zone Change from RD6 to CM at 815 Navarre Avenue. (PC approved on 4/10/25, CC approved on 5/20/25 by Ord. 217-25).

GENERAL INFORMATION (cont'd)Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is seeking approval for a Major Site Plan Review of a Community Health Center at 815 Navarre Avenue. The ±2.23-acre site is currently vacant after the demolition of East Side Central Elementary School in 2011. To the north, east and west of the site is solely single-dwelling residential; to the south is single-dwelling residential and commercial locations across Navarre Avenue.

The site was recently rezoned through Ordinance 217-25 into its current zoning of CM Mixed Commercial-Residential. During the rezoning process, two (2) neighborhood meetings were held: one (1) in February and one (1) in April. Neither meeting was attended by any of the public. There has been significant support and opposition to the rezoning and development of this property. Most notably, a petition was submitted to the Plan Commission opposing the rezoning and development of 815 Navarre Avenue. It is important to note that a large majority of the opposition is due to the site's current use as a green space for recreation. Due to the fact that it is privately owned, there is no obligation to retain this recreational use.

Parking

- The proposed building will be 24,400 square feet, requiring 122 parking spaces. The site plan only shows ninety (90) parking spaces. Due to the zoning and location, staff recommends approval on the proposed parking spaces.
- Bicycle parking is required for this site per TMC§1107.0304. Given the ninety parking spaces shown on the site plan, a total of nine (9) bicycle parking spaces are required.
- Per TMC§1107.1701 – Accessible Parking for Physically Disabled Persons, accessible parking spaces are required. Based on the number of parking spaces shown in the site plan, four (4) ADA parking spaces are required: three (3) car-accessible and one (1) van-accessible. The site plan shows four (4) accessible parking spaces that fit these criteria and satisfies the requirements.
- The site plan shows maneuvering aisles that are twenty-four feet (24') wide. Per TMC§1107.1911, maneuvering aisles must be twenty-five feet (25') in length. The Division of Traffic Management has included this requirement as a condition of approval.

Landscaping

- A frontage green belt of one (1) tree for thirty feet (30') of frontage is required per TMC§1108.0202. All four (4) sides of the property front onto a street.

STAFF ANALYSIS (cont'd)*Landscaping (cont'd)*

Navarre Avenue and Leonard Street have a frontage of 285', requiring ten (10) trees for each frontage. Forsythe Street and Berry Street have a frontage of 340', requiring twelve (12) trees for each frontage. The frontage greenbelt requires a total of forty-four (44) trees in total while the landscaping plan submitted only shows thirty (30) trees. A revised landscaping plan shall be submitted depicting the appropriate number of trees in the frontage greenbelt and listed as a condition of approval.

- b. As part of the frontage greenbelt, a solid evergreen hedge is required to screen the parking lot so that no headlights of any vehicles can be seen from the public street per TMC§1108.0202(B)(2). On the site plan, there is a solid hedge on the northern and eastern sides, but not the western side. The southern side is blocked by the primary structure. A revised landscaping plan shall be submitted depicting the solid evergreen hedge along the western side of the parking lot and listed as a condition of approval.
- c. The dumpster must be screened by a wall with a minimum height of six feet (6') per TMC§1108.0203. The dumpster screening shown in the site plan is five-feet, six-and-a-half inches (5'6.5") in height. A revised landscaping plan shall be submitted depicting the appropriate dumpster screening and listed as a condition of approval.
- d. The parking lot requires interior and perimeter landscaping per TMC§1108.0204. Parking lot perimeter landscaping is covered by the frontage green belt requirements. The requirements for parking lot interior landscaping are eighteen (18) canopy trees and fifty-four (54) shrubs.
- e. The required interior landscaping per TMC§1108.0205 is twenty-four (24) two-inch (2") caliper trees, plantings along all portions of the building that are visible from the public street right-of-way and landscaping at all major entrances.
- f. The interior landscaping that is shown on the landscaping plan is: ninety-three (93) shrubs, four (4) canopy trees and a total of 1,242 perennials/groundcover. There is landscaping at all major entrances and landscaping visible on each side, but not along all portions of the building. There is a parking row without a terminal island. All portions of the parking lot are within one-hundred linear feet (100') of a landscaped area.
- g. The interior landscaping is missing fourteen (14) canopy trees, twenty-four (24) two-inch (2") caliper trees and landscaping along all portions of the buildings. The interior landscaping has an excess of thirty-nine (39) shrubs and 1,242 perennials/groundcover that is not counted. A revised landscaping plan shall be submitted depicting the location and appropriate quantity of interior landscaping and listed as a condition of approval.
- h. Due to being zoned CM Multi-use Commercial, the Plan Director determines the extent that architectural characteristics or physical constraints of the site preclude compliance with standard landscaping requirements per TMC§1108.0302(B). The Plan Director has currently determined that all standard landscaping requirements apply to this site.

STAFF ANALYSIS (cont'd)

Building Elevations

- a. Per TMC§1109.0205(C), transparent windows shall occupy at least forty percent (40%) of the area between two and ten feet (2-10') at grade from the base of the primary elevation facing the right-of-way. Since this site has four (4) frontages, the side streets shall have at least twenty percent (20%) window coverage instead of the forty percent (40%). The building elevations submitted shows thirty-five percent (35%) window coverage on the southern elevation. The other elevations pass the twenty percent (20%) window coverage requirement, all being above thirty percent (30%).
- b. Given the medical nature of the site, it is understandable that there is less window coverage than is typical. However, the primary street is onto a major street Navarre Avenue and it is required to meet the minimum forty percent (40%) window coverage along the primary frontage. Revised building elevations shall be submitted indicating forty percent (40%) window coverage along the south facing façade along the Navarre Avenue frontage and listed as a condition of approval.
- c. The materials and design of the elevations pass the requirements of TMC§1109.0200 – Commercial, Mixed Use, and Institutional Design Standards, and TMC§1109.0500 – Building Façade Materials and Color. The proposed building materials are comprised of mostly brick which is categorized as a high quality material under, while accent colors proposed on the building elevations are less than twenty percent (20%).

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed Use (NM). The NM designation is intended to preserve and promote pedestrian-focused commercial and mixed-use areas. The community health center is designed to allow local residents to walk to the site without the need of a car. While this site does not contain a residential component to make it Mixed-Use, the development is designed to help local residents both within walking distance and residents of East Toledo. This project accomplishes multiple goals of the Forward Toledo Comprehensive Land Use Plan.

The placement of the primary structure is closer to the major street, Navarre Avenue, with the parking lot in the rear. The main entrance is facing Navarre Avenue which makes it clear the site is pedestrian focused, building upon the goal of Quality Design.

In addition, there is an interior sidewalk closer to the building, creating a safer environment for pedestrians placed further from the road. The development is within a Walkable Orientated Development (WOD) area, creating a location for people to walk to. As such, this builds upon the goal of Walkable Neighborhoods and supports the expansion of the WOD area.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

East Toledo has seen fewer major developments compared to Downtown Toledo. The community event space that is part of the proposed development helps connect residents with each other and the local business. This development would strengthen the neighborhood and help address the medical needs of East Toledo (Historic Impacts on Neighborhoods and Strengthen Neighborhoods). Access to medical care helps residents with disabilities both get the care they need and, in many cases, learn what their disability is and how to best address their disability. This makes the local community more inclusive because of the improved access to information and care for medical needs (Inclusive Communities).

Staff recommends approval of SPR25-0025, a Major Site Plan Review for a community health center at 815 Navarre Avenue, because its pedestrian-focused design promotes walkability in the area, the vehicular easement is only on Navarre Avenue, and the parcel is zoned appropriately for this use. In addition, it promotes several goals in the Forward Toledo Comprehensive Land Use Plan and is consistent with the Future Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of SPR25-0032, a Major Site Plan Review for a community health center at 815 Navarre Avenue for the following **three (3) reasons**:

1. The proposed use is allowed within the site's zoning (TMC§1111.0809(B)).
2. The proposal provides safe movement of pedestrians and vehicles within the site and on adjacent roadways (TMC§1111.0809(C) & (D)); and
3. The proposed use is consistent with the *Forward Toledo Comprehensive Land Use Plan*.

The staff recommends approval of SPR25-0032, a Major Site Plan Review for a community health center at 815 Navarre Avenue, subject to the following **twenty-six (26)** 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.

Division of Environmental Services

No comments.

STAFF RECOMMENDATION (cont'd)

Division of 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 proposed 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.
3. 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.
4. 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.
5. The stormwater planning is adequate for the site plan, but a full stormwater review for comments requires an engineering submittal of multiple items, listed as items 1.a. – 1.g. on the SWP3 submittal coversheet provided to applicant's engineer. The cover sheet includes a web link to Toledo's 2014 Infrastructure Requirements document.
6. Following the stormwater review, additional items are needed to receive construction permission:
 - a. As listed on the SWP3 submittal cover sheet, items 2.a. - 2.c.
 - b. Sewer fee and subcontracting for construction by a Toledo Licensed Sewer Contractor.
 - c. Project team shall provide advance copy of sample stormwater permit to bidders and with the contract for construction. It states conditions for preconstruction notifications, field inspection, and permit closure.
 - d. Proprietary system manufacturer of the underground system must ensure correct construction and provide signoff per required plan notes as previously provided to applicant's engineer.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
8. 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

9. 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.
10. 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.

Division of Sewer & Drainage Services

No comments.

Division of Fire Prevention

11. The proposed new building will require compliance with all applicable building, fire, electrical, mechanical and plumbing code requirements (OBC§105.1 & 101.4) – Note – Building Plans have already been submitted and reviewed.
12. New and existing buildings shall be provided with approved address identification that meets Building Code requirements (OBC§501.2).
13. A fire safety inspection is required prior to occupancy (OFC§105.3.3.2, TMC§130.09).

Division of Traffic Management

14. Bicycle parking is required per TMC§1107.0900.
15. Wheel stops are required at all property lines, sidewalk, planting strips and buildings per TMC§1107.1907.
16. All driveways and drive aisles are required to be 25' wide where two-way traffic is being utilized per TMC§1107.1911.

Plan Commission

17. The building design shall meet the requirements of TMC§1109.0500 – *Façade Materials*. All structures shall utilize durable high-quality building materials such as brick, stone, metal, or concrete. **Acceptable as depicted on building elevations.**
18. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors (i.e. gray, brown, tan). **Acceptable as depicted on building elevations.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

19. 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.
20. The proposed ninety (90) off-street parking spaces do not meet the minimum 122 required off-street parking spaces in the Off-Street Parking Schedule A in TMC§1107.0304; therefore, **an alternative access and parking plan shall be submitted to the Plan Director for review and approval.**
21. Accessible parking spaces are required to be provided based on the number of parking spaces provided per TMC§1107.1701. The required number of accessible parking spaces shall be determined and provided based on the approved alternative access and parking plan. **Acceptable as depicted on the site plan.**
22. One (1) bicycle parking slot shall be provided per ten (10) parking spaces pursuant to Off-Street Parking Schedule A in TMC§1107.0304. A total of nine (9) bicycle parking spaces are required to be provided on site in accordance with TMC§1107.0900. **Not acceptable as depicted on the site plan. A revised site plan shall be submitted to the Plan Director depicting the location and quantity of bicycle parking spaces.**
23. A detailed site, lighting, fencing and four (4) copies of a 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') frontage greenbelt along Navarre Avenue, Forsythe Street, Leonard Street and Berry Street per TMC§1108.0202. The greenbelt shall consist of ten (10) trees on Navarre Avenue and Leonard Street and twelve (12) trees on Forsythe Street and Berry Street. **Not acceptable as depicted. In total on the site plan, there are thirty (30) trees depicted in the frontage green belt instead of the required forty-four (44) trees. A revised landscaping plan shall be submitted for review and approval by the Plan Director.**
 - b. Dumpster screening per TMC§1108.0203. **Not acceptable as depicted. The screening wall is five-feet six-and-a-half-inches (5'6.5") in height instead of the required six feet (6'). A revised site plan shall be submitted depicting the appropriate dumpster screening.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. Perimeter parking lot landscaping along parking areas adjacent to a street per TMC§1108.0204(B.9). A continuous shrub row shall per provided on all frontages that are abutting the parking lot. **Not acceptable as depicted. The shrub row is only present on the northern and eastern frontages. A shrub row shall be added to the western frontage. A revised landscaping plan shall be submitted for review and approval by the Plan Director.**
- d. Interior parking lot landscaping TMC§1108.0204. Eighteen (18) canopy trees and fifty-four (54) shrubs shall be provided. **Not acceptable as depicted. Interior landscaping does not contain the required number of canopy trees. A revised landscaping plan shall be submitted for review and approval by the Plan Director.**
- e. Interior site landscaping per TMC§1108.0205. Twenty-four (24) two-inch (2") caliper trees, plantings along all portions of the building that are visible from public street right-of-way and landscaping at all major entrances. **Not acceptable as depicted. Interior landscaping is not present along all portions of the building that are visible to the public nor is there the required number of canopy trees. A revised landscaping plan shall be submitted for review and approval by the Plan Director.**
- f. Topsoil must be back filled to provide positive drainage of the landscape area.
- g. 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.
- h. 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.
- i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
- j. Lights and light fixtures used to illuminate any parking area must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908.
- k. The location, lighting, and size of any signs; and

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

1. Landscaping shall be installed and maintained indefinitely.
24. All proposed signage for the site shall be meet the requirements of TMC§1113.000. A sign permit shall be submitted and approved for all signage.
25. 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.
26. 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.

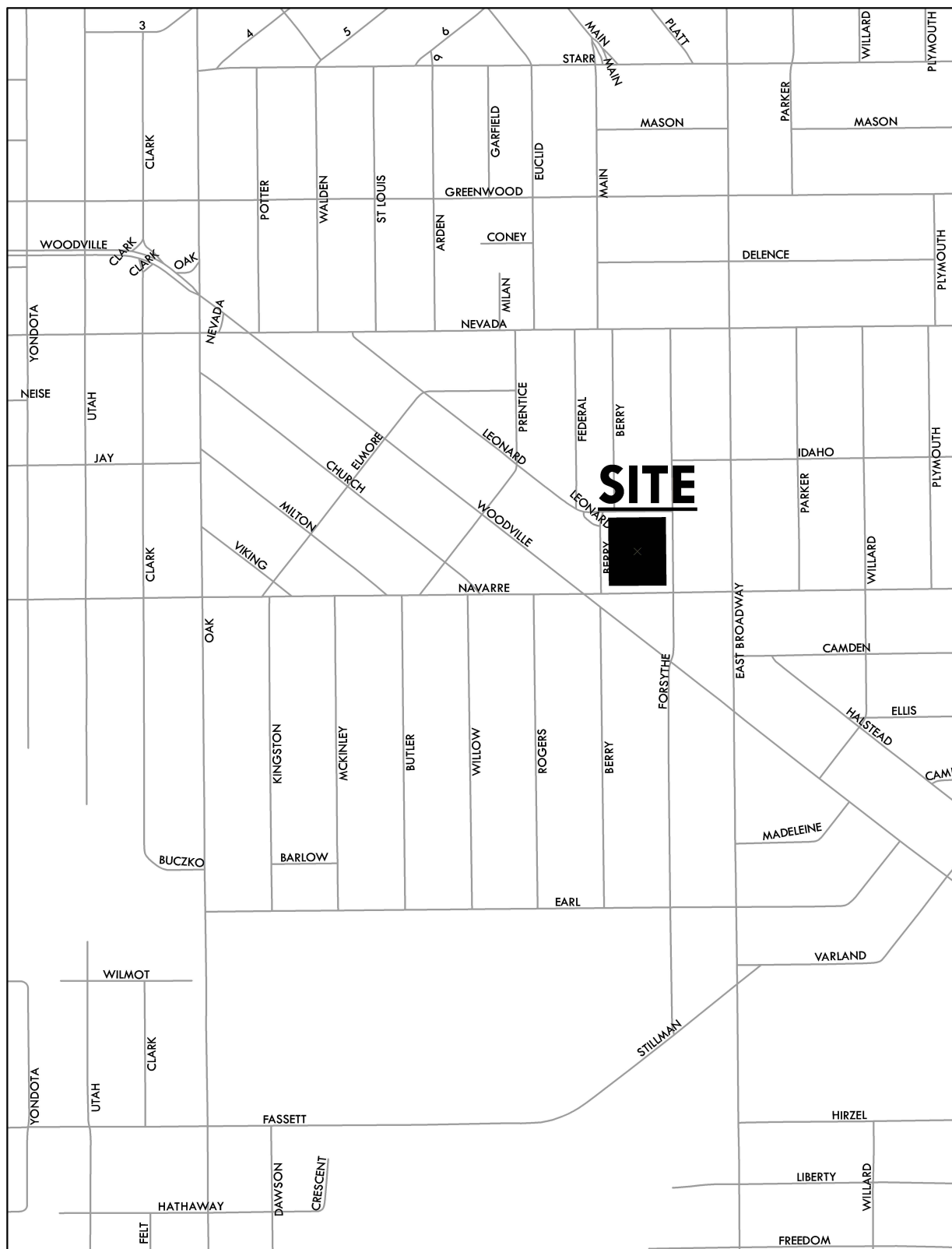
MAJOR SITE PLAN REVIEW
TOLEDO PLAN COMMISSION
REF: SPR25-0032
DATE: August 14, 2025
TIME: 2:00 P.M.

ZM

Six (6) sketches follow.

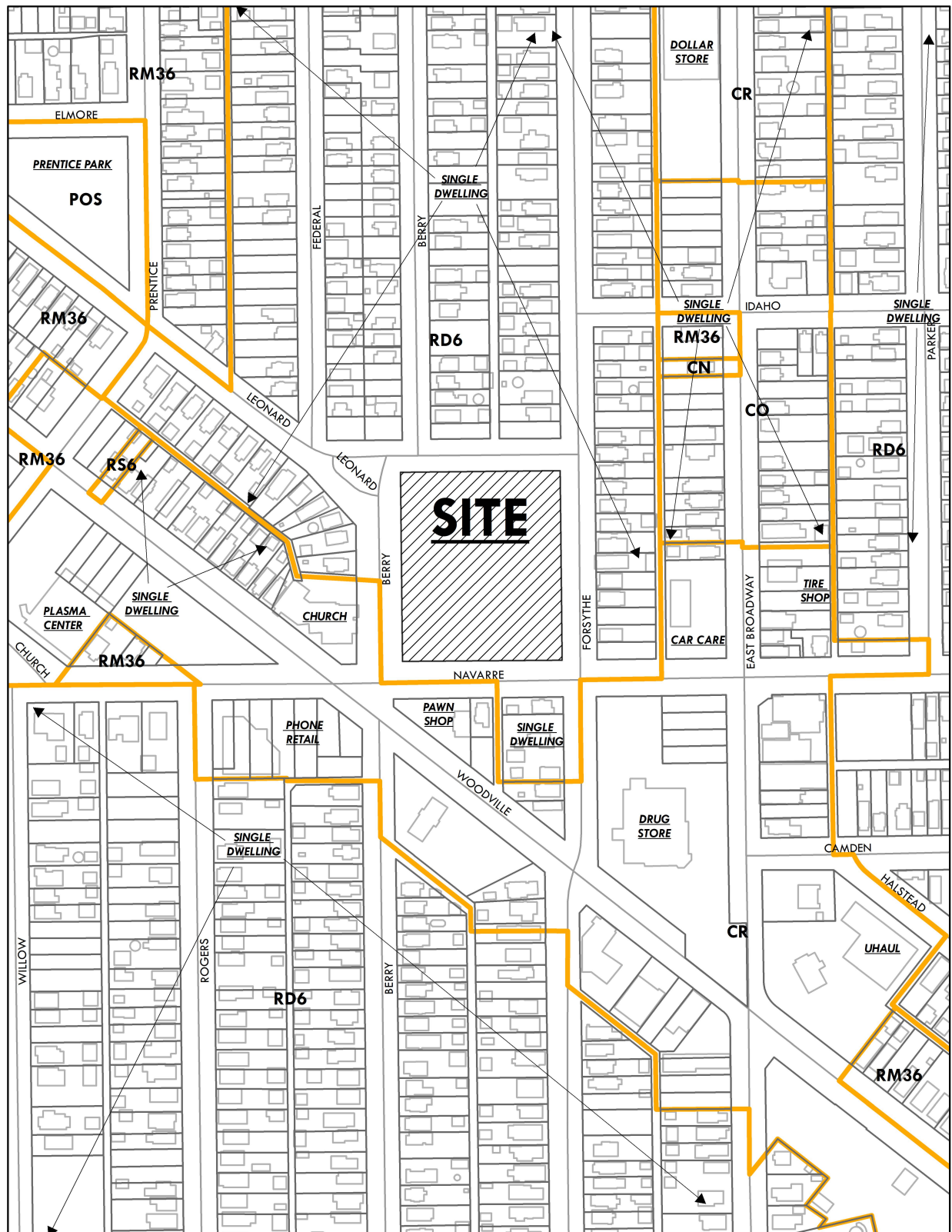
GENERAL LOCATION

SPR25-0032



ZONING & LAND USE

SPR25-0032

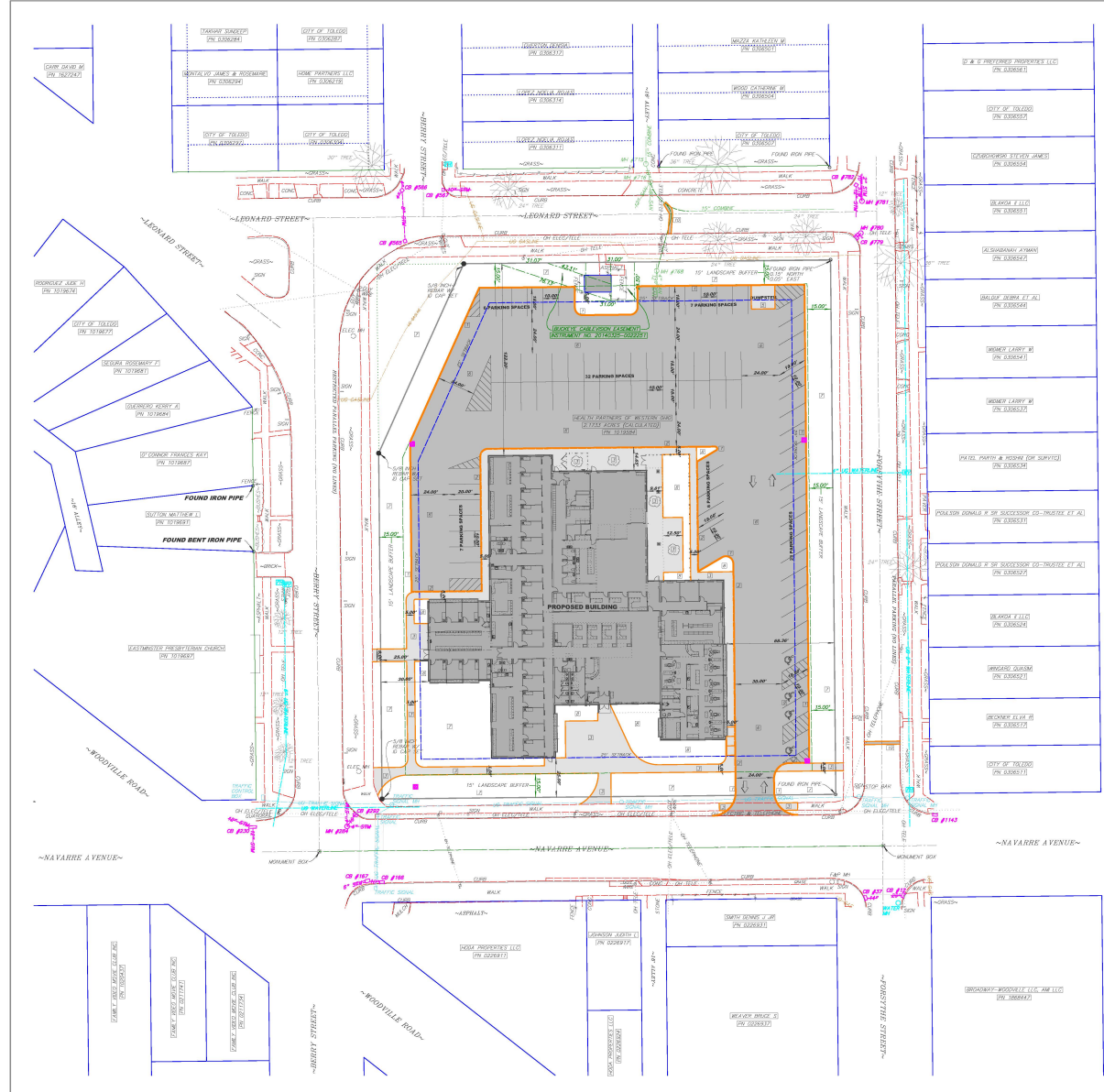


SITE PLAN

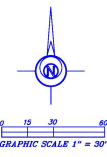
SPR25-0032



7-13



- PROJECT KEYNOTS**
- 1. PROPOSED TYPE 6 CURB (SEE DETAIL SHEET C300)
 - 2. PROPOSED TYPE 6 CURB/SIDEWALK COMBO - 5' WIDE UNLESS NOTED OTHERWISE (SEE DETAIL SHEET C300)
 - 3. PROPOSED 4" SIDEWALK - 5' WIDE UNLESS NOTED OTHERWISE (SEE DETAIL SHEET C300)
 - 4. PROPOSED 6" CONCRETE PAVEMENT (SEE DETAIL SHEET C300)
 - 5. PROPOSED 8" CONCRETE PAVEMENT (SEE DETAIL SHEET C300)
 - 6. PROPOSED 4" ASPHALT PAVEMENT (SEE DETAIL SHEET C300)
 - 7. AREAS OF TOPSOIL FILL AND SEEDING
 - 8. AREAS OF TOPSOIL FILL AND LANDSCAPING (SEE SHEET L100)
 - 9. ADA PARKING AREA (SEE DETAIL SHEET C300)
 - 10. ROAD REPAIR CROSS SECTION TO MATCH EXISTING PAVEMENT COMPOSITION



- LEGEND**
- LIGHT POLE
 - POWER POLE
 - TELEPHONE POLE
 - CB CATCH BASIN
 - FM FIRE HYDRANT
 - MM MANHOLE
 - ON OVERHEAD
 - UE UNDERGROUND
 - WV WATER VALVE

ENTIRE DRAWING SHOWN IS LOCATED WITHIN FLOOD ZONE X, AS PER FEMA PANEL 09396, DATED 8/16/2011

SETBACKS ARE SET FORTH IN THE TOLEDO MUNICIPAL CODE, DATED 8/16/2004

NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UNRECORDED EASEMENTS OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

UTILITY INFO

- MANHOLE #715
TOP 609.72
FL 20" N 14.05
FL 18" S 13.95
- MANHOLE #716
TOP 609.69
FL 18" N 595.95
FL 18" S 596.00
FL 12" SW 599.85
- MANHOLE #718
TOP 610.80
FL 10" E 608.24
FL 6" W 608.39
FL 12" S 604.90
- CATCH BASIN #112
TOP 609.72
FL 20" N 14.05
FL 18" S 13.95
- CATCH BASIN #37
TOP 609.33
FL 14" E 605.48
- CATCH BASIN #166
TOP 608.18
FL 10" W 606.43
- CATCH BASIN #167
TOP 608.34
FL 10" E 608.24
FL 6" W 608.39
FL 12" S 604.90
- CATCH BASIN #230
TOP 607.73
FL 12" S 604.83
FL 12" NW 604.53
- MANHOLE #284
TOP 608.38
FL 4" N 605.12
FL 10" NE 604.47
FL 4" E 605.42
- CATCH BASIN #292
TOP 607.28
FL 10" SW 605.08
- CATCH BASIN #565
TOP 609.39
FL 8" N 606.59
- CATCH BASIN #566
TOP 609.29
FL 8" N 606.44
FL 8" S 606.34
FL 4" SW 607.04
- CATCH BASIN #567
TOP 609.26
FL 10" E 608.41
- CATCH BASIN #779
TOP 608.17
FL 12" NE 605.87
- MANHOLE #780
TOP 608.50
FL 12" SW 605.35
- MANHOLE #791
TOP 608.80
FL 10" N 605.95
FL 2" N 605.95
- CATCH BASIN #782
TOP 608.38
FL 12" S 605.28
- CATCH BASIN #1143
TOP 608.83
TOP

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite 4 - Ottawa, Ohio
Phone: 419.523.5789

SITE PLAN (BASE BID)
HEALTH PARTNERS OF WESTERN OHIO
815 NAVARRE AVENUE
TOLEDO, OH 43605

SCALE 1" = 30'
JOB #22-451
DRAWN BY KMS
12/16/24
C101

ADDENDUM #4 5-23-2025

LANDSCAPE PLAN

SPR25-0032

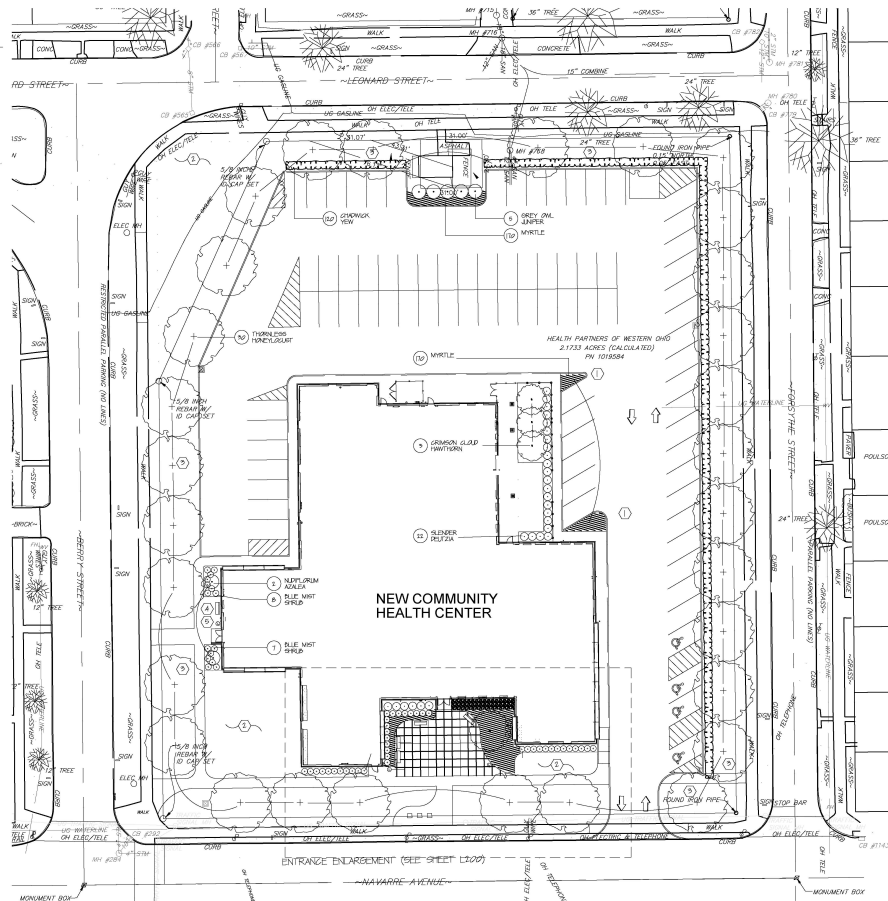


GENERAL NOTES - LANDSCAPE

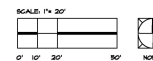
- ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB OR PAVEMENT TO FACE OF CURB OR PAVEMENT. UNLESS NOTED OTHERWISE.
2. THE ELEVATION OF THE EXISTING GRADE UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. ONLY ONE TIME NOT REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT ELEVATION OF THE UTILITIES PRIOR TO COMMENCING WORK AND ACCESS TO BE FULLY PROVIDED TO THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE EXACT ELEVATION OF THE UTILITIES PRIOR TO COMMENCING WORK AND ACCESS TO BE FULLY PROVIDED TO THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE EXACT ELEVATION OF THE UTILITIES PRIOR TO COMMENCING WORK AND ACCESS TO BE FULLY PROVIDED TO THE CONTRACTOR.
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY AFTER THE DIMENSIONS GIVEN AND AURAL SURVEY HAS BEEN COMPLETED.
4. THE OWNER'S REPRESENTATIVE SHALL REVIEW THE DISCREPANCY IMMEDIATELY AFTER THE DIMENSIONS GIVEN AND AURAL SURVEY HAS BEEN COMPLETED.
5. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY FRM / MORRIS / PHASE.
7. EXISTING PAVEMENT ELEVATION OF ALL DRIVEWAYS TO BE CONSIDERED TO BE EQUAL WITH THE FINISHED FLOOR ELEVATION OF THE BUILDING.
8. CONTRACTOR TO PROVIDE NECESSARY BARRIERS LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
9. ALL SPREAD MATERIALS TO BE INCORPORATED BY CONTINUOUS MIXED LAYER LIFT SPREADS AND AS SPECIFIED.
10. ALL AREAS ADJACENT BY CONSTRUCTION ARE TO BE PROTECTED BY CONSTRUCTION.

CONSTRUCTION NOTES - LANDSCAPE

- ① BACKFILL WITH TOPSOIL AS REQUIRED TO BRING TYPICAL GRADE TO BE MANUFACTURED ADJACENT INSURING POSITIVE DRAINAGE OFF ALL SURFACES
- ② LAWN AREA FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6" MEET ADJACENT SURFACES FLUSH WOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- ③ LANDSCAPE AREA FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6" MEET ADJACENT SURFACES FLUSH WOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- ④ BRUSH PROVIDE AND INSTALL BRUSHES (TYPICAL OF 6) AS MANUFACTURED BY LANDSCAPE/IRRIGATION MODEL SCARDOUTER 70 NO CENTER ARM, POWDER COATED. SUBMIT COLOR FOR APPROVAL CONTACT: BRITANNY CONROY 5405991104
- ⑤ LITTER CONTAINER PROVIDE AND INSTALL LITTER CONTAINERS (TYPICAL OF 2) AS MANUFACTURED BY LANDSCAPE/IRRIGATION MODEL SCARDOUTER SIDE OPENING, POWDER COATED. SUBMIT



PLANTING PLAN - BASE BID



PL&EG
LANDSCAPE ARCHITECTURE

445 E 4TH ST

HEALTH PARTNERS OF WESTERN OHIO
EAST TOLEDO COMMUNITY HEALTH CENTER
815 NAVARRE AVENUE

LANDSCAPE PLAN

ISSUED DATE

DRAWN BY: LEE

DATE: 04-26-2022

PLOT SCALE: 1:1 (32x42)

JOB NO.	25-002
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SHEET
1100

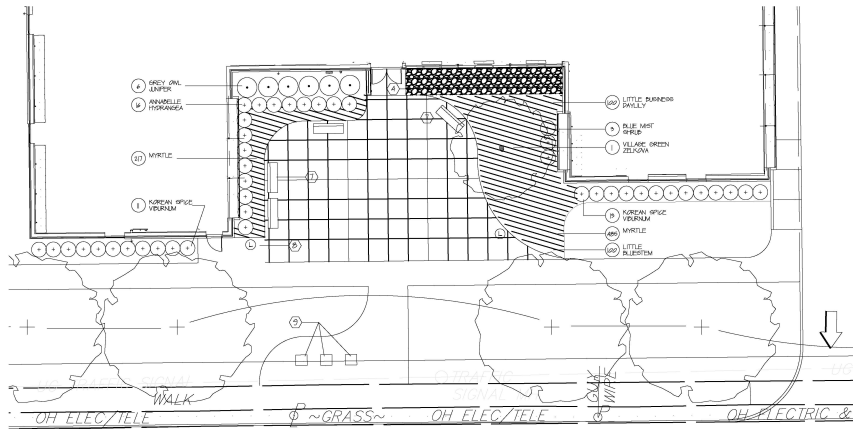
LANDSCAPE PLAN

SPR25-0032



CONSTRUCTION NOTES - LANDSCAPE

- BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT INSURANCE POSTAGE FRAME OVER ALL SURFACES.
- LAWN AREA FILL WITH TOPSOIL MINIMUM DEPTH SHALL BE 6" IN ALL ADJACENT SURFACES FLUSH MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA FILL WITH TOPSOIL MINIMUM DEPTH SHALL BE 6" IN ALL ADJACENT SURFACES FLUSH MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- COBBLESTONE MULCH WITH METAL EDGING DETAIL 4 SHEET L300
- NOT USED
- NOT USED
- BENCH PROVIDE AND INSTALL BENCHES TYPICAL OF 10 AS MANUFACTURED BY LANDSCAPEFORMS MODEL SCARSDALE 12" NO CENTER HOLE POWER COATED SUBMIT COLOR FOR APPROVAL CONTACT BRITANNY CONROY 4433911004
- LITTER CONTAINERS PROVIDE AND INSTALL LITTER CONTAINERS TYPICAL FOR 30 AS MANUFACTURED BY LANDSCAPEFORMS MODEL SCARSDALE 12" NO CENTER HOLE POWER COATED SUBMIT COLOR FOR APPROVAL CONTACT BRITANNY CONROY 4433911004
- BIKE RACK PROVIDE AND INSTALL BIKE RACKS TYPICAL FOR 30 AS MANUFACTURED BY LANDSCAPEFORMS MODEL FLIP BIKE RACK SURFACE MOUNT POWER COATED SUBMIT COLOR FOR APPROVAL CONTACT BRITANNY CONROY 4433911004

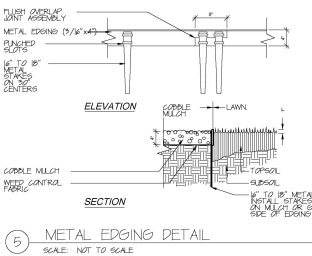
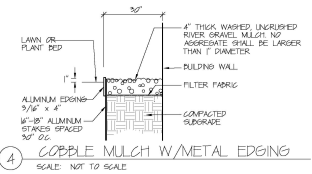
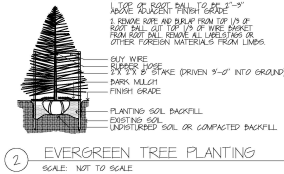
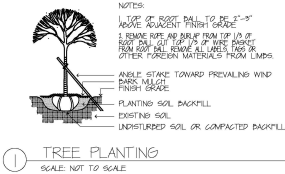


ENTRY COURTYARD

SCALE 1/8\"/>

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
10	THORNLESS HONEYLOCUST	GLEDITSIA TRACANTHOS 'SUNDURST'	2\"/>	DAB	AS SHOWN
1	VILLAGE GREEN ZELKOVA	ZELKOVA SERATA VILLAGE GREEN	2\"/>	DAB	AS SHOWN
3	GRIMSON GLAD HANTHORN	GRATISBUS LAEVISSIMA GRIMSON GLAD	1 1/2\"/>	DAB	AS SHOWN
SHRUBS					
10	BLUE MIST SHRUB	CARYOPTERIS 'SUNSHINE BLUE'	#3	CONT	REMARKS
13	QUINER DELIZIA	DELIZIA GRACILIS	#3	CONT	REMARKS
14	KOREAN SPICE VIBURNUM	VIBURNUM CARLISII	#3	CONT	REMARKS
3	NEPTULORUM AZALEA	AZALEA A NEPTULORUM	#3	CONT	REMARKS
1	GREY OAK LAMPER	LAMPER V. GREY OAK	#3	CONT	REMARKS
16	ANNELLE HYDRANGEA	HYDRANGEA A 'ANNELLE'	#3	CONT	REMARKS
102	CHAMPAGNE YEW	TAXUS X MEDIA 'CHAMPAGNE'	14"	DAB	4\"/>
PERENNIALS / GROUNDCOVER					
102	MYRTLE	VINCA MINOR	2"	FLAT	10\"/>
102	LITTLE BURNING BUSH	HEMEROCALLIS LITTLE BURNING	#1	CONT	10\"/>
102	LITTLE BURNING BUSH	SCHIZANTHUS SOPORUM	#1	CONT	10\"/>



PL&EG
LANDSCAPE ARCHITECTURE
440 E. 6TH ST.
DARIENVILLE OH 43003

HEALTH PARTNERS OF WESTERN OHIO
EAST TOLEDO COMMUNITY HEALTH CENTER
815 NAVARRE AVENUE
TOLEDO, OHIO 43616

2025 PLANT LIST

LANDSCAPE DETAILS & PLANT LIST

ISSUED DATE
11/24/2025
DRAWN BY
LSE
DATE
04/24/2025
PLOT SCALE
1:1 (24x42)
JOB NO.
25-002
SHEET
L200

7-16

N
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