

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a new gas station
Location	-	5765 Secor Road
Applicant / Developer	-	Skilken Gold Development, LLC 4270 Morse Rd Columbus, OH 43230
Owner	-	NG20, LP and Niki Olive Drive, LLC 11720 El Camino Real, Suite 250 San Diego, CA 92130
Tenant	-	Sheetz, Inc. 5700 Sixth Avenue Altoona, PA 16602
Engineer	-	Civil & Environmental Consultants, Inc. 8800 Lyra Drive Suite 300 Columbus, OH 43240

Site Description

Zoning	-	Regional Commercial / CR
Area	-	± 2.5 Acres
Frontage	-	± 273' along W. Alexis Road
Frontage	-	± 181' along Secor Road
Existing Use	-	Vacant commercial building
Proposed Use	-	Gas station, convenience store and quick service restaurant with drive-thru

Area Description

North	-	Alexis Road, Walgreens, Commercial businesses, Single-family homes / CR & RS6
South	-	Monnette's Market, Single-family homes, Coral Avenue / CR and RS6
East	-	Secor Road, Commercial businesses, Retail businesses, Gay Street / CR
West	-	Apartments and Single-family homes / CR & RM36

GENERAL INFORMATION (cont'd)

Parcel History

SPR-2-07 - Major Site Plan review for new retail development (PC approved 3/8/2007).

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The Applicant is requesting a Special Use Permit for a gas station at 5765 Secor Road. The subject property consists of \pm 2.5 acres and is located southwest of the intersection of Alexis and Secor Roads. The site is currently occupied by a vacant building and parking lot that was previously used as a Rite Aid as well as a cell tower. Surrounding land uses include commercial businesses and single-family homes to the north across Alexis Road; commercial and retail businesses to the east across Secor Road; Monnette's Market and single-family homes to the south; and apartments to the west.

The Applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant with a drive-thru. The existing cell tower will remain. The property is zoned CR Regional Commercial. A Special Use Permit is required for gas stations in the CR Zoning District per TMC§1104.0100. In addition, gas stations are subject to the use regulations of TMC§1104.0900 - Gasoline and Fuel Sales.

Gasoline and Fuel Sales Regulations

The use regulations found in TMC§1104.0900 - Gasoline and Fuel Sales, outline the design criteria for gas stations in terms of site layout, location and general requirements. More specifically the location and setbacks for gas pump, pump islands, gas canopies and non-petroleum displays. In addition, material standards and colors are identified for gas canopies and support columns. The submitted plans meet these requirements.

This section also requires that free air be provided and maintained during operating hours and that the hours of operation may be limited to 5:30 a.m. to 1:00 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area. Two (2) air stations are illustrated on the site plan. To be compliant with this section, they must be free of charge to customers. The applicant has requested that they be permitted to operate the business twenty-four (24) hours a day, seven (7) days a week. Staff is recommending the hours of operation be limited to 5:00 a.m. to 1:00 a.m. since there are surrounding residential uses to the south and west. This is consistent with a recent Special Use Permit approved in 2024 for a proposed gas station located east of the existing site and southwest of the intersection of Alexis and Tremainsville Roads. Free air and hours of operation are listed as conditions of approval.

STAFF ANALYSIS (cont'd)**Parking and Circulation**

The site will have two (2) access drives, one (1) from Alexis Road and one (1) from Secor Road. The primary façade of the building will face Alexis Road and the majority of the parking will be located along the north, east and west building facades. A drive-thru is illustrated to the west of the building and parking with a drive-thru window at the rear of the building. There are existing sidewalks along both Alexis and Secor Roads. A connecting walkway from the east side of the building to the existing sidewalk on Secor Road is provided.

Off-street parking is required per TMC§1107.0300. Off-street parking for a site with multiple uses must equal the total of the requirements for all uses which include: gasoline and fuel sales which are required to have one (1) parking space per pump plus one (1) per 300 square feet of building area; and sit-down restaurants which require one (1) parking space per three (3) employees plus one (1) parking space per seventy-five (75) square feet of customer area. A total of forty-two (42) off-street parking spaces are required based on the twelve (12) gas pumps depicted on the site plan, the proposed building area of 5,689 square feet which excludes the restaurant area, and a restaurant area of 450 square feet. The site plan illustrates fifty (50) parking spaces (38 marked spaces + 12 spaces at gas pumps). The site plan therefore meets the minimum off-street parking requirements.

Bicycle parking is required per TMC§1107.0304 Schedule A at a rate of one (1) bicycle parking slot per 10 parking spaces. Based on the thirty-eight (38) marked parking spaces provided, four (4) bicycle slots are required. The site plan illustrates that five (5) bicycle slots will be provided along Secor Road within the building setback and frontage greenbelt. While the amount of bicycle slots complies with this standard, the location is not appropriate. The location of the proposed bicycle parking slots shall be relocated as a condition of approval.

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) car accessible parking space, with at least a five-foot (5') wide aisle abutting the designated space, and one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, are required when there are twenty-six (26) to fifty (50) total parking spaces. The proposed site plan meets this requirement as two (2) van accessible parking spaces are provided.

Wheel stops are required per TMC§1107.1907 whenever a parking lot extends to a property line, sidewalk, planting strip, or building. Wheel stops are required for the thirty-eight (38) marked parking spaces. Bumper posts are depicted on the site plan for the parking spacing immediately adjacent to the building; however, none are proposed for the remaining parking spaces. Wheel stops shall be provided for all parking spaces as a condition of approval.

STAFF ANALYSIS (cont'd)**Parking and Circulation (cont'd)**

Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial Districts are prohibited within fifteen (15) feet of street rights-of-way per TMC§1107.1907. The site plan depicts a portion of the maneuvering area within fifteen (15) feet of the Alexis Road right-of-way to accommodate the fuel field. Since this is a new development, staff is not in support of this encroachment. The site plan shall be revised so that no off-street parking facilities, including vehicular drives and maneuvering areas, are located within fifteen (15) feet of street rights-of-way and listed as a condition of approval.

Landscaping and Screening

A minimum 15-foot (15') wide frontage greenbelt per TMC§1108.0202, is required along both Alexis and Secor Roads. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage. Eleven (11) trees are required along Alexis Road and eight (8) trees are required along Secor Road. In addition, since parking and maneuvering areas are proposed along Alexis and Secor Roads, the frontage greenbelt must include a solid evergreen hedge to screen the parking from the public streets. The site plan complies with the tree requirement; however, they are proposing to include existing trees in the number required. To do so, the landscape plan needs to indicate the species and size of these trees. In addition, a mix of deciduous and evergreen shrubs are proposed, but must be evergreen when adjacent to parking and maneuvering areas. Finally, a portion of the frontage greenbelt is only 10 feet (10') wide where the fuel field is proposed. As discussed in the previous section of this report, staff is not in support of the fuel field encroachment. The required evergreen shrubs, species and sizes of existing trees to be preserved, and a 15-foot (15') wide frontage greenbelt shall be provided and included as a condition of approval.

A Type "A" landscape buffer is required along a portion of the south property line where the abutting property is zoned RS6 per TMC§1108.0203. This buffer is required to be a minimum of ten feet (10') in width with a solid fence and four (4) canopy trees and fifteen (15) shrubs per 100 linear feet or a minimum of twenty-five feet (25') in width with four (4) canopy trees and twenty (20) shrubs per 100 linear feet and is included as a condition of approval.

Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. In this case, frontage greenbelt requirements will count towards perimeter landscaping requirements along Alexis and Secor Roads, as noted under the Frontage Greenbelt regulations above. In concern to the west property line, a landscape area at least ten feet (10') in width is required. The site plan depicts an area at least ten feet (10') wide with a combination of existing and proposed evergreen and shade trees. In addition, for those parking spaces that face the west property line, a landscape island is proposed between the parking spaces and the drive-thru lane. To comply with the intent of these standards, the species and size of the trees to be preserved must be provided, and the shrubs in the landscape island shall be evergreen which are included as a condition of approval.

STAFF ANALYSIS (cont'd)

Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces within the parking lot. With thirty-eight (38) parking spaces proposed, eight (8) canopy trees and twenty-three (23) shrubs are required. The submitted landscape plan complies with this requirement as it depicts trees and shrubs in excess of this amount. This section also requires that landscape terminal islands be provided at the end of each parking row. The site plan does not comply with this requirement as two (2) areas at either end of the parking spaces that face the front of the building are depicted with pavement markings and not landscape islands. These two (2) areas shall be landscape islands and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing and listed as a condition of approval.

Interior site landscaping per TMC§1108.0205 is required for commercial properties, in addition to other landscape requirements. This includes: one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that is visible from a public right-of-way, and landscaping at major building entrances. The proposed building is 6,139 square feet, which requires seven (7) trees. The landscape plan depicts the requires trees, foundation plantings and landscaping at building entrances and therefore complies with these standards.

Building Design and Materials

Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. The proposal meets this requirement as the site plan depicts a five-foot (5') wide connecting walkway from the main building entrance, at the northeast corner of the building, east through the parking lot to the existing sidewalk on Secor Road. The site plan notes that the walkway will have transverse striping on the pavement to delineate the pedestrian crosswalk.

Transparent windows shall occupy at least forty percent (40%) of the area between two (2) and ten (10) feet at grade from the base of the primary elevation (Alexis Road) facing the right-of-way per TMC§1109.0205(C)(4). In addition, at least twenty percent (20%) of the elevation facing the side street (Secor Road) shall have transparent windows. In this case, both of the Alexis Road and Secor Road building elevations meet these standards.

The elevations of the proposed building are subject to building material and color standards per TMC§1109.0500. Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. At least eighty percent (80%) of each elevation shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. The proposed building consists of mainly brick and cast stone masonry veneer. These are considered predominant building materials. Therefore, the proposed building meets this requirement.

STAFF ANALYSIS (cont'd)

Signage

All proposed signage on site must meet the regulations in Chapter 1113 - Signs. A ground sign has been depicted on the site plan along the Alexis Road frontage. Based on the detail sheet submitted, the sign appears to comply with size, material and location standards. Since the ground sign includes more than one (1) color, it will be required to comply with standards pertaining to electronic message center (EMC) sign in TMC§1113.0506. Wall signs are proposed for all facades of the building and three (3) sides of the gas canopy. Per TMC§1113.0303, all building signs are limited to a maximum total area of two (2) square feet per one (1) linear foot of building wall frontage facing a public street. Since the subject property only has two (2) street frontages, signs are only permitted on the building walls and canopy sides that face Alexis and Secor Roads. Chapter 1113 requires that a sign permit be submitted and approved for all site signage prior to installation. Compliance with Chapter 1113 is listed as a condition of approval

Neighborhood Meeting

The Plan Director has determined that a neighborhood meeting is required prior to the Plan Commission public hearing per TMC§1111.0200. A neighborhood meeting is scheduled for 6:00 p.m. at the Sanger Branch Library on August 11, 2025.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. While auto-oriented uses such as gas stations are not preferable uses in Neighborhood Mixed-Use districts, the proposal will provide a pedestrian connection from Secor Road to the building as well as bicycle parking. In addition, the proposal includes a restaurant component with both indoor and outdoor seating areas.

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0024, a Special Use Permit for gas station at 5765 Secor Road, 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

STAFF RECOMMENDATION (cont'd)

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 disapproval of the following waiver:

Chapter 1107 - Parking, Loading, and Access

1107.1200 – Location

1107.1202 Setbacks

B. Commercial and Industrial Districts

2. Off-street parking facilities, including vehicular drives and maneuvering areas are prohibited within fifteen feet (15') of street rights-of-way

Disapprove a waiver to allow for off-street parking maneuvering areas within fifteen feet (15') of the street right-of-way for Alexis Road because the proposal is a new development and unique site characteristics and/or a hardship have not been shown.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0024, a Special Use Permit for a gas station at 5765 Secor Road, to the Toledo City Council, subject to the following **forty-four (44) 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 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 .
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.
4. 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.

STAFF RECOMMENDATION (cont'd)

5. Toledo stormwater permitting authority is limited; other permissions are required: Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Application shall be made for a Floodplain Hazard Development Permit through City Building Inspection. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC§1110.
6. No objection to the footprint shown for an extended dry detention basin, however its size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
7. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.
8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. 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.
10. 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.
11. 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 Water Distribution

No comments received at time of print.

Division of Sewer & Drainage Services

No comments received at time of print.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

12. 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 feet.)
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. 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.
16. 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
17. 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.

Fire Prevention Bureau

18. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
19. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. (OBC501.2)

STAFF RECOMMENDATION (cont'd)

20. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Dept, Health Dept and the FD. (OFC104.2, OFC901.2)
21. All permits for new UST systems for this fueling station to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.
22. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2, TMC1309.09)

Division of Transportation

23. Accessible parking signage 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 per TMC§1107.1704.
24. A 25' drive aisle is required where two-way traffic is being utilized per TMC§1107.1911. (25' is required from vehicle stacking to parking spots and vehicle stacking to curb at the north.)

Plan Commission

25. The subject property consists of multiple parcels under single ownership. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**
26. Free air shall be provided and maintained during operating hours of the station per TMC§1104.0903(D). Two (2) air stations are illustrated on the site plan. These air stations shall be free of charge.
27. The hours of operation shall be limited to 5:00 a.m. to 1:00 a.m.
28. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
29. Off-street parking shall be provided per TMC§1107.0300 for the proposed gas station and restaurant uses. A total of forty-two (42) parking spaces are required. The site plan depicts fifty (50) parking spaces. **Acceptable as depicted.**
30. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. Four (4) bicycle parking slots are required. The site plan depicts five (5) bicycle parking slots within the building setback and frontage greenbelt along Secor Road. **Not acceptable as depicted. The location of the proposed bicycle parking slots shall be relocated and a revised site plan submitted.**

STAFF RECOMMENDATION (cont'd)

31. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) car accessible space and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Acceptable as depicted.**
32. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
33. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. Wheel stops are required for the thirty-eight (38) proposed marked parking spaces. **Not acceptable as depicted. Approved wheel stops shall be provided and depicted on a revised site plan for all parking spaces.**
34. Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial Districts are prohibited within fifteen (15) feet of street rights-of-way per TMC§1107.1907. **Not acceptable as depicted.** The site plan shall be revised so that no off-street parking facilities, including vehicular drives and maneuvering areas, are located within fifteen (15) feet of street rights-of-way
35. 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 fifteen-foot (15') frontage greenbelt along Alexis and Secor Roads is required per TMC§1108.0202. **Not acceptable as depicted. Evergreen shrubs, species and sizes of existing trees to be preserved, and a fifteen-foot (15') wide frontage greenbelt shall be provided and depicted on a revised landscaping plan.**
 - b. A Type "A" landscape buffer is required along a portion of the south property line where the abutting property is zoned RS6 per TMC§1108.0203. **Not acceptable as depicted. The required buffer shall be provided and depicted on a revised landscape plan.**
 - c. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
 - d. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Not acceptable as depicted. All shrubs shall be evergreen where adjacent to parking and maneuvering areas and the species and size of the trees to be preserved shall be noted on a revised landscape plan.**

STAFF RECOMMENDATION (cont'd)

- e. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (23) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**
 - f. Interior parking lot landscaping is required per TMC§1108.0204. Landscape terminal islands shall be provided at the end of each parking row. Two areas at either end of the parking spaces that face the front of the building are depicted with pavement markings and not landscape islands. **Not acceptable as depicted. Landscape islands shall be provided that are constructed with six (6) inch by eighteen (18) inch concrete curbing and illustrated on a revised landscape plan.**
 - g. Interior site landscaping is required per TMC§1108.0205. Seven (7) trees, landscaping at major building entrances, and foundation plantings are required. **Acceptable as depicted.**
 - h. Topsoil must be back filled to provide positive drainage of the landscape area.
 - i. 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.
 - j. 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. **Not acceptable as depicted. The species and size of trees to be preserved shall be provided.**
 - k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
 - 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 Plan Director for review or approval.
 - m. The location, height and materials for any fencing to be installed and maintained.
 - n. 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.
36. At least one (1) main entrance of the building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk per TMC1109.0204(A). **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

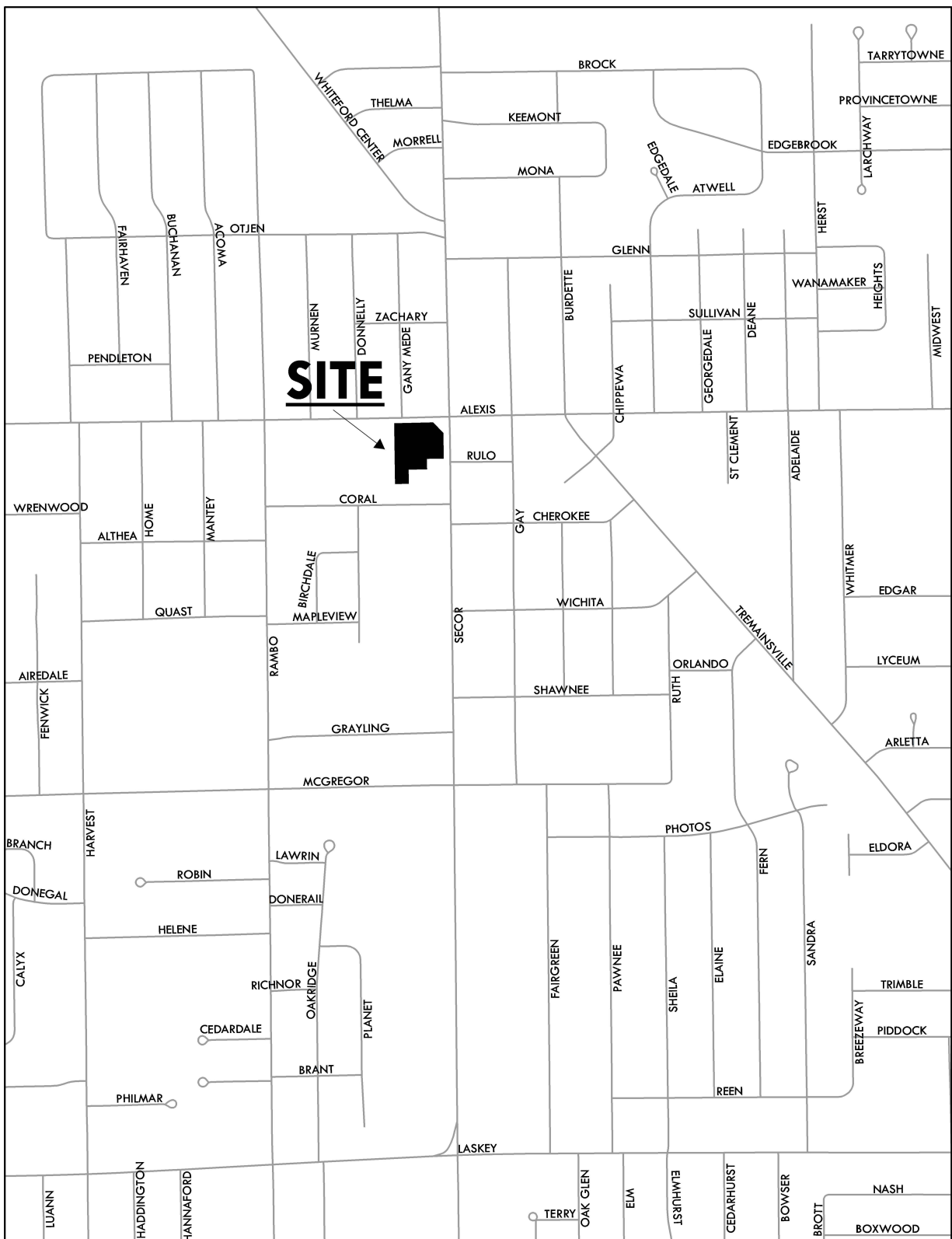
37. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
38. All building elevations shall meet building material and color standards per TMC§1109.0500 since they are visible from a right-of-way. **Acceptable as depicted.**
39. All proposed signage shall meet the standards of TMC§1113 - Signs. **Wall signs are not acceptable as depicted. Wall signs are only permitted on building wall frontages facing Alexis and Secor Roads.**
40. Applicant shall obtain appropriate permits for any proposed signage.
41. 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.
42. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
43. 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.
44. 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: SUP25-0024
DATE: August 14, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: September 17, 2025
TIME: 4:00 P.M.

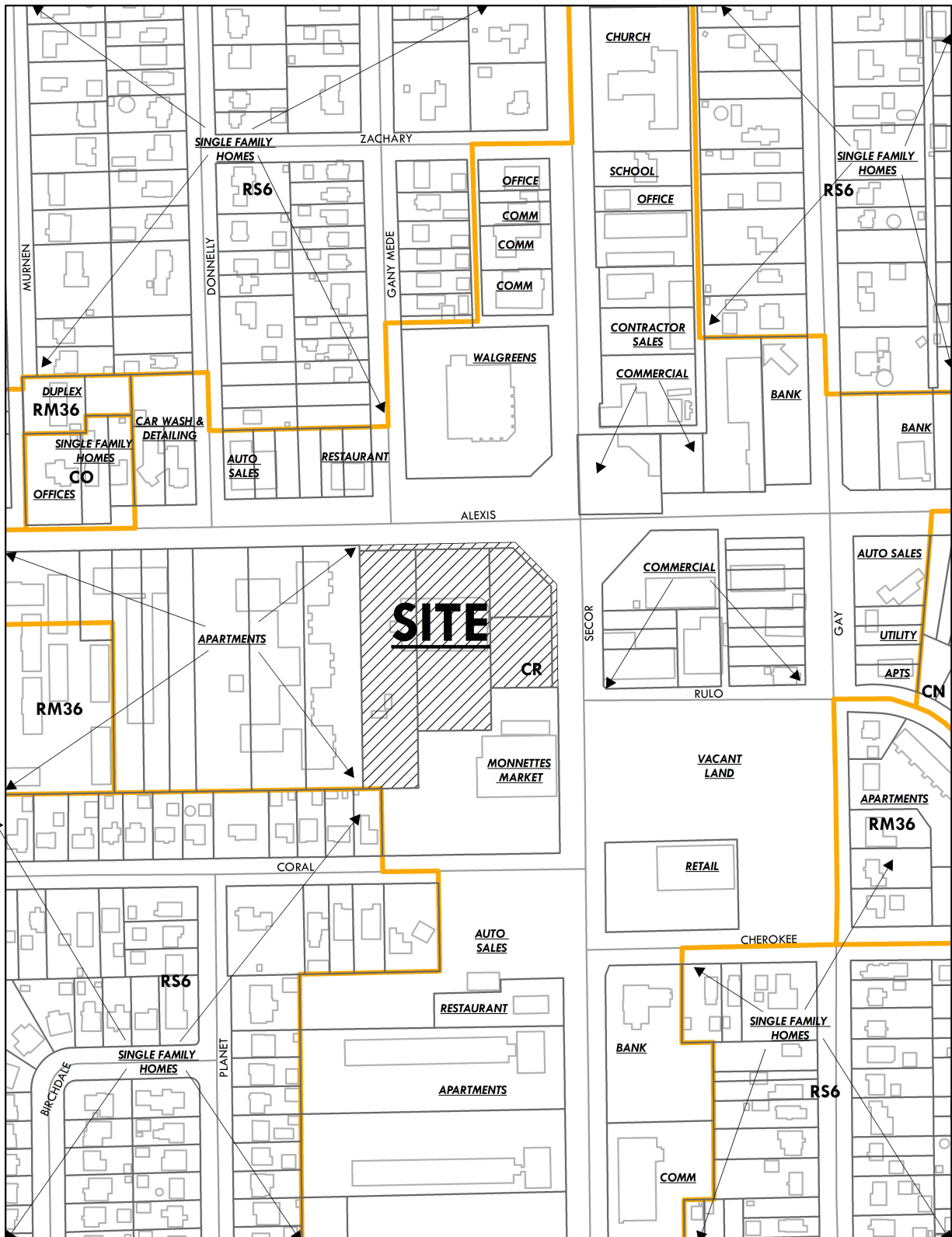
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Seven (7) sketches follow

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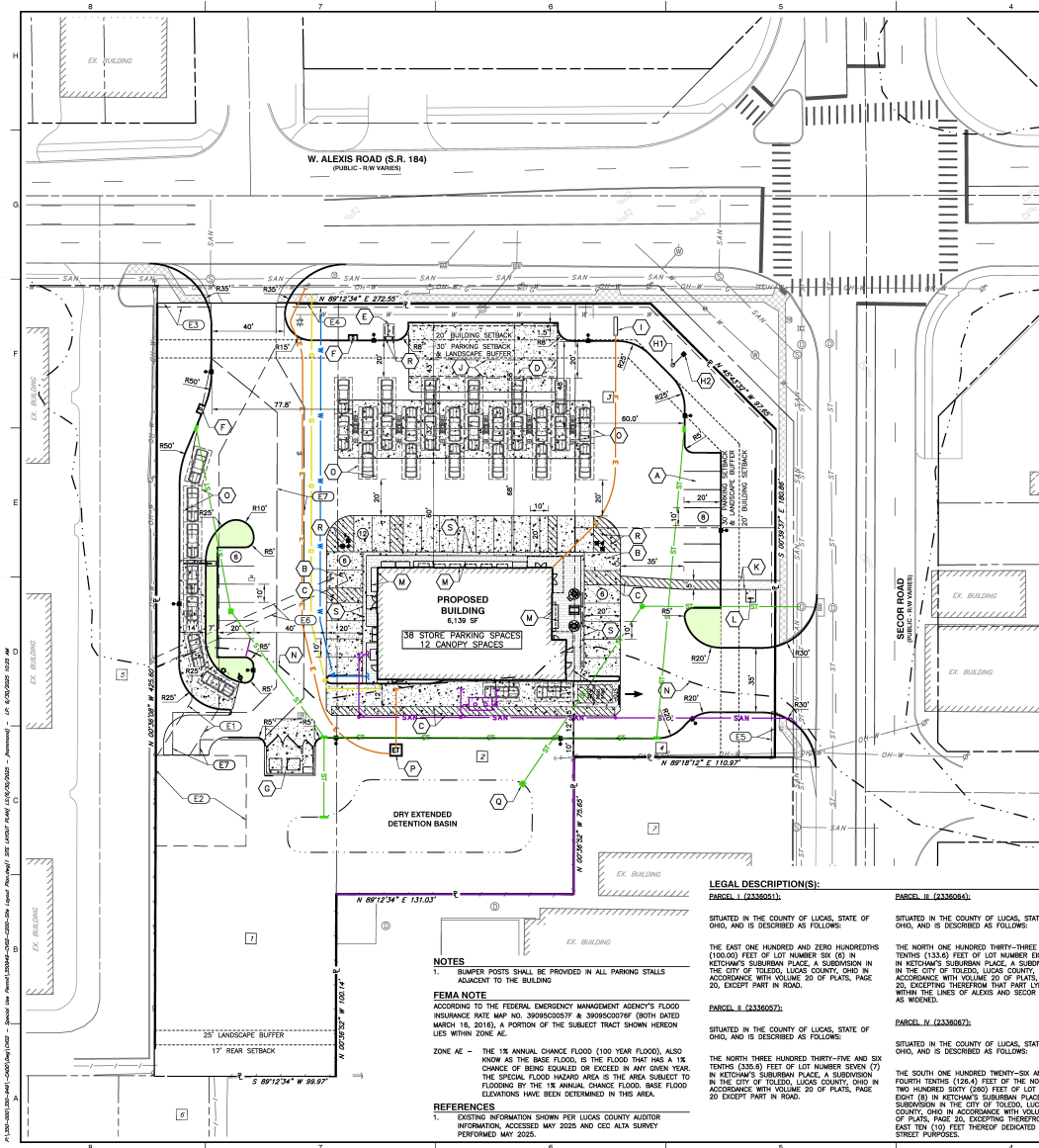
ZONING & LAND USE

SUP25-0024



SITE PLAN

SUP25-0024



NORTH
SCALE IN FEET
0 30 60

PARCEL OWNER INDEX

- 1 KETCHAM'S SUBURBAN PLACE
PD 21-3601
3.571 W ALDIS RD
0.872 AC; ZONE CR
- 2 KETCHAM'S SUBURBAN PLACE
PD 21-3607
3.571 W ALDIS RD
0.876 AC; ZONE CR
- 3 KETCHAM'S SUBURBAN PLACE
PD 21-3604
3.571 W ALDIS RD
0.872 AC; ZONE CR
- 4 KETCHAM'S SUBURBAN PLACE
PD 21-3607
3.571 W ALDIS RD
0.876 AC; ZONE CR
- 5 KETCHAM'S SUBURBAN PLACE
PD 21-3607
3.571 W ALDIS RD
0.876 AC; ZONE CR
- 6 KETCHAM'S SUBURBAN PLACE
PD 21-3607
3.571 W ALDIS RD
0.876 AC; ZONE CR
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PD 21-3607
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0.876 AC; ZONE CR
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PD 21-3607
3.571 W ALDIS RD
0.876 AC; ZONE CR
- 9 KETCHAM'S SUBURBAN PLACE
PD 21-3607
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0.876 AC; ZONE CR
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PD 21-3607
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0.876 AC; ZONE CR
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0.876 AC; ZONE CR
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PD 21-3607
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0.876 AC; ZONE CR
- 13 KETCHAM'S SUBURBAN PLACE
PD 21-3607
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KEY NOTES

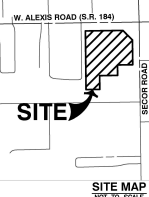
- (A) 10'W X 20' CAR PARKING SPACE
- (B) 10'W X 20' ADA VAN ACCESSIBLE SPACE
- (C) TRANSVERSE STRIPING
- (D) TANK PAD
- (E) VENT PAD
- (F) AIR MACHINE
- (G) DUMPSTER ENCLOSURE
- (H) FLAG POLE
- (I) FLAG POLE LIGHT (ORIENTED TOWARDS POLE)
- (J) MONUMENT SIGN
- (K) 10'W X 20' LANDING ZONE
- (L) SIDEWALK
- (M) BIKE PARKING (5 SPACES)
- (N) PLANTER BED
- (O) LIMITS OF FEMA FLOODPLAIN
- (P) 10'W X 20' STAGING SPACE
- (Q) TRANSFORMER
- (R) BASIN OUTLET STRUCTURE
- (S) 6" BOLLARD
- (T) BUMPER POST (SEE NOTE 1)
- (U) ACCESS EASEMENT (INST. 20070723-0043241)
- (V) LEASE AREA (INST. 20070723-0043241)
- (W) ANTI-VEHICULAR ACCESS EASEMENT A (INST. 20070802-0048947)
- (X) ANTI-VEHICULAR ACCESS EASEMENT B (INST. 20070802-0048947)
- (Y) ANTI-VEHICULAR ACCESS EASEMENT C (INST. 20070802-0048947)
- (Z) 5" ELECTRIC EASEMENT (VOL. 94-314, PG. 811)
- (AA) PROPOSED ACCESS EASEMENT

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED STRUCTURE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- INTERIOR LANDSCAPING
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED STORM SEWER INLET
- PROPOSED CHURNAL
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED GAS

SHEETZ CONVENIENCE STORE

5765 SECOR ROAD
IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



ZONING INFORMATION

CITY OF TOLEDO

CURRENT: CR, REGIONAL COMMERCIAL

REQUIREMENTS	REQUIRED	PROPOSED	MEETS REG. (Y/N)
FRONT YARD BUILDING SETBACK (1106.0102)	MIN. 30'	20' MIN.	Y
REAR YARD BUILDING SETBACK (1106.0102)	MIN. 30'	20' MIN.	Y
SIDE/REAR BUILDING SETBACK (1106.0102)	0' (ABUTTING C OR I DISTRICTS) 10'-11' PER 4' ABOVE 20' (ABUTTING RS-B DISTRICT)	0' SIDE (WEST) 11' REAR (15'-12'-25' SOUTH)	Y
CANOPY & PUMP ISLAND SETBACK (1104.0603)	CANOPY: 10' MIN PUMP ISLANDS: 15' MIN.	CANOPY: 10' MIN PUMP ISLANDS: 15' MIN.	Y
PARKING SETBACK (1107.0202)	30'	30'	Y
FRONT LANDSCAPE BUFFER (1108.0202)	30' (500' + OF FRONTAGE)	30'	Y
LANDSCAPE SCREENING BUFFER (1108.0203)	ABUTTING RESIDENTIAL: 10' (INCLUDING SOLID FENCE/WALL) 20' (NO SOLID FENCE OR WALL) ABUTTING REGIONAL COMMERCIAL: NO SCREEN OR BUFFER REQUIRED	25'	Y
INTERIOR LANDSCAPING REQUIRED (1108.0204)	20' SF PER PARKING & STACKING SPACE (38 SPACES + 12 STACKING SPACES) = 800 SF	1,200 SF	Y
MAX FLOOR AREA RATIO (1106.0102)	2.5	0.07	Y
MAX BUILDING COVERAGE (1106.0102)	60%	9.36%	Y
MAX BUILDING HEIGHT (1106.0102)	65'	25'	Y
1 PER 3 EMPLOYEES (15 EMPLOYEES)	5	36	Y (LESS THAN 1500 SF REQUIRED SPACES)
1 PER 75 SF OF OUTDOOR AREA (RESTAURANT) (450 SF)	6	12	Y
CAR PARKING SPACES (1107.0304)	1 PER PUMP (12 PUMPS) (COUNT AS IF PARKED AT PUMP) 1 SPACE PER 300 SF OF RETAIL SPACE (3,254 SF)	12 11	Y
PARKING SPACE DIMENSIONS (1107.1911)	90' PARKING: 9'W X 18'L 90' PARKING: 20'	90'10"Wx20'L 90'25' MIN.	Y
BRICKLE PARKING (SECTION 1107.0304)	38 SPACES: 4 BRICKLE SPACES	5 SPACES	Y
LOADING SPACES (1107.0202)	5,000-9,999 SF: 1 SPACE	1 SPACE	Y
LOADING SPACE DIMENSIONS (1107.1911)	10'W X 20'L	10'W X 8'L	Y
ON-STREET ACCESSIBLE PARKING (1107.1701)	1 AUTO, 1 VAN	2 VAN	Y
PUMPS: 12-10"Wx20'L SPACES (MEASURED AT PUMP ISLAND) DRIVE THRU: 7-10"Wx20'L SPACES (MEASURED FROM ORDER BOX)	12 7	8 7	Y
PROPERTY AREA	2336051, 2336052, 2336064, 2336067	2336051, 2336052, 2336064, 2336067	Y
PARCEL NUMBER(S)	N/A	N/A	Y
PROPOSED PARCEL AREA	\$2,537 AC.	\$2,537 AC.	Y
ANTICIPATED DISTURBANCE AREA			Y

NOTE: 7% OPERATION IS NOT ALLOWED WITHOUT A MANAGER FROM THE CITY OF TOLEDO.

*A MANAGER FOR ENCROACHMENT INTO THE LANDSCAPE BUFFER HAS BEEN REQUESTED OF THE CITY OF TOLEDO.

SKILKINGOLD DEVELOPMENT, LLC
SHEETZ CONVENIENCE STORE
SPECIAL USE PERMIT
5765 SECOR ROAD
CITY OF TOLEDO
LUCAS COUNTY, OHIO

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614-540-6633
www.cscinc.com

Civil & Environmental Consultants, Inc.

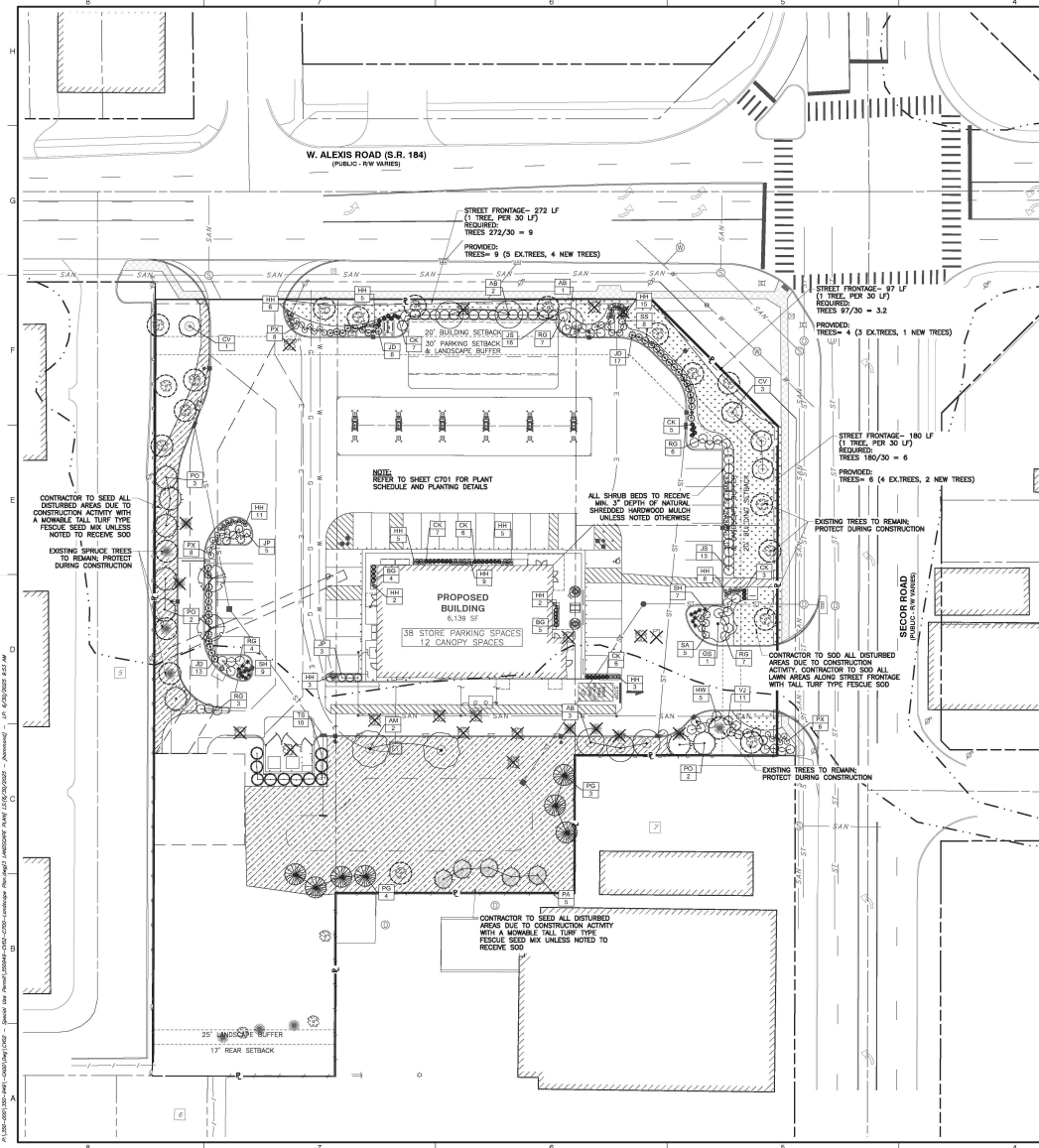
DATE: JUNE 2025
DESIGNED BY: T. J. JONES
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
APPROVED BY: J. J. JONES

CR200

SHEET 1 OF 4

LANDSCAPE PLAN

SUP25-0024



ADDITIONAL SITE SPECIFIC LANDSCAPE NOTES

- [illegible]

GENERAL LANDSCAPE NOTES:

- [illegible]

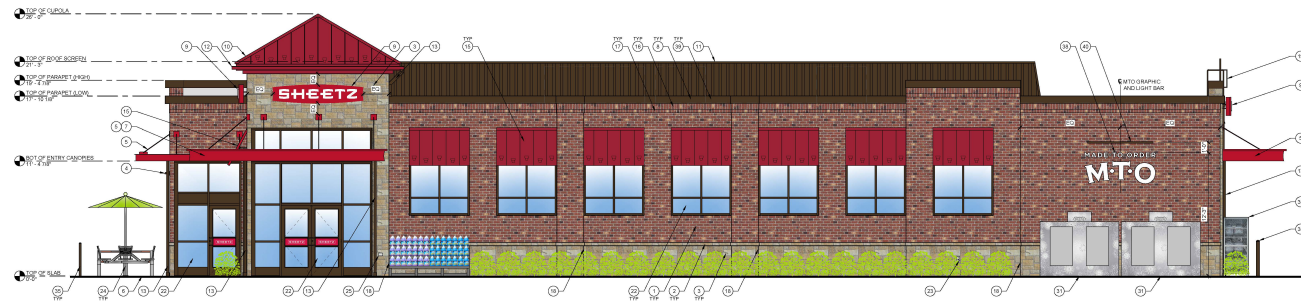
PLANTING SOIL PREPARATION NOTES:

1. BEFORE MIXING, GLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLUMP LAMPS AND OTHER DEBRIS. REMOVE ALL DEBRIS TO A DEPTH OF 18" BEFORE MIXING.
2. MIX SOIL ADJUSTMENTS AS SPECIFIED ON PLANTING DETAILS. MIX FERTILIZER WITH TOPSOIL TO A DEPTH OF 18" BEFORE PLANTING. DO NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
3. AFTER PLANTING, COVER BACKFILL WITH PLANTING SOIL. BEFORE BACKFILLING AND STOCKPILE AT SITE.
4. PROVIDE SPECIFIED FERTILIZER AT A RATE OF:
BAMBOO: 1/4 POUND PER FOOT HEIGHT OF CALIPER
SMALL TREE: 1 POUND PER FOOT OF CALIPER
5. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY BAKING SOIL TO THE PLANTING BEDS AFTER PLANTING.
6. APPLY SPECIFIED COMMERICAL FERTILIZER AT RATES AND THOROUGHLY MIX WITH TOPSOIL TO A DEPTH OF 18" BEFORE PLANTING.
7. FOLLOWING RATES:
SHRUBS: 1/4 POUND PER FOOT HEIGHT OR SPREAD
EVERGREENS: 1/8 POUND PER FOOT HEIGHT OR SPREAD
HERBACEOUS PLANTS: 1/8 POUND PER PLANT
8. AFTER PLANTING, GLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLUMP LAMPS, AND OTHER DEBRIS. BACKFILL WITH BLENDING MIX OF 60% TOPSOIL, 30% PLANTING MIX AND 10% FERTILIZER. BACKFILL IN 8" LIFTS TO PREVENT SETTLING AFTER PLANT INSTALLATION.
9. GROUNDCOVER AND PERENNIAL PLANT BED PREPARATION: TILL SOIL IN BEDS TO A DEPTH OF 8" BEFORE PLANTING. BACKFILL WITH BLENDING MIX AND USE FERTILIZER AT A RATE OF 2 POUNDS PER 100 SQ. FT.
10. FINAL GRADING AND PLACEMENT OF TOPSOIL FOR TURF & PLANTING AREAS:
A. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
11. B. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
12. C. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
13. D. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
14. E. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
15. F. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
16. G. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
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22. M. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
23. N. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
24. O. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
25. P. AFTER PLANTING AREAS ARE PREPARED, GRAD TO THE FINISH ELEVATION. STONES MEASURING FROM 1-1/2" IN ANY DIMENSION, REMOVE STONES, ROOTS, CLUMP LAMPS AND OTHER DEBRIS TO A DEPTH OF 18" BEFORE PLANTING. REMOVE PLANTING MIX PROMPTLY AFTER PREPARATION.
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[illegible]

NORTH & EAST ELEVATIONS

SUP25-0024



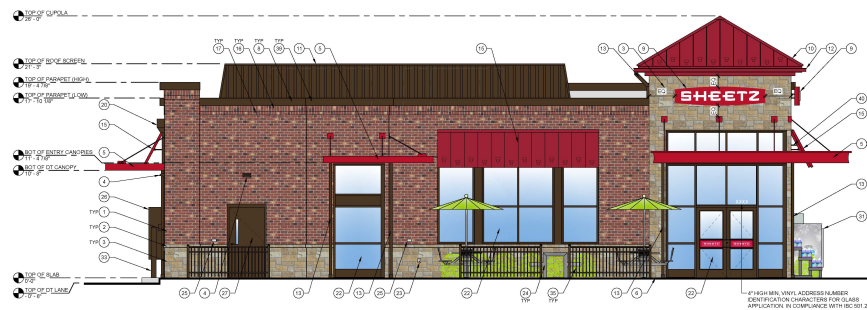
1 FRONT ELEVATION
10' x 10'

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FEATURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 8500 (JOINT SEALANT), GENERAL BUILDING PACKAGING MATERIALS (SEALANT) AND SHALL MATCH THE COLOR OF THE STONE.

EXTERIOR ELEVATION KEY NOTES:

- BRICK (VENISEL, COLOR: 880 BY CONTINENTAL BRICK COMPANY) SEE MASONRY SPEC.
- CAST STONE (BELL, COLOR: CRAB ORCHARD, SEE MASONRY SPEC.)
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD, SEE MASONRY SPEC.
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT URETHAN FINISH.
- BRICK PAVEMENT WALKWAY.
- LIGHTED CURVED CANOPY ATTACHMENT.
- METAL CORNICE, COLOR: DARK BRONZE.
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: WHITE RED.
- ROOF EQUIPMENT VENTILATOR, COLOR: DARK BRONZE.
- GUTTER, COLOR TO MATCH CLIPSLA COLOR.
- COMPOLFO, COLOR: DARK BRONZE.
- DRIVE THRU WINDOW (IF APPLICABLE).
- METAL STANDING SEAM (BELL) STYLE AWNING AND FRAME ASSEMBLY.
- ROOF COLOR WHITE RED FRAME COLOR: DARK BRONZE.
- BRICK BOLLARD COURSE, COLOR: 880 BY CONTINENTAL BRICK COMPANY, SEE MASONRY SPEC.
- BRICK BOLLARD COURSE, COLOR: 880 BY CONTINENTAL BRICK COMPANY, SEE MASONRY SPEC.
- CONTROL JOINT, SEE MASONRY SPEC.
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE.
- STANDARD 3-ROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNPOUT, COLOR: DARK BRONZE.
- OVERFLOW SCUPPER.
- ALUMINUM STOREFRONT SYSTEM, SEE A200.
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS.
- OUTDOOR FURNITURE.
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS.
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
- DOOR AND FRAME, COLOR: DARK BRONZE.
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS.
- SEAMLESS ALUM. PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE.
- PROPANE CLOSER.
- ICE MACHINER/DRINKER.
- W/FLYPORT.
- STEEL BOLLARD, COLOR: DARK BRONZE.
- ICE FLYPORT.
- DECORATIVE ALUMINUM FENCE, COLOR: DARK BRONZE.
- AUTOMATIC DOOR PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE.
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE.
- W/TO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET CORNER, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- W/TO DECAL, LIGHT BAR, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.



2 LEFT ELEVATION
10' x 10'



OUTLINE AREA = 14.00 SQ. FT.
BOX AREA = 18.00 SQ. FT.
TYPICAL OF THREE
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
10' x 10'



OUTLINE AREA = 8.58 SQ. FT.
BOX AREA = 10.30 SQ. FT.
TYPICAL OF ONE
PROJECTS 9" OFF FACE OF BUILDING

B WALL MOUNTED "MTO" DECAL
10' x 10'



BOX AREA = 12.80 SQ. FT.
TYPICAL OF ONE
PROJECTS 9" OFF FACE OF BUILDING

C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN
10' x 10'

Convenience Architecture
and Design P.C.
351 Sheetz Way, Clayburg, PA 16825
phone (814) 239-6013
email kolumba@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

TOLEDO
W. ALEXIS RD

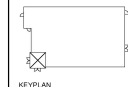
Int. of W. Alexis Road
and Secor Road
Toledo, OH 43613

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEY PLAN

NO.	DATE	REVISION
1	06.06.2025	ISSUE
2	06.06.2025	REVISION
3	06.06.2025	REVISION
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EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

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