
APPLICATION FOR SPECIAL USE PERMIT FOR GAS & FUEL SALES STATION

APPLICATION #: **SUP25-0036**
APPLICANT: Sheetz, Inc.
OWNER: Grimon Properties Limited
ADDRESS: 5305 and 5321 Monroe Street and 4700 Nantuckett Drive
PARCEL(S): 24-43774, 24-43769, 24-43766, and 24-43771
ZONING: CR-Regional Commercial
NEIGHBORHOOD: Franklin Park West
REPORT DATE: May 1, 2026
HEARING DATE: May 14, 2026
STAFF REVIEWER: Reising

Details of Special Use Permit Request:

1104.0100 Use Table and 1111.0700 – Special Uses Special use permit approval for gasoline and fuel sales at 5303 and 5321 Monroe Street and 4700 Nantuckett Drive.

Parcel History

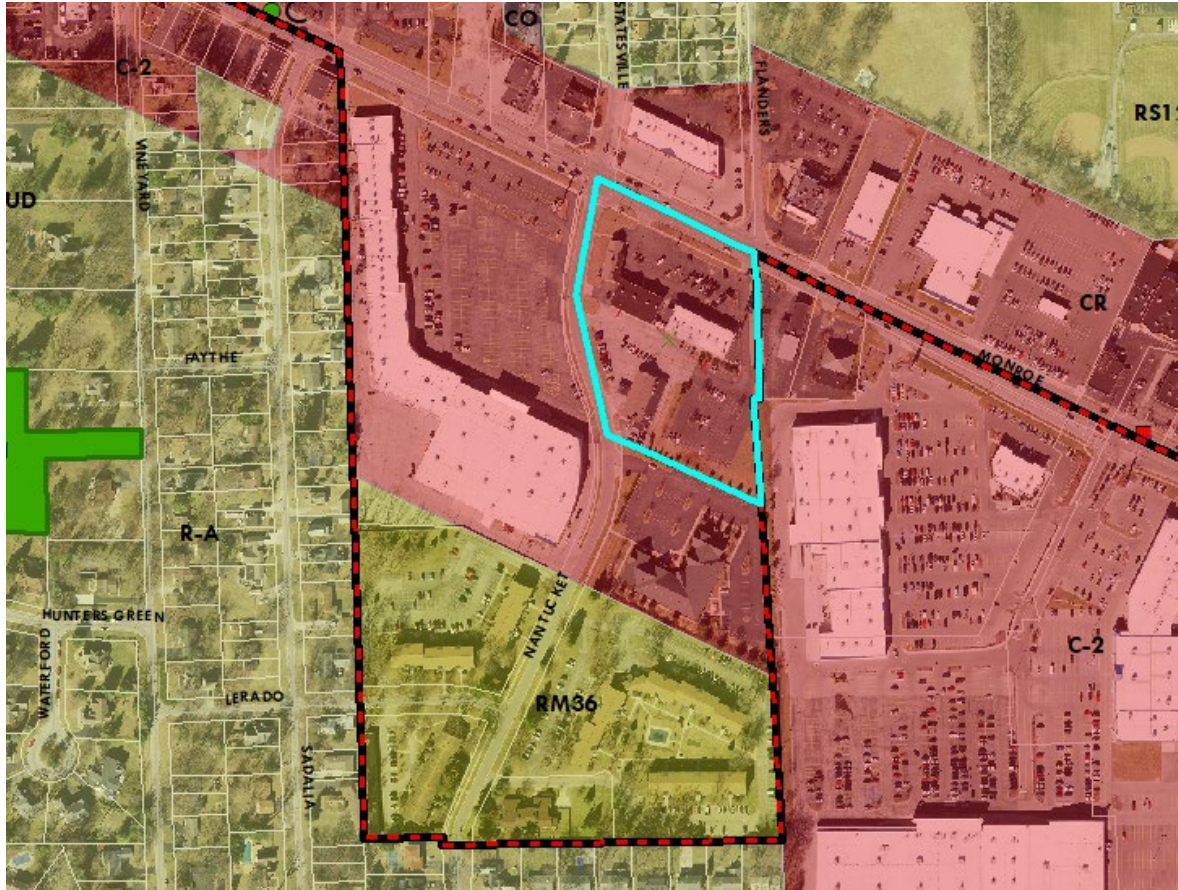
Platted in 1967 and annexed into the City of Toledo in 1977 with C-3 Commercial Zoning. Plat was amended in 1979 to remove the sidewalk requirement on the east side of Nantuckett Drive.

Existing Conditions:

The subject property consists of ±4.44 acres and is located southeast of the intersection of Monroe Street and Nantuckett Drive. The site is currently occupied by a multi-tenant commercial structure, a vacant restaurant, and off-street parking.

Proposed Project:

The applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant with a drive-thru which is permitted in the current CR Regional Commercial zoning district. A Special Use Permit is required for Gasoline and Fuel Sales 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. Staff is recommending **approval** of the Special Use Permit.



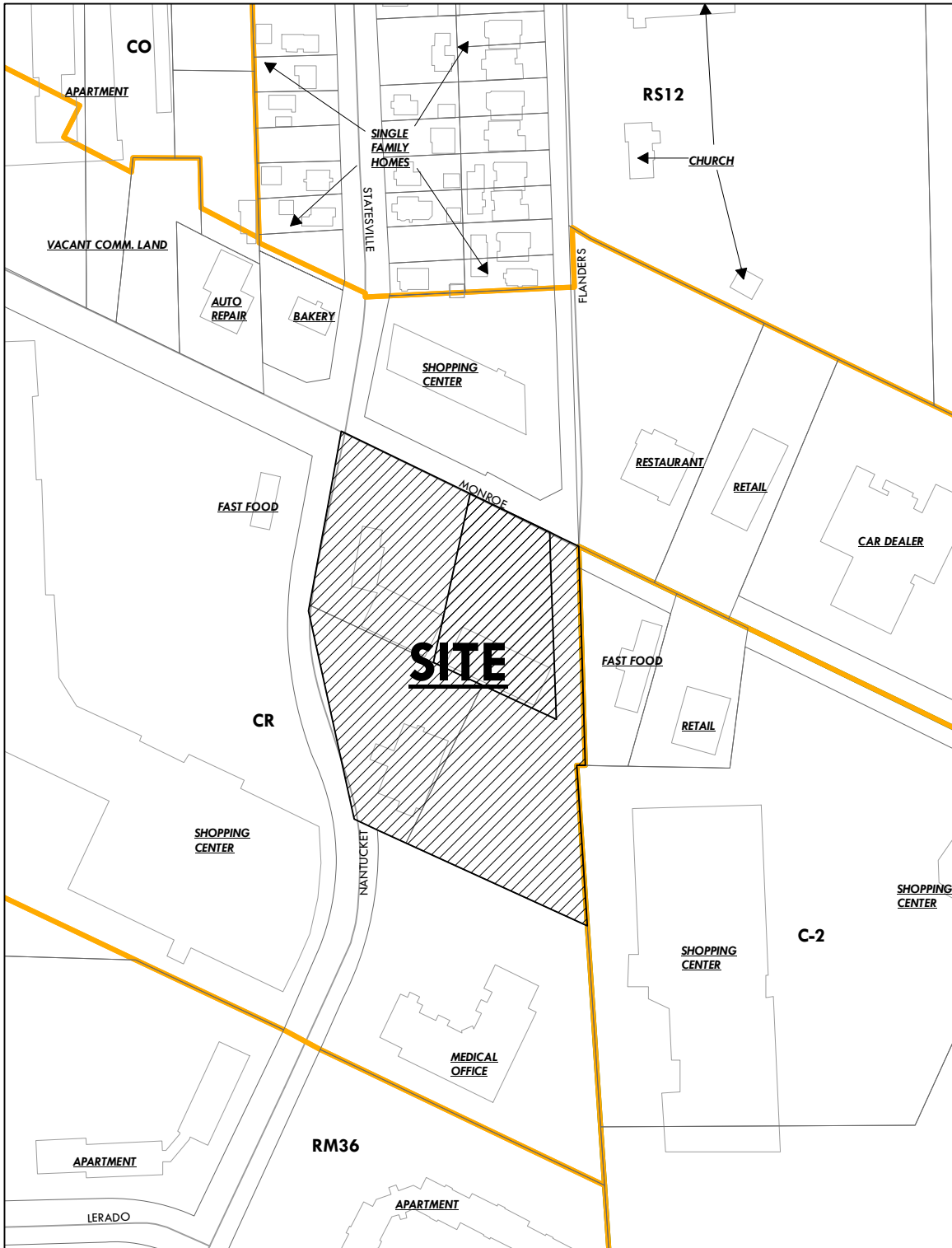
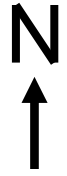
Aerial image of the subject property from Plan Commission GIS.

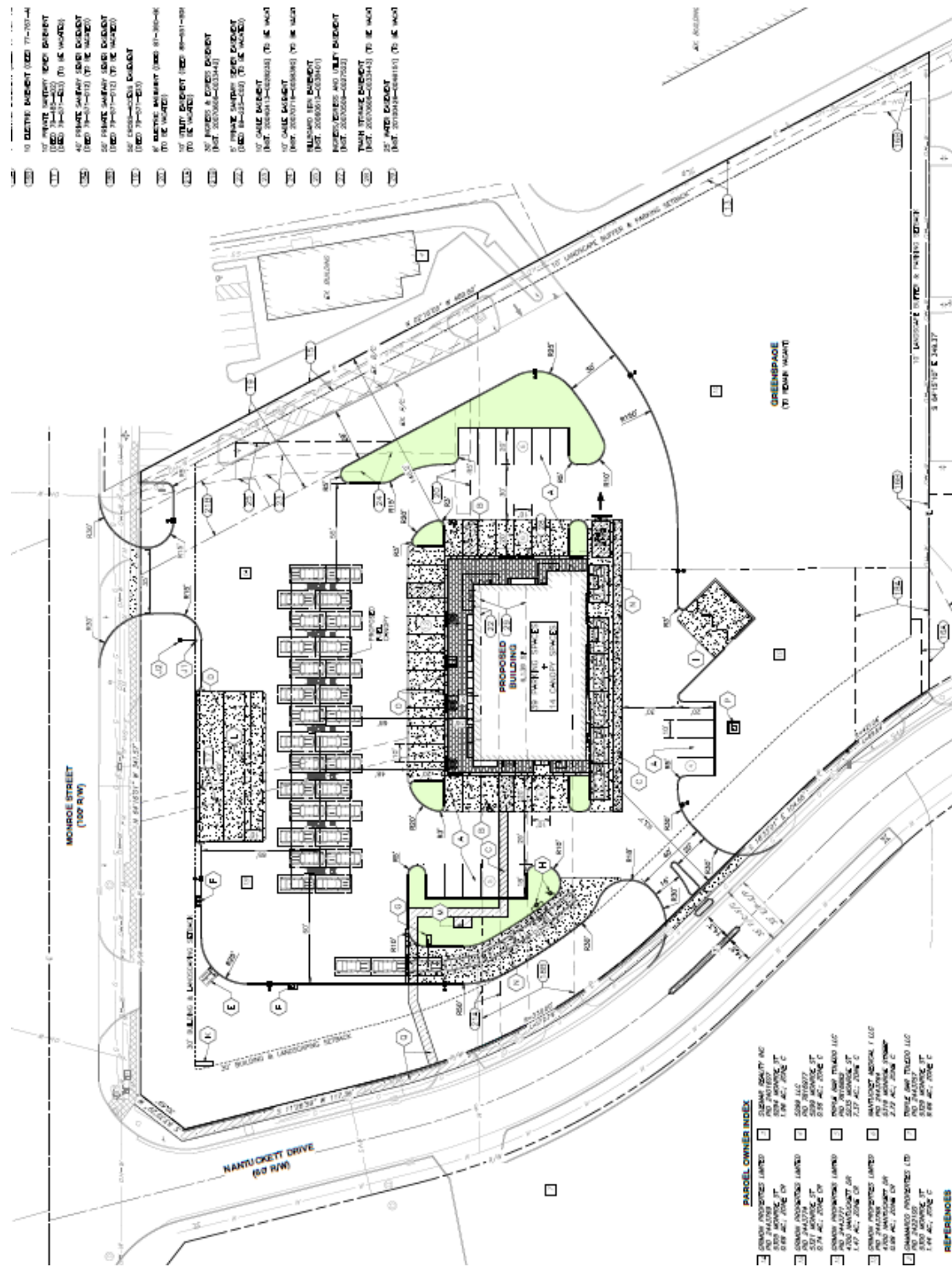


Google Street view image of existing shopping plaza to be demolished.

ZONING & LAND USE

SUP25-0036
ID 105





- 10 DETROIT ENERGY (DE) 77-707-4
- 11 1ST FLOOR ENERGY (E) 77-707-4
- 12 2ND FLOOR ENERGY (E) 77-707-4
- 13 3RD FLOOR ENERGY (E) 77-707-4
- 14 4TH FLOOR ENERGY (E) 77-707-4
- 15 5TH FLOOR ENERGY (E) 77-707-4
- 16 6TH FLOOR ENERGY (E) 77-707-4
- 17 7TH FLOOR ENERGY (E) 77-707-4
- 18 8TH FLOOR ENERGY (E) 77-707-4
- 19 9TH FLOOR ENERGY (E) 77-707-4
- 20 10TH FLOOR ENERGY (E) 77-707-4
- 21 11TH FLOOR ENERGY (E) 77-707-4
- 22 12TH FLOOR ENERGY (E) 77-707-4
- 23 13TH FLOOR ENERGY (E) 77-707-4
- 24 14TH FLOOR ENERGY (E) 77-707-4
- 25 15TH FLOOR ENERGY (E) 77-707-4
- 26 16TH FLOOR ENERGY (E) 77-707-4
- 27 17TH FLOOR ENERGY (E) 77-707-4
- 28 18TH FLOOR ENERGY (E) 77-707-4
- 29 19TH FLOOR ENERGY (E) 77-707-4
- 30 20TH FLOOR ENERGY (E) 77-707-4

PARCEL OWNER INDEX

1	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
2	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
3	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
4	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
5	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
6	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
7	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
8	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
9	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL
10	COMMON INVESTMENTS LIMITED	1000 SOUTH AVENUE	NO PARCEL

REFERENCES

- 1. 1000 SOUTH AVENUE
- 2. 1000 SOUTH AVENUE
- 3. 1000 SOUTH AVENUE
- 4. 1000 SOUTH AVENUE
- 5. 1000 SOUTH AVENUE
- 6. 1000 SOUTH AVENUE
- 7. 1000 SOUTH AVENUE
- 8. 1000 SOUTH AVENUE
- 9. 1000 SOUTH AVENUE
- 10. 1000 SOUTH AVENUE

Overall site plan.

Analysis

This case was initially heard at the January 2026 Plan Commission Hearing. At the Hearing, the Plan Commission requested a traffic impact study for the Monroe and Nantuckett intersection from the applicant. A traffic impact study was delivered to the City of Toledo Division of Traffic Management on February 12, 2026. Staff reviewed the study and determined no modifications to the site design were required.

The case was next heard at the March 2026 Plan Commission Hearing. The Plan Commission voted two (2) in favor of and two (2) against the proposal. The Commission then moved the item forward to City Council's Planning & Zoning Committee with a recommendation of disapproval. After consultation with the Department of Law, it was determined that the Plan Commission can only recommend approval, disapproval, or no recommendation of a case and the majority of Commission members must agree and have consensus on the recommendation. The case is being brought before the Plan Commission to rectify the error in the recommendation to City Council. The March staff report is attached for reference.

Since the March Hearing, the applicant has made two (2) amendments to the site plan. One, to meet condition 41 of the conditions of approval the applicant has agreed to remove the onsite billboard. Two, the curb cut onto Nantuckett Drive is now right-out only onto Nantuckett, encouraging traffic to move towards Monroe Street.

The applicant is still requesting a waiver of TMC§1104.0901(H), which limits hours of operation to 5:30 a.m. to 1 a.m. for gasoline and fuel sales. Staff recommends approval of the waiver to allow twenty-four (24) hours of operation each day, seven (7) days a week. The proposed waiver will not negatively impact the surrounding area as Monroe Street is a major commercial corridor, and residences do not abut the site.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Plan designates the subject property as a General Commercial (GC) Use. The General Commercial (GC) The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Parking should be shared between large commercial anchors and smaller commercial users with adequate landscaping and open space. In addition, the proposal includes a restaurant component with both indoor and outdoor seating areas. The proposed use is consistent with the Forward Toledo Plan.

Development Approval Criteria

The site is being razed and a new gas station is being proposed. The gas station must comply with all Toledo Zoning Code requirements. See attached March staff report for analysis.

Recommendation:

1111.0700 Special Use Permit – APPROVE – Special Use Permit to allow gasoline and fuel sales at 5305 Monroe and 5321 Monroe Street and 4700 Nantuckett Drive, subject to forty-six (46) conditions.

Findings:

- (1) The site is Zoned appropriately for the proposed use and is compatible with abutting properties.
- (2) A traffic impact study showed an increase in traffic flow towards Monroe Street, and little change to the traffic going south on Nantuckett Drive. The applicant has modified the curb cut to right-out-only, which residents requested at the neighborhood meeting held by the applicant and the Plan Commission Hearings.
- (3) Applicant has agreed to remove the onsite billboard.

Conditions of Approval

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0036, request for a Special Use Permit for gas and fuel sales at 5305 and 5321 Monroe Street and 4700 Nantuckett Drive, to Toledo City Council, subject to the following **forty-seven (47)** conditions.

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

Division of Engineering and Construction Management

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. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Conditions of Approval (cont'd)Division of Engineering and Construction Management (cont'd)

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.
5. The stormwater proposal is acceptable for site planning, but the dry detention basin design will need confirmed during engineering plan review 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.
6. 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 2a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. If parcel consolidation is unfinished as of the stormwater engineering approval, the standard timeline for finalizing the stormwater operation & maintenance covenant will be automatically extended, and the stormwater engineering approval will be granted with a condition that the covenant shall be finalized in a timely manner following the parcel work.
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 existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
12. 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.
13. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Conditions of Approval (cont'd)

Division of Environmental Services

14. 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).
15. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
16. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
17. 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.
18. 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
19. 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.
20. Applicant shall install at least a 1000-gallon (two compartment) outdoor grease separator/trap or submit plans from a State of Ohio registered design professional who has calculated the proper size of the grease separator/trap with menu and cooking activities included in the calculation.

Conditions of Approval (cont'd)

Division of Sewer & Drainage Services

21. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
22. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Traffic Management

23. All driveway entrances not being utilized on Monroe and Nantuckett must be shown as being removed with new curb, grass and sidewalk to match existing adjacent areas.
24. If one does not exist, a cross access agreement is required with the adjacent property owner to the East.

Fire Prevention Bureau

25. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
26. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
27. 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.
28. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Department, Health Department, and the Fire Department (OFC 104.2 & OFC 901.2).

Plan Commission

29. 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.**
30. Hours of operation are limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area.

Conditions of Approval (cont'd)

Plan Commission (cont'd)

31. 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.
32. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
33. Parking is allowed up to the amount stated in TMC§1107. Applicant is permitted a maximum of forty-two (42) spaces and have provided forty (40) marked spaces. **Acceptable as depicted.**
34. 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 four (4) bicycle parking slots and meet the requirement. **Acceptable as depicted.**
35. 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.**
36. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
37. 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.
38. 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 Monroe Street and Nantuckett Drive is required per TMC§1108.0202. **Not acceptable as depicted. One (1) additional tree is required in the frontage greenbelt.**
 - b. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
 - c. 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. **Acceptable as depicted.**

Conditions of Approval (cont'd)

Plan Commission (cont'd)

- d. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (24) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**
 - e. 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.**
 - 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 preserved. **Acceptable as depicted.**
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
 - j. 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.
 - k. The location, height and materials for any fencing to be installed and maintained.
 - l. 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.
39. 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.**
40. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
41. 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.**

Conditions of Approval (cont'd)

Plan Commission (cont'd)

42. All proposed signage shall meet the standards of TMC§1113 – Signs. **Onsite billboard shall be removed per TMC§1113.0702(B).**
43. Applicant shall obtain appropriate permits for any proposed signage.
44. 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.
45. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
46. 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.
47. 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.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for Gasoline and Fuel Sales
- Location - 5305 and 5321 Monroe and 4700 Nantuckett (2 parcels)
- Applicant / Developer - Skilken Gold Development, LLC
4270 Morse Rd
Columbus, OH 43230
- Owner - Grimon Properties Limited
4442 Alexis Road
Toledo, Ohio 43623
- 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 - ± 4.44 acres
- Frontage - ± 360' along Monroe Street
- Frontage - ± 550' along Nantucket Drive
- Existing Use - Multitenant commercial, restaurant, parking
- Proposed Use - Gasoline and Fuel Sales, convenience store and quick service restaurant with drive-thru

Area Description

- North - Commercial, retail, single dwelling residential / CR & RS12
- South - Commercial, medical offices / CR and RM36
- East - Retail / CR and C-2
- West - Shopping plaza, single dwelling residential / CR, R-A

GENERAL INFORMATION (cont'd)

Parcel History

- S-18-67 - Preliminary drawing of Westchester Fashion Square approved and recorded. Subsequent renaming to WESTCHESTER VILLAGE, Plat II.

- M-1-77 - Annexation to the City of Toledo and interim Zoning to C-3 Commercial and R-4 Multiple Dwelling Districts. (Plan Commission approved 1/4/1977).

- Z-4-77 - Permanent Zoning of C-3 Commercial for Lots numbered 23 and 24 and R-4 Residential for Lots numbered 21, 22, and 25, WESTCHESTER VILLAGE, Plat II. (Plan Commission approved 3/7/1977. City Council Ord. 262-77 approved 4/20/77).

- S-5-79 - Sidewalk amendment to the recorded plat of WESTCHESTER VILLAGE, Plat II. Deletion of sidewalk requirement on east side of Nantucket. (Plan Commission approved 5/24/79).

Applicable Regulations

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

STAFF ANALYSIS

This case was initially heard at the January Plan Commission Hearing. The case was deferred due the Plan Commission's request for a traffic impact study for the Monroe and Nantuckett intersection. A traffic impact study was delivered to the City of Toledo Division of Traffic Management on February 12, 2026. Staff reviewed the study and determined no modifications to the site design were required.

The applicant is requesting a Special Use Permit for Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett Drive (2 parcels). The subject property consists of ± 4.44 acres and is located southeast of the intersection of Monroe Street and Nantuckett Drive. The site is currently occupied by a multitenant commercial structure, a vacant restaurant, and off-street parking. Surrounding land uses include commercial businesses and single-family homes to the north across Monroe Street; commercial and retail businesses to the east; medical offices and multifamily to the south; and a shopping plaza (multitenant commercial) to the west across Nantuckett Drive.

STAFF ANALYSIS (cont'd)

The applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant with a drive-thru which is permitted in the current CR Regional Commercial zoning district. However, a Special Use Permit is required for Gasoline and Fuel Sales 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 site plans meet these requirements.

This section also requires that free air, water, and restrooms shall 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. Free air, water, and restrooms is listed as a condition of approval.

Parking and Circulation

The site will have two (2) access drives, one (1) from Monroe Street and one (1) from Nantuckett Drive. The primary façade of the building will face Monroe Street and the majority of the parking will be located along the north, east and west building facades. A drive-thru is located along the western and southern portions of the site, with vehicle stacking beginning at the northwest portion. There is an existing sidewalk along Monroe Street, and the applicant is proposing to install a sidewalk along Nantuckett Drive.

Off-street parking is allowed according to TMC§1107.0304. The maximum number of parking spaces permitted is determined by the uses at the site, which include: gasoline and fuel sales which are allowed to have one (1) parking space per pump plus one (1) per 200 square feet of building area, and for the sit-down restaurant, one (1) per two (2) employees plus 1 per 75 square feet of customer area. The site plan depicts seven (7) double sided gas pumps, and based on information provided in the submittal, a maximum of forty-two (42) marked parking spaces are allowed in addition to parking spaces at the gas pumps. The site plan meets this requirement.

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 forty (40) marked parking spaces provided, four (4) bicycle slots are required. The site plan illustrates that four (4) bicycle slots will be provided along Nantuckett Drive and connected to the proposed Nantuckett Drive sidewalk. The site plan meets this requirement.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

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.

Landscaping and Screening

A minimum 15-foot (15') wide frontage greenbelt per TMC§1108.0202, is required along both Monroe Street and Nantuckett Drive. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage. A total of twenty-two (22) trees are required for the site. The landscape plan depicts a total of twenty-one (21) trees with eight (8) along Monroe Street and thirteen (13) along Nantuckett Drive. Additionally, a shrub row is depicted along the perimeter of the parking lot to shield headlights. One (1) additional tree is required in the frontage greenbelt as a condition of approval.

The site is surrounded by CR-Regional Commercial Zoning (Toledo) and C-2 General Commercial Zoning (Sylvania Township). Landscape buffers are not required when an abutting property has the same Zoning District. The Sylvania Township C-2 General Commercial Zoning District is equivalent to the City of Toledo CR-Regional Commercial Zoning District and no buffers are required.

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. The trees in the frontage greenbelt are allowed to fulfill this requirement if the parking lot is along a right-of-way per TMC§1108.0204(D)(1). A shrub row is depicted surrounding the parking lot as well, and the proposed perimeter parking lot landscaping is acceptable as depicted.

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 forty (40) designated parking spaces proposed, eight (8) canopy trees and twenty-four (24) shrubs are required. The submitted landscape plan complies with this requirement as it depicts ten (10) trees and shrubs in excess of this amount. The interior parking lot landscaping is acceptable as depicted.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

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 are 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 required 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 west side of the building which is proposed to connect to a new sidewalk along Nantuckett Drive. 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 (Monroe Street) 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 (Nantuckett Drive) shall have transparent windows. In this case, both 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 at the corner of Monroe Street and Nantuckett Drive. 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.

Compliance with Chapter 1113 is listed as a condition of approval. The onsite billboard is a legal, nonconforming sign. Per TMC§1113.0702(B), approval for a Special Use Permit requires any nonconforming signage on the premises be brought fully into compliance with the entirety of Chapter 1113. The onsite billboard shall be removed as a condition of approval.

Neighborhood Meeting

The Plan Director determined that a neighborhood meeting was required prior to the Plan Commission public hearing per TMC§1111.0200. The applicant held a neighborhood meeting on the evening of October 30, 2025, at the Sanger Branch Library. Notices were mailed to 138 nearby properties. Ten (10) residents attended. David Bruckelmeyer (Sheetz, Inc.) and Derick Riba (CEC, Inc.) presented plans and answered questions. Residents had three major concerns with the proposal. First, residents were concerned about increased traffic on Nantuckett Drive, a narrow 24-foot, two-lane residential street with no sidewalks that serves as a cut-through between Monroe Street and Sylvania Avenue. Second, residents were concerned about the environmental impacts of new underground fuel tanks, and potential contamination. Residents mentioned other closed stations with unresolved issues throughout Toledo, and requested the developer utilize a preexisting gas station site. The Engineer stated that modern regulations prohibit tank abandonment and stricter standards are in effect. Lastly, residents were concerned about potential crime and visibility into nearby homes from a 24-hour operation.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Plan designates the subject property as a General Commercial (GC) Use. The General Commercial (GC) The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Parking should be shared between large commercial anchors and smaller commercial users with adequate landscaping and open space. In addition, the proposal includes a restaurant component with both indoor and outdoor seating areas. The proposed use is consistent with the Forward Toledo Plan.

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 SUP25-0036, a Special Use Permit for Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett (2 parcels), to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)); and
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B)).

The staff further recommends that the Toledo City Plan Commission recommend approval to Toledo City Council on the following waiver:

Chapter 1104 – Use Regulations

1104.0900 – Gasoline and Fuel Sales

1104.0901 Review Items

H. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area.

Approve a waiver to allow twenty-four (24) hours of operation each day, seven (7) days a week. The proposed waiver will not negatively impact the surrounding area as Monroe Street is a major commercial corridor, and residences do not abut the site.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0036, a Special Use Permit for Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett (2 parcels), to the Toledo City Council, subject to the following **forty-six (46) 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 **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. 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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.
5. The stormwater proposal is acceptable for site planning, but the dry detention basin design will need confirmed during engineering plan review 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.
6. 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 2a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. If parcel consolidation is unfinished as of the stormwater engineering approval, the standard timeline for finalizing the stormwater operation & maintenance covenant will be automatically extended, and the stormwater engineering approval will be granted with a condition that the covenant shall be finalized in a timely manner following the parcel work.
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 existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
12. 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.
13. All sanitary sewer manholes in the project area shall have solid lids installed on them.

STAFF RECOMMENDATION (cont'd)

Division of Water Distribution

No comments received at time of print.

Division of Sewer & Drainage Services

14. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
15. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Environmental Services

16. 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).
17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
19. 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.
20. 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

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

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

Fire Prevention Bureau

23. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
24. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
25. 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.
26. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Department, Health Department, and the Fire Department (OFC 104.2 & OFC 901.2).

Division of Traffic Management

27. All driveway entrances not being utilized on Monroe and Nantuckett must be shown as being removed with new curb, grass and sidewalk to match existing adjacent areas.
28. If one does not exist, a cross access agreement is required with the adjacent property owner to the East.

Plan Commission

29. 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.**
30. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

31. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
32. Parking is allowed up to the amount stated in TMC§1107. Applicant is permitted a maximum of forty-two (42) spaces and have provided forty (40) marked spaces. **Acceptable as depicted.**
33. 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 four (4) bicycle parking slots and meet the requirement. **Acceptable as depicted.**
34. 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.**
35. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
36. 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.
37. 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 Monroe Street and Nantuckett Drive is required per TMC§1108.0202. **Not acceptable as depicted. One (1) additional tree is required in the frontage greenbelt.**
 - b. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
 - c. 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. **Acceptable as depicted.**
 - d. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (24) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. 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.**
 - 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 preserved. **Acceptable as depicted.**
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
 - j. 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.
 - k. The location, height and materials for any fencing to be installed and maintained.
 - l. 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.
38. 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.**
39. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
40. 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.**
41. All proposed signage shall meet the standards of TMC§1113 – Signs. **Onsite billboard shall be removed per TMC§1113.0702(B).**
42. Applicant shall obtain appropriate permits for any proposed signage.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. 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.
44. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
45. 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.
46. 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.

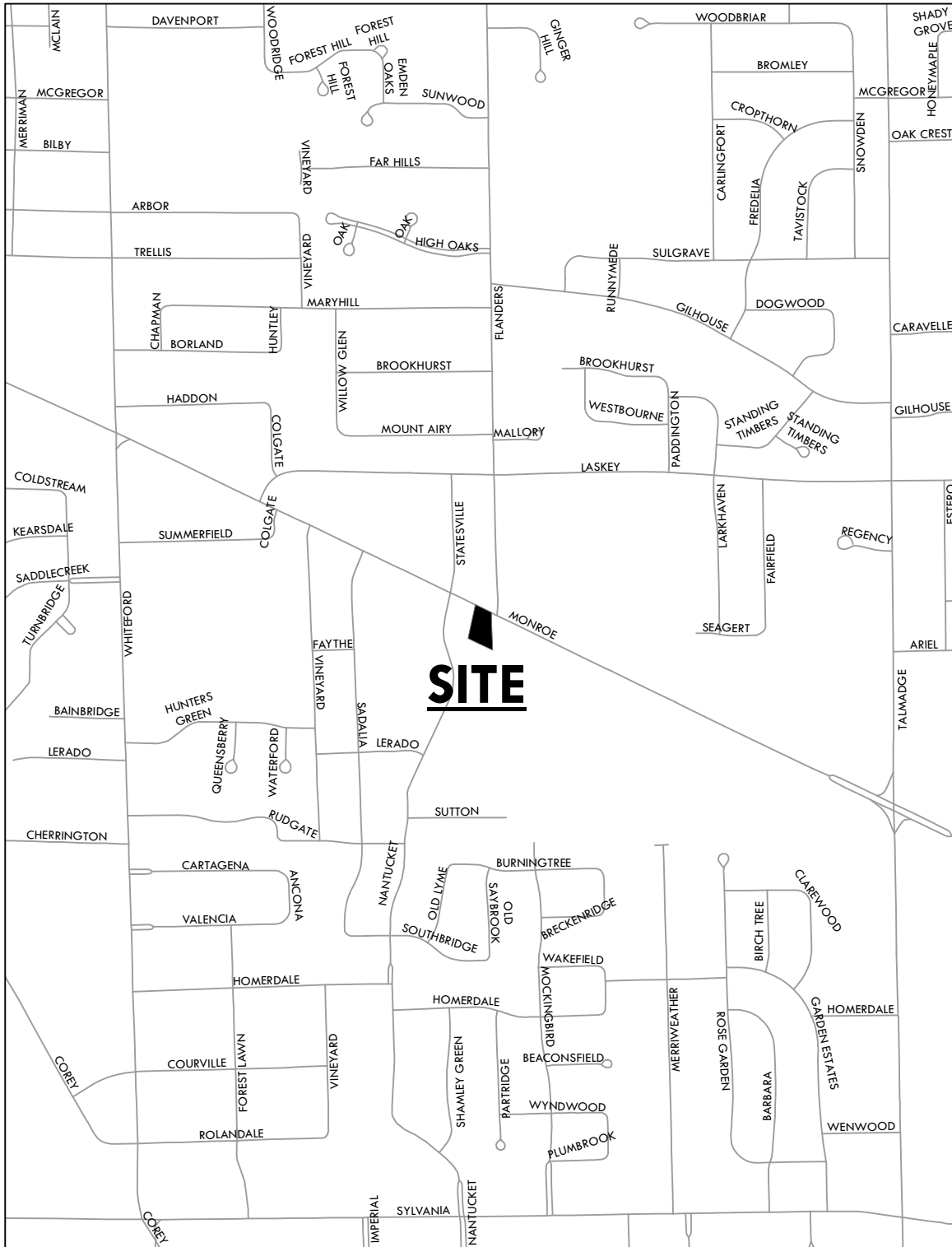
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0036
DATE: March 12, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 15, 2026
TIME: 4:00 P.M.

DR
Seven (7) sketches follow

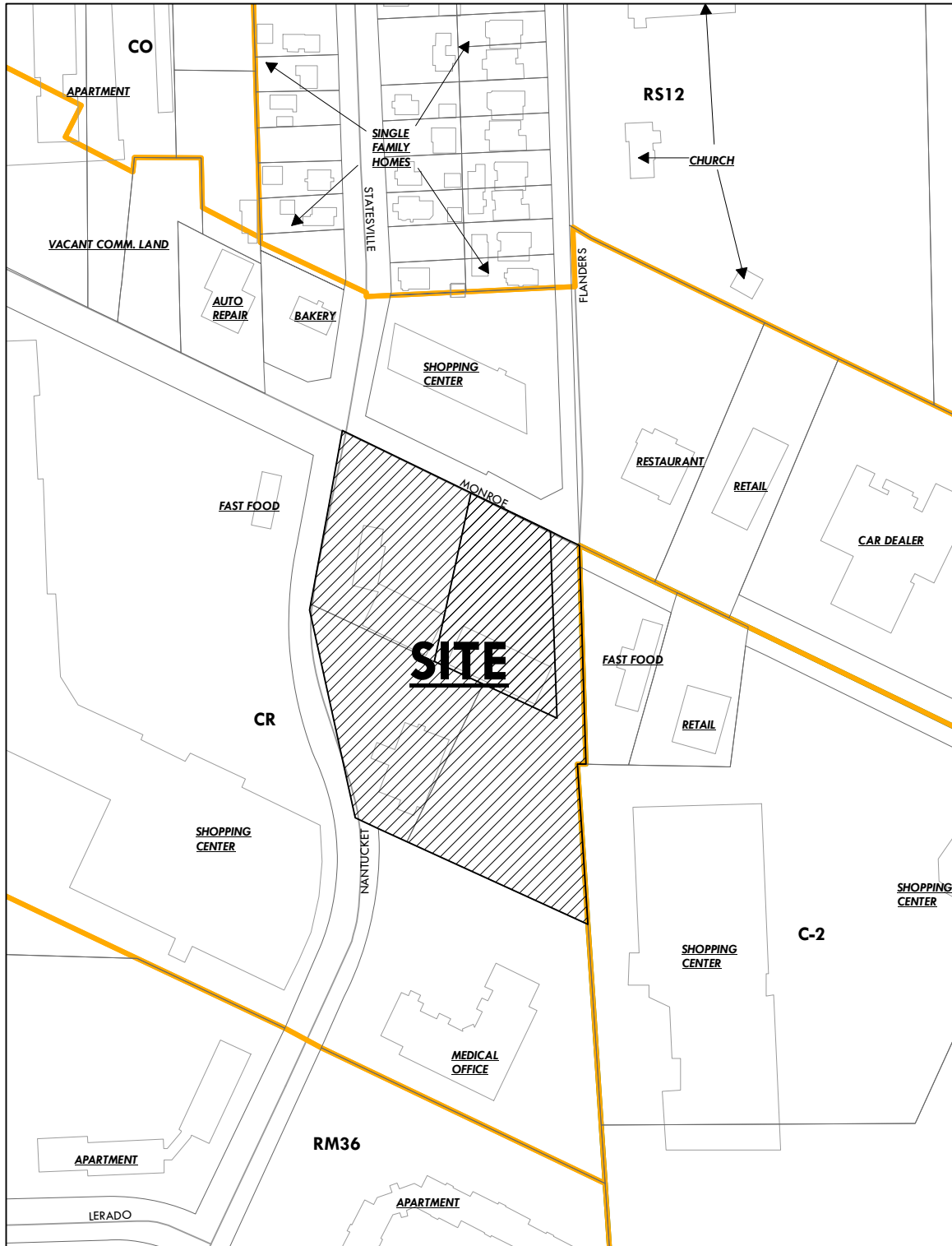
GENERAL LOCATION

SUP25-0036
ID 105



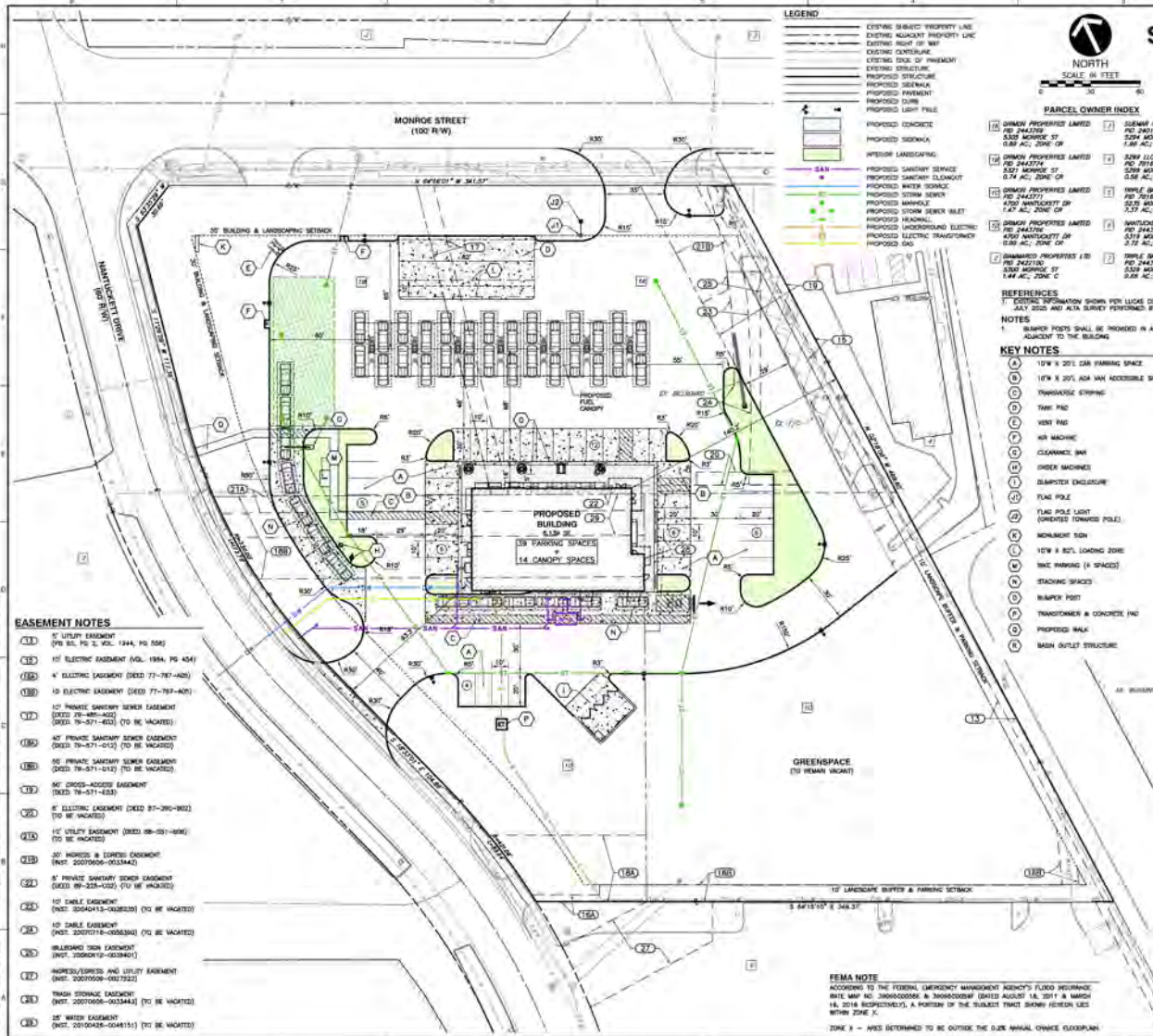
ZONING & LAND USE

SUP25-0036
ID 105



SITE PLAN

SUP25-0036
ID 105



SPECIAL USE PERMIT
SHEETZ CONVENIENCE STORE
5305 MONROE STREET
IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



REFERENCES
1. ZONING INFORMATION SHOWS PER LUCAS COUNTY AUDITOR, ACCESSIBLE JULY 2025 AND ALTA SURVEY PERFORMED BY ISE, JULY 2025.

NOTES
1. SIGNAGE SHALL BE PROVIDED IN ALL PARKING SPACES ADJACENT TO THE BUILDING.

- KEY NOTES**
- (A) 10' W x 20' L ADA WAY CROSSING SPACE
 - (B) PARKING SPACE
 - (C) TRANSVERSE STRIP
 - (D) TRAIL PAV
 - (E) WALK PAV
 - (F) ADA RAMPING
 - (G) CLEARANCE SWH
 - (H) UNDER RAMPING
 - (I) SEPARATED ENCLOSURE
 - (J) FLAG POLE
 - (K) FLAG POLE LIGHT (ORIENTED TOWARDS POLE)
 - (L) MONUMENT SIGN
 - (M) 10' W x 20' L LOADING ZONE
 - (N) WALK PAV (4 SPACES)
 - (O) STAIRING SPACES
 - (P) BIKEWAY POST
 - (Q) TRANSFORMER & CONCRETE PAD
 - (R) PROPOSED WALK
 - (S) MARK OUTLINE STRUCTURE

ZONING INFORMATION
CITY OF TOLEDO
CURRENT: CR, RESIDENTIAL COMMERCIAL

REQUIREMENTS	REQUIRED	PROPOSED	MEETS REQ. (Y/N)
FRONT YARD BUILDING SETBACK (1107.0102)	MIN: 30'	30' MIN	Y
SIDE/REAR BUILDING SETBACK (1106.0102)	0'	N/A	Y
CANOPY & PUMP ISLAND SETBACK (1106.0102)	CANOPY: 10'	CANOPY: 10' MIN ISLAND: 15' MIN	Y
PARKING SETBACK (1107.1202)	30'	30'	Y
FRONT LANDSCAPE BUFFER (1106.0202)	30'	30'	Y
LANDSCAPE SCREENING BUFFER (1106.0302)	ADJUTING COMMERCIAL	NONE	Y
EXTERIOR LANDSCAPING REQUIRED (1106.0404)	20 SF PER PARKING & STANDING SPACE (19 SPACES + 14 STAIRING SPACES) 2,680 SF	5,810 SF	Y
MAX FLOOR AREA RATIO (1106.0102)	2.5	0.08	Y
MAX BUILDING COVERAGE (1106.0102)	60%	0.08%	Y
MAX BUILDING HEIGHT (1106.0102)	6'	25'	Y
1 PER 3 EMPLOYEES (15 EMPLOYEES)	5		
1 PER 75 SF OF OUTDOOR AREA (RESTAURANT) (400 SF)	8		
1 PER PUMP (14 PUMPS) (COUNT AS IF PARCEL AT PUMPS)	14		
1 SPACE PER 300 SF OF RETAIL SPACE (11,294 SF)	11		
TOTAL	36	TOTAL 53	
PARKING SPACE DIMENSIONS (1107.13(1))	9' W x 18' L	10' W x 20' L	Y
PARKING AISLE WIDTH (1107.13(1))	25' (NO PARKING)	25' MIN	Y
VEHICLE PARKING (SECTION 1107.0304)	1 PER 10 PARKING SPACES 38 SPACES, 4 BICYCLE SPACES	4 SPACES	Y
LOADING SPACES (1107.14(1))	3,000-SQ-FT SF, 1 SPACE	1 SPACE	Y
LOADING SPACE DIMENSIONS (1107.14(1))	10' W x 20' L	10' W x 20' L	Y
ON-STREET ACCESSIBLE PARKING (1107.13(1))	1 ADA, 1 WVA	2 WVA	Y
STAIRING (1107.14(1))	PUMPS: 14-10"WOOD SPACES (INCLUDED AT PUMP ISLANDS) DRIVE TRAIL: 2-10"WOOD SPACES (INCLUDED FROM DRIVE TRAIL) 7	PUMPS: 7 (OWNER'S USE) DRIVE TRAIL: 7	Y

PROPERTY AREA

PARCEL NUMBER(S)	R/W VARIATION	PROPOSED PARCEL AREA	APPLICATED DISTURBANCE AREA
2442774, 2442776, 2442782, 2442777	N/A	3.89 AC	4.83 AC

NOTE: RW VARIATION IS NOT ALLOWED WITHOUT A VARIATION FROM THE CITY OF TOLEDO.

- EASEMENT NOTES**
- (11) 5' UTILITY EASEMENT (REV. 8-15-10, I.C. 1944, PG. 556)
 - (12) 10' ELECTRIC EASEMENT (REV. 11-18-10, I.C. 1944, PG. 434)
 - (13) 4' ELECTRIC EASEMENT (DEED 77-787-402)
 - (14) 10' ELECTRIC EASEMENT (DEED 77-787-401)
 - (15) PRIVATE SANITARY SEWER EASEMENT (DEED 79-271-802) (TO BE VACATED)
 - (16) PRIVATE SANITARY SEWER EASEMENT (DEED 79-271-812) (TO BE VACATED)
 - (17) PRIVATE SANITARY SEWER EASEMENT (DEED 79-271-812) (TO BE VACATED)
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 - (100) PRIVATE SANITARY SEWER EASEMENT (DEED 79-271-812) (TO BE VACATED)

FEMA NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 30060G0006 & 30060G0006 (DATED AUGUST 18, 2017 & MARCH 18, 2018 RESPECTIVELY, A PORTION OF THE SUBJECT TRACT SHOWS FLOOD ZONES WITHIN ZONE X. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PROTECTION.

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ECRC
Civil & Environmental
Consultants, Inc.

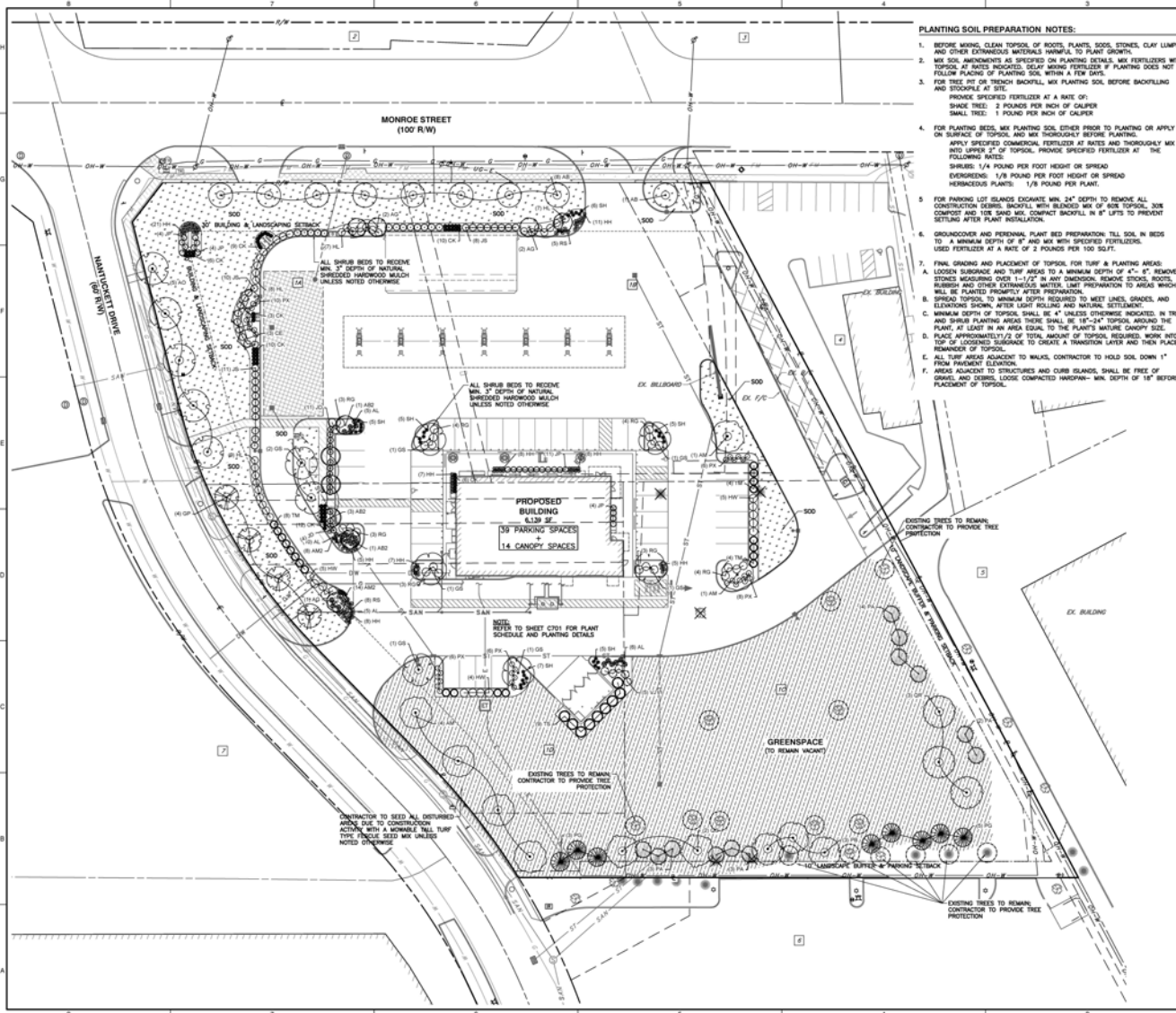
SITE LAYOUT PLAN

DATE: 10/15/2024
DRAWN BY: SAJ
CHECKED BY: SAJ
SCALE: AS SHOWN

C200

LANDSCAPE PLAN

SUP25-0036
ID 105



PLANTING SOIL PREPARATION NOTES:

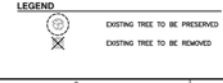
- BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SOGS, STONES, CLAY LUMPS, AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH.
- MIX SOIL IMPROVEMENTS AS SPECIFIED ON PLANTING DETAILS. MIX FERTILIZERS WITH TOPSOIL AT RATES INDICATED. DELAY MIXING FERTILIZERS IF PLANTING DOES NOT FOLLOW PLANS OF PLANTING SOIL WITHIN A FEW DAYS.
- FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STROKLE AT SITE.
PROVIDE SPECIFIED FERTILIZER AT A RATE OF:
SHADE TREE: 2 POUNDS PER INCH OF CALIBER
SMALL TREE: 1 POUND PER INCH OF CALIBER
- FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.
APPLY SPECIFIED COMMERICAL FERTILIZER AT RATES AND THOROUGHLY MIX INTO UPPER 3" OF TOPSOIL. PROVIDE SPECIFIED FERTILIZER AT THE FOLLOWING RATES:
SHRUBS: 1/4 POUND PER FOOT HEIGHT OR SPREAD
ERIGERONS: 1/8 POUND PER FOOT HEIGHT OR SPREAD
HERBACEOUS PLANTS: 1/8 POUND PER PLANT.
- FOR PARKING LOT ISLANDS EXCAVATE MIN. 24" DEPTH TO REMOVE ALL CONSTRUCTION DEBRIS. SHOVEL WITH BLENDING MIX OF SIZE TOPSOIL, SOE COMPOST AND 1/2% SAND MIX. COMPACT BACKFILL IN 8" LIFTS TO PREVENT SETTLING AFTER PLANT INSTALLATION.
- GROUNDWATER AND PERENNIAL PLANT BED PREPARATION: FILL SOIL IN BEDS TO A MINIMUM DEPTH OF 8" AND MIX WITH SPECIFIED FERTILIZERS. USED FERTILIZER AT A RATE OF 2 POUNDS PER 100 SQFT.
- FINE GRADING AND PLACEMENT OF TOPSOIL FOR TURF & PLANTING AREAS:
A. LOOSEN SUBGRADE AND TURF AREAS TO A MINIMUM DEPTH OF 4". REMOVE STONES MEASURING OVER 1-1/2" IN ANY DIMENSION. REMOVE STONES, ROCKS, RUBBER AND OTHER EXTRANEUS MATERIALS. PREPARATION TO AREAS WHICH WILL BE TILLED PROMPTLY AFTER PREPARATION.
B. SPREAD TOPSOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GROUES, AND ELEVATIONS SHOWN. AFTER SPREADING AND MEASURE SETTLEMENT.
C. MINIMUM DEPTH OF TOPSOIL SHALL BE 4" UNLESS OTHERWISE INDICATED. IN TREE BEDS SHIRB PLANTING AREAS THERE SHALL BE 18"-24" THICKNESS AROUND THE PLANT. AT LEAST IN AN AREA EQUAL TO THE PLANT'S MATURE CANOPY SIZE.
D. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF TOPSOIL REQUIRED. WORK INTO TOP OF LOGGED SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE PLANT.
E. ALL TURF AREAS ADJACENT TO WALKS, CONTRACTOR TO HOLD SOIL DOWN 1" FROM FINISHED ELEVATION.
F. AREAS ADJACENT TO STRUCTURES AND CURB ISLANDS SHALL BE FREE OF FILL, DEBRIS AND OTHER LOGS. COMPACT HARDPAK-MIN. DEPTH OF 18" BEFORE PLACEMENT OF TOPSOIL.

GENERAL LANDSCAPE NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- CONTRACTOR SHALL REQUEST UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL UTILITIES AND CONDITIONS PRIOR TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES AS SPECIFIED. ALL PLANTING AS SHOWN ON DRAWINGS. PLANT MATERIAL DELIVERED TO SITE SHALL BE STORED IN SECURE LOCATION NOT IN CONFLICT WITH OTHER CONSTRUCTION OPERATIONS AND UNLIMTED UNTIL TIME OF INSTALLATION.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, AND 2001-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT MEETS ALL ROOT WAPPING MATERIALS, ANGLE OF SPINDLES OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING. TREE GUARDS SHALL BE REMOVED FROM AROUND CROWN OF TREAM TO PREVENT GRADING OF TREE OR SHRAE.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTRACTOR SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- CONTRACTOR TO REMOVE ALL LANDSCAPE DEBRIS FROM PLANTING OPERATIONS FROM THE PROJECT SITE. NO OPEN BURNING SHALL BE PERMITTED ON SITE.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED AND PLANTING INCLUDE COUNCILS OBTAINED FOR APPROVAL BY CITY ENGINEER.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT. AT THE END OF THIS PERIOD, ANY PLANT MATERIAL DEEMED UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIALS DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
- LANDSCAPING SHALL BE SUBSTANTIALLY INSTALLED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THE PROJECT. PERMITTING ON LOT NUMBER PERMITTING, OR, IN THE EVENT OF ADVERSE WEATHER CONDITIONS, WITHIN NINE (9) DAYS FOLLOWING THE COMMENCEMENT OF MOST INTENSIVE SUCCESSIVE PLANTING SEASON FOLLOWING ISSUANCE OF OCCUPANCY PERMIT.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEED REMOVAL, MULCHING, MOING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS AND TURF AREAS.

ADDITIONAL SITE SPECIFIC LANDSCAPE NOTES:

- ALL SHRUB PLANTING AREAS TO RECEIVE MIN. 3" DEPTH OF NATURAL DOUBLE SWEETENED HARDWOOD MULCH. COLOR: BLACK. CONTRACTOR TO PROVIDE A SAMPLE FOR APPROVAL.
- CONTRACTOR TO PROVIDE A SPINE CUT EDGE PER DETAIL ALONG ALL SHRUB BEDS. EDGING SHOULD OVERLAP SUFFICIENTLY TO ALLOW PROPER SEPARATION.
- CONTRACTOR TO PROVIDE 10" X 10" WOOD SHIMMERS OR RESISTANT MONOLYPROPYLENE LANDSCAPE FABRIC OR APPROVED EQUAL AND STAPLES TO ALL PLANT BEDS AND EACH TREE RING.
- CONTRACTOR TO PROVIDE AN APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS AT A RATE SPECIFIED BY MANUFACTURER.
- CONTRACTOR TO PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WITH CONTROLLER AND APPROVED MONITORING SENSORS LOCATED TO RECEIVE DIRECT RAINFALL. IRRIGATION SYSTEM SHALL COMPLY WITH ALL STATE/CITY/LOCAL PLUMBING CODE REQUIREMENTS. VERIFY LOCATION OF WATER METER AND POINT OF CONNECTION. ALL PLANTINGS SHALL HAVE 100% FULL COVERAGE WITH IRRIGATION. PROVIDE ONE BUBBLER FOR TREE OR DRIP/PERMIF MICHIGANS FOR SHRUBS/PERENNIALS AND GRASS/TURF AREAS.
- THE IRRIGATION SYSTEM WILL OPERATE WITH SEPARATE VALVE ZONES FOR TURF AREAS AND SHRUB PLANTING AREAS WHERE EFFICIENCY OF SEPARATION IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY OPERATING/DYNAMIC PRESSURES.
- CONTRACTOR TO COORDINATE THE LOCATION OF SEPARATE BACKFLOW PREVENTER FOR THE IRRIGATION AND AUTOMATIC CONTROLLER WITH OWNER/ENGINEER. ALL CONTROLLERS SHALL BE IN A LOCKABLE BOX AND BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- THE IRRIGATION SYSTEM WILL BE DESIGNED TO MANAGE THE APPLICATION OF WATER TO INTERLUDE AREAS, ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- CONTRACTOR TO MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS IN THE FIELD DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER UPON COMPLETION.



1-17

SUBMITTAL RECORD	
NO. DATE	DESCRIPTION
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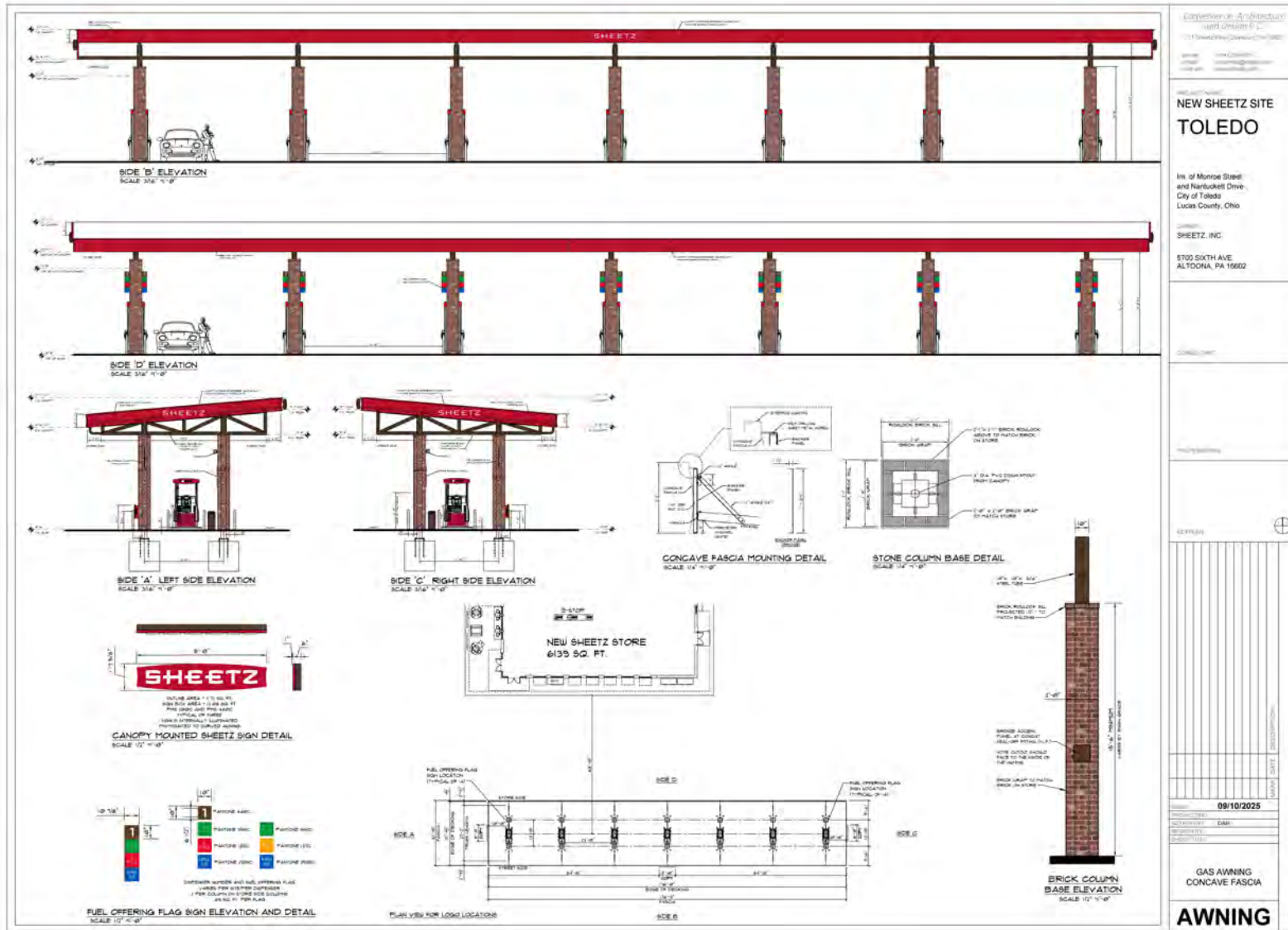
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SHEET CONVENIENCE STORE
SPECIAL USE PERMIT
5530 MONROE STREET
CITY OF TOLEDO
LUCAS COUNTY, OHIO

LANDSCAPE PLAN
DRAWING NO. C700
DATE: NOVEMBER 2023
SCALE: 1/8" = 1'-0"
PROJECT NO. 25-0036
APPROVED BY: [Signature]

C700
SHEET 3 OF 4

AWNING ELEVATION

SUP25-0036
ID 105



1-20