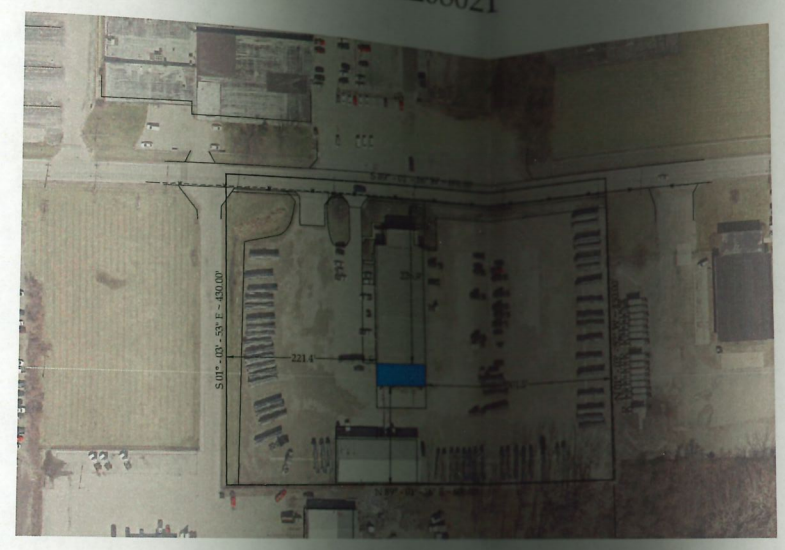
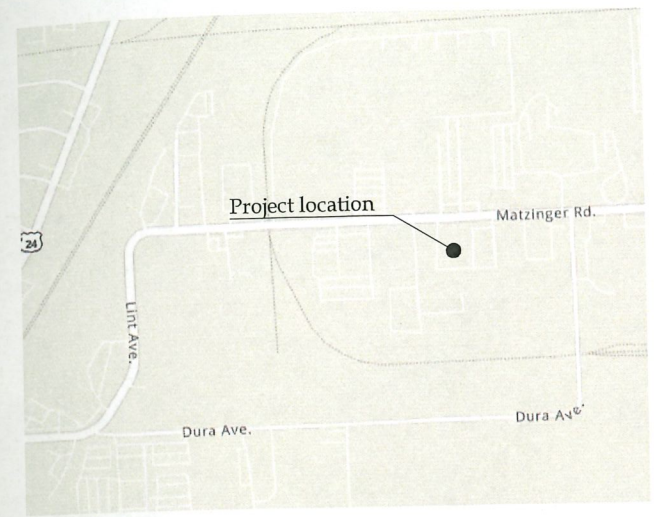


Toledo Tank Wash

Minor Site Plan Review
 420 Matzinger Rd.,
 Toledo, Ohio 43612
 Lucas County Tax Parcel:
 #2208021



Vicinity Map
 Not to Scale

Legend:
 Proposed Building Addition
 Approximate Property Line

- Propose: Phased Project to be done in 5 Phases with One Phase being done each Year (2025-2029)
- Phase 1 (2025): Construction of the Proposed Building Addition, Prep. CB-1 and Associated Storm Drains, Proposed Pavement Markings including Handicap Parking, and Proposed Bike Rack.
 - Phase 2 (2026): Construction of the Proposed Detention Basin and Associated Storm Outlet.
 - Phase 3 (2027): Construction of the Proposed 20' Wide x 224' Length of Concrete Drive Lane.
 - Phase 4 (2028): Construction of [] of the Proposed Sidewalk.
 - Phase 5 (2029): Construction of the other [] of the Proposed Sidewalk.

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Index of Pages

1. Cover
2. Existing Topography & Demolition Plan
3. Site Plan
4. Site Utility & Grading Plan
5. Detention Basin
6. Details



Developer's Information:
 211 Investments Inc. An Ohio Corporation
 1590 Findlay Rd
 Lima, Ohio 45801

Zoning Information:
 Zoning Classification: General Industrial
 Existing Use: I- Small Shops (Machine, Tool & Die etc.)
 Building Setback Requirements:
 Front: 30'
 Side: 0'
 Rear: 0'
 Total Property Size: 5.940 Acres
 Total Area of Disturbance: 0.141 Acres

1/7/2025: Issued for Permitting Purposes (Not Intended for Construction)

Joshua R. Stephens
 Joshua R. Stephens, P.E. #8899



Brad J. Core
 Brad J. Core, P.E.



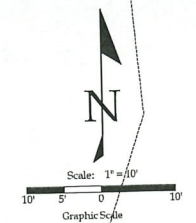
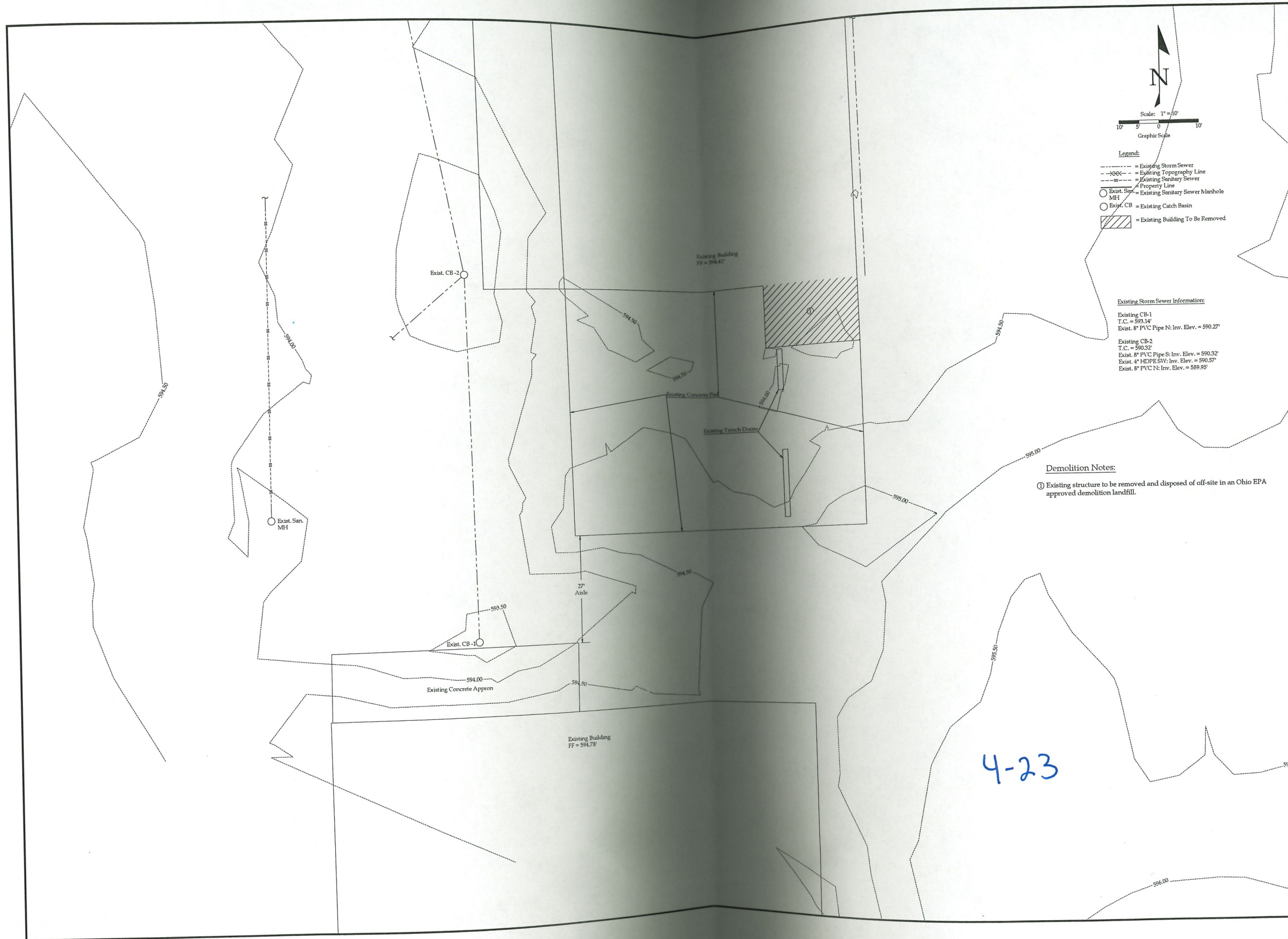
Prepared By:
CORE CONSULTING
 Civil Engineering
 Agricultural Engineering
 Structural Engineering
 Building Design
 1660 S. Dedamore Trail Spencerville, OH 43087 - Phone/Fax: 614.457.0165

Cover

Toledo Tank Wash
 420 Matzinger Rd.
 Toledo, Ohio 43612

Date: 1/7/2025

Surveyed By: L.T.K. Drawn By: L.T.K. Checked By: BJC



- Legend:**
- Existing Storm Sewer
 - 000- Existing Topography Line
 - - - Existing Sanitary Sewer
 - - - Property Line
 - Exist. San. MH = Existing Sanitary Sewer Manhole
 - MH = Existing Catch Basin
 - Exist. CB = Existing Catch Basin
 - ▨ Existing Building To Be Removed

Existing Storm Sewer Information:

Existing CB-1
 T.C. = 593.14'
 Exist. 8" PVC Pipe N: Inv. Elev. = 590.27'

Existing CB-2
 T.C. = 590.32'
 Exist. 8" PVC Pipe S: Inv. Elev. = 590.32'
 Exist. 4" HDPE SW: Inv. Elev. = 590.57'
 Exist. 8" PVC N: Inv. Elev. = 589.95'

Demolition Notes:

① Existing structure to be removed and disposed of off-site in an Ohio EPA approved demolition landfill.

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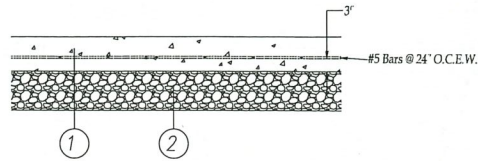
Prepared By:

Existing Topography & Demolition Plan

Toledo Tank Wash
 420 Matzinger Rd.
 Toledo, Ohio 43612

Date:
 1/7/2025

Surveyed By: L.T.K. | Drawn By: L.T.K. | Checked By: BJC

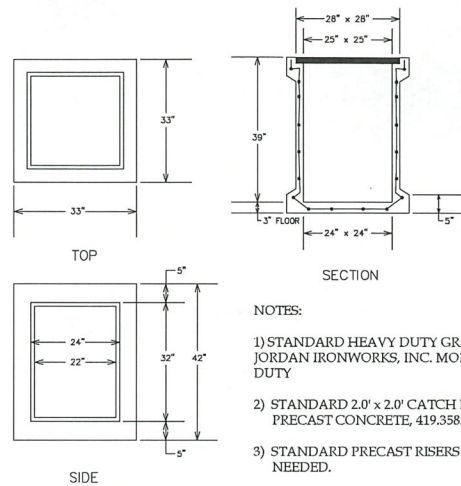


MINIMUM PAVEMENT COMPOSITION FOR CONCRETE PAVEMENT

- ① Remove 8" of Existing Aggregate and Replace with 8" of ODOT Class C Concrete - #5 Bars @ 24" O.C.E.W.
- ② Remaining/Existing Aggregate Base.

PROPOSED HEAVY DUTY CONCRETE PAVEMENT PROFILE

2' X 2' Standard Catch Basin With Knockout
(Bluffton Precast Concrete or equivalent)



- NOTES:
- 1) STANDARD HEAVY DUTY GRATE EQUAL TO EAST JORDAN IRONWORKS, INC. MODEL 5110 TYPE M3 HEAVY DUTY
 - 2) STANDARD 2.0' x 2.0' CATCH BASIN, BLUFFTON PRECAST CONCRETE, 419.358.6946, OR EQUAL.
 - 3) STANDARD PRECAST RISERS SHALL BE USED AS NEEDED.
 - 4) ALL CATCH BASINS SHALL HAVE A 1 FOOT SUMP

THE PATENTED DANDY BAG® IS DESIGNED FOR USE WITH FLAT GRATES (INCLUDING ROUND AND MOUNTABLE CURBS) TO DETAIN SEDIMENT-LOADED STORM WATER. THE SUSPENDED SOLIDS ARE ALLOWED TO SETTLE OUT OF THE SLOWED FLOW PRIOR TO ENTERING THE DANDY BAG®.

INSTALLATION

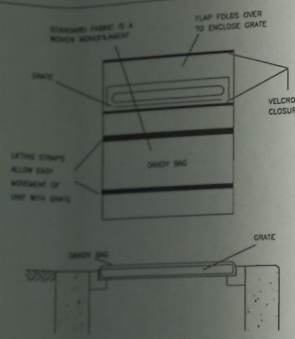
1. STAND THE GRATE ON END
2. PLACE THE DANDY BAG® OVER THE GRATE
3. ROLL THE GRATE OVER SO THAT THE OPEN END IS UP
4. PULL UP THE SLACK
5. TUCK THE FLAP IN
6. PRESS THE VELCRO STRIPS TOGETHER
7. BE SURE THAT THE END OF THE GRATE IS COMPLETELY COVERED BY THE FLAP OR THE DANDY BAG® WILL NOT WORK PROPERLY
8. HOLDING THE HANDLES, CAREFULLY PLACE THE DANDY BAG® WITH THE GRATE INSERTED INTO THE CATCH BASIN FRAME

MAINTENANCE

TO INSURE PROPER OPERATION, REMOVE SILT, SEDIMENT, AND DEBRIS FROM THE SURFACE AND THE VICINITY OF THE UNIT WITH A SQUARE POINTED POINT SHOVEL OR STIFF BRISTLE BROOM MANY FEET ENVIRONMENTALLY SENSITIVE AREAS AND WATERWAYS IN A MANNER SATISFACTORY TO THE ENGINEER / INSPECTOR REMOVE FINE MATERIAL FROM INSIDE THE DANDY BAG® AS NEEDED. DISPOSE OF DANDY BAG® NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY.

INLET INSPECTION

TO INSPECT INLET, REMOVE DANDY BAG® WITH GRATE INSIDE, INSPECT CATCH BASIN AND REPLACE DANDY BAG® BACK INTO GRATE FRAME.



WARNING: IS ONLY TO BE USED IF SEDIMENT IS NOT REMOVED REGULARLY. THE DANDY BAG® MUST BE USED ON SLOPES WHERE OVERFLOW MAY OCCUR. THE DANDY BAG® IS NOT INTENDED FOR ANY OTHER USE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

DANDY PRODUCTS, INC.
1011 W. HARRISBURG PIKE
WINDY HILL, OHIO 43123

DANDY BAGS
TEMPORARY EROSION CONTROL
INSTALL ON ALL NEW C.B.'S

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General Notes:

- 1) Underground Utilities were NOT located as part of our design we have shown known utilities on these drawings to the best of our abilities. It is the contractor's responsibility to have all underground utilities located prior to the start of construction and avoid all utilities with all construction activities. If an underground utility cannot be avoided by the contractor, contact Core Consulting immediately for direction.
- 2) All permanent and temporary denuded areas must be seeded and mulched in accordance with ODOT 659, class 1 (lawn mixture) and 652 with a seeding mix that is approved by the owner.
- 3) All proposed storm sewers in drive/parking areas are to be backfilled with ODOT #57 aggregate up to the aggregate base. Utilities within public R/W shall be restored Lucas County/City of Toledo Specifications.
- 4) All proposed storm sewers shall be ADS N-12 perforated HDPE with smooth interior wall unless otherwise noted.
- 5) Contractor shall install all utilities per the Lucas County/City of Toledo specifications.
- 6) All fill on this site shall be placed in horizontal, loose lifts no more than 8" thick for cohesive soil or 6" thick for granular material and compacted to 98% of the maximum dry density established by ASTM D 698-00a, Laboratory Compaction Standard Effort, at a moisture of +/- 2% of the optimum moisture content. If the surface on which the fill is to be placed is smooth and/or dry, light scarify to help bond the soil. Natural site soil can be used as structural fill provided they are free of topsoil, trash vegetation and rocks larger than 3" in diameter of any other deleterious material.
- 7) Generally, fine-grain, more cohesive soils are best compacted with footed rollers while vibratory rollers or plates are preferred to compact sand and gravel. Generally, no matter the soil type or equipment type, satisfactory compaction densities will be more readily attained if the soil is at or near the optimum moisture.
- 8) All proposed pipes connecting to existing storm/sanitary structures shall be by coring & sealed water tight with hydraulic grout.
- 9) Any tracking of material onto public streets shall be completely cleaned at the end of each day.



HANDICAP SIGN DETAIL

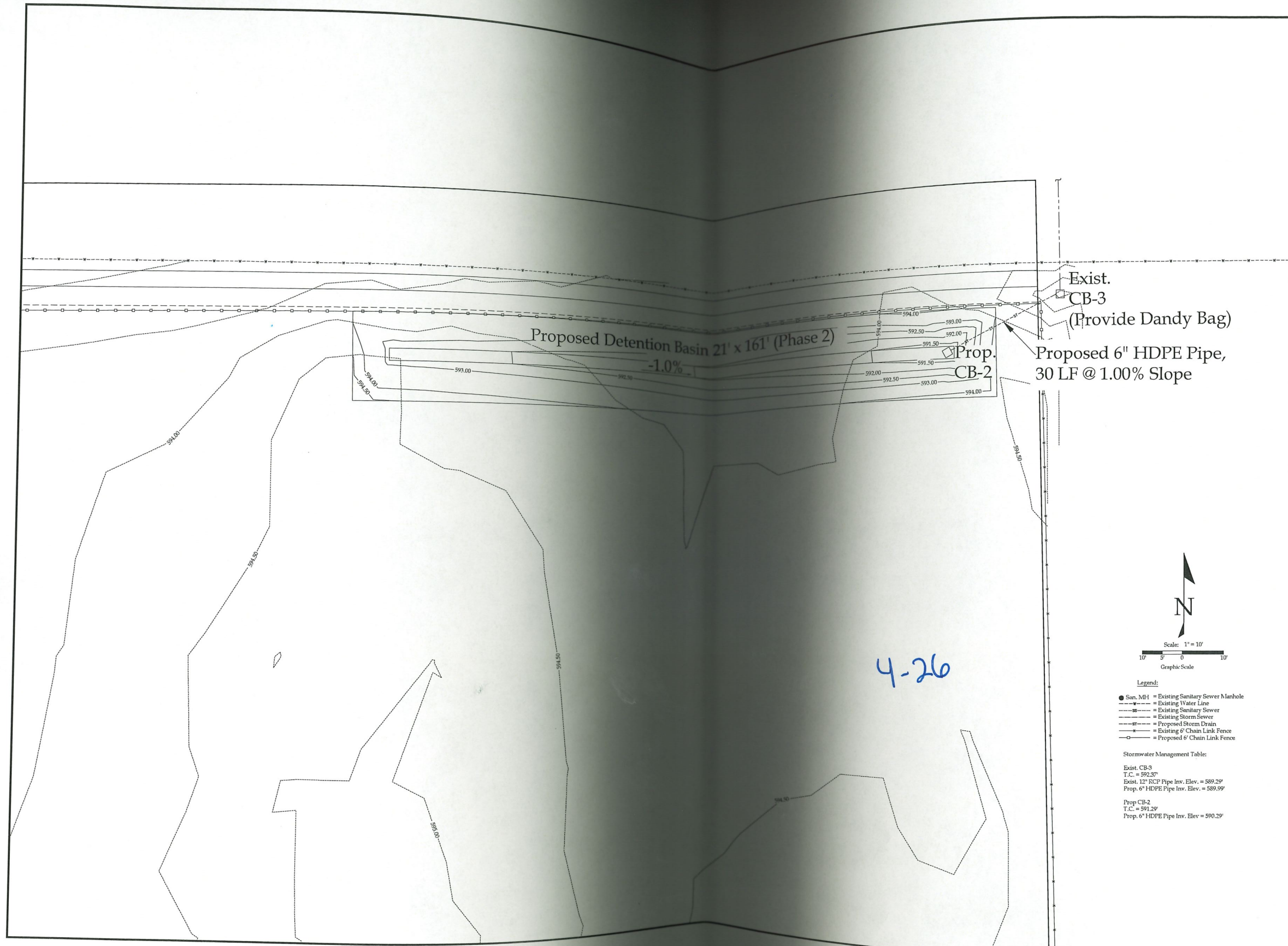
Prepared By:
CORE CONSULTING
Civil Engineering
Surveying
Agricultural Engineering
Structural Engineering
Building Design
1660 S. Delaware Trail Spencerville, OH 43084 - Phone/Fax: 419.627.0163

Details

Toledo Tank Wash
420 Matzinger Rd.
Ada, Lima 45810

Date: 1/7/2025
Survised By: L.T.K. | Drawn By: L.T.K. | Checked By: BJC.

6
5



Prepared By:
CORE CONSULTING
 Civil Engineering
 Surveying
 Agricultural Engineering
 Sanitary Engineering
 Building Design
 1660 S. Delaware Trail, Spencerville, OH 43087 - Phone/Fax: 419.647.6163

Detention Basin

Toledo Tank Wash
 420 Matzinger Rd.
 Toledo, Ohio 43612

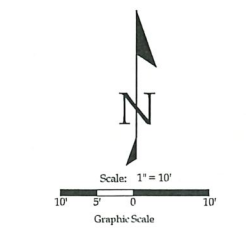
Date: 1/7/2025
 Surveyed By: L.T.K. | Drawn By: L.T.K. | Checked By: BJC

Exist. CB-3
 (Provide Dandy Bag)
 Proposed 6" HDPE Pipe,
 30 LF @ 1.00% Slope

Proposed Detention Basin 21' x 161' (Phase 2)
 -1.0%

Prop. CB-2

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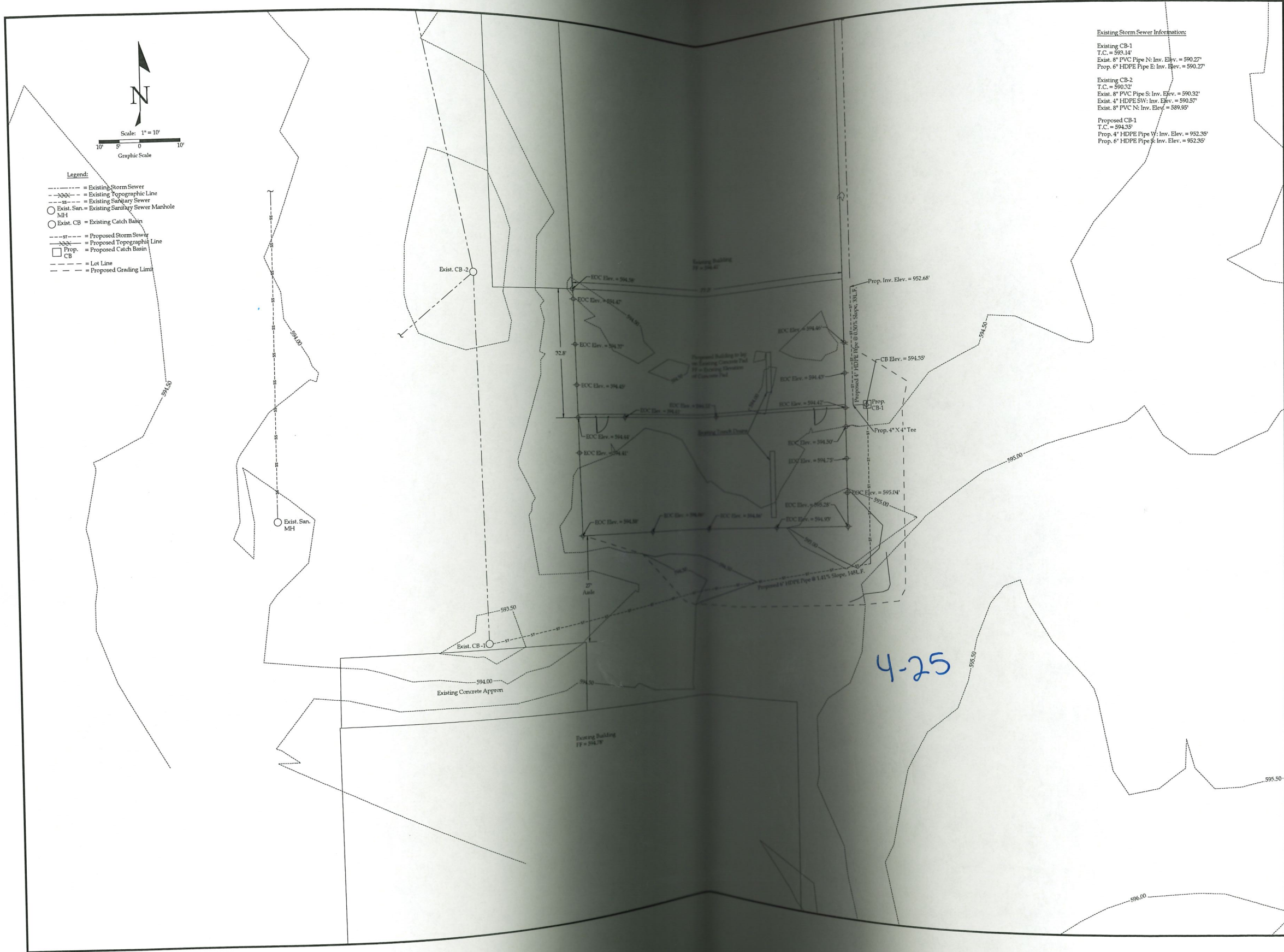


- Legend:**
- San. MH = Existing Sanitary Sewer Manhole
 - = Existing Water Line
 - = Existing Sanitary Sewer
 - = Existing Storm Sewer
 - = Proposed Storm Drain
 - = Existing 6" Chain Link Fence
 - = Proposed 6" Chain Link Fence

Stormwater Management Table:

Exist. CB-3
 T.C. = 592.37'
 Exist. 12" RCP Pipe Inv. Elev. = 589.29'
 Prop. 6" HDPE Pipe Inv. Elev. = 589.99'

Prop. CB-2
 T.C. = 591.29'
 Prop. 6" HDPE Pipe Inv. Elev. = 590.29'



Existing Storm Sewer Information:

Existing CB-1
 T.C. = 593.14'
 Exist. 8" PVC Pipe N: Inv. Elev. = 590.27'
 Prop. 6" HDPE Pipe E: Inv. Elev. = 590.27'

Existing CB-2
 T.C. = 590.32'
 Exist. 8" PVC Pipe S: Inv. Elev. = 590.32'
 Exist. 4" HDPE SW: Inv. Elev. = 590.57'
 Exist. 8" PVC N: Inv. Elev. = 589.95'

Proposed CB-1
 T.C. = 594.33'
 Prop. 4" HDPE Pipe W: Inv. Elev. = 592.35'
 Prop. 6" HDPE Pipe S: Inv. Elev. = 592.35'

- Legend:**
- Existing Storm Sewer
 - Existing Topographic Line
 - Existing Sanitary Sewer
 - Exist. San. = Existing Sanitary Sewer Manhole
 - Exist. CB = Existing Catch Basin
 - Proposed Storm Sewer
 - Proposed Topographic Line
 - Prop. CB = Proposed Catch Basin
 - Lot Line
 - Proposed Grading Limit



Prepared By:

Site Utility & Grading Plan

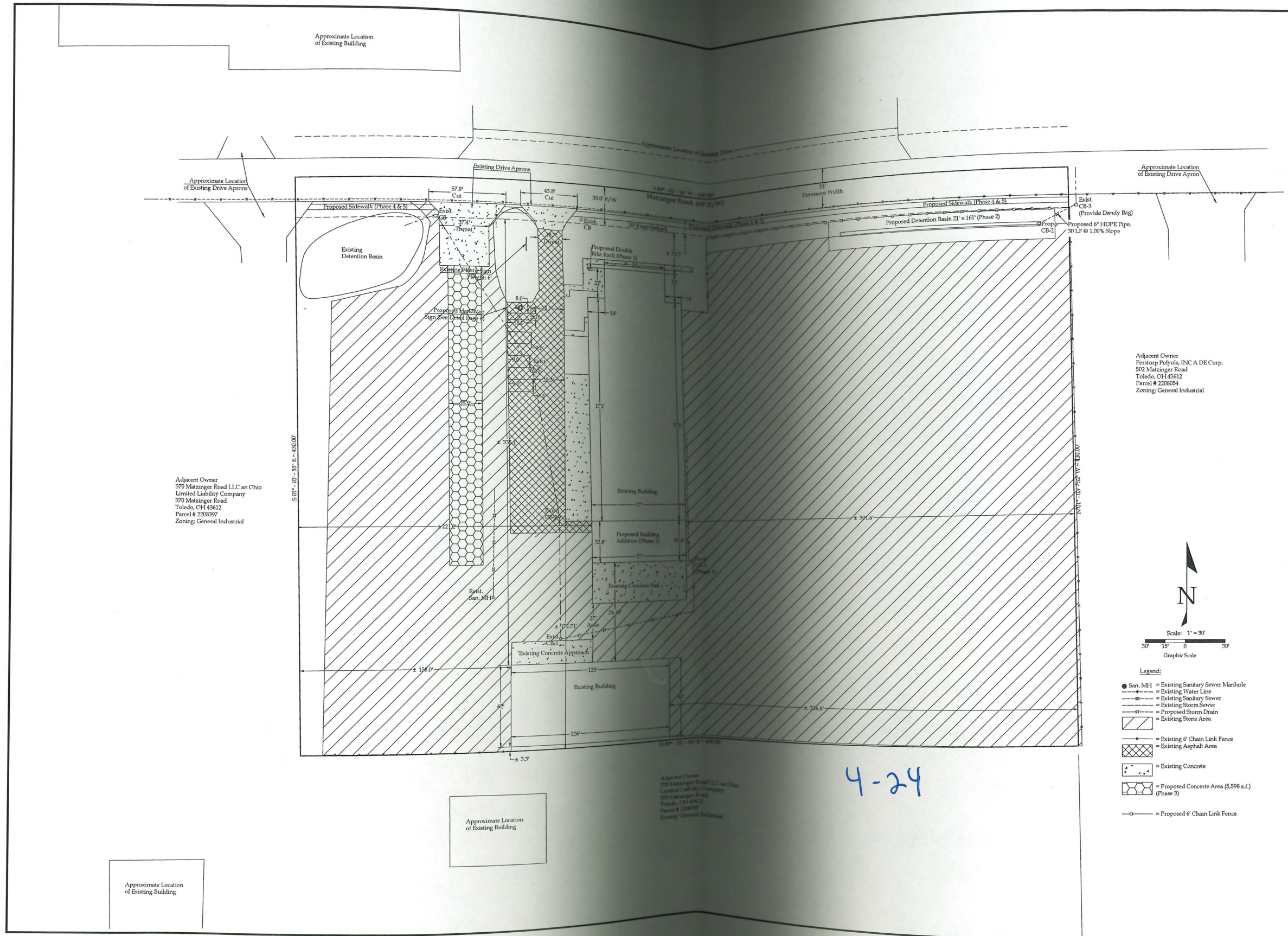
Toledo Tank Wash
 420 Matzinger Rd.
 Toledo, Ohio 43612

Date: 3/7/2025

Surveyed By: L.T.K. | Drawn By: L.T.K. | Checked By: B.C.

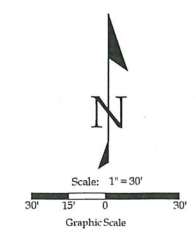


4-25



Adjacent Owner
 370 Matzinger Road LLC an Ohio
 Limited Liability Company
 370 Matzinger Road
 Toledo, OH 43612
 Parcel # 2208397
 Zoning: General Industrial

Adjacent Owner
 Perstorp Polymers, INC A DE Corp.
 502 Matzinger Road
 Toledo, OH 43612
 Parcel # 2208054
 Zoning: General Industrial



- Legend:**
- San. MH = Existing Sanitary Sewer Manhole
 - Existing Water Line
 - Existing Sanitary Sewer
 - Existing Storm Sewer
 - Proposed Storm Drain
 - ▨ Existing Stone Area
 - Existing 6' Chain Link Fence
 - ▩ Existing Asphalt Area
 - Existing Concrete
 - ◻ Proposed Concrete Area (5,598 s.f.) (Phase 3)
 - Proposed 6' Chain Link Fence

Site Plan

Toledo Tank Wash
 420 Matzinger Rd.
 Toledo, Ohio 43612

Date: 1/7/2025

Survived By: L.T.K. | Drawn By: L.T.K. | Checked By: BJC

3

CORE CONSULTING

Civil Engineering
 Surveying
 Agricultural Engineering
 Structural Engineering
 Building Design

1600 S. Delaware Trail, Spencerville, OH 43087 • Phone / Fax: 419.647.6163

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