

Whitehouse

August 1, 2024

Whitehouse Planning Commission August 5, 2024 6:00 P.M.

The Whitehouse Planning Commission is encouraging citizens to consider accessing public meetings remotely. You may do so by phone at 1-567-318-0438. You will then be prompted to press the following Meeting ID 466 018 953#. You may also access the meeting online by going to the Village website at www.whitehouseoh.gov and clicking on the link from the home page, please make sure you mute your microphone.

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, August 5, 2024, at 6:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Regular Meeting to Order
2. Approve Minutes of the April 1, 2024 Planning Commission Meeting
3. Review and discuss the architectural design and final site plan for the new commercial building to be located at 9910 Waterville Swanton Road
4. Other business as appropriate under the Charter
5. Adjourn

Jordan D. Daugherty
Municipal Administrator

**6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov**

**WHITEHOUSE PLANNING COMMISSION
FINAL PLAN REVIEW FOR
A NEW COMMERCIAL OFFICE BUILDING
STAFF REPORT #02-2024
August 5, 2024**

Development:	A new commercial office building
Applicant:	Kyle and Renee Hertzfeld
Property Owner:	Five H Properties LLC
Subject Property:	9910 Waterville Street
Current Zoning:	C-3 General Commercial District
Request:	Architectural review and final site plan approval for a new office and commercial building with parking lot
Adjacent Zoning:	North: R-1 Single family residential South: S-1 Suburban residential East: C-4 Highway commercial West: C-3 General commercial
Adjacent Uses:	North: Single family homes South: Vacant farmland (annexed in 2016) East: Steve Rogers Ford West: Sunoco Gas Station and Caress Car Wash
Number of Lots:	One, Lucas County Parcel No. 98-04243, consisting of approximately 1.71 acres
Access:	Existing joint drive/curb cut onto Waterville Street

BACKGROUND

This matter previously came before the Commission as a preliminary discussion on February 5, 2018 and continued on April 2, 2018. The applicants were given preliminary approval on April 2, 2018 for the then-proposed office building. They subsequently indicated they would likely start with a portion of the building and add on to it in the future. However, shortly after this they decided to hold off on construction. The applicants returned again with new plans at the April 1, 2024 meeting (packet attached). A preliminary site plan was unanimously approved with the understanding that the

applicants will come back later for an architectural review as a condition for final site plan approval. That architectural review is the focus of this meeting.

REVIEW OF THE ZONING CODE

As discussed in previous meetings, this property is part of the Waterville Street Overlay District, Chapter 1251. The following information is provided for further consideration:

1251.08 - 1251.10 *Architectural review and building design requirements.*

This section addresses the design standards within the overlay. General design considerations include:

1. Scale and proportion;
2. Suitability of building materials;
3. Design in relation to surrounding buildings;
4. Design in relation to proposed landscape; and
5. Aesthetics of the proposed building.

Additionally, the Commission shall consider the following requirements for projects within the overlay:

1. An architectural typology shall be used that is consistent with or complimentary of the local character. Building design shall reflect and compliment the identity and visual character of the existing architecture within one-half (0.5) mile.
2. Building layout, facades, and roof lines shall maintain the relationship of the buildings to one another, the design spaces between the buildings, and basic architectural “syntax” (i.e., proportions, openings, glazing, roof types and pitches, and materials) is to be uniform or complimentary.
3. New buildings which exceed the scale and density of existing buildings shall demonstrate compatibility by varying the massing of buildings to reduce perceived scale and density to integrate larger buildings with pre-existing smaller buildings.
4. Building entries shall be located on the street side of the building. If the building does not front on a public street, then the entry must be visible from a public street. Porches, windows, and doors should be oriented and drawn toward the street.

Of primary focus, the Waterville Street Overlay includes a list of thirteen (13) required and/or prohibited elements that should be evaluated in a site plan application. Because some of the requirements and/or prohibitions are subjective, the Administration advises the Commission to go through each of the thirteen (13) elements and make a determination of whether there is general compliance. Below is the list of elements copied directly from the Whitehouse Zoning Code:

1. Upper floors may have a mix of uses, including: office, retail, and/or residential.
2. Building design shall not serve to communicate or reflect the corporate identity or product marketed. Corporate identity and product marketed shall be communicated by signage, not by building color or architecture.
3. *Windows.* Windows shall be repeated across the façade on both bottom and upper stories. First floors shall have larger storefront windows and taller ceilings than upper floors. First floor uses shall be pedestrian-oriented and include substantial shop windows. New construction

- shall provide a minimum of fifty percent (50%) of the first story wall surface in windows on walls that face a street. Windows shall not be darkened by use of any material or coloration.
4. *Building Style*. Architectural detailing of new buildings shall incorporate various design details appropriate to existing local architectural character including, but not limited to:
 - a. Patterned wall surfaces: e.g. patterned shingles and siding, brick patterns, terra cotta details;
 - b. Focal windows; window grouping patterns; window pane patterns; window surrounds and trim; transom windows above street level;
 - c. Shutters; awnings; door surrounds and top pieces;
 - d. Columns and supports; balustrades; dormers; cupolas; towers; cornices; parapets; roof brackets; chimneys; and
 - e. Decorative lighting.
 5. *Building Style Consistency*. A single architectural style is not required for new development, but a building's style shall be consistent throughout. Buildings shall be designed to withstand the elements (gravity, sun, weather, and time) that also incorporate traditional rules of proportion and massing retain their appeal beyond a simple question of "style."
 6. *Modulate Mass and Elevation*. Modulation is defined as a change in plane. The intent is to create architectural relief and interest. A building's elevation and mass should be modulated to match or replicate the narrow commercial facades and give a sense of human scale. Buildings shall be vertically modulated in no more than 20 foot increments or horizontally in no more than 30 foot increments.
 7. *Undifferentiated Facades*. Undifferentiated facades shall not exceed twenty (20) feet horizontally or fifteen (15) feet vertically. Walls at facades shall be differentiated and relieved through a change in siding or other material, use of detail, projections, or change in color. (Differentiation is defined as visual relief and change.) The intent is to create architectural relief and interest.
 8. *Relieve Blank Facades*. Blank facades shall not be visible to public spaces. Treatments to alleviate blank facades may include windows, architectural detail, or materials with texture (e.g., brick, siding, etc.).
 9. *Visual Definition*. Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Facades shall reflect the scale and massing of structures and achieve proportions that give a sense of human scale.
 10. *Appropriate Building Materials*. Exterior materials may include brick, wood siding and/or stucco. All building materials shall express their specific properties. For example, heavier more permanent materials (i.e. masonry) support lighter materials (i.e. wood). Building materials for new buildings shall support the existing character of existing buildings within one-half (0.5) mile. The following street front siding materials are prohibited (although they may be permitted in other parts of the building):
 - a. Plain concrete masonry block,
 - b. Unfinished tilt-up concrete slab,
 - c. Corrugated metal,
 - d. Aluminum, vinyl or plastic siding,
 - e. Neon is prohibited as exterior building ornamentation.
 11. *Buildings Located on Street Corners*. Buildings located on street corners shall have additional architectural detailing to emphasize the street corner, which may include, for example: corner

entry, balcony, integrated signage, public art, murals, and pedestrian amenities. Buildings or public amenities located on corners shall abut the property line on each side of the corner. Buildings that are located at major intersections of streets shall provide some form of visual interest such as: placement of the primary entry; articulation; towers; plazas; distinctive roof forms; ornamentation; or other distinctive architectural features.

12. *Horizontal Moldings*. Alignment of horizontal moldings should be considered and relate to the moldings of adjacent buildings.
13. *Awnings*. Awnings and marquees are encouraged where appropriate: Awnings may be provided along the entire frontage of commercial buildings. Marquees are encouraged where appropriate. They shall be of a size, scale and shape appropriate to the specific building, window and door trim. Back lighted awnings are prohibited. Awning materials must be opaque if lighting is used underneath; however, canvas awnings are permitted and shall be opaque to the extent feasible. Awnings may have building or business names or street address on the apron, but may not function as signs, with extensive text areas. Awnings or canopies shall be hung above the display window space at least ten (10) to fourteen (14) feet above the public walkway with a minimum of an eight (8) foot vertical clearance. They may extend six (6) to eight (8) feet over the walkway from the building's face.

CONSIDERATIONS

1. The proposed architectural rendering appear to be generally in compliance with the considerations and requirements listed above, especially given the lack of many buildings within the 1/2 -mile boundary. It should be noted that many of the elements are not specified in the rendering and will need clarification at the meeting.

Respectfully submitted,

Jordan D. Daugherty
Municipal Administrator

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
April 1, 2024**

At 6:00 pm, Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

Roll Call: Tom Lytle, Dave Prueter, Allen Kuck, Charles Kethel, Dave Riggerbach, and Mayor Rich Bingham. Also in attendance were: Kyle and Renee Hertzfeld, John Sperry with DuBose & Associates, Municipal Administrator Jordan Daugherty and Deputy Administrator Josh Hartbarger.

First item of business is to elect officers for 2024. Charles Kethel nominated Tom Lytle for Chairman, seconded by Dave Prueter. Tom Lytle nominated Dave Prueter for Vice Chairman, seconded by Charles Kethel. Tom Lytle nominated Charles Kethel for Secretary seconded Allan Kuck. These nominations were motioned by Mr. Lytle and seconded by Mr. Kethel. Motion passed 4-0.

Dave Prueter made a motion to approve the minutes of the September 18, 2023, meeting; Mr. Kuck seconded the motion. Motion passed 4-0.

Next item was to review and discuss the commercial site plan for the new building at 9910 Waterville-Swanton Road. Mr. Lytle asked if John would be speaking or Kyle. John Sperry said he would be speaking for the most part unless there were specific questions for the property owners to answer. John said when this project came to the planning commission back in 2018, it was assumed that there was a shared driveway with the gas station and that it was split between the two properties. That is not the case, as most of it is on the gas station's property. The Hertzfeld's have tried contacting the current owners of the gas station to ask about the shared drive but could not get anyone to return their call. John said by sharing this drive, it will create a small depth throat intersection right outside of an intersection off a highway. It would be safer if this property could have its own driveway closer to Steve Rogers' property. The traffic coming off SR 64 into the gas station is going to pull directly into that drive and not look to see if anyone is coming out of the Hertzfeld's property, causing an accident at the entrance to the two properties. John also said that the building is being built with the intention of leasing out the front spaces to other businesses. He feels that other businesses will not like the idea of the shared drive because of the potential volume entering and exiting, especially if it is a small diner or restaurant type of business that comes in. It also reduces the visibility of Hertzfeld's building. It was asked what the speed limit is in that section of road. It is 45 mph there. There is also no left turn into the gas station because of stacking up in the roundabout. Jordan asked the commission to keep in mind that although there is not an issue with stacking now, what will it look like in the future. What type of flow in and out of the building do you foresee? Renee said they have vendors bringing equipment and their own trucks would park out back. Their crew would come in and out, essentially twice a day. John said there is also the issue of the twenty-foot setback on the side of the building for fire vehicles. The fire department previously asked for twenty-five feet to accommodate emergency vehicles. John said he has three solutions for that. Jordan said

he spoke with the fire chief, and he is good with the twenty feet. A discussion was had on the fire hydrant for the property. John said there is one to the east of the property on Steve Roger's property. Josh said that it is a private hydrant that is maintained by the property owner. John wants to look at a possible shared agreement for the hydrant. Tom asked if anyone wanted to make a motion for the driveway. Rich made a motion to approve the driveway, Dave seconded. Allen said he will approve it but wants it noted that he thinks it will be a nightmare down the road. Motion passed unanimously.

Next item was to discuss the landscaping and integration with the walking trail. John wants to do a detention basin in the forty-foot landscaping area required at the property's front. Dumpsters will be in the back with an enclosure. Chuck asked if the dumpsters were in the fire lane. John said they could be moved back or even put at an angle to allow for the turning radius of a fire truck. It was brought up in the past about the landscaping required out front, being mounded up to block the view of the vehicles in the parking spots. John said he could do a combination of landscaping and mounding. What type of lighting will there be in the front parking area? John said he will do LED's and put shields on the lighting in back facing the residential area. Tom Lytle mentioned, for the record, that the applicant must return to the Planning Commission to review the architectural design to receive final site plan approval. Jordan asked if the Commission would like to give preliminary plan approval to allow them to move forward with finalizing their documents. Preliminary plans were approved unanimously.

With no other business, Dave Prueter made a motion to adjourn at 6:55 PM. Allan Kuck seconded. Motion passes unanimously.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator

Whitehouse

March 28, 2024

Whitehouse Planning Commission April 1, 2024 6:00 P.M.

The Whitehouse Planning Commission is encouraging citizens to consider accessing public meetings remotely. You may do so by phone at 1-567-318-0438. You will then be prompted to press the following Meeting ID 417 115 23#. You may also access the meeting online by going to the Village website at www.whitehouseoh.gov and clicking on the link from the home page, please make sure you mute your microphone.

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, April 1, 2024, at 6:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Regular Meeting to Order
2. Election of officers for 2024 (Chairman, Vice Chairman, Secretary)
3. Approve Minutes of the September 18, 2023 Planning Commission Meeting
4. Review and discuss commercial site plan for the new commercial building to be located at 9910 Waterville Swanton Road
5. Other business as appropriate under the Charter
6. Adjourn

Jordan D. Daugherty
Municipal Administrator

**6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov**

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
September 18, 2023**

At 6:00 pm, Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

Roll Call: Tom Lytle, Dave Prueter, Allen Kuck, and Charles Kethel. Also in attendance were: Don Flenner and Municipal Administrator Jordan Daugherty

First item of business is to elect officers for 2023. Charles Kethel nominated Tom Lytle for Chairman. Tom Lyle nominated Dave Prueter for Vice Chairman, and Tom Lytle nominated Allen Kuck for Secretary. These nominations were motioned by Mr. Lytle and seconded by Mr. Kether. Motion passed 4-0.

Mr. Prueter made a motion to approve the minutes of the March 7, 2022 meeting; Mr. Kether seconded the motion. Motion passed 4-0.

Next item was to review and discuss the preliminary site plan for Savanna Lake Plat II (A.K.A. Magnolia Estates). Mr. Lyle summarized that the meeting's purpose was to review the owner's request to finalize the preliminary plat and to include a new pond on Lot 35. Mr. Lytle then led the discussion and addressed each item under the Information to Review section of the Staff Report. Mr. Lytle noted that no full-scale review of the plat was necessary since it had already been approved at the March 7, 2022 meeting. Mr. Lytle also noted that the developer submitted a letter indicating that the preliminary plat conforms to Whitehouse's requirements and that all the conditions set forth during the March 7, 2022 meeting were met. The Commission noted that the proposed 2.9-acre pond does not meet the Village's minimum pond size and will require a 2.1-acre variance to move forward. The Commission then noted several requirements for pond construction have been met. The developer's representative, Don Flenner, acknowledged that the pond's surface does not exceed twenty-five (25) percent of the parcel's net acreage and that the pond must be constructed in conformity with the U.S. Soil Conservation Services specifications and recommendations. Mr. Flenner also noted that the pond will not include any beach area. Additionally, Mr. Flenner noted that the pond bank will not exceed the maximum requirement of four (4) feet. As for the pond drainage, Mr. Flenner stated that the overflow will go into the storm water lines. The Commission then discussed the need to articulate the owner's responsibility to maintain all ponds, whatever the type. Mr. Daugherty stated that the Administration requires a note be placed on the final plat that pond maintenance is the sole responsibility of the owner. Mr. Flenner stated that he would ensure that such language is printed on the final plat.

The main discussion centered on the lack of side and rear setback requirements. The Village requires 50 feet setbacks on both the side and rear. The proposed pond placement is 15 feet from the side and rear parcel line. Mr. Kuck noted that this is a significant variance and asked if the neighbors were notified of this pond requested. Mr. Daugherty stated that no neighbors were notified because undeveloped farmland constituted the most immediate parcels. After covering the review items, Mr. Lytle then asked if the Commission was prepared to make a motion. Mr. Kethel made a motion to approve the proposed pond and to a) grant a 2.1 minimum acreage variance for the pond and b) grant a 35 feet side and rear setback variance for the pond. Motion

was seconded by Mr. Prueter. Motion passed 4-0. Mr. Kuck asked that it be noted that he believed that surrounding property owners should have been notified of this pond request.

With no other business, Mr. Kuck made a motion to adjourn at 7:28 PM. Mr. Prueter seconded. Motion passes unanimously.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator



REQUEST FOR COMMERCIAL / RESIDENTIAL
SITE PLAN REVIEW
Village of Whitehouse, Ohio

Date: 03/10/24

Staff Report No. _____

SECTION I

A. Name of Development: FIVE-H PROPERTIES, LLC

B. Type of Development:

(Please check one)

☐ R-1 Single Family

☐ R-4 Two Family

☐ R-2 Single Family

☐ R-5 Multi-Family

☐ R-3 Single Family

☐ PUD

☒ Commercial (C-3)

☐ Industrial Site

C. Name of Developer(s): SAME AS OWNER

Address: _____

Ph: _____

Fax: _____

D. Name of Owner: Kyle Hertzfeld

Address: 8055 Heller Rd. Whitehouse Ph: 419.467.1798 Fax: _____

E. Name of Engineering Firm: THOMAS DUBOSE & ASSOC. - JOHN SPERRY

Address: 350 S. Reynolds Rd, Toledo 43615 Ph: 419.537.1441 Fax: 419.537.1866

F. Location of Development: 9910 Waterville Swanton Rd.

(Attach map)

SECTION II

A. Developers are requesting: (Check appropriate box)

☐ Preliminary Plat Approval

☒ Commercial / Industrial Site Plan
Approval

☐ Final Plat Approval

If requesting Final Plat Approval, complete B and C below

B. Date on which Preliminary Plat Approval was granted: _____

C. Financial Guarantees:

Developer has filed a(n): (check one)
(To assure improvements will
be constructed and completed
in a satisfactory manner)

☐ Escrow Agreement
☐ Performance Bond with Surety
☐ Installed and Village has
accepted improvements

DESIGN STANDARDS

MEETS OR EXCEEDS
STANDARDS

VARIANCE
REQUESTED*
(Mark in Red)

* If variance is requested, on an additional sheet describe in detail the reason for the variance request.

A. Lot Requirements vary with the zoning classification.

- | | |
|---|------------|
| 1. Minimum <u>100</u> ft. frontage | <u>X</u> |
| 2. Minimum square footage <u>15000 S.F.</u> | <u>X</u> |
| 3. Minimum rear yard of ²⁰ 25 ft. Single Fam. | <u>X</u> |
| ³⁰ 25 ft. Multi-Fam. | <u>X</u> |
| 4. Minimum Front Bldg. Line <u>35</u> ft. ADJ. H. RESID. | <u>X</u> |
| 5. Minimum Side Yard of <u>20</u> ft. ^{50/150 (125.7)} | <u>X</u> |
| 6. Maximum height of 2 1/2 stories | <u>X</u> |
| 7. Corner lots min. width 100 ft. | <u>N/A</u> |
| 8. All lots abut a public street | <u>X</u> |

B. Streets:

1. Street width (right of way)
minimum in feet - 66 N/A
2. Streets intersection at right
angles nearly as possible N/A
3. New streets shall continue from
existing streets or jog at a
minimum of 140 feet from existing N/A
4. Cul-de-sac streets shall not be
over 600 ft in length and termi-
nus shall be circular area with
minimum of 100 ft diameter N/A
5. Streets in sub-division shall be
improved with hard surface pave-
ment with adequate drainage and
shall be a minimum width of 29 ft.
with curb along each side of such
surfacing. N/A

C. Blocks:

1. Maximum length shall generally be one fourth of a mile or 1,320 ft. *N/A*

2. Width of block to accommodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft; N/A

D. Public Spaces:

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09. N/A

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary. N/A
2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided. N/A
3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width. N/A

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water. N/A
2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer. N/A
3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made. N/A

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer. N/A
2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant. N/A

H. Sewer Main (Extension of Sewer Line)

1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

N/A

I. Street Lights

1. Acorn street lighting plan approved by the Village with developer paying total cost of installation.

N/A

J. Sidewalks

1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs.

EX. ASPHALT
BIKE PATH

K. Utilities (Other)

1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground.

N/A
X

L. Monuments

1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments.

N/A

ZONING INSPECTOR COMMENTS

VILLAGE ADMINISTRATOR COMMENTS

PLANNING COMMISSION

VARIANCE REQUESTED (Section #)	DENIED	APPROVED	CONDITION, APPROVAL*
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

*Specify Conditions Below:

PLANNING COMMISSION COMMENTS

I, John R. Sperry, C.E. (Owner, Developer, Engineer of the
(circle one)
proposed development known as AW HEATING & Cooling certify
that all the information provided herewith is true and accurate to
the best of my knowledge.

Signed: John R. Sperry, C.E.
Date: 03-26-24



SITE PLAN REVIEW CHECK LIST Village of Whitehouse, Ohio

SHOWN ON NOT SHOWN
PLAN ON PLAN
(MK IN RED)

(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:

- | | | |
|--|-----|--|
| A. The title "Preliminary Drawing" | X | |
| B. The proposed name of the subdivision | N/A | |
| C. The location by township, section, town and range or by other legal description, (SURVEY) | X | |
| D. Names and addresses of the developer and his or her agent who designed the subdivision, SITE PLAN | X | |
| E. The scale of the drawing (one inch equals 100 ft. preferred); | X | |
| F. The date and north point; | X | |
| G. The approximate acreage; and | X | |
| H. The key location. | X | |

(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- | | | |
|---|-----|--|
| A. Boundary lines of the proposed ^{SITE} subdivision indicated by dashed heavy lines; | X | |
| B. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures, and section and corporation lines, within or adjacent to the tract; | N/A | |
| C. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location; | X | |
| D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre; | X | |
| E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field; | X | |
| F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas; | X | |
| G. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication. | N/A | |
| H. Layout numbers and dimensions of lots or parcels with appropriate designations; | N/A | |
| I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks; | X | |

PAGE 2

PRELIMINARY PLAT CHECK LIST

- J. Sanitary treatment plant, well and septic tank locations,
- K. Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted.
- L. A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevation of drains at critical points,
- M. In critical areas, high water levels and areas subject to flooding,
- N. A screen planting plan, if any, and
- O. Proposed building set-back lines, showing dimensions.

N/A

N/A

X

N/A

X

X

APPROVED:

BY: _____

DATE: _____

FINAL PLAT CHECK LIST - ~~N/A~~

SHOWN ON PLAN	NOT SHOWN ON PLAN

(1) IDENTIFICATION:

- A. The name of the subdivision;
- B. The location by township, section, town and range, and by other legal description as necessary
- C. Names of owners and the signatures and seal of the registered surveyor;
- D. The scale shown graphically;
- E. The date, and
- F. The northpoint.

(2) DELINEATION:

- A. The boundary of the plat, based on an accurate traverse, with bearings and angular and linear dimensions in conformity to the legal description, superimposed with a heavy dashed line to indicate the limits of the plat;
- B. True angles and distances to at least three of the nearest established street lines or official monuments which shall be accurately described on the plat;
- C. Subdivision boundary lines tied to section lines or other U.S. Government Survey lines by distances and angles;
- D. Accurate locations of monuments. One monument shall be placed at each change in direction on the boundary of the plat, and one monument shall be placed on the centerline of the right of way of each street intersection and at the beginning and end of all street curves.
- E. Exact locations, widths and names of streets within and adjoining the plat, and exact locations and widths of alleys and crosswalkways. The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with appropriate public officials.
- F. Exact locations and widths of easements for rights of way provided for public services, utilities or other purposes;
- G. Lot or parcel numbers and lines with accurate dimensions in feet and hundredths of a foot;
- H. Accurate designations of areas to be dedicated or reserved for public use, with the purpose indicated thereon;
- I. Radii, internal angles, points of curvature, tangent bearing and lengths of all areas;

PAGE 2

FINAL PLAT CHECK LIST

- J. Building set-back lines accurately shown with dimensions; and
- K. The estimated elevation for the high water level as determined by the appropriate agency designated in Section 1226.12.

(3) CERTIFICATION AND SIGNATURES:

- A. Surveyor's certification;
- B. Owner's certification;
- C. Notary;
- D. Planning Commission;
- E. Council;
- F. County Tax Map Department;
- G. County Auditor;
- H. County Recorder;
- I. Village Administrator.

APPROVED:

BY: _____

DATE: _____

**WHITEHOUSE PLANNING COMMISSION
PRELIMINARY/FINAL PLAN REVIEW FOR
A NEW COMMERCIAL OFFICE BUILDING
STAFF REPORT #01-2024
April 1, 2024**

Development: A new commercial office building

Applicant: Kyle and Renee Hertzfeld

Property Owner: Five H Properties LLC

Subject Property: 9910 Waterville Street

Current Zoning: C-3 General Commercial District

Request: Preliminary/final site plan approval for a new office and commercial building with parking lot

Adjacent Zoning: North: R-1 Single family residential
South: S-1 Suburban residential
East: C-4 Highway commercial
West: C-3 General commercial

Adjacent Uses: North: Single family homes
South: Vacant farmland (annexed in 2016)
East: Steve Rogers Ford
West: Sunoco Gas Station and Caress Car Wash

Number of Lots: One, Lucas County Parcel No. 98-04243, consisting of approximately 1.71 acres

Access: Existing joint drive/curb cut onto Waterville Street

BACKGROUND

This matter previously came before the Commission as a preliminary discussion on February 5, 2018 and continued on April 2, 2018. See attached Staff Report 02-2018 and the associated February 5, 2018 PC meeting minutes as well as Staff Report 04-2018 and the associated April 2, 2018 PC meeting minutes. The applicants were given preliminary approval on April 2, 2018 for the then-proposed office building. They subsequently indicated they would likely start with a portion of the building and add on to it in the future. However, shortly after this they decided to hold off on construction.

The site plan for the new building is similar to the previous one but has some alterations as noted in the following section.

REVIEW OF THE ZONING CODE

As discussed in previous meetings, this property is part of the Waterville Street Overlay District, Chapter 1251. The following information is provided for further consideration or has been previously discussed and agreed to:

Chapter 1251.03 No additional curb cuts will be granted. Access will be “right” turn only in and out onto State Route 64 from the existing curb cut. These stipulations were incorporated into the design of the roundabout near that intersection. This stipulation was affirmed at the February 5, 2018 PC meeting and again at the April 2, 2018 PC meeting. Please note that the applicants are requesting independent curb cut access to S.R. 64. with the updated preliminary site plan.

Chapter 1251.07 Development Standards

- (A) The lot frontage is shorter than what is currently allowed but is grandfathered in at 178.9 feet.
- (B) 1. Minimum building setback. The revised plans indicate a building setback in excess of one hundred fifty (150) feet from the right-of-way, which is the minimum required distance.
- (B) 3. Landscaped screening area required. The revised plans do not appear to show a “landscaping, screening strip” along the full length of the front lot line. This is required, per this section. The applicant should also be advised that the multi-purpose trail must be included in the final landscape build-out. No variances will be required as previously discussed at the February meeting.

The minutes from the February 5, 2018, PC meeting state: *“As guidance to the applicants for the design and submittal of a final site plan, all PC members stated they are agreeable to allow parking along the front if it is heavily landscaped with a classy look and knee walls.”* No knee walls are shown on the drawing.

- (B) (3) b) and c) The Whitehouse Tree Commission can assist with the type and number of plantings that would best suit this area. This Chapter also states that the landscaped areas must be irrigated to provide an adequate water source to ensure the long-term survival of these plants.
- (C) *“Minimum side yard setbacks are determined by the underlying zoning district (C-3), unless they abut an incompatible land use or district.”* Side yard setbacks have met the 20’ code requirements.
- (D) 1 and 2. *Rear yard setbacks are also determined by the underlying zoning district.* The Blue Prairie subdivision is located to the rear (north) of this property and is zoned R-1, which is an incompatible land use. Therefore, the rear yard setback must be at least thirty (30) feet, including a twenty-five (25) foot landscape buffer area per Chapter 1251.07(D)(2). The revised plans show that this requirement has been met.

(D) 3. *"No building or pavement shall be located within any required rear yard landscape area."* Discussions have taken place concerning the possibility of putting an additional access drive to this property from Finzel Road. No decisions or agreements have been made to date.

(F) 2. *"Efforts should be made to break up large expanses of pavement to absorb or detain storm water."* One area is shown on the plans using some level of landscaping to break up the large expansion of pavement. As stated above, the Whitehouse Tree Commission can assist with plant selection.

(F) 3. *Parking spaces required.* Five individual tenant spaces are shown on the plans. It is not clear how all the units will be used, but the staff's preliminary discussion with the applicant indicated that they will likely be available for warehousing, office, retail, and restaurant space. The plans show 66 parking spaces including 4 ADA spaces. The preliminary site plan shows that approximately 7,966 of the 16,320 square feet of the entire building will be classified as warehousing and another 3,527 square feet will be classified as office (together these are referred to as "1st Part"). The approximately 4,827 (16,320 minus 7,966 minus 3,527) remaining area (referred to as "2nd Part") will likely be a combination of office, retail, and/or restaurant. Unless all the 2nd Part is used exclusively for restaurants, there appears to be ample parking as demonstrated in the details below. Required spaces needed using the square footage for each tenant space as shown are:

1st Part:

Thirteen (13) spaces would be required for 7,966 square feet of **warehousing** space, plus;

Eleven (11) spaces would be required for 3,527 square feet of **office** space.

Total spaces required for 1st Part is twenty-nine (24).

2nd Part:

Ten (10) spaces would be required for 4,827 square feet of **office** space, or;

Twenty-four (24) spaces would be required for 4,827 square feet of **retail** space, or;

Forty-nine (49) spaces would be required for 4,827 square feet of **restaurant** space.

(G) It is unknown if any loading areas will be needed for the tenants in this building. This Chapter states that they should be suitably screened using landscaping or fencing. Again, based on actual tenants, this will need to be considered.

(H) *"All outdoor storage and refuse containment units shall be suitably screened from public view."* The revised plans show two dumpster enclosures. The type of screening to be used was not indicated, but the dumpsters must be screened from view.

1251.08 - 1251.10 *Architectural review and building design requirements.* To date, no Architectural drawings have been submitted. Staff advises that the Commission discuss the applicant's architectural designs at the meeting.

1257.12 (D). Lighting. *"No lighting shall produce a strong, dazzling light or a reflection thereof that shall: shine directly on adjacent properties; unnecessarily illuminate any other lot and*

substantially interfere with the use or enjoyment of such other lot; in any way impair safe movement of traffic on any street or highway, or otherwise constitute a light nuisance.” No lighting designs appear to be indicated on the submitted drawings.

1259 Signage. No sign details are provided within the front landscaped area. Information pertaining to sign dimensions, distance from the street, and height will be needed before a sign permit can be issued per Chapter 1259. The fact that the existing multi-use trail runs through this area will need to be considered as far as the sign placement.

REVIEW OF THE ECONOMIC DEVELOPMENT AND LAND USE PLAN

The Economic Development and Land Use Plan that was adopted by Whitehouse Council in December 2015, encourages an upscale look and feel to the State Route 64 corridor, and includes the following statements:

5:5 – Key issues to consider: (1) Should the corridor be primarily a commercial retail strip or should it be more of a mixed use, (2) Building form and location, (3) Building design, (4) Should SR 64 be walkable and bikeable. No architectural drawings were submitted at this time so no staff comment is available.

5:8 – The development of the SR64 corridor is very important to the Village. It serves as a primary community gateway and will add character and a sense of place... There is a great emphasis on landscaping to soften hard surfaces, to limit curb cuts, encourage access roads where possible, “upscale” look to buildings, and parking lots should wrap around buildings to avoid deep fields of parking in front of buildings.

7:7 – Knee walls should be a required improvement with future private development. Materials could be consistent with the materials used in the gateway sign. Landscaping should be encouraged on both sides of the knee walls. No knee walls are shown on the drawing.

OTHER COMMENTS

Whitehouse Fire Department personnel had previously reviewed the plans and require a fire hydrant according to Whitehouse specifications. This hydrant can be shown on the final plans when submitted. Staff is happy to assist developer with this matter.

CONSIDERATIONS

1. What type of screening will be used to enclose the dumpsters? The plans show that the dumpsters are in the rear, which abuts a residential area.
2. Staff will continue to research the additional access drive across the back of this property, the Car Wash, and Steve Rogers Ford.

3. What type of light fixtures will be used? Is a cohesive look with the existing fixtures at the roundabout or Whitehouse Square needed?
4. The existing multi-use path that runs across the front of this property needs to be considered as part of the mounding and landscaping along the front.
5. Will knee walls be required?
6. Will architectural standards be required?
7. What is the landscaping plan?

Respectfully submitted,

Jordan D. Daugherty
Municipal Administrator

OF A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 9 EAST, AND ALSO PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
PREPARED FOR FIVE-H PROPERTIES, LLC AT THE REQUEST OF MR. KYLE HERTZFELD

PREPARED FOR FIVE-H PROPERTIES, LLC AT THE REQUEST OF MR. KYLE HERTZFELD

OWNERS:

(A) KOSINSKI, STEPHEN A. & MORGAN
PARCEL NO. 9A-40378
OFFICIAL RECORD 20190416--0013493
LUCAS COUNTY DEED RECORDS

(B) MOSE, ROY & EMILY
PARCEL NO. 98 40376
OFFICIAL RECORD 20170912-0030926
LUCAS COUNTY DEED RECORDS

AREA SUMMARY

GRSS	91,679	SO	FT	UR	2	105	AC	1
PAT.	12,686	SO	FT	DR	0	291	AL	1
NET	78,993	SO	FT	GR	1	134	AL	1

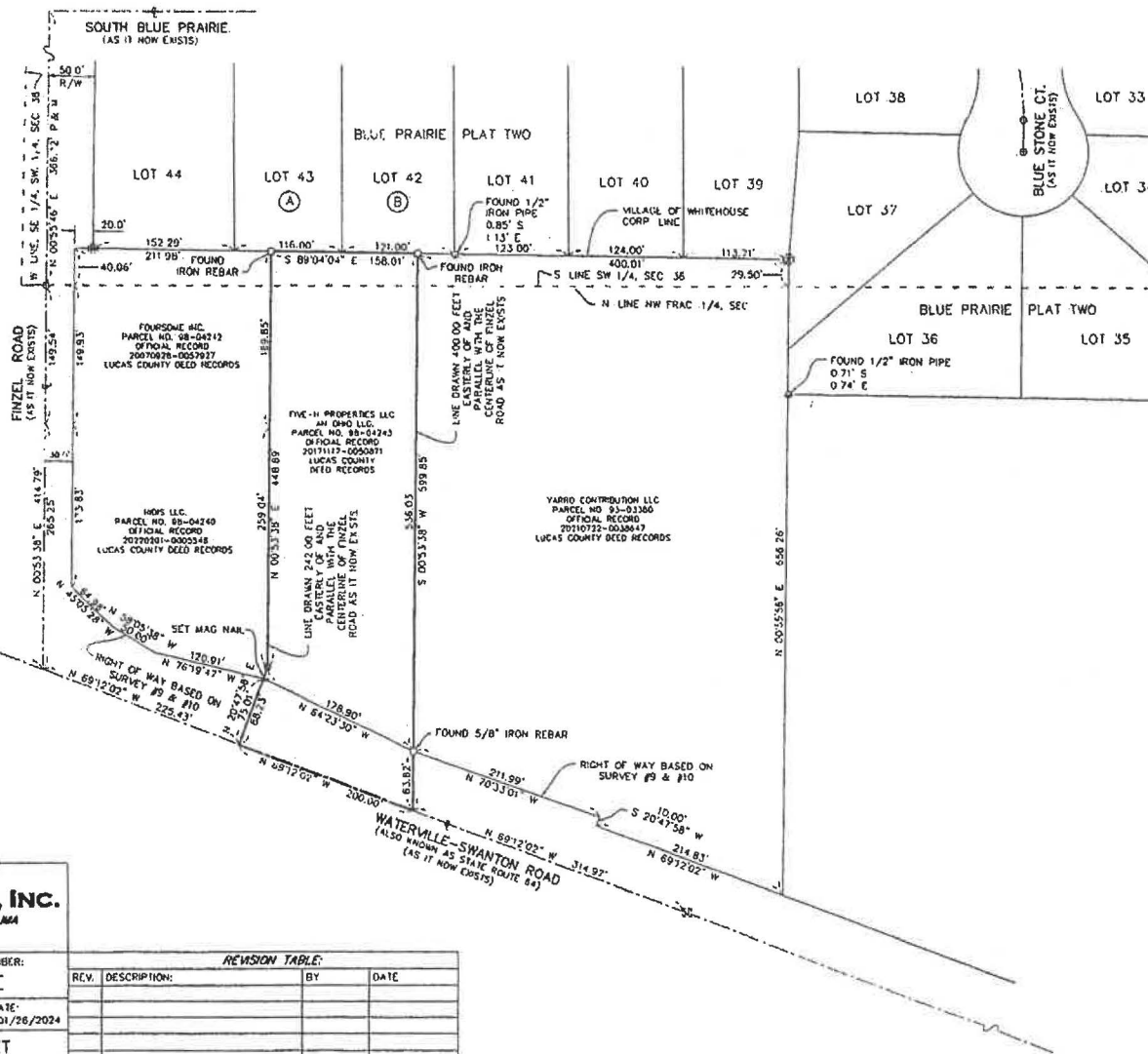
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING OCTOBER, 2023.

Daniel C. Kiser
Professional Surveyor No. 7373



GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

JOB NUMBER 234505543	DRAWING NAME 234-05543T00A1 DWG	OWPS TICKET NUMBER: -----	REVISION TABLE <table><tr><th>REV.</th><th>DESCRIPTION:</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>			REV.	DESCRIPTION:	BY	DATE																																
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JOB NAME 8810 WATERVILLE SWANSON RD	DRAWN BY KJS	SCALE 1" = 60'	DATE 01/26/2024																																						
CLIENT NAME FIVE-H-PROPERTIES, LLC	CHECKED BY DCK	SHEET 1 of 2																																							
DESCRIPTION BOUNDARY SURVEY	SURVEYED BY MDH																																								



GRAPHIC SCALE



(IN FEET)

LEGEND

- SET 5/8" X 30" CAPPED IRON REBAR
- FOUND IRON PIPE
- SET MAG NAIL
- FOUND IRON REBAR
- 32" FOUND MONUMENT BOX
- FOUND CONCRETE MONUMENT
- FOUND 6" CONCRETE MONUMENT (PLAINT)

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL
INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT

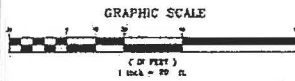
SURVEY REFERENCES:

- 1) SURVEY PREPARED BY JAMES R. COLOREN
DATED DECEMBER 16, 1999
SURVEY NO. D-88
LUCAS COUNTY SURVEY RECORDS
- 2) SURVEY PREPARED BY PAUL J. WESTHOVEN
DATED FEBRUARY 15, 2008
SURVEY NO. D-325
LUCAS COUNTY SURVEY RECORDS
- 3) SURVEY PREPARED BY BOCKRATH & ASSOCIATES
DATED JUNE 1, 2015
SURVEY NO. D-454
LUCAS COUNTY SURVEY RECORDS
- 4) SURVEY PREPARED BY BOCKRATH & ASSOCIATES
DATED JANUARY 18, 2016
SURVEY NO. D-484
LUCAS COUNTY SURVEY RECORDS
- 5) SURVEY PREPARED BY GARCIA SURVEYOR INC
DATED FEBRUARY 24, 2016
SURVEY NO. D-491
LUCAS COUNTY SURVEY RECORDS
- 6) SURVEY PREPARED BY SANDHOLTZ & ASSOCIATES INC
DATED SEPTEMBER 15, 2013
SURVEY NO. F-522
LUCAS COUNTY SURVEY RECORDS
- 7) SURVEY PREPARED BY DAVID R. MAXSON
DATED NOVEMBER 20, 2012
SURVEY NO. F-1020
- 8) RECORD PLAT OF BLUE PRAIRIE PLAT TWO
RECORDED AUGUST 7, 2002
OFFICIAL RECORD 183, PAGE 2002
LUCAS COUNTY PLAT RECORDS
- 9) PREPARED BY POSCHWEE DESIGN GROUP
DATED NOVEMBER 13, 2014
STATE ROUTE 64 PLANS
LUC-64-375 STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
- 10) SUBORDINATION AGREEMENT (RIGHT OF WAY)
DATED JULY 7, 2015
OFFICIAL RECORD 1208-005947
LUCAS COUNTY DEED RECORDS

TOPOGRAPHIC SURVEY

OF A PARCEL OF LAND BEING PART OF
THE SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 36, TOWN 7 NORTH,
RANGE 9 EAST, AND ALSO PART OF THE
NORTHWEST FRACTIONAL 1/4 OF SECTION
1, TOWN 6 NORTH, RANGE 9 EAST,
ALL IN THE VILLAGE OF WHITEHOUSE,
LUCAS COUNTY, OHIO

PREPARED FOR FIVE-H PROPERTIES, LLC
AT THE REQUEST OF MR. KYLE HERTZFE...



LEGEND

- SET 3/8" X 30" IRON REBAR
- ▲ SET MAG NAIL
- FOUND IRON REBAR
- SITE BENCHMARK
- ⊙ CATCH BASIN
- ⊙ STORY MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ WOOD POST
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ DECIDUOUS TREE
- U.G. STORY LINE
- U.G. WATER LINE
- U.G. GAS LINE
- U.G. SANITARY LINE
- OVERHEAD WIRES

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NAVD 1985.

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

ELEVATION OF EXISTING SEWERS

THE INVERTS AND PIPE SIZES SHOWN FOR THE EXISTING SEWERS ARE A BEST DETERMINATION BASED ON FIELD OBSERVATIONS FROM THE ROW OF EACH STRUCTURE. IT WOULD BECOME PHYSICAL ACCESS DOWN INSIDE EACH STRUCTURE TO OBTAIN A MORE ACCURATE PIPE SIZE AND INVERT ELEVATION DUE TO DEBRIS IN THE INVERT OF THE PIPES AND/OR DUE TO PIPE ACCESS.

UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, WARNING PROVIDED BY THE UTILITY COMPANIES AND/OR EXISTING DRAWINGS OBTAINED FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER ON SURFACE OR UNDEGROUND. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN FACT THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

OHIO UTILITIES PROTECTION SERVICE
REMINDER: Call 1-800-362-2764
TWO (2) DAYS BEFORE YOU DIG

I HEREBY CERTIFY THAT THE INFORMATION
SHOWN HEREON IS THE RESULT OF A TRUE
AND ACCURATE TOPOGRAPHIC SURVEY PERFORMED
UNDER MY SUPERVISION DURING DECEMBER, 2023.

Donal E. Kiser
Professional Surveyor No. 7973



1720 Indian Wood Circle, Suite E Maumee, OH 43537 Phone: (419) 877-0400		GARCIA SURVEYORS, INC. TOLEDO - COLUMBUS - CLEVELAND - LIMA	
JOB NUMBER: 234505543	DRAWING NAME: 234-05543F00A1.DWG	CUPS TICKET NUMBER: A 332 501 331 A 332 501 328	
JOB NAME: 9810 WATERVILLE SKANITON RD.	DRAWN BY: KJS	SCALE: 1" = 20'	DATE: 02/14/2024
CLIENT NAME: FIVE-H PROPERTIES, LLC	CHECKED BY: DCK	SHEET 2 of 2	
DESCRIPTION: TOPOGRAPHIC SURVEY	SUPervised BY: MCH		



SITE LOCATION MAP
NOT TO SCALE

SITE ANALYSIS:

SITE PARCEL NO. - 9804243
ASSESSOR NO. - 47033091
COMBINED SITE AREA = 78,992.74 S.F. (1.81 AC)
THE PROPERTY IS ZONED C-3 GENERAL COMMERCIAL AND IS LOCATED WITHIN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO.
BUILDING AREAS:
LEASABLE AREA - 4,827 S.F.
AM HEATING & COOLING OFFICE AREA - 3,527 S.F.
WAREHOUSE/SHOP AREA - 7,828 S.F.
TOTAL ENCLOSED BUILDING AREA(S) - 16,320 S.F.
NOTE: 2,000 S.F. OF REAR OF BUILDING IS UNDER ROOF WITH OPEN SIDES & BACK FOR SERVICE VEHICLES ASSOCIATED WITH AM HEATING & COOLING BUSINESS OPERATIONS.
REQUIRED PARKING:
WAREHOUSE/MANUFACTURING - 1 PER SERVICE VEHICLE+1/1,000 S.F.
7,966 S.F. / 1,000 S.F. = 7.9 ~ (8) SPACES + (5) SERVICE VEHICLES = (13) SPACES
OFFICE - 4 SPACES+1 PER 400 S.F. OVER 1,000 S.F.
3,527 S.F. - 1,000 S.F. = 2,527 S.F. / 400 S.F. = 6.3 ~ (7) + (4) = (11) SPACES
TOTAL REQUIRED SPACES = (24) SPACES
TOTAL SPACES PROVIDED = (63) SPACES
NOTE: REMAINDER OF PARKING PROVIDED IS FOR THE FUTURE UNKNOWN TENANTS AND/OR USE(S) OF THE LEASABLE AREA PLUS PARKING FOR THE FUTURE REAR ACCESSORY BUILDING.
BUILDING SETBACKS:
50' FRONT YARD (FROM R/W) OR 150' FROM THE CENTERLINE OF THE ROAD WHICHEVER IS GREATER. IT HAS BEEN DETERMINED THAT 150' FROM THE CENTERLINE OF THE ROAD IS THE GREATER OF THE TWO OPTIONS. [ZONING ORD. SECTION-1251.07.B, FIGURE 1251.07]
20' SIDE YARD [ZONING ORD. SECTION-1256.02.B]
30' REAR YARD ABUTTING RESIDENTIAL [ZONING ORD. SECTION-1256.02.B]
PARKING (P/AVENUE/LANDSCAPE) SETBACKS:
40' FRONT YARD (FROM R/W) [FIGURE 1251.07]
5' SIDE YARDS [ZONING ORD. SECTION-1257.09.E.3]
5' REAR YARD [ZONING ORD. SECTION-1257.09.E.3]

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 9 EAST, AND ALSO PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

THIS PRELIMINARY DRAWING IS APPROVED BY:

OWNER / TENANT
ON: FOR: THOMAS DUBOSE & ASSOCIATES, INC.
350 S REYNOLDS, TOLEDO, OHIO 43615
(419) 537-1441
www.tdubose.com
DATE

SYMBOLS LEGEND

EX. CATCH BASIN	EX. UTILITY PEDESTAL	PROPOSED CATCH BASIN	PROPOSED NATURAL GAS
EX. STORM CURB INLET	EX. GAS METER	PROPOSED STORM CURB INLET	PROPOSED FENCE
EX. SANITARY MANHOLE	EX. ELECTRIC METER	PROPOSED STORM MANHOLE	BOUNDARY LINE
EX. WATER MANHOLE	EX. WATER METER	PROPOSED SANITARY MANHOLE	RIGHT-OF-WAY LINE
EX. FIRE HYDRANT	EX. ROAD SIGN	PROPOSED WATER MANHOLE	EASEMENT LINE
EX. WATER VALVE	EX. EVERGREEN TREE	PROPOSED FIRE HYDRANT	SETBACK LINE
EX. ELECTRIC VALVE	EX. DECIDUOUS TREE	PROPOSED WATER VALVE	LOT LINE
EX. TELEPHONE MANHOLE	EX. OVERHEAD UTILITY LINE	PROPOSED STORM SEWER	EX. STORM SEWER
EX. UTILITY POLE	EX. FENCE	PROPOSED SANITARY SEWER	EX. SANITARY SEWER
EX. LIGHT POLE		PROPOSED COMBINED SEWER	EX. COMBINED SEWER
EX. UTILITY/LIGHT POLE		PROPOSED WATERMAN	EX. WATERMAN
		PROPOSED BURIED ELECTRIC	EX. BURIED ELECTRIC
		PROPOSED BURIED TELEPHONE	EX. BURIED TELEPHONE
			EX. NATURAL GAS

ZONED C-4

ZONED C-3
(1.81 AC)

ZONED C-3



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

AW HEATING & COOLING PROJECT
9910 WATERVILLE SWANTON ROAD
WHITEHOUSE, LUCAS COUNTY, OHIO 43066

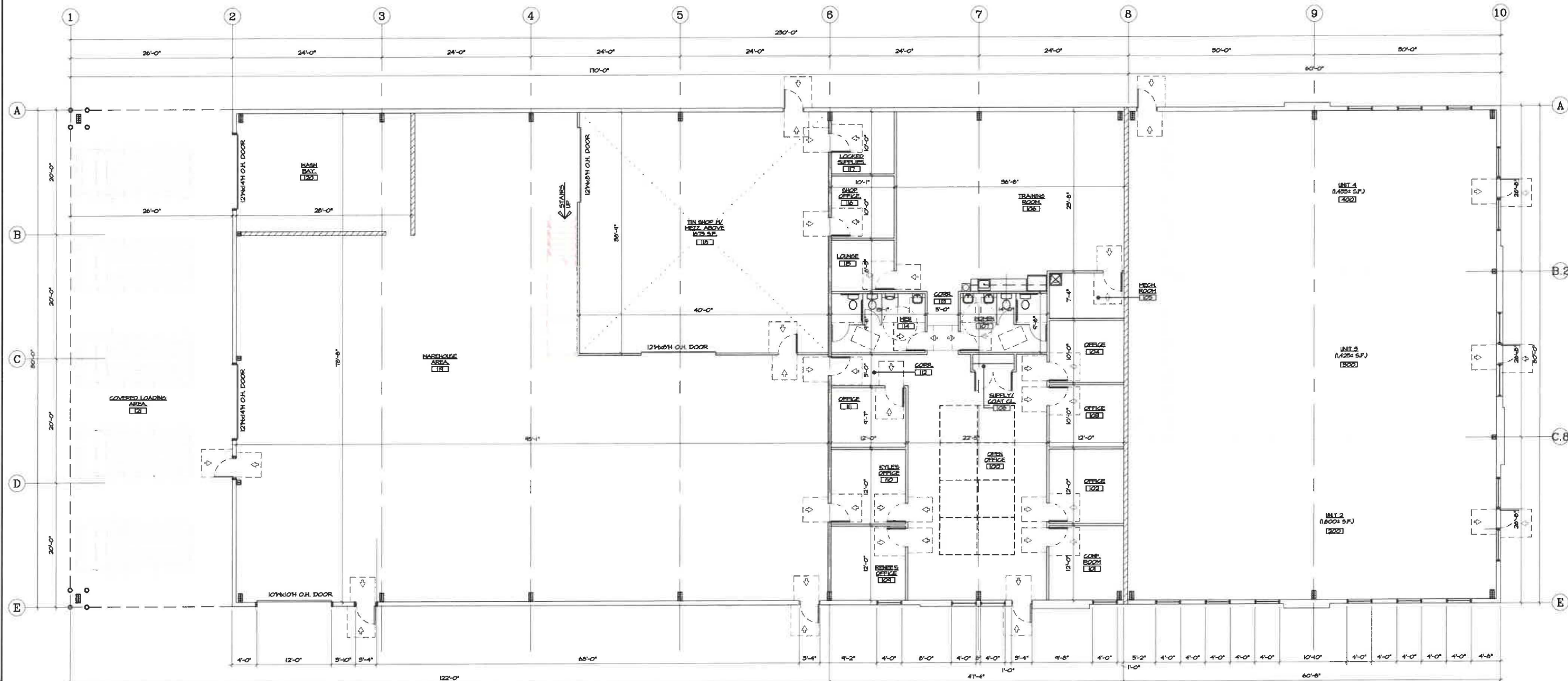
PRELIMINARY SITE PLAN

360 S Reynolds Road
Toledo, Ohio 43615
PHONE: (419) 537-1441
FAX: (419) 537-1886
www.tdubose.com

DuBose
& ASSOCIATES, INC.
Design & Consulting Engineers

DRAWN
J. SPERRY, E.I.
CHECKED
DATE
05-31-24
SCALE
AS NOTED
JOB NO.
23-131.P
SHEET

PGV2



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIS PRELIMINARY DRAWING
IS APPROVED BY:

OWNER / TENANT

ON:

DATE

FOR:
THOMAS DUBOSE
& ASSOCIATES, INC.
350 S. REYNOLDS
TOLEDO, OHIO 43615
(419) 537-1441
www.tdubose.com

ISSUED FOR	DATE
REVISED	07-16-24

AW HEATING & COOLING PROJECT
9910 WATERVILLE SWANTON ROAD
WHITEHOUSE, LUCAS COUNTY, OHIO 43066

PRELIMINARY FLOOR PLAN

350 S. Reynolds Road
Toledo, Ohio 43615
PHONE: (419) 537-1441
FAX: (419) 537-1888
www.tdubose.com

Dubose
& ASSOCIATES, INC.
Design & Consulting Engineers

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DRAWN
J. SPERRY, E.I.
CHECKED
DATE
05-31-24
SCALE
AS NOTED
JOB NO.
23-131.P
SHEET

PAV2

