

L&M INDUSTRIAL PARK
REPLAT OF PLAT 3
ZONING: 1-2 (GENERAL INDUSTRIAL)

MBL CORP.
ZONING: 1-2 (GENERAL INDUSTRIAL)

CONSOLIDATED REAL ESTATE LLC
ZONING: 1-2 (GENERAL INDUSTRIAL)

THE HELMIL COMP. LLC
ZONING: 1-2 (GENERAL INDUSTRIAL)

JM2TG LLC
ZONING: 1-2 (GENERAL INDUSTRIAL)

MBL CORP.
ZONING: 1-2 (GENERAL INDUSTRIAL)

OMICRON REAL ESTATE HOLDING
ZONING: 1-2 (GENERAL INDUSTRIAL)

MBL CORP.
ZONING: 1-2 (GENERAL INDUSTRIAL)

MBL CORP.
ZONING: 1-2 (GENERAL INDUSTRIAL)

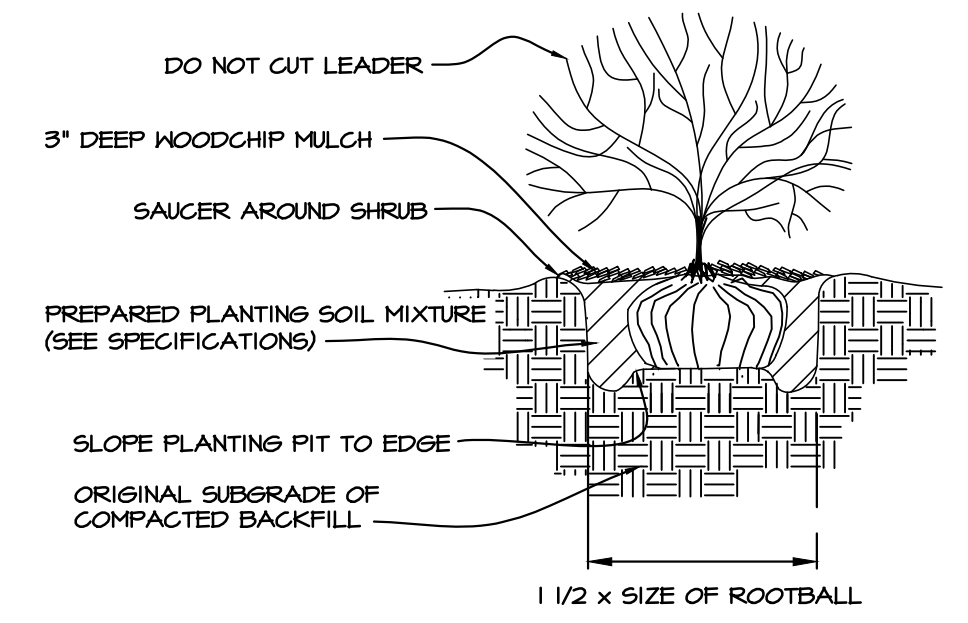
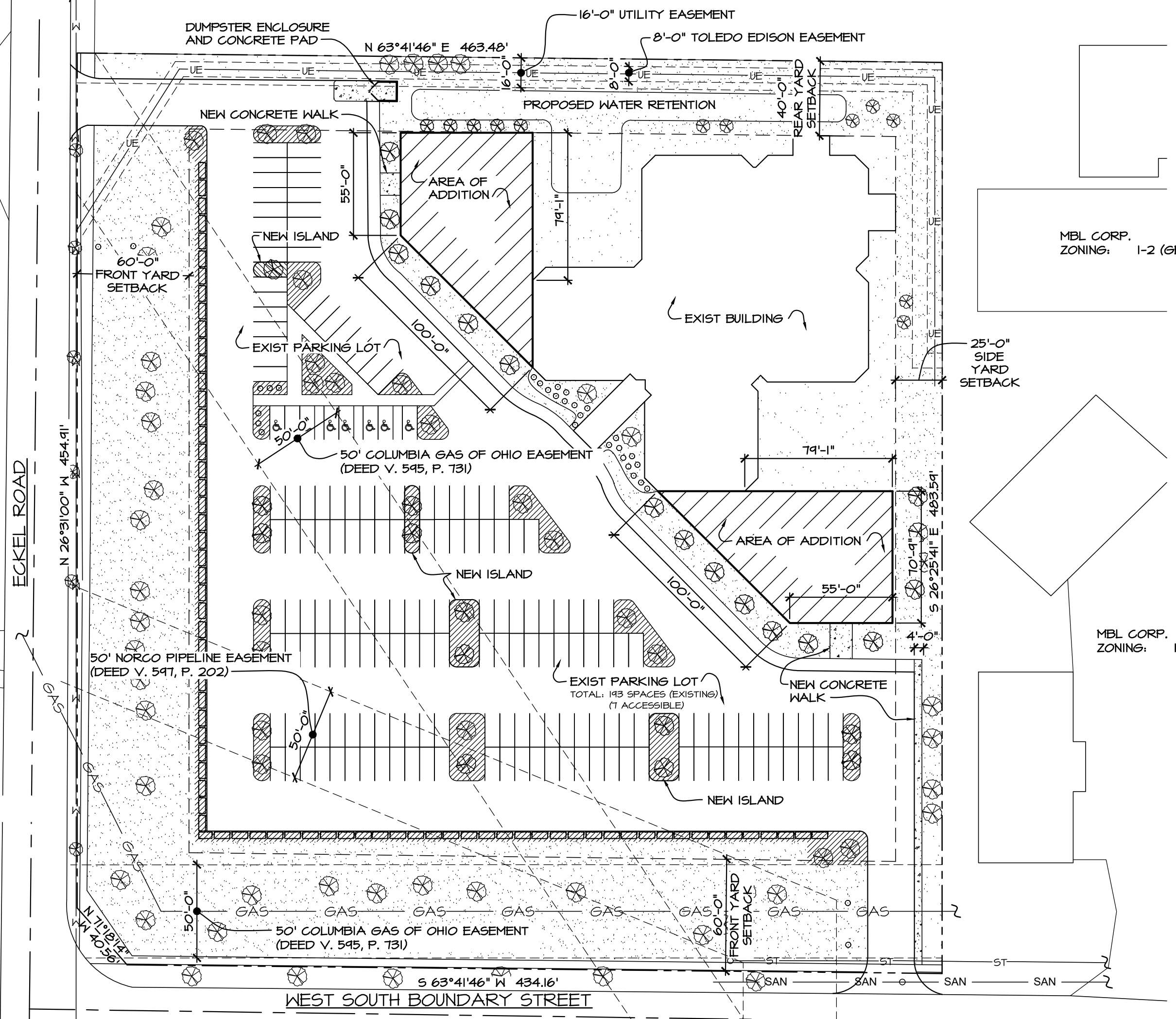
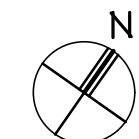
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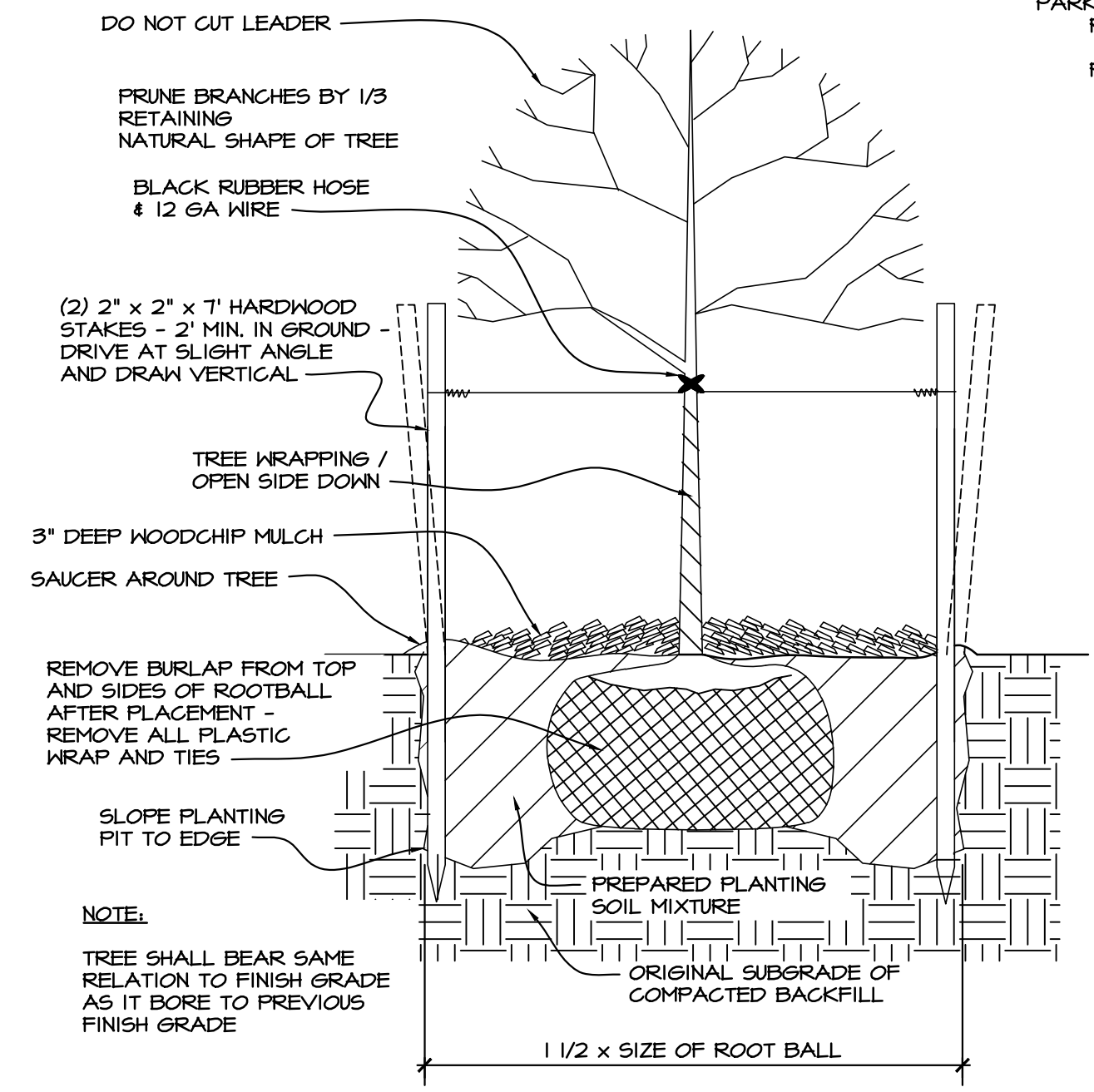
SITE PLAN
SCALE: 1" = 50'-0"

- LEGEND
- W- WATER LINE
 - ST- STORM
 - UE- UNDERGROUND ELECTRICAL
 - SAN- SANITARY
 - GAS- NATURAL GAS

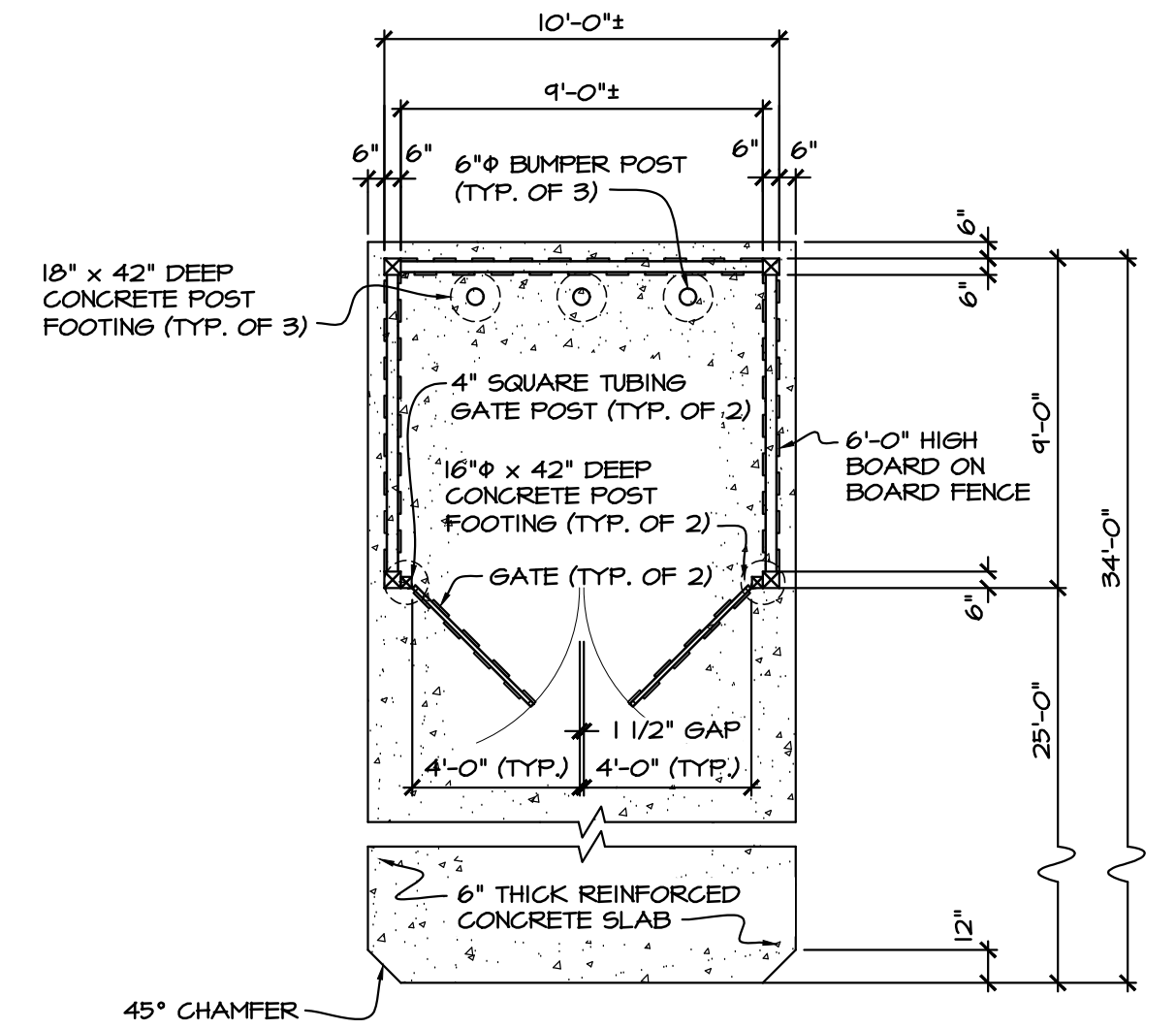


SHRUB PLANTING
NOT TO SCALE

- NOTES:
- SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS FINISH GRADE
 - REMOVE BURLAP FROM TOP AND SIDES OF ROOTBALL AFTER PLACEMENT - REMOVE ALL PLASTIC WRAP AND TIES
 - PRUNE BRANCHES BY 1/3 RETAINING NATURAL SHAPE OF SHRUB



TREE PLANTING
NOT TO SCALE



DUMPSTER ENCLOSURE PLAN
NOT TO SCALE

CODE INFORMATION:

REQUESTING:
• TWO ADDITIONS TO EXISTING BUILDING

SUBJECT PROPERTY INFORMATION:

CURRENT ZONED: I-1
LAND USE: OFFICE BUILDING
PARCEL: 061-400-070301013003
PARCEL ADDRESS: 1090 W. SOUTH BOUNDARY ST. PERRYSBURG, OHIO 43551
OWNER: SCHMERKOSKE FAMILY & PARTNERSHIP LTD
OWNER ADDRESS: 2121 McCORD ROAD, STE 200 TOLEDO, OHIO 43615
LEGAL DESCRIPTION: FORT MEIGS COMMERCE PARK PLAT II IN LOT 6

EXISTING:

AREA: 23,073 S.F.

PROPOSED:

TOTAL AREA (INCLUDING ADDITIONS): 35,951 S.F.
PARKING REQUIRED: 120 PARKING SPACES (1 PER 300 SF) (5 ACCESSIBLE SPACES)
PARKING PROVIDED (EXISTING): 104 PARKING SPACES (7 ACCESSIBLE SPACES)

LANDSCAPE REQUIREMENTS (SECTIONS 1230.01, 1250.18, 1250.19, 1250.21, 1250.22 AND 1250.42):

SITE (SECTION 1230.01):
REQUIRED: 15% OF SQUARE FOOTAGE OF TOTAL LOT AREA (MINUS BUILDING AND PARKING LOT AREA) 222,600 S.F. - 35,951 S.F. = 186,649 S.F. = 103,073 S.F. OF LANDSCAPED AREA
PROVIDED: 103,073 S.F. x .15 = 15,461 S.F. OF LANDSCAPED AREA
PARKING (SECTION 1250.18):
REQUIRED: 6% OF SQUARE FOOTAGE OF PARKING AREA 83,676 S.F. x .06 = 5,021 S.F. OF LANDSCAPED AREA
PROVIDED: 10,721 S.F. OF LANDSCAPED AREA

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	LANDSCAPE REQUIREMENTS FOR PARKING AREAS
	LANDSCAPE REQUIREMENTS FOR OVERALL SITE

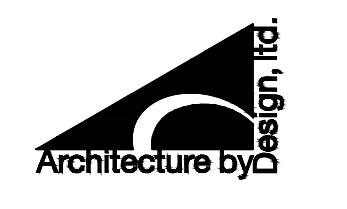
VEGETATION LEGEND	
SYMBOL	DESCRIPTION
	TREE LIKE SHRUB
	LARGE DECIDUOUS TREE
	LARGE DECIDUOUS SHRUB
	LANDSCAPE GROUND COVER
	GRASS GROUND COVER

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	CATCH BASIN
	WATER VALVE

SITE PLAN

NEW ADDITION FOR:
OFFICE BUILDING
1090 W. SOUTH BOUNDARY STREET
PERRYSBURG, OHIO 43551

Architecture by Design, Ltd.
5622 Mayberry Square, Sylvania, Ohio 43560
(419) 824-3311 | architecturebydesign.net



PROJECT NO./DATE:	14136 / 4/17/19
DRAWN BY:	A.N.C.
CHECKED BY:	D.N.G.
DATE/REVISION:	1/12/2020 REVISION 10/23/19 PERMIT 10/23/19 OWNER REVIEW
DATE/REVISION:	
1 OF 1	DRAWINGS

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