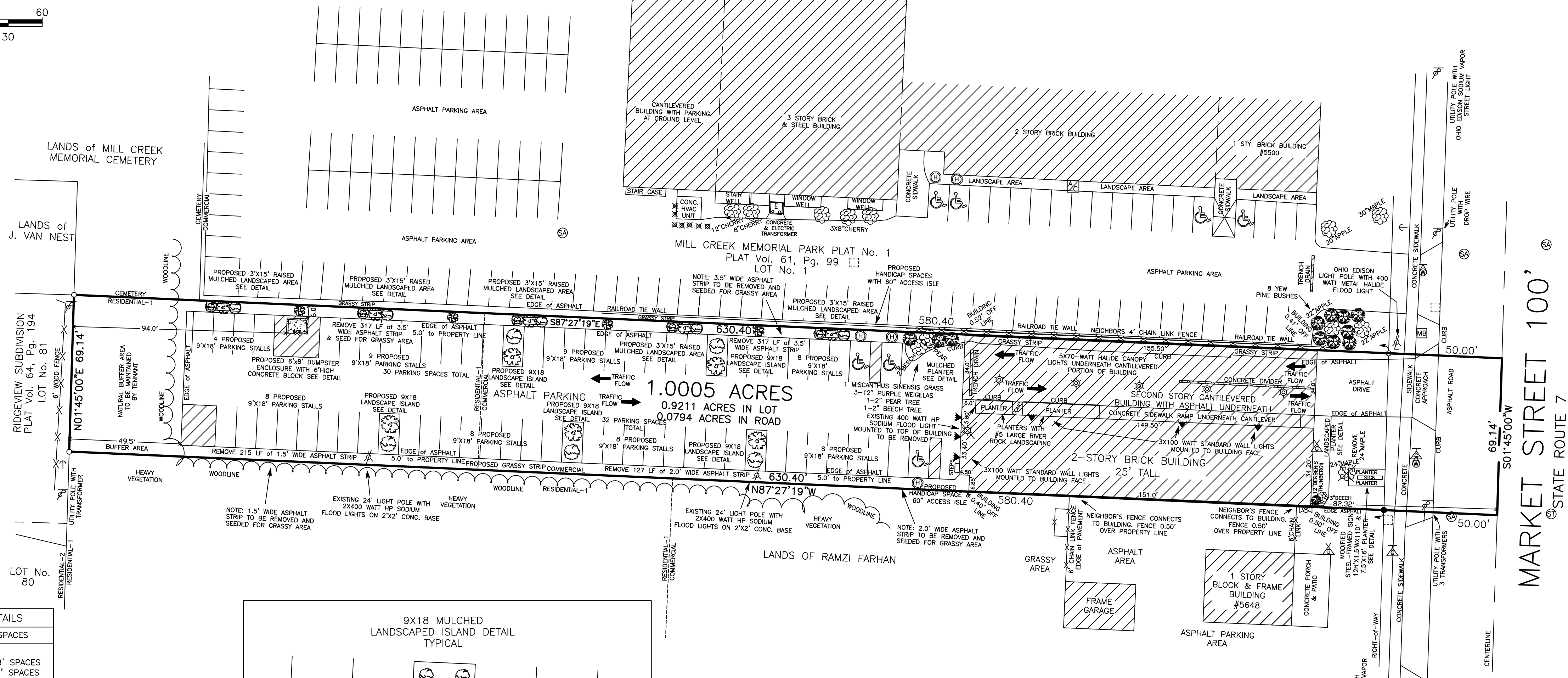
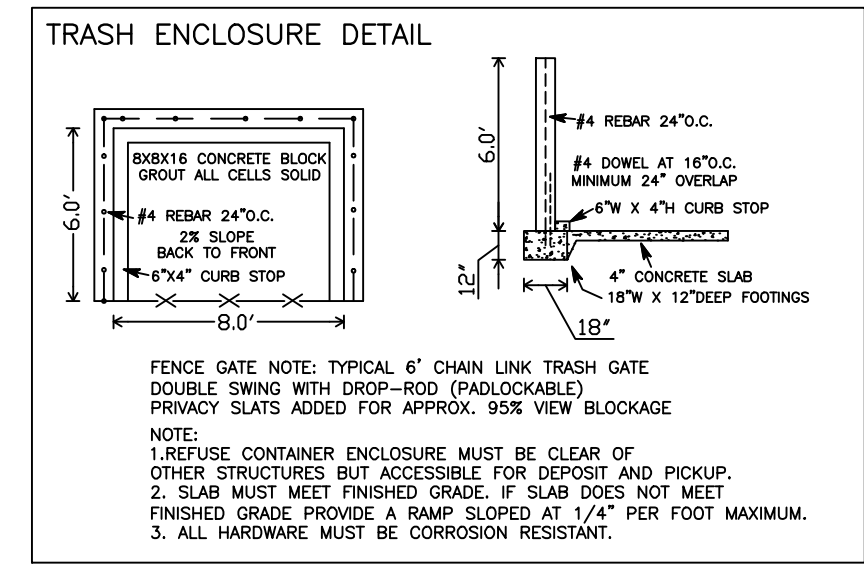




AZIMUTH BASED ON
CENTERLINE OF
MARKET STREET
BEARING: S01°45'00"W

0 15 30 60
SCALE 1" = 30'



LEGEND

- E — E — E — OVERHEAD UTILITY LINE
- G — G — G — GAS LINE
- S — S — S — SANITARY SEWER LINE
- ST — ST — ST — STORM SEWER LINE
- T — T — T — BURIED CABLE/TELEPHONE LINE
- W — W — W — WATER LINE
- IRON PIN FOUND
- IRON PIN SET
- ⊙ LIGHT POLE
- ⊙ HANDICAP SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING SHRUB
- ⊙ BOLLARD
- ⊙ 400-WATT HP SODIUM FLOOD LIGHT
- ⊙ PROPOSED ARBORVITAE
- ⊙ PROPOSED CLEVELAND PEAR TREE
- ⊙ PROPOSED BARBERRY SHRUB
- ⊙ ELECTRIC TRANSFORMER
- ⊙ MAIL BOX
- ⊙ SANITARY MANHOLE
- ⊙ GAS METER
- ⊙ BURIED CABLE/SERVICE
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ CURB INLET CATCH BASIN
- ⊙ AIR CONDITIONING UNIT
- ⊙ 70-WATT HALIDE CANOPY LIGHT
- ⊙ 100-WATT STANDARD WALL LIGHT
- ⊙ PROPOSED CLEVELAND PEAR TREE
- ⊙ DWARF PURPLE LEAF PLUMB TREE

PARKING DETAILS

REQUIRED: 62 SPACES

PROPOSED:
59 STANDARD 9'X18' SPACES
3 HANDICAP 9'X18' SPACES

ALL SPACES MUST BE 9'X18'(162 sq.ft.) MINIMUM

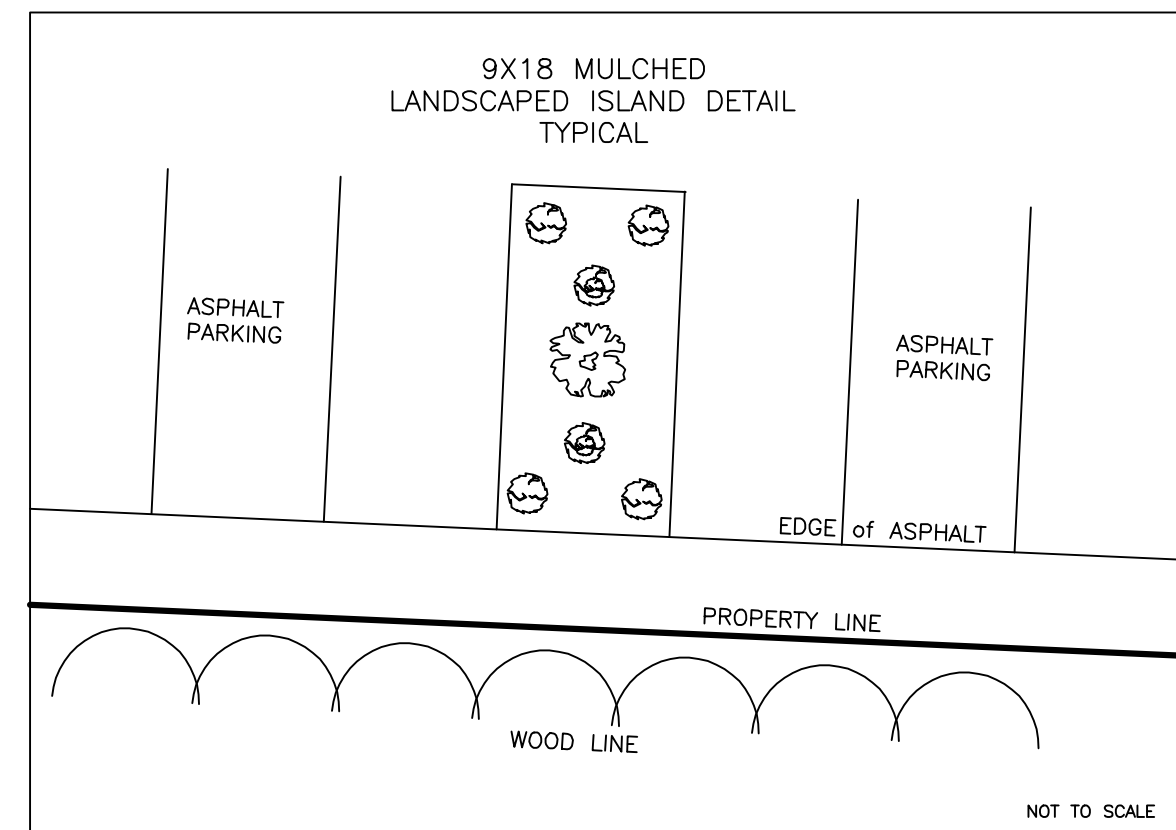
TOTAL OF SITE LANDSCAPING DETAILS

EXISTING & PROPOSED

SHRUBS	88
TREES	21

LANDSCAPING REQUIREMENTS FOR 69' OF FRONTAGE

	REQUIRED	EXISTING	ADDITIONAL
SHRUBS	17	5	12
TREES	13	4	9

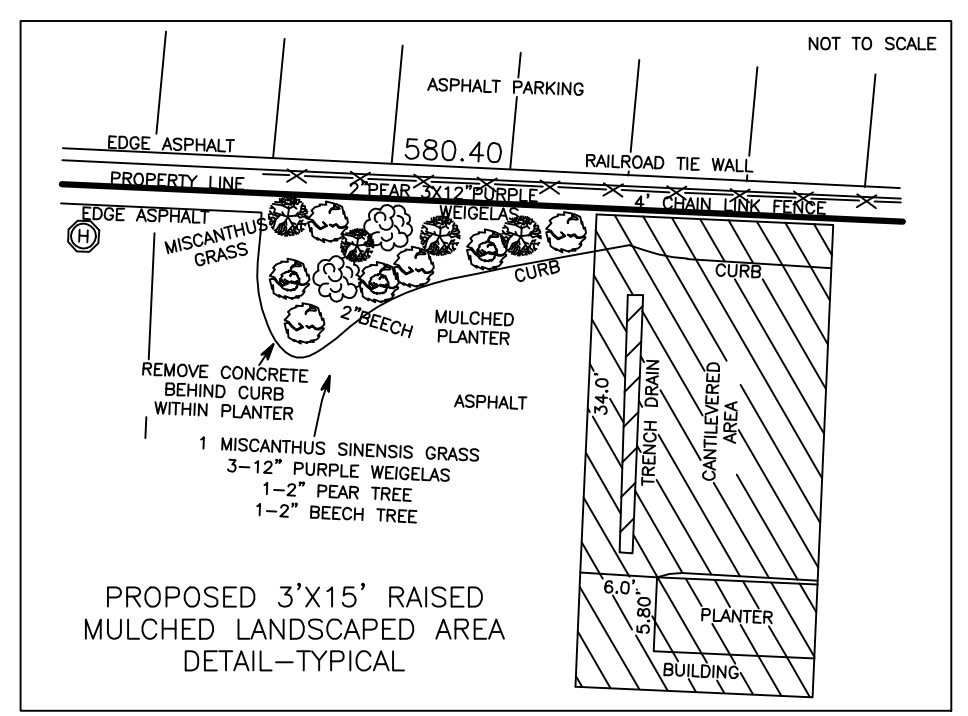
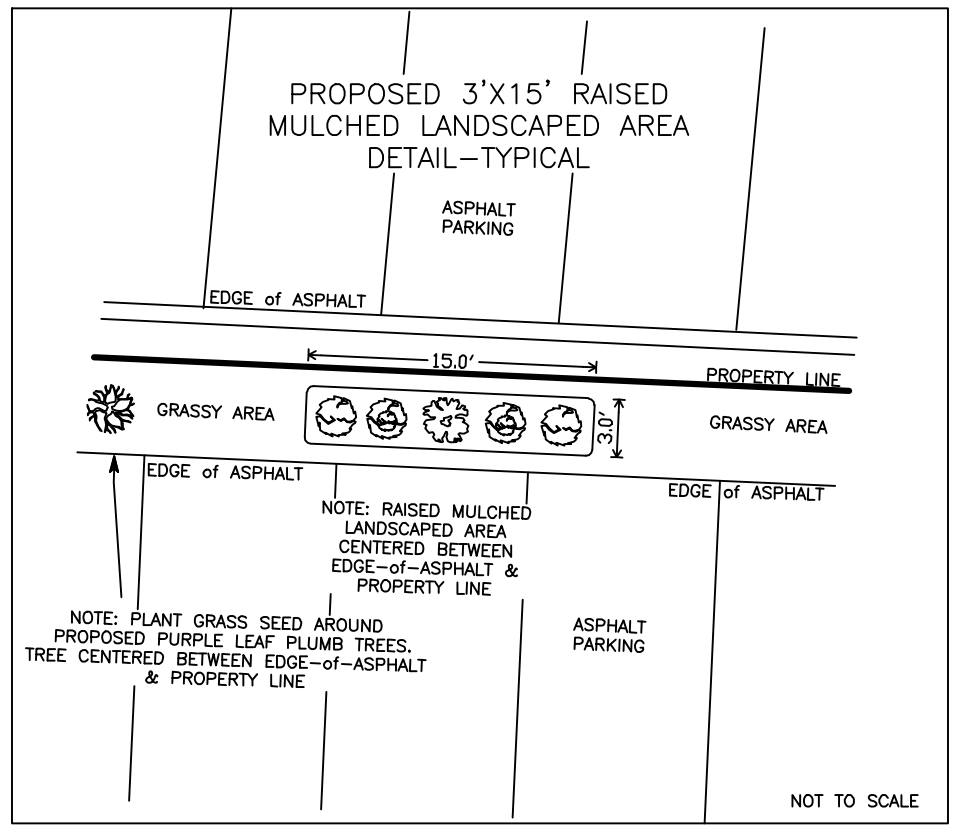
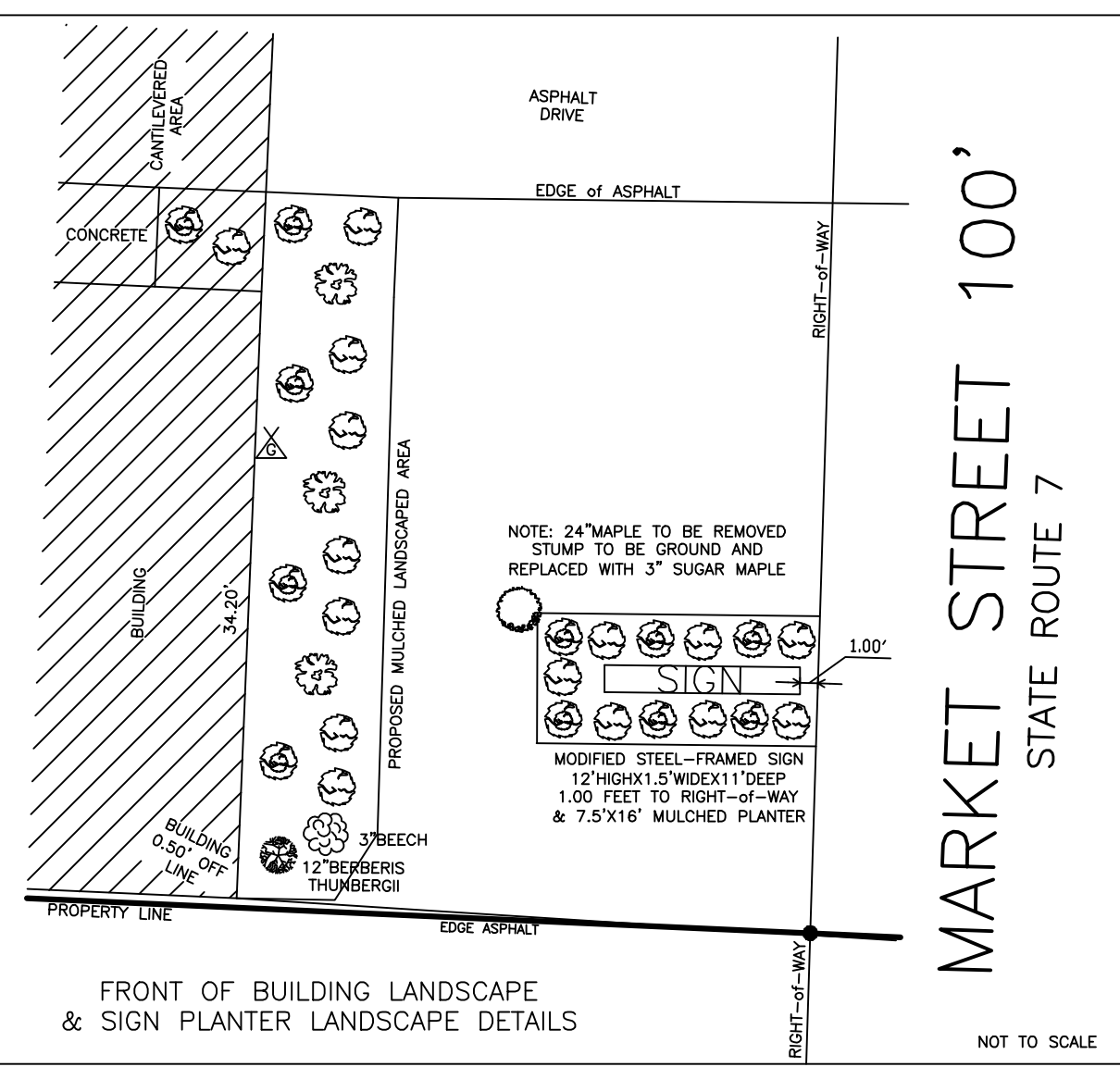


PROPOSED TREE SCHEDULE

TREE	SYMBOL	SPAN	HEIGHT	DIAMETER	NUMBER
CLEVELAND PEAR	⊙	26-INCHES	5- FEET	2-INCHES	13
DWARF PURPLE LEAF PLUMB	⊙	30-INCHES	6- FEET	2-INCHES	4
SUGAR MAPLE	⊙	26-INCHES	5- FEET	3-INCHES	1

PROPOSED SHRUB SCHEDULE

TREE	SYMBOL	SPAN	HEIGHT	DIAMETER	NUMBER
BARBERRY	⊙	18-INCHES	18-INCHES	N/A	22
ARBORVITAE	⊙	18-INCHES	18-INCHES	N/A	36



BOARDMAN TOWNSHIP ZONING

PROPERTY ZONED AS COMMERCIAL and RESIDENTIAL-1
SEE ARTICLE XV FOR SITE PLAN REQUIREMENTS

P.O.C.: SARAH GARTLAND
(330)726-4181 PHONE
(330)729-2041 FAX

DOMINION EAST OHIO
P.O.C.: BRYAN DAYTON
ADDRESS: 2930 Market St.
PHONE: 330-664-2409
FAX: 888-504-0126

MAHONING COUNTY SANITARY ENGINEER
P.O.C.: WILLIAM COLEMAN
PHONE: 330-793-5514
FAX: 330-792-5270

YOUNGSTOWN WATER DEPARTMENT
P.O.C.: GIOVAN GILBERT
PHONE: 330-742-8746
FAX: 330-742-8751

OHIO EDISON
P.O.C.: ERIC POWELL
PHONE: 330-740-7617

FIGHT CHANNEL, LLC.
P.O.C.: ART MINALDI

PHONE: 909-844-2886
FAX: 888-904-7987
EMAIL: art@ppv.com

ADDRESS: 2930 Market St.
Youngstown, OH 44513
ADDRESS: 4182 Queen Isabel Ct.
Las Vegas, NV 89115

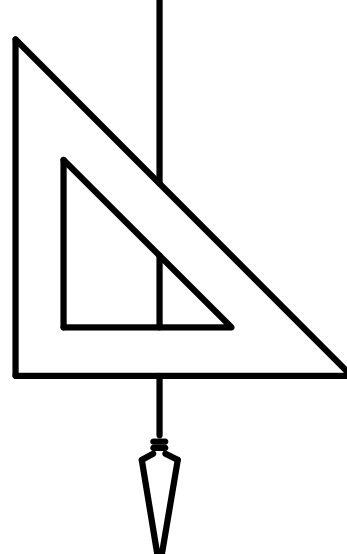
BEAU QUEST REALTY
P.O.C.: THOMAS R. KELLY

PHONE: 330-783-1869
FAX: 330-782-1295
EMAIL: Kelly@beauquest.com
941 Westport Drive
Youngstown, OH 44511

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
DHD UTILITIES PROTECTION SERVICE.

SURVEYOR'S NOTES

- ALL SURFACE AND SUBSURFACE FEATURES ARE PLOTTED FROM AVAILABLE SURFACE INDICATIONS AND UTILITY PLANS. THE CONTRACTOR, ARCHITECT AND/OR OWNER IS RESPONSIBLE TO FIELD VERIFY THE LOCATION OF ALL SUBSURFACE UTILITIES AND SITE CONDITIONS PRIOR TO ANY SITE DESIGN OR SITE CONSTRUCTION. CALL OHIO UTILITY PROTECTION SERVICE: 1-800-362-2764 TWO WORKING DAYS PRIOR TO CONSTRUCTION.
- NO NEW PARKING LOT LIGHTING PROPOSED.
- SIGN AT FRONT OF BUILDING HAS BEEN MODIFIED AS SHOWN ON PROPOSED PLAN BASED UPON ACTUAL FIELD MEASUREMENTS OBSERVED ON OCTOBER 9, 2014.
- ANY ADDITIONAL ORNAMENTAL OR AUXILIARY LIGHTING PROPOSED AND/OR TO BE ADDED TO THE PROPERTY MUST BE OF "L.E.D." TYPE LIGHTING AND REVIEWED BY BOARDMAN TOWNSHIP ZONING FOR APPROVAL.
- FACILITY IS ZONED FOR COMMERCIAL USE ONLY AND ANY POTENTIAL TENANTS AND USES MUST BE REVIEWED BY BOARDMAN TOWNSHIP ZONING FOR APPROVAL.



UPDATED: December 16, 2014
UPDATED: January 6, 2015
UPDATED: March 13, 2015

PROPOSED SITE PLAN
for LANDS of ARTHUR MENALDI

DRESCHER and ASSOCIATES

5250 SOUTH AVENUE
YOUNGSTOWN, OHIO 44512
PH: 330-788-9811 FAX: 330-788-7620

5600 MARKET STREET
PART OF GREAT LOT No. 5
BOARDMAN TOWNSHIP
MAHONING COUNTY, OHIO

SCALE: 1" = 30'
DATE: November 19, 2014

JOB No. 91-30-14
SHEET: 2 of 3