

# Architecture Review Board

January 14<sup>th</sup> 2021 Agenda Items

ARB-2021-01 750 Boardman Poland Rd.



09/11/2020

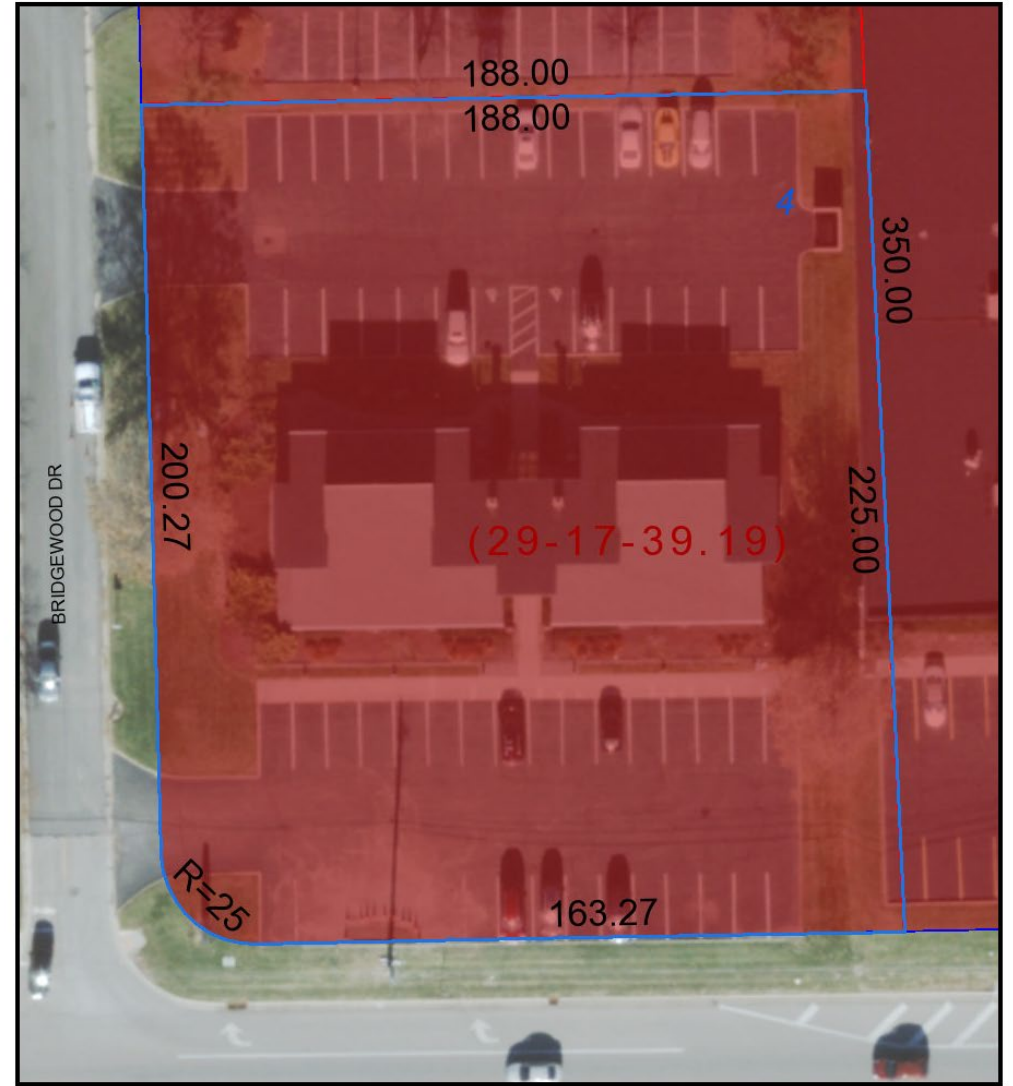
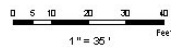


January 4, 2021

**Map Legend**

- |                                   |                |                       |                 |
|-----------------------------------|----------------|-----------------------|-----------------|
| <b>Search Results: Properties</b> | SCHOOL-LINE    | <b>BASE MAP PARKS</b> | PARK            |
| Override 1                        | TOWNSHIP-LINE  | BIKEWAY               | PARK/SPECIAL    |
| <b>DISTRICT LINES</b>             | VILLAGE-LINE   | FAIR                  | WATER RESERVOIR |
| CITY-LINE                         | DISTRICT INDEX |                       |                 |
| COUNTY-LINE                       |                |                       |                 |

Mahoning County GIS

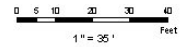


January 4, 2021

**Map Legend**

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|-----------------------------------|--|
| <b>Search Results: Properties</b> |  |
| Override 1                        |  |
| <b>DISTRICT LINES</b>             |  |
| CITY-LINE                         |  |
| COUNTY-LINE                       |  |
| SCHOOL-LINE                       |  |

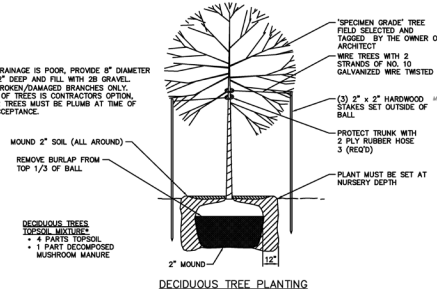
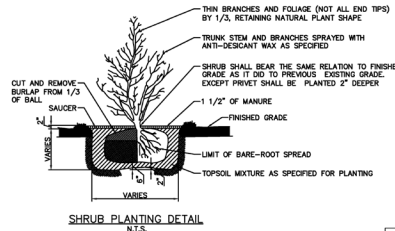
Mahoning County GIS



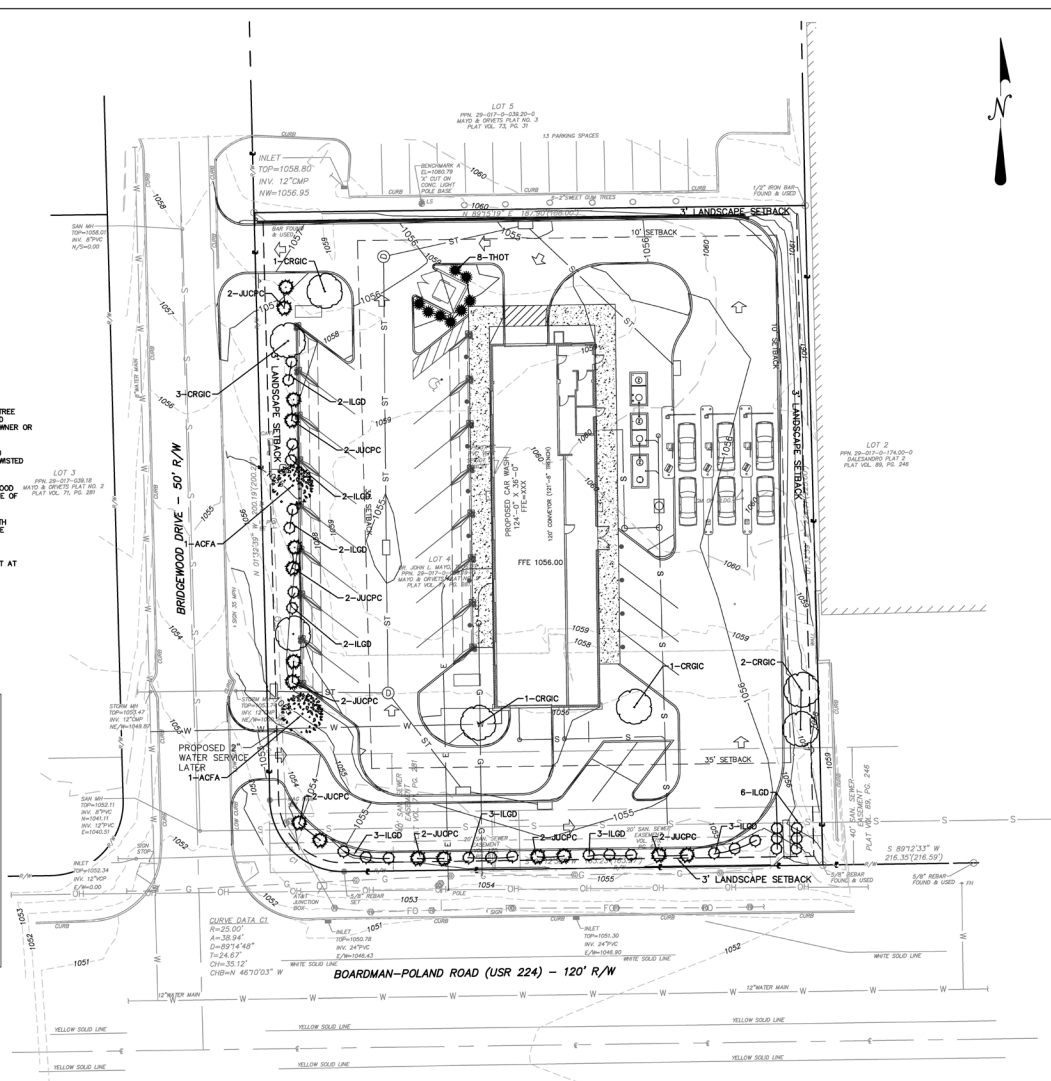
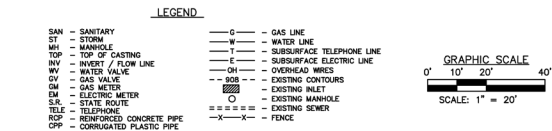
LANDSCAPING NOTES:

1. ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHIPPED BARK MULCH.
2. ALL PLANTING BEDS SHALL BE BACKFILLED WITH 4" DEPTH TOPSOIL FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
3. REPAIR/RESSEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURES.
4. SEED ALL 2:1 OR STEEPER SLOPES WITH BRIDGFOOT TREETOP AND TALL FESCUE MIX.
5. ALL DISTURBED AREAS LESS THAN 2:1 SLOPE SHALL BE SEEDED WITH LAWN SEEDING MIXTURE.
6. ALL LAWN AREAS SHALL BE BACKFILLED WITH 6" DEPTH CLEAN TOPSOIL FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
7. ALONG SIDEWALKS, FOUNDATIONS AND CURBINGS, UNDER-RUN FROM CONCRETE FORMS SHALL BE BROKEN AWAY AND REWORKED.
8. PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IN THE FIELD THE LOCATIONS OF ALL EXISTING UTILITIES. THE AMERICAN STANDARD FOR NURSERY STOCK (MOST CURRENT EDITION) BY THE OWNER. ALL EXISTING PLANT MATERIAL TO BE RE-USED SHALL BE STORED AS SHOWN ON PLAN PRIOR TO PLANTING DURING CONSTRUCTION.
9. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING EQUIPMENT OPERATIONS SHALL BE TREATED IN ACCORDANCE WITH ARBORETCULTURAL STANDARDS. DAMAGED TREE LIMBS SHALL BE CUT BACK TO THE NEXT LATERAL BRANCH OR PARENT STEM AT THE BRANCH COLLAR.
10. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL, MAKE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
11. THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL DEEMED NOT ACCEPTABLE.
12. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
13. REMOVE BURLAP, ROOTS, WIRE AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALLS AFTER FINAL POSITIONING.
14. SPINE CUT ALL BED EDGES AND MULCHED RINGS ARE TO BE SPADE OUT TO A DEPTH OF 6". CUT AT 90° TO THE FINISHED GRADE AND THEN BACK TOWARD THE PLANT BED AT 45°.
15. TOPSOIL SHALL BE FROM A NATURALLY WELL DRAINED SITE WHERE SOIL OCCURS AT A DEPTH OF AT LEAST 4". TOPSOIL SHOULD HAVE A pH OF 6.5 TO 7 WITH 4 PERCENT ORGANIC MATTER. MINIMUM AND BE FREE OF STONES, 1/2" DIAMETER OR LARGER, ROOTS, PLANTS, CLAY LUMPS AND OTHER MATERIALS HARMFUL TO PLANT GROWTH.
16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DEAD PLANT MATERIAL FROM NATURAL CAUSES INSTALLED PURSUANT TO THESE REQUIREMENTS FOR A PERIOD OF ONE (1) YEAR AFTER THE INSTALLATION DATE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT TO ASSURE THE CONTINUED GROWTH OF ALL REQUIRED LANDSCAPING AREAS TO REPLACE THE SAME IN THE EVENT OF FROST, VANDALISM, DISEASE OR OTHER REASONS FOR DISCONTINUED GROWTH OF THE REQUIRED TREES, SHRUBS, AND BRUSHES. IT IS THE OWNER'S RESPONSIBILITY FOR ALL FUTURE MAINTENANCE. NO PERSON SHALL REMOVE ANY LANDSCAPING (I.E. TREES, SHRUBS, OR BRUSHES) AFTER THE SAME HAS BEEN PLANTED UNLESS THE SAME ARE REPLACED WITH AN EQUIVALENT TREE, SHRUB, OR BUSH.
18. PERMANENT SEEDING SHALL BE REQUIRED FOR ALL DISTURBED SLOPE AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION OF GRADING OPERATIONS, WEATHER PERMITTING.
19. THE CONTRACTOR SHALL NOT PLANT SHRUBS IN AREAS UNDERLAIN BY SHALLOW DEPTH TO ROCK.
20. AFTER PLANTS ARE ESTABLISHED, ALL PLANT STAKES SHALL BE REMOVED.

ORDINANCE ARTICLE #	REQUIRED	PROVIDED
ARTICLE #102	AT LEAST 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED WITH TREES AND PLANTS LOCATED IN FRONT OF THE BUILDING.	8.5% 50 FT PARKING AREA X 10% = 1.68% 17% LANDSCAPING REQUIRED.
ARTICLE #103	PARKING LOT ENTRANCE IS IN AREA SPACES SHALL BE PLANTED WITH 1 TREE PER 10 SPACES. THE TREE SHALL BE 2" CALIBER AT LEAST AND SPACED AT 10' ON CENTER.	1.00% 50 FT (DRAG) LANDSCAPING PROVIDED. REQUIRED SPACES / 10 = 1.1 OR 3 TREES REQUIRED.
ARTICLE #102	TREES OR SHRUBS LOCATED TO 10 FT OF THE BUILDING SHALL BE 2" CALIBER AT LEAST AND SPACED AT 10' ON CENTER.	3 TREES PROVIDED.
ARTICLE #102	TREES OR SHRUBS LOCATED TO 10 FT OF THE BUILDING SHALL BE 2" CALIBER AT LEAST AND SPACED AT 10' ON CENTER.	PLANTING PROVIDED AROUND PROPOSED DRIVEWAY AND DRIVEWAY - 10% OF PARKING AREA. 1.00% = 1.68% 1.68 X 10 = 16.8% TREES REQUIRED. 1.68% = 6.72 TREES REQUIRED.
ARTICLE #102	SOLEM PLANTING, WHERE REQUIRED, SHALL BE 2" CALIBER AT LEAST AND SPACED AT 10' ON CENTER.	17 TREES PROVIDED.
ARTICLE #102	SOLEM PLANTING, WHERE REQUIRED, SHALL BE 2" CALIBER AT LEAST AND SPACED AT 10' ON CENTER.	SOLEM PLANTING PROVIDED AROUND DRIVEWAY.



PLANTING SCHEDULE						
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE COND	REMARKS
	ACFA	2	Acer x freemanii 'Armstrong'	Maple	2" Caliper B & B	Deciduous 45' Spread 15'
	CRGC	7	Crataegus crus-galli 'Inermis 'Coccinea''	Crusader Hawthorn	2" Caliper B & B	Deciduous Tree Form 15' 12-15'
	ILGD	28	Ilex glabra 'Densa'	Densa Compact holly	15" B & B	Evergreen 3'-4' 4'-5'
	JUPC	16	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	18" No.3 Cont.	Evergreen Gray-Green 4'-6'
	THOT	8	Thuja occidentalis 'Techny'	Techny (Mission) Arborvitae	8" HL B & B	Evergreen Dark Green 8' 4'-5'



DESIGNED BY: EMC  
REVIEWED BY: MWZ  
DATE: 07/18/2018  
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SCALE: 1" = 20'

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**PCSM/LANDSCAPE PLAN**  
**MODWASH - BOARDMAN, OH**  
HUTTON ST. 77, LLC  
BOARDMAN TOWNSHIP, MAHONING COUNTY, OHIO

DATE: 07/18/2018  
SCALE: 1" = 20'  
SHEET NO. C500

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVAL BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

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**WATERLINE NOTES:**

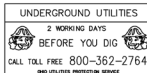
1. WATERLINE SHALL CONFORM TO AWWA C900 FOR PVC PLASTIC PIPE. PVC WATERLINE PIPE SHALL BE CLASS 200, DR-14 PVC PIPE. FITTINGS SHALL CONFORM TO AWWA C110.
2. WATERLINES CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATERLINE AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERLINE IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
3. ALL TYPES OF INSTALLED WATER PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
4. ALL NEW, CLEANED OR REPAIRED WATERLINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
5. ALL WATERLINE PIPES, FITTINGS AND ACCESSORIES SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARD SPECIFICATIONS: A.21.10 ANS, A.21.11 ANS, A.21.50 ANS, A.21.51 ANS, AND A.21.4 ANS.
6. SHOP DRAWINGS AND CATALOG CUTS FOR ALL MATERIALS USED IN CONSTRUCTION MUST BE APPROVED BY THE AUTHORITY PRIOR TO THE START OF WORK.
7. ALL MATERIALS FOR THE PROPOSED WATERLINE SHALL BE PURCHASED FROM THE YOUNGSTOWN WATER DEPARTMENT.
8. THE PROPOSED WATERLINE SHALL BE IN ACCORDANCE WITH THE YOUNGSTOWN WATER DEPARTMENT SPECIFICATIONS. THE AUTHORITY WILL INSPECT THE INSTALLATION OF WATERLINES AND CONNECTIONS.

**UTILITY NOTES:**

1. ALL EXISTING UTILITIES SERVING THIS PROPERTY SHALL BE PROPERLY TERMINATED AT THE RIGHT-OF-WAY LINE IN COMPLIANCE WITH TOWNSHIP AND COUNTY REGULATIONS. CONTRACTOR SHALL PROVIDE EVIDENCE OF COMPLIANCE WITH ALL STATE AND FEDERAL LAWS REGARDING THE DEMOLITION OF STRUCTURES AND ABANDONMENT OF UTILITIES.
2. ANY UTILITIES FOUND DURING EXCAVATION, NOT SHOWN ON PLAN, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. EACH SUBCONTRACTOR SHALL OBTAIN HIS OR HER OWN PERMITS AND CONTACT THE UTILITY COMPANY FOR VERIFICATION AND LOCATION OF HOOD-UP PRIOR TO ANY WORK BEING DONE.
4. UTILITIES SHOWN WERE TAKEN IN PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND PART FROM A SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND OR OVERHEAD UTILITIES ADJACENT TO OR UPON THE PREMISES SHOWN ON THE PLAN.
5. THE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AND SIZE AT THE BUILDING WITH THE MECHANICAL DRAWINGS AND PROVIDE CONNECTIONS WITH EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY PROVIDER'S REQUIREMENTS.
6. ALL UTILITIES SHALL BE UNDERGROUND.
7. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED AND TESTED IN ACCORDANCE WITH THE BOROUGH, CITY, AUTHORITY, OR COUNTY STANDARDS AND REGULATIONS. THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE FOR SCHEDULING OF AN INSPECTOR IF REQUIRED.
8. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
9. CONTRACTOR SHALL VERIFY THE LOCATION AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND SHUT-OFFS WITH UTILITY PROVIDERS.
11. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL ROOF DRAIN LOCATIONS WITH THE SITE PLAN AND OUTLET THEM INTO THE NEAREST INLET BOX.

**SANITARY SEWER NOTES:**

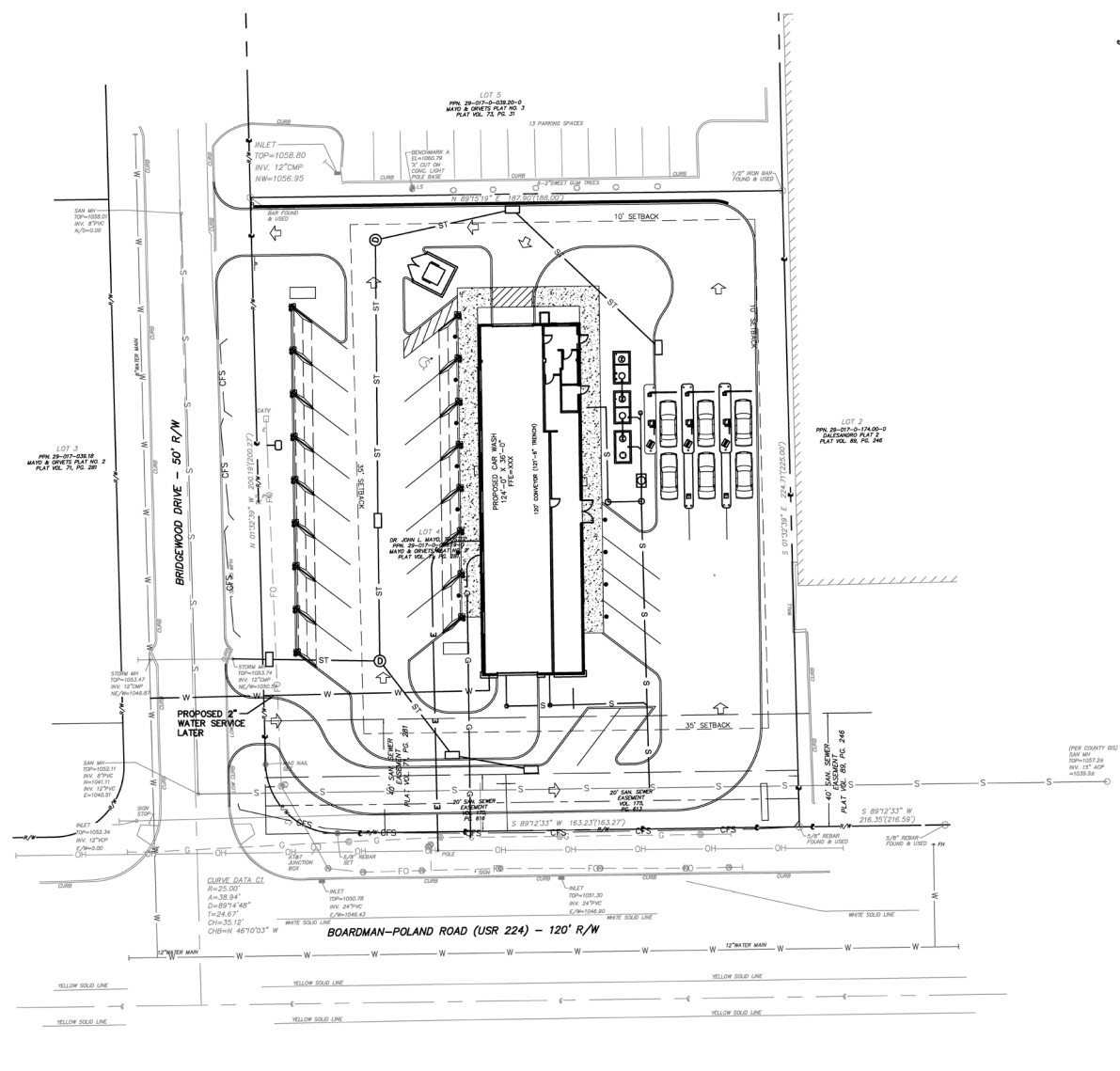
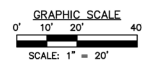
1. SANITARY SEWER LATERAL SHALL BE 6" DIAMETER OF PVC ASTM D-3034, SDR-35 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH MINIMUM 1.0% SLOPE AND HAVE A MINIMUM OF 4'-0" COVER.
2. SANITARY SEWER MAINS SHALL BE 8" DIAMETER OF PVC ASTM D-3034, SDR-35 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH MINIMUM 1.0% SLOPE AND HAVE A MINIMUM OF 4'-0" COVER.
3. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
4. SANITARY SEWERS SHALL BE TESTED BY LOW PRESSURE AIR TESTS AND/OR OTHER TESTS AS REQUIRED BY THE AUTHORITY.
5. MANHOLE LIDS SHALL BE EQUIPPED WITH SELF-SEALING GASKETS.
6. SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
7. THE MUNICIPAL AUTHORITY WILL INSPECT ALL SANITARY SEWER LINES AND LATERALS.
8. THE CONTRACTOR SHALL INSTALL NEW SANITARY SEWER LATERALS FROM THE BUILDING TO THE SANITARY SEWER MAIN LINE. EXISTING LATERALS UNDER EXISTING ROADS MAY BE USED, BUT THEY MUST BE VIDEOED AND LINED IN ACCORDANCE WITH THE AUTHORITY'S REQUIREMENTS.



ONE CALL SN: A031401757-00A

**LEGEND**

SAN	-	SANITARY	—	—	G	-	GAS LINE
ST	-	STORM	—	—	W	-	WATER LINE
MH	-	MANHOLE	—	—	T	-	SUBSURFACE TELEPHONE LINE
TOP	-	TOP OF CASTING	—	—	E	-	SUBSURFACE ELECTRIC LINE
INV	-	INVERT / FLOW LINE	—	—	OH	-	OVERHEAD WIRES
WV	-	WATER VALVE	—	—	908	-	EXISTING CONTOURS
GV	-	GAS VALVE	—	—	—	-	EXISTING INLET
GM	-	GAS METER	—	—	—	-	EXISTING MANHOLE
EM	-	ELECTRIC METER	—	—	—	-	EXISTING SEWER
SR	-	STATE ROUTE	—	—	—	-	FENCE
TELE	-	TELEPHONE	—	—	—	-	
RCP	-	REINFORCED CONCRETE PIPE					
CPP	-	CORRUGATED PLASTIC PIPE					



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**UTILITY PLAN**  
**MODWASH - BOARDMAN, OH**  
 prepared for  
**HUTTOWORTH ENGINEERING & LAND SURVEYING, LLC**  
 BOARDMAN TOWNSHIP, MAHONING COUNTY, OHIO

SHEET NO.  
**C400**

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DESIGNED BY: EMC	REVISION BY: —	DATE: —	DESCRIPTION: —
DRAWN BY: MWZ	REVISION BY: —	DATE: —	DESCRIPTION: —
DATE: 08/20/2018	REVISION BY: —	DATE: —	DESCRIPTION: —
PROJECT NO.: 1856.47	REVISION BY: —	DATE: —	DESCRIPTION: —

DATE: 08/20/2018  
 TIME: 11:58am

ARB-2021-02 7997 Market St.

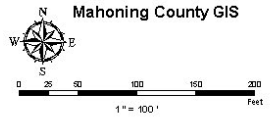


PM 1:27 MAR/ 3/2020



**Map Legend**

- Search Results: Properties  
Override 1
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  - COUNTY-LINE
  - SCHOOL-LINE
  - TOWNSHIP-LINE
  - VILLAGE-LINE
  - DISTRICT INDEX

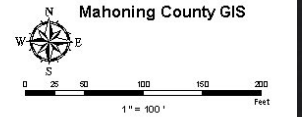


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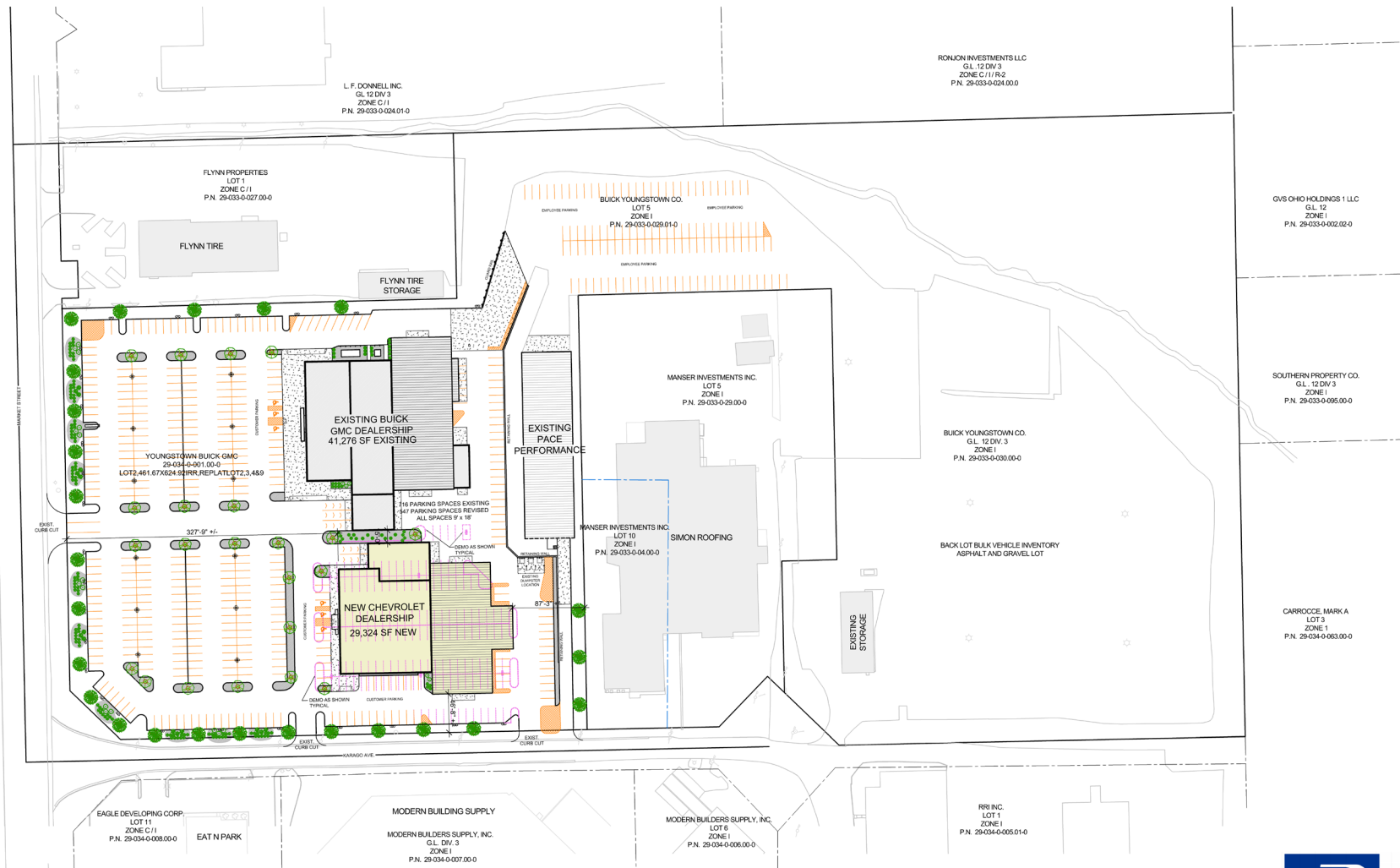
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Override 1
- DISTRICT LINES
- CITY-LINE
  - COUNTY-LINE



January 4, 2021

# SWEENEY CHEVROLET BUICK GMC



PRELIMINARY SITE PLAN - ZONING 7997 MARKET STREET, BOARDMAN OH.

SCALE: 1" = 60'-0"

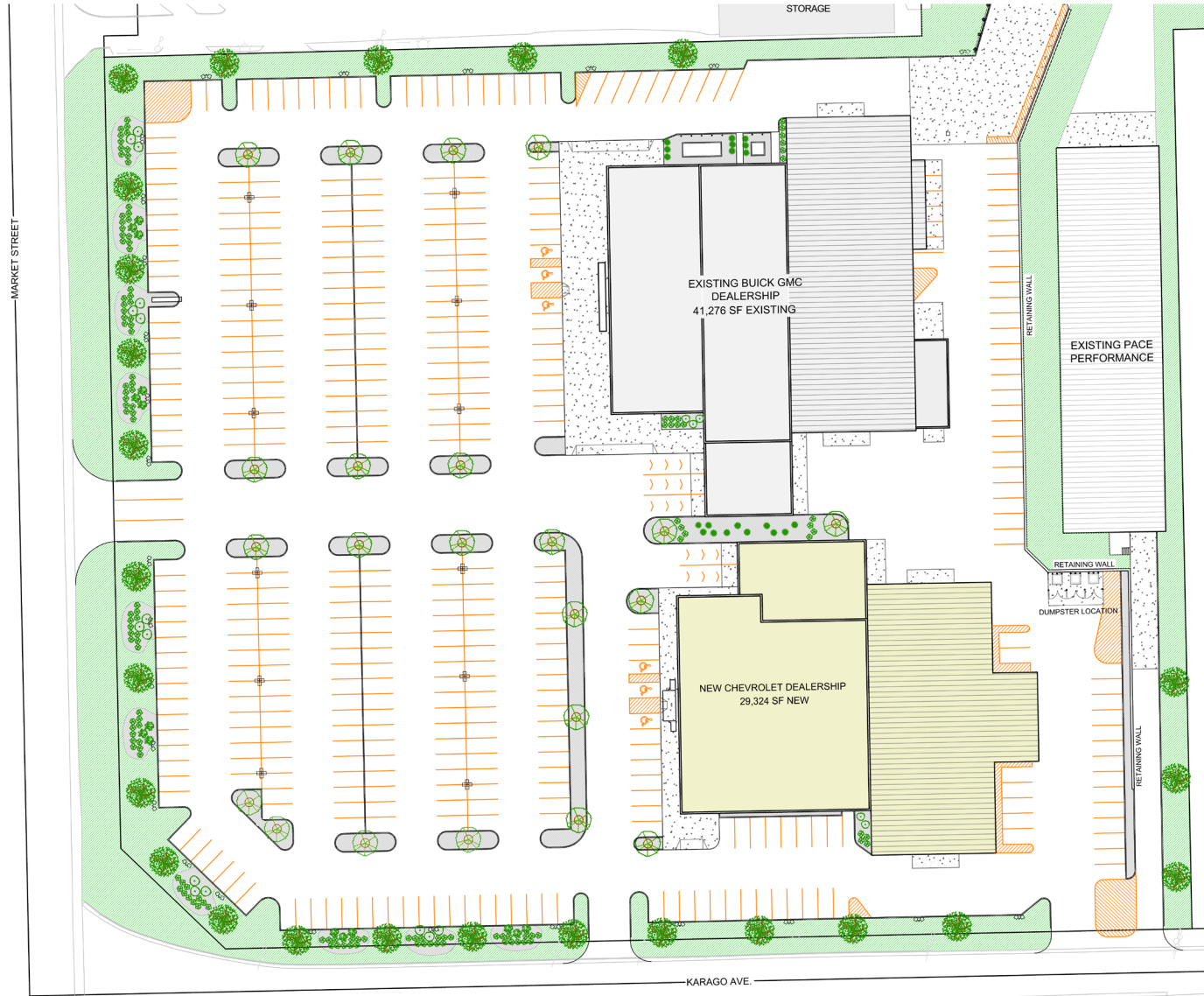


PROPOSED NEW DEALERSHIP IN BOARDMAN, OHIO





# SWEENEY CHEVROLET BUICK GMC



**LANDSCAPE SCHEDULE**  
 EXISTING 64 TOTAL TREES - 166 TOTAL SHRUBS  
 PROPOSED 64 TOTAL TREES - 170 TOTAL SHRUBS

SYMBOL	DESCRIPTION	COMMENTS	EXISTING	DEMO	ADD	TOTAL
	HONEY LOCUST TREE 'GLEDTISIA TRICANTHOS'	2.5 CALIPER 10 TO 12' TALL 35' TALL @ MATURITY	27 TREES	-8	+4	22 TREES
	CLEVELAND PEAR TREE 'PYRUS CALIFORNICA BRADFORD'	3.5 CALIPER 10 TO 12' TALL 30' TALL @ MATURITY	25 TREES	-0	+0	25 TREES
	EMERALD GREEN ARBORVITAE 'THUJA'	0' TALL FROM ROOTS 10' TALL @ MATURITY	12 TREES	-6	+11	17 TREES
	OAKLEAF HYDRANGIA 'HYDRANGEA QUERCIFOLIA'	3' TALL FROM ROOTS 6' TALL @ MATURITY	18 SHRUBS	-0	+2	20 SHRUBS
	DWARF KOREAN LILAC 'SYRINGA MEYERI PALIBIN'	3' TALL FROM ROOTS 6' TALL @ MATURITY	15 SHRUBS	-0	+0	15 SHRUBS
	GREEN LUSTRE ILEX 'ILEX CREMATA GREEN LUSTRE PLANT # APART'	2' TALL FROM ROOTS 4' TALL @ MATURITY	133 SHRUBS	-10	+12	135 SHRUBS
	RIVER ROCK					

PRELIMINARY SITE PLAN - LANDSCAPE 7997 MARKET STREET, BOARDMAN OH.

SCALE: 1" = 30'-0"



PROPOSED NEW DEALERSHIP IN BOARDMAN, OHIO

