

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: February 23, 2016

Time: 5:30 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

Agenda Items to be addressed:

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 FEB 18 P 12:01

11-16-2015 – **Order No. 15-1006366A** – Application for Site Plan Review from Attorney Bergeron on behalf of Bolton Granger Realty Trust, George Voyiatzis Trustee, for the Atrium Place project at 21-29 South Bolton Street.

- REFER TO URBAN AFFAIRS COMMITTEE

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

URBAN
AFFAIRS



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 21, 2015

ORDERED:

That the Application for Site Plan Review from Attorney Bergeron on behalf of Bolton Granger Realty Trust, George Voyiatzis Trustee, for the Atrium Place project at 21-29 South Bolton Street **BE CARRIED OVER TO THE 2016/2017 LEGISLATIVE SESSION.**

ADOPTED

ORDER NO. 15-1006366A



IN CITY COUNCIL

NOVEMBER 16, 2015

Marlborough, Mass., _____

ORDERED:

That the Application for Site Plan Review from Attorney Bergeron on behalf of Bolton Granger Realty Trust, George Voyiatzis Trustee, for the Atrium Place project at 21-29 South Bolton Street, be and is herewith refer to **URBAN AFFAIRS COMMITTEE.**

ADOPTED

ORDER NO. 15-1006366

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2015 NOV 12 A 10:45

Arthur P. Bergeron
Mirick O'Connell
1800 West Park Dr., Ste. 400
Westborough, MA 01581-3926
abergeron@mirickoconnell.com
t 508.860.1470
f 508.463.1385

November 12, 2015

VIA HAND DELIVERY

Councilor Edward J. Clancy, President
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Site Plan Application for Atrium Place; 21-29 South Bolton Street

Dear Councilor Clancy:

Enclosed please find a Site Plan Review Application package submitted on behalf of my client, Bolton Granger Realty Trust, Trustee George Voyiatzis, for the Atrium Place project at 21-29 South Bolton Street.

Mr. Voyiatzis proposes a mixed use project in the City's new Marlborough Village Zoning District by adding four floors to the existing commercial property on the site with 40 new residential units. Pursuant to Section 650-18(42) of the Zoning Ordinance, the project requires Site Plan Review by the City Council in accordance with Section 270-2 of the City Code. I understand that this is the first mixed use project submitted under the new zoning provisions for the Marlborough Village District, and Mr. Voyiatzis is eager to get started on this exciting, transformative project in Downtown Marlborough.

Pursuant to City Council Order No. 91-3822A, I am notifying you that Mirick O'Connell, a firm which provides Outside Legal Counsel services to the City of Marlborough's Department of Public Works, is representing Bolton Granger Realty Trust this matter before the City Council.

Very truly yours,



Arthur P. Bergeron

APB/

cc: George Voyiatzis
Brian R. Falk, Esq.



City of Marlborough

SITE PLAN APPROVAL APPLICATION (For Non-Residential and Major Residential Projects)

Type of Hearing (check one)

Major Renovation Minor Renovation

Please Print

DATE: 11/12/2015

PROJECT

Name of facility: Atrium Place

Address: 21-29 S. Bolton St.

Assessor's Map No. 70 Parcel No. 145, 145A, 145B

APPLICANT

Name: Bolton Granger Realty Trust - George Voyiatzis (Trustee)

Address: 29 South Bolton Street, Marlborough, MA 01752

Telephone: 508-860-1470 (Atty. Arthur P. Bergeron) Fax: 508-463-1385

Email: abergeron@mirickoconnell.com

OWNER'S CONSENT

If applicant is not the owner, is written consent of the owner or owner's agent attached (see Section 270-2(B) (7))? YES NO

PROPERTY OWNER

Name: Bolton Granger Realty Trust - George Voyiatzis (Trustee)

Address: 29 South Bolton Street, Marlborough, MA 01752

Telephone: 508-479-6405 Fax: -----

Email: gvoyiat17@aol.com

APPLICANT'S ENGINEER (preparing site plan)

Name: Christopher C. Charlton, PLS

Address: 105 Beaver St. Franklin, MA 02038

Telephone: 508-528-2528 Fax: 508-528-2528

Email: survey@clsurveyma.com

APPLICANT'S LANDSCAPE ARCHITECT

Name: Gino A. Pierdomenico

Address: 298 S. Worcester Street, Norton, MA 02766

Telephone: 617-719-2859 Fax: -----

Email: greenridge55@gmail.com

PROJECT INFO

PROPOSED USE (see Section 63-5(B) (1))

Non-Residential Residential

Provide a brief description of the project; including the proposed type of use, whether expansion of new, size of buildings, number of new parking spaces, any unusual utility use of impact on abutters (traffic, noise, lighting, odors, hazardous material, etc.)

The current single story commercial building will be expanded to accommodate 40 residential units. The proposed building mixed-use will total 5 floors and will be approximately 67,015 square feet.

Identify all zoning districts, including overlay zones applicable to this site. The zones must also be shown on the site plan cover sheet. (See Section 270-2 (C) (2) (b) (3)).

ZONING DISTRICT(S) Marlborough Village District

WHAT OTHER PERMITS REQUIRED (check off which applies)

- | | |
|---|---|
| <input type="checkbox"/> City Council for Special Permit | <input type="checkbox"/> Blasting Permit (Fire Dept) |
| <input type="checkbox"/> ZBA Special Permit | <input type="checkbox"/> Title V Approval (Board of Health) |
| <input type="checkbox"/> ZBA Variance | <input type="checkbox"/> Food Permit (Board of Health) |
| <input type="checkbox"/> Wetlands Protection Act | <input checked="" type="checkbox"/> Building Permit (Building Dept) |
| <input type="checkbox"/> Section 404, Clean Water Act (Army Corps) | <input type="checkbox"/> Sign Permit (Building Dept) |
| <input type="checkbox"/> C 91 Waterways Permit | |
| <input type="checkbox"/> Subdivision Control Act (Planning Board) | |
| <input type="checkbox"/> State Curb Cut (MA Highway) | |
| <input type="checkbox"/> Indirect Access Permit (MA Highway) | |
| <input type="checkbox"/> MEPA ENF or EIR (EOEA) | |
| <input type="checkbox"/> Sewer Connection Permit (DPW, City Council, DEP) | |
| <input type="checkbox"/> Street Opening Permit (DPW, Engineering Dept) | |
| <input checked="" type="checkbox"/> Sewer Connection (DPW, City Council, DEP) | |
| <input type="checkbox"/> Other: _____ | |

WHAT IS THE FEDERAL FLOOD INSURANCE RATE ZONE? _____

SUBMITTED PLANS AND REPORTS

See Section 270-2 (C) for submission requirements. Please include a locus map per Section 270-2 (C) (2) (b) (1)

Proposed Addition to 21-29 South Bolton Street, Marlborough, MA 01752	11/12/15	Christopher C. Charlton, PLS
--	----------	------------------------------

Title	Date	Stamped By
-------	------	------------

Fee

For Minor Site Plan without a building: \$750

For a Minor Site Plan (with a building under 8,000 square feet): \$1,000, plus \$0.03 a square foot of building gross floor area

For a Major Site Plan (with a building over 8,000 square feet): \$2,000, plus \$0.06 square feet per square feet of building gross floor area

$$\begin{aligned}
&67,015 \text{ s.f.} \times \$0.06 = \$4,020.90 \\
&\quad + \$2,000.00 \\
&\quad \underline{\hspace{1.5cm}} \\
&\quad \quad \$6,020.90
\end{aligned}$$

PUBLIC NOTICE

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice in a newspaper of general circulation within the area at least once within two weeks of filing a Site Plan application using the format below. A copy of the public notice must be submitted with the application. Applications for Site Plan Approval shall not be certified as complete unless the public notice is properly published.

Date of Publication: November 16, 2015

Name of Newspaper: MetroWest Daily News

(Form of notice attached)

HISTORIC BUILDING NOTICE

Is the site within 250 feet of any building, cemetery or monument built before 1850? **YES** **NO**

If in doubt, ask the Historic Commission (508 481-2400). If the answer is **YES**, send a photocopy notice and one copy of the site plans (excluding utilities) to:

Chairman, Historic Commission
City Hall
Marlborough, MA 01752

APPLICANT'S SIGNATURE

Arthur P. Bergeron (BRF)

11/12/15

Applicant or Representatives Signature

Date

Arthur P. Bergeron, Esq., on behalf of the Owner/Applicant

Applicant shall submit this form to the Building Dept with all required plans (8 copies of plans, 4 copies of Traffic and Drainage reports) after a "Pre-Application Review" with the City reviewing Authority at which most requirements can be examined and discussed.

The applicant maybe required to attend a Preliminary scoping session with the Site Plan Review Committee prior to submitting this form.

Office Use Only:

Date Received: _____

Site Plan Number: _____

SITE PLAN APPROVAL PUBLIC NOTICE FORM

Applicants for Site Plan Approval under Chap 270-2 of the Marlborough City Code must publish a public notice once in a newspaper of local circulation, using the format below at least once within two weeks of filing an application. A copy of the public notice must be submitted to the Building Dept with the application for Site Plan Approval.

Metrowest Daily News, Framingham 01701
Advertising: Fax: 1-781-453-6650

City of Marlborough Public Notice of Site Plan Submission

A proposed site plan has been submitted for the following project and is available for public inspections during regular business hours at the office of the Building Inspector, City Hall, Second Floor, 140 Main Street, Marlborough, MA 01752

Project Name and Type or Use: Atrium Place

Project Street Address: 21-29 South Bolton Street, Marlborough, MA

Applicant's Name: Bolton Granger Realty Trust

The City will accept public comments in written form until 14 days from the date of this publication. This notice is published in accordance with the City Code, Chapter 270-2 Site Plan Review and Approval.



**PROPOSED
ADDITION TO:
21-29 SOUTH BOLTON STREET
MARLBOROUGH, MA 01752**

SITE PLAN

I CERTIFY THAT THIS PLAN WAS
CREATED BY AN INSTRUMENT
SURVEY ON THE GROUND
PERFORMED APRIL 16, 2015 &
THAT ALL STRUCTURES ARE
LOCATED AS SHOWN HEREON.

CHRISTOPHER C. CHARLTON, PLS

SITE PLANS:
ISSUED FOR SITE PLAN REVIEW
DATE ISSUED: 11-12-15
LATEST ISSUE: 11-12-15

INDEX:	LATEST ISSUE
C1 COVER SHEET	11-12-15
E1 EXISTING CONDITIONS	11-12-15
E2 PROPOSED CONSTRUCTION PLAN	11-12-15
E3 PROPOSED PERSPECTIVE VIEWS	11-12-15
E3.1 PROPOSED ELEVATIONS 1&2	11-12-15
E3.2 PROPOSED ELEVATIONS 3&4	11-12-15
E4 PROPOSED GROUND FLOOR	11-12-15
E4.1 PROPOSED RESIDENTIAL FLOOR PLAN	11-12-15
E5 LANDSCAPE PLAN	11-12-15
E5.1 LANDSCAPE NOTES	11-12-15

ZONING TABLE
ZONING DISTRICT: MARLBOROUGH VILLAGE DISTRICT
HISTORIC DISTRICT: N/A
FLOOD PLAN DISTRICT: ZONE C
PROPOSED USE: MIXED USE
BUILDING AREA: 67,015 S.F.



**21-29 SOUTH BOLTON STREET
MARLBOROUGH, MA 01752**

**ASSESORS MAP: MARLBOROUGH,
MAP 70, PARCEL 145, 145A, 145B**

PROPERTY OWNER:
BOLTON GRAINGER R/T
29 SOUTH BOLTON STREET
MARLBOROUGH, MA 01752

ENGINEER:
CHRISTOPHER C. CHARLTON, PLS
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET
FRANKLIN, MA 02038

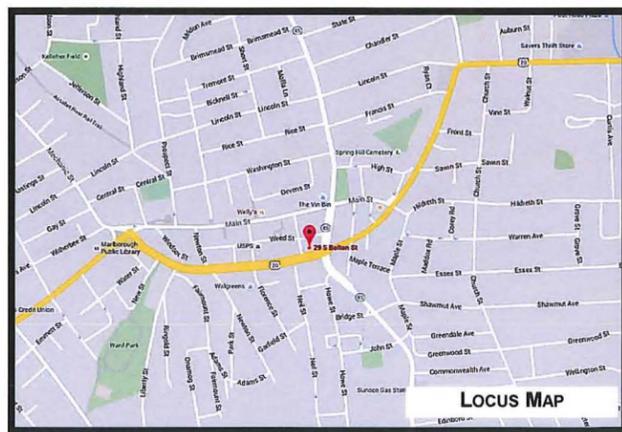
DEVELOPER:
GEORGE VOYIATZIS
81 CARTER DRIVE
FRAMINGHAM, MA 01701

ARCHITECT:
NUNES / TRABUCCO ARCHITECTS
109 HIGHLAND AVE., UNIT B1
NEEDHAM, MA 02494

LANDSCAPE DESIGNER:
GINO A. PIERDOMENICO
298 S. WORCESTER STREET
NORTON, MA 02766

REVISION:

ZONING REQUIREMENT	REQUIRED	PROVIDED
LOT SIZE: 0.646 ACRES		
LOT FRONTAGE:	25	50
SIDE YARD SETBACK:	10	10
FRONT YARD SETBACK:	10	50
REAR YARD SETBACK:	10	3
BUILDING HEIGHT: 59'-8"		
LOT COVERAGE: 52%		
DISTANCE FROM RESIDENTIAL DISTRICT	300	96
PARKING SPACES	42	19
HADICAPED PARKING SPACES	1	1
PARKING LOT SETBACK	10	11
LANDSCAPING REQUIREMENTS	4,000 Sq/FT	5,672 Sq/FT



APPROVED BY THE CITY OF MARLBOROUGH

PLANNING: _____

ENGINEERING: _____

BUILDING: _____

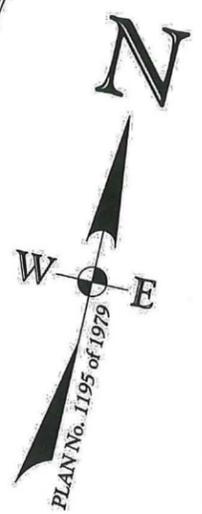
FIRE: _____

POLICE: _____

CONSERVATION: _____

BOARD OF HEALTH _____

C1



COURT (PUBLIC - 42.37' WIDE) STREET

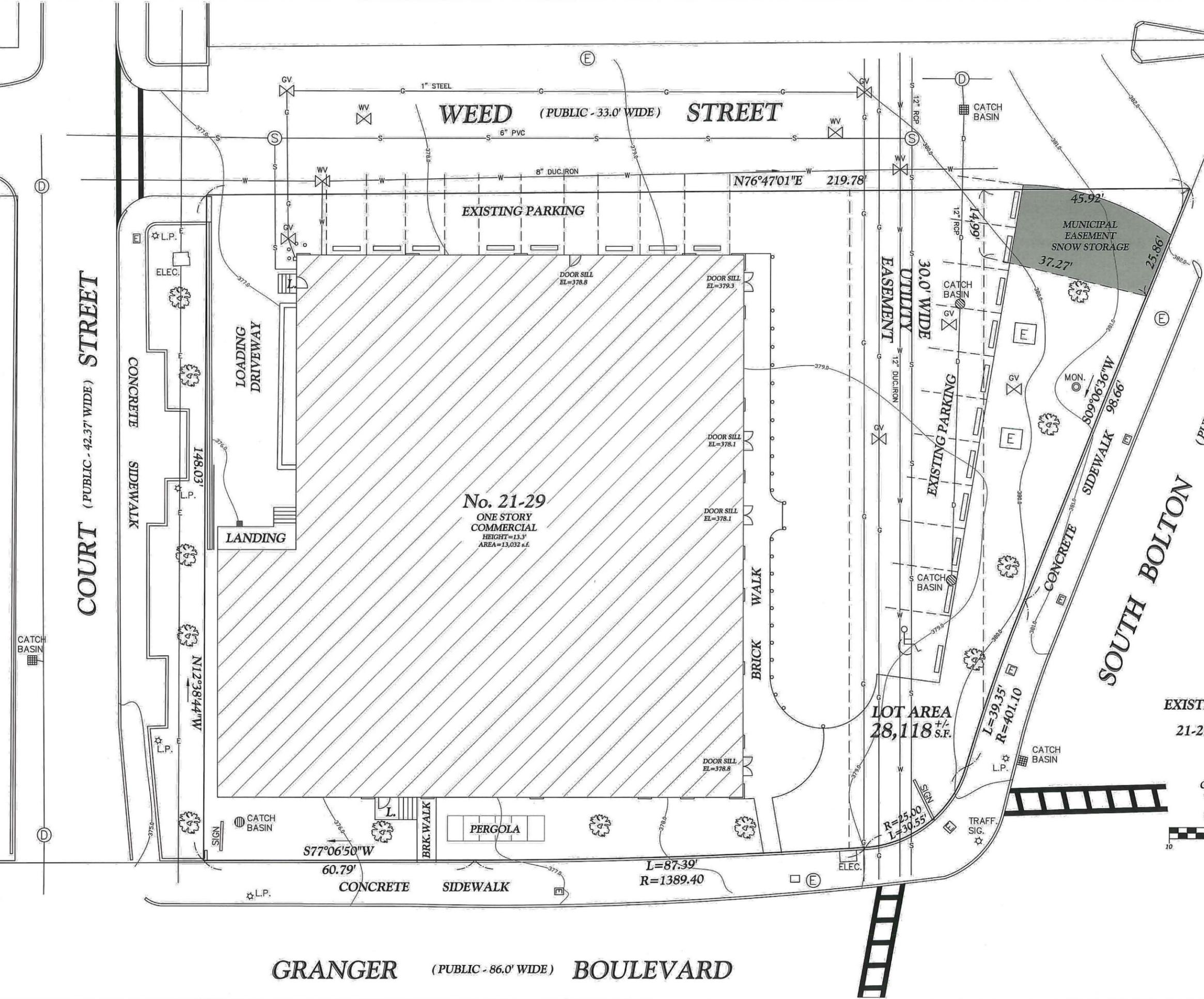
WEED (PUBLIC - 33.0' WIDE) STREET

STREET

(PUBLIC - 86.0' WIDE)

SOUTH BOLTON STREET

GRANGER (PUBLIC - 86.0' WIDE) BOULEVARD



I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

CHRISTOPHER C. CHARLTON, PLS

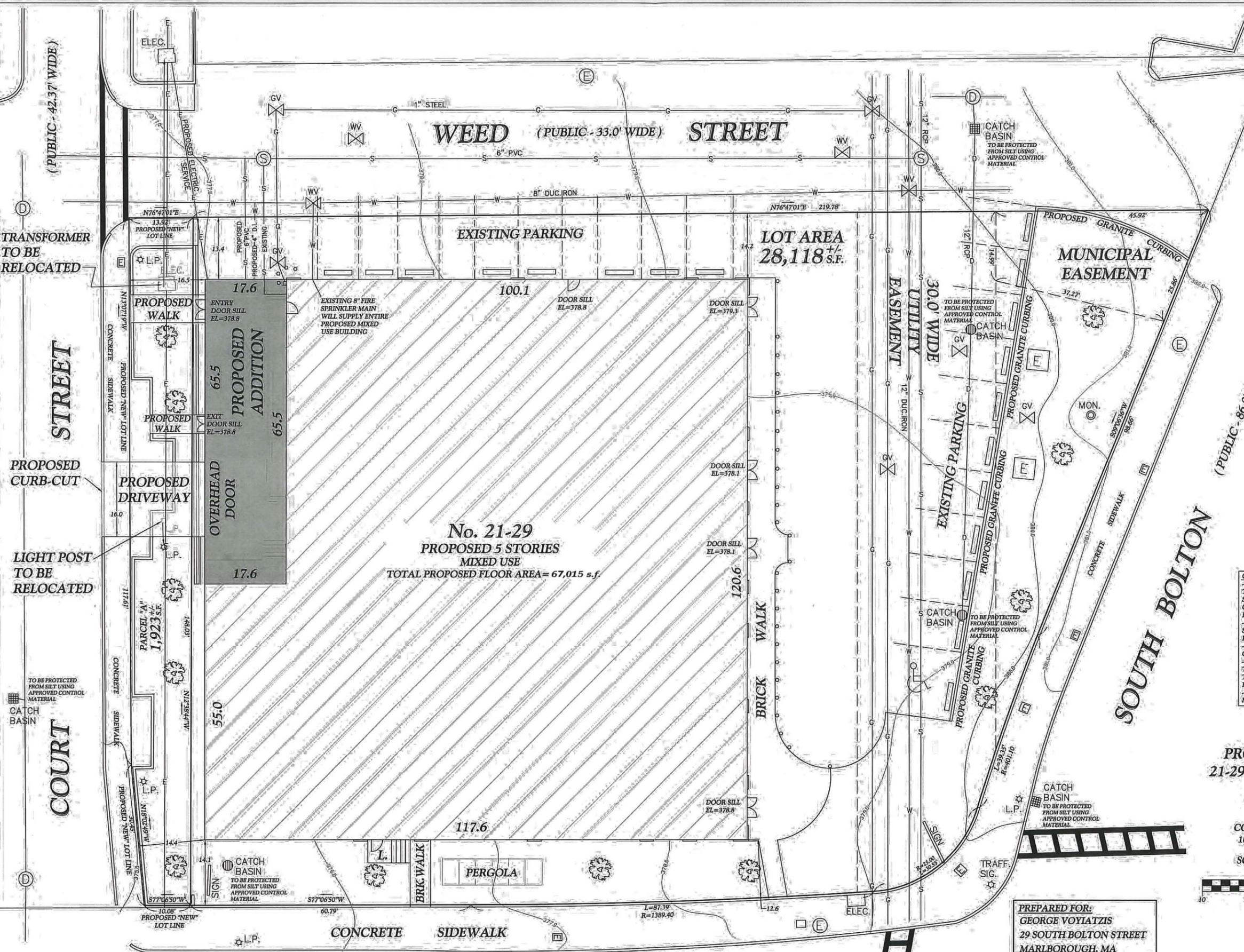
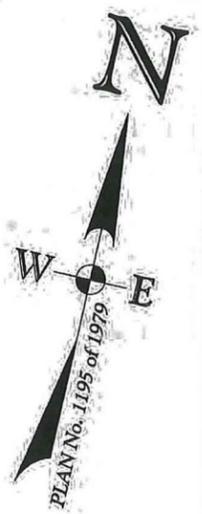
PREPARED FOR:
GEORGE VOYIATZIS
29 SOUTH BOLTON STREET
MARLBOROUGH, MA

REFERENCES:
DEED: BOOK 45709, PAGE 120
PLAN: BOOK 15, PAGE 43
PLAN No. 1195 of 1979

EXISTING CONDITIONS SITE PLAN
LOCATED AT
21-29 SOUTH BOLTON STREET
ASSESSORS PARCEL # 0070-0145
MARLBOROUGH, MA
MIDDLESEX COUNTY
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528
SCALE: 1"=10' OCTOBER 26, 2015



E1



I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND PERFORMED APRIL 16, 2015 & THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

CHRISTOPHER C. CHARLTON, PLS

- CONSTRUCTION NOTES:**
- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY) TO THE INFORMATION SHOWN ON APPROVED SITE PLANS SHALL BE SUBMITTED TO THE BUILDING COMMISSIONER & CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING COMPLETED.
 - ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS
 - ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS.
 - ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
 - ALL PAVEMENT MARKINGS & SIGNS SHALL CONFORM TO THE MUTCD REQUIREMENTS.

SITE PLAN
 FOR THE
PROPOSED ADDITION TO:
21-29 SOUTH BOLTON STREET
 ASSESSORS PARCEL # 0070-0145
MARLBOROUGH, MA
 MIDDLESEX COUNTY
 CONTINENTAL LAND SURVEY, LLC
 105 BEAVER STREET, FRANKLIN, MA
 (508) 528-2528
 SCALE: 1"=10' OCTOBER 26, 2015
 REVISED 10-30-15



PREPARED FOR:
GEORGE VOIATZIS
 29 SOUTH BOLTON STREET
 MARLBOROUGH, MA

REFERENCES:
 DEED: BOOK 45709, PAGE 120
 PLAN: BOOK 15, PAGE 43
 PLAN No. 1195 of 1979

E2

GRANGER (PUBLIC - 86.0' WIDE) BOULEVARD



Nunes Trabucco Architects retains the ownership of these documents. They are loaned for use only in accordance with the terms and conditions of the Owner/Architect Agreement. Nunes Trabucco Architects retains all rights not expressly granted.

Atrium Place
 29 S. Bolton St.
 Marlborough, MA 01752

NUNES • TRABUCCO • ARCHITECTS
 1410 Highland Avenue Needham, Massachusetts 02462
 781-483-0000 fax 781-444-0210

TITLE
**PERSPECTIVE
 VIEWS**

DRWN BY	LT
CHKD BY	NTA
DATE	12/MAY/15
SCALE	AS NOTED
PROJECT NO.	0158

E3



1 SOUTH BOLTON ELEVATION
A2.0
1/8" = 1'-0"



1 SIDE ELEVATION
A2.0
1/8" = 1'-0"

Atrium Place
29 S. Bolton Street
Marlborough, MA 01752

NUNES • TRABUCCO • ARCHITECTS
1410 Highland Avenue Needham, Massachusetts 02492
781-455-9900 fax 781-444-8219

Elevations 1 & 2

DRAWN BY	LT
CHECKED BY	NTA
DATE	11/NOVEMBER/15
SCALE	AS NOTED
PROJECT NO.	0158

E3.1

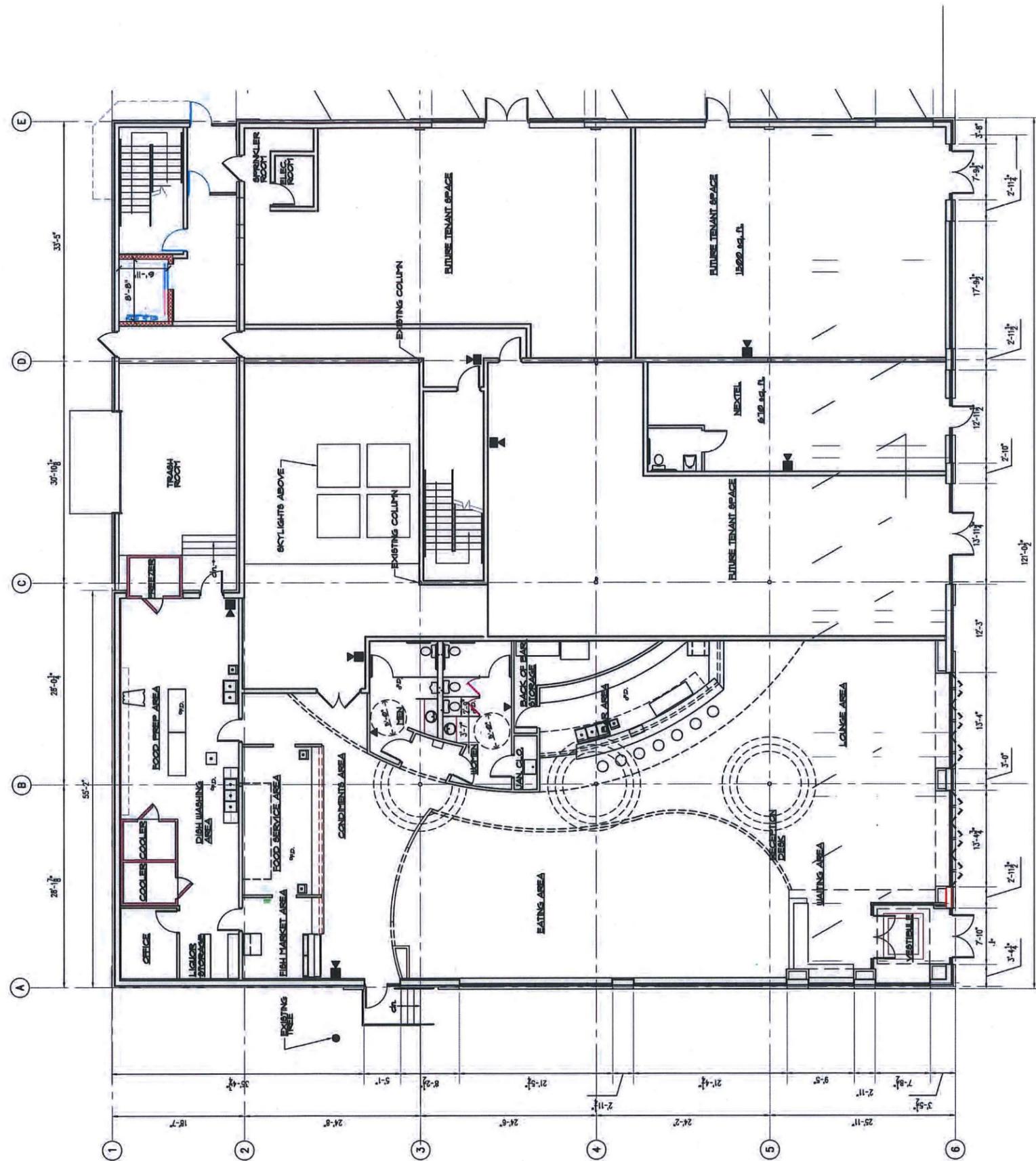
Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architect Agreement. Nunes Trabucco Architects retains all rights not expressly granted.



1
A2.1
REAR ELEVATION
1/8" = 1'-0"



1
A2.1
SIDE ELEVATION
1/8" = 1'-0"



FLOOR PLAN

1
A1.0

1/8" = 1'-0"

Atrium Place
 21-29 S. Bolton St.
 Marlborough, MA 01752

NUNES • TRABUCCO • ARCHITECTS

1410 Highland Avenue
 781-455-0980

Needham, Massachusetts 02492
 fax 781-444-8219

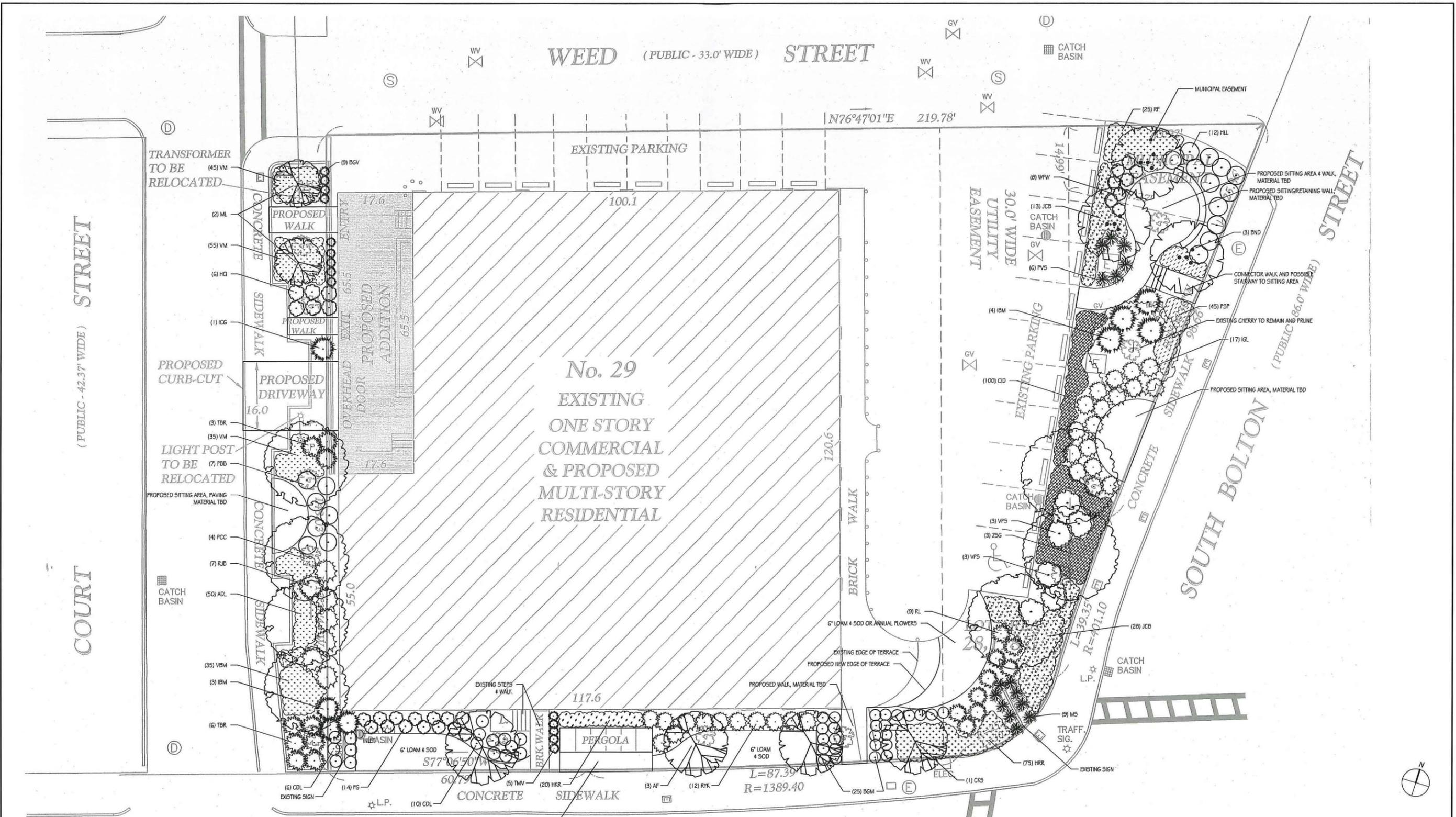
TITLE

Ground floor Plan

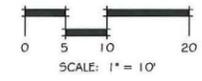
DRWN BY	LT
CHKD BY	NTA
DATE	11/NOVEMBER/15
SCALE	AS NOTED
PROJECT NO.	0158

E4

Nunes Trabucco Architects retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architects Agreement. Nunes Trabucco Architects retains all rights not expressly granted.



GRAINGER BLVD.



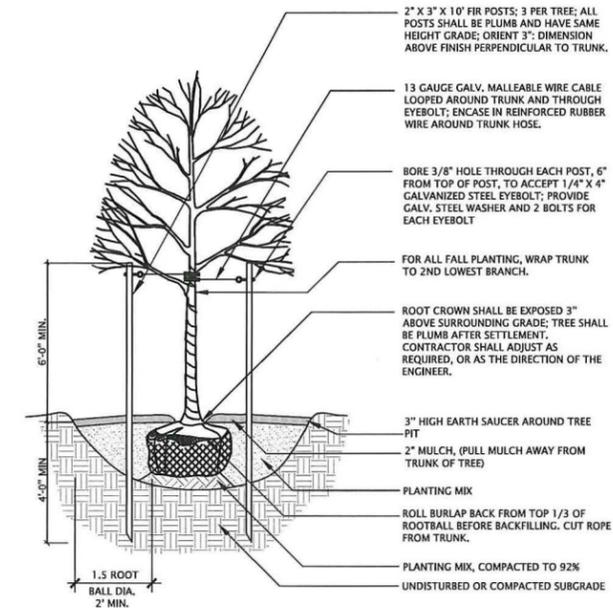
Date:	Rev	Date	Revision	By
11/12/2015				
Scale:				
1" = 10'-0"				
Sheet:				
1 of 2				
Drawn by:				
Gino A. Pierdomenico MCLP #1517 ASLD				
Check by:				
GAP				
Proposed Landscape Development Plan Hardscape and Planting				
29 Bolton Street, Marlborough, MA				
One Story Commercial and Proposed Multi-Story Residential				
Gino A. Pierdomenico Landscape Design and Site Services greenridges5@gmail.com 508.285.3506				
				Sheet No. E5

NOTES AND SPECIFICATIONS

- The existing conditions and base plan information have come from a plan submitted by the owner and prepared by Continental Land Survey LLC dated 4/21/15. The layout of work should be adjusted to reflect field conditions. It is recommended that any discrepancies be reviewed with the Owner, Installation Contractor(s) and the Landscape Designer to propose logical adjustments.
- Notify "Dig Safe" to verify all utility locations prior to the start of work.
- Contractor shall take steps to protect any existing trees within the work area prior to the start of work. Any trees that are to be removed must have the stumps removed as well contingent upon possible damage to the building foundation. In such cases they should be ground down as far as possible below finished grade.
- All plants will conform to the current "The American Standard for Nursery Stock" published by the American Association of Nurserymen. All plants will be balled in burlap or container grown as indicated per plant list.
- The lawn areas should have a minimum of 6" of screened loam. Tree, shrub and perennial bed areas and ground cover areas should have a minimum of 6" of screened loam. The final specifications are the decision of the Owner and Contractor based on the existing soil conditions and soil compaction issues that may occur during construction.
- NOTE! Modifications to the grading in the landscaped areas are subject to approval by the City Engineer in the field. The installation of loam and the final grading of the lawn and planting areas shall maintain positive surface drainage to existing or new catch basin areas and adjacent paved surfaces to prevent ponding or pooling of surface water within the landscaped and lawn areas.
- All trees and shrubs shall be planted slightly above (1" on shrubs and perennials--2" for trees) the finished grade as they grew in the ground or the container on firm undisturbed earth in plant pits. The plant pits should be a minimum of twice the plant ball or container size. Clear and expose the root flare of any balled in burlap tree or shrub to make certain that the root flare is not covered with soil.
- Amend the existing soil (or new loam) with compost or composted loam during installation. If the excavated soil is rocky and poor, remove from the site and use loam-compost mix for the planting backfill material.
- Use the excess soil to create soil "saucers" around the trees and larger (3ft and greater) deciduous, evergreen or broadleaf plants.
- Install shredded pine bark mulch (medium brown color) for all planting beds and individual plants in lawn areas. The "loose measure" depth for trees and shrubs will be 3" and for perennials and ground covers will be 1 to 2" depth. Do not use dyed mulch or ground recycled wood, stumps or pallets. Review final mulch selection with the Owner and Landscape Designer.
- Contractor shall stake or guy all deciduous and flowering trees 2.5" caliper and greater and evergreen trees greater than 6 feet in height. Review materials and methods with the Owner and Landscape Designer. Generally, the street trees will be staked with a minimum of two stakes (2" x 2" minimum) but ground anchors with wire may be used within bed areas if it is determined that there will not be a safety issue with public access. Staking or guying of trees and evergreens smaller than these specifications should be discussed with the Owner and Landscape Designer prior to installation.
- The Owner and Landscape Designer will make the final decision on any plant substitutions. Selected specimens must be tagged or reviewed and approved by the Owner and/or Landscape Designer.
- The Contractor shall maintain all new plants until provisional acceptance by the Owner and/or Landscape Designer. All new plants will be guaranteed to be alive and capable of new growth for a period of one year from the date of acceptance. Transplanted plants will not be guaranteed. The Owner and/or Landscape Designer will make the final acceptance at the end of the guarantee period. Any plants deemed unacceptable prior to the end of the guarantee period shall be replaced promptly at the contractor's expense including the installation cost.

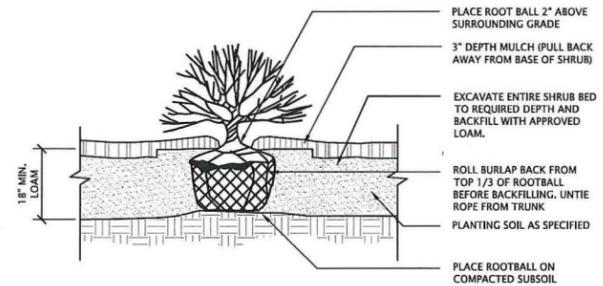
PLANT LIST

Key	Quan	Name	Size	Remarks
Trees				
AF	3	Acer freemanii Armstrong—Armstrong Maple	3.5-4" caliper	Sub. Acer rubrum Karpick.
BDN	3	Betula nigra Duraheat—Duraheat River Birch	12-14ft	3 stem minimum clump form.
CKS	1	Cornus kousa specimen—Kousa Dogwood	3-3.5" caliper	1- to 12 ft high single-stem low-branched specimen.
ML	2	Magnolia loebneri Leonard Messel	2.5-3" caliper	Low-branched or 8 to 10 ft high clump. Sub. Syringa Ivory Silk.
PCC	4	Pyrus calleryana Cleveland Select	3.5-4" caliper	Select for uniform single leader.
ZS	3	Zelcova serrata Green Vase or Village Green	3.5-4" caliper	Sub. Gleditsia Shademaster or Ulmus Princeton.
Shrubs				
BGV	9	Buxus Green Velvet—Green Velvet Boxwood	18-24" spread	Sub. Buxus Green Gem.
BGM	25	Buxus Green Mountain—Green Mountain Boxwood	18-24" ht.	Sub. Ilex crenata Green Luster.
CDL	16	Cotoneaster dammeri Lowfast—Cotoneaster	3 gallon pot	Sub. Cot. Coral Beauty or similar.
FG	14	Fothergilla gardenia—Dwarf Fothergilla	24-30" ht.	
HQ	6	Hydrangea quercifolia Ruby Slippers or Pee Wee	7 gallon pot	
HLL	12	Hydrangea paniculata Little Lime—Little Lamb Panicle Hydrangea	7 gallon pot	Sub. Hydrangea Twist and Shout.
IBM	3	Ilex Blue Maid—Blue Maid Holly	5-6ft high	Sub. Blue Princess.
IBM	4	Ilex Blue Maid—Blue Maid Holly	4-5ft high	Sub. Blue Princess.
IGG	1	Ilex Chin Girl—China Girl Holly	4-5ft high	
IGL	17	Ilex crenata Green Luster—Japanese Holly	7 gallon pot	
JCB	41	Juniper conifera Blue Pacific—Shore Juniper	3 gallon pot	Sub. Juniper Blue Rug.
PBB	7	Pieris Brouwer's Beauty—Andromeda	7 gallon pot	
RJB	7	Rhododendron cotawbiense "Janet Blair"	3-4ft high	
RL	9	Rhododendron Londmark	2.5-3ft high	
RYK	12	Rhododendron yakushimanum "Ken Janek"	7 gallon pot	
TBR	9	Taxus baccata Repandens—Spreading English Yew	2.5-3ft spread	Sub. Taxus Ever Low or Emerald Spreader
TMV	5	Taxus media Viridis—Viridis Japanese Yew	3-4ft high	Sub. Buxus semp. Fastigiata
VPS	6	Viburnum plicatum tomentosum "Shasta"	4-5ft high	Sub. VPT Newport or Summer Snowflake.
WFW	8	Weigela florida "Fine Wine"	5 gallon pot.	Sub. Itea Little Henry.
Perennials/Grasses				
ADL	50	Astilbe Delft Lace	1 gallon pot	18" spacing. Sub. Astilbe Peach Blossom
CID	100	Carex Ice Dance	1 gallon pot	18" spacing. Sub. Liriope Big Blue.
HKR	20	Hosta Krossa Regal	1 gallon pot	24" spacing. Sub. Hosta Frances Williams.
HRR	75	Hemerocallis Rosy Returns—Rosy Returns Daylily	1 gallon pot	18" spacing. Sub. Hem. Happy Returns.
MS	9	Miscanthus sinensis Yaku Jima or Adagio	3 gallon pot	
PVS	6	Panicum virgatum Shenandoah	3 gallon pot	Sub. Panicum Heavy Metal.
PS	45	Phlox subulata—Spring Phlox—PINK	1 gallon pot	18" spacing.
RF	25	Rudbeckia fulgida Viette's Little Susy or Little Gold Star—Black Eyed Susan.	1 gallon pot	18" spacing.
VM	170	Vinca minor Bowles—Myrtle.	1 gallon pots	18" spacing.



DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

Date:	Rev	Date	Revision	By
11/12/2015				
Scale:	AS NOTED			
Sheet:	2 of 2			
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Check by:	GAP			
Proposed Landscape Development Notes, Details & Specifications				
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One Story Commercial and Proposed Multi-Story Residential				
Gino A. Pierdomenico Landscape Design and Site Services greenridgess@gmail.com 508.285.3506				
				Sheet No. E5.1