



IN CITY COUNCIL

Marlborough, Mass., AUGUST 21, 2023

ORDERED:

IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

Special Permit Application of:
JP Morgan Chase Bank, National Association
1111 Polaris Parkway, Mail Code OH1-0274
Columbus, OH 43240
Order No. 23-1008890C

Locus:
189 Boston Post Road West
Marlborough, MA 01752
Assessors Map 16, Parcel 78

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of JPMorgan Chase Bank, National Association, with a mailing address of 1111 Polaris Parkway, Mail Code OH1-0274, Columbus, Ohio 43240, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: August 21, 2023.

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the 23rd of August 2023.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 13th of September 2023.

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST:

City Clerk



IN CITY COUNCIL

Marlborough, Mass., AUGUST 21, 2023

ORDERED:

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IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT JP MORGAN CHASE BANK, NATIONAL ASSOCIATION ORDER NO. 23-1008890C

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to JPMorgan Chase Bank, National Association (the "Applicant") to install, operate, and maintain a drive-thru facility for a twenty-four (24) hour per-day drive-up automated teller machine for banking purposes (the "Use") at 189 Boston Post Road West, in the Business B Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, JPMorgan Chase Bank, National Association, is a national banking association with an address of 1111 Polaris Parkway, Mail Code OH1-0274, Columbus, Ohio 43240.
2. The Applicant leases the property located at 189 Boston Post Road West, Marlborough, Massachusetts, being shown as Parcel 16 on Assessors Map 78 (the "Site").
3. In accordance with Article V, Section 650-14.B(2) and 650-17, of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant seeks approval for the Use at the Site, as shown on the Plans referenced in paragraph 5 below.
4. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled "Site Improvement Plan" by Stonefield Engineering and Design Limited Liability Company, with the last revision date of May 17, 2023, (the "Plans") attached hereto as **"Attachment A."**
6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. The Site is located in the Business B Zoning District.
8. The Site has an area of 32,576 square feet +/- as shown on the Plans.



IN CITY COUNCIL

Marlborough, Mass., AUGUST 21, 2023

ORDERED:

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9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, June 5, 2023. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on June 5, 2023.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
12. At the public hearing, no members of the public spoke in opposition to the Use.

**BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING
FINDINGS AND TAKES THE FOLLOWING ACTIONS**

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for the Use at 189 Boston Post Road West, as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.



IN CITY COUNCIL

Marlborough, Mass., AUGUST 21, 2023

ORDERED:

PAGE 3

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council or the Site Plan Review Committee may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, all as shown on the Plans.
4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the Use is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
6. Noise. The Use shall comply with the noise ordinance of the City of Marlborough.
7. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties. Exterior lighting at the Site shall be shut off outside of operating hours of the bank on the Site, except for lighting necessary for security and emergency access.



IN CITY COUNCIL

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ORDERED:

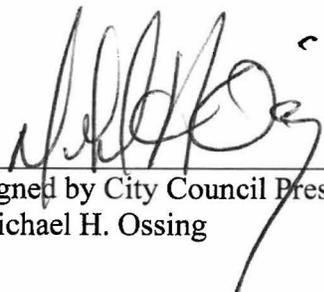
PAGE 4

8. Traffic Flow. The Applicant, its successors and/or assigns, shall install and maintain signage that directs drivers exiting the Site to use the signalized intersection at Northboro Road East and Boston Post Road West for purposes of traveling east. Other, on-site directional signs and pavement markings shall be installed to ensure proper traffic flow, to the satisfaction of the Site Plan Review Committee.
9. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.
10. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 10 – Nay: 0 – Absent: 1

Yea: Wagner, Doucette, Dumais, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.

Absent: Brown.


Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
23-1008890C

ORDER NO. 23-1008890C

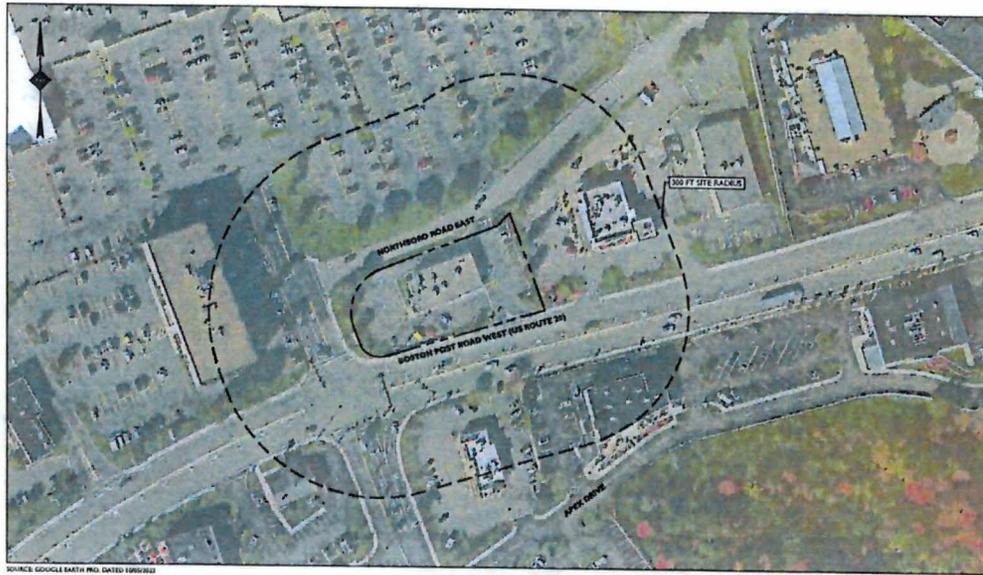
ATTACHMENT

A

CHASE

SITE IMPROVEMENT PLAN

PARCEL ID: 78-16
 189 BOSTON POST ROAD (US ROUTE 20)
 CITY OF MARLBOROUGH, MIDDLESEX COUNTY, MASSACHUSETTS



AERIAL MAP

SCALE: 1" = 80'±



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PLAN REFERENCE MATERIALS:

1. THE PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 PROPERTY PARTIAL TOPOGRAPHIC SURVEY BY CONTROL POINT ASSOCIATES, INC., DATED 12/17/2012
 AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS & DEMOLITION PLANS	C-2
SITE PLAN & CONSTRUCTION DETAILS	C-3
LIGHTING PLANS	C-4
ATM & LIGHTING DETAILS	C-5
LANDSCAPE DETAILS	C-6

NO.	DATE	DESCRIPTION
1	10/20/20	PER MUNICIPAL SUBMISSION
2	10/20/20	APPROVALS - JUSTITING COMMENTS
3	10/20/20	REVISED PER APPROVEMENT CADRE
4	10/20/20	REVISED PER APPROVEMENT CADRE
5	10/20/20	REVISED PER APPROVEMENT CADRE
6	10/20/20	REVISED PER APPROVEMENT CADRE
7	10/20/20	REVISED PER APPROVEMENT CADRE
8	10/20/20	REVISED PER APPROVEMENT CADRE
9	10/20/20	REVISED PER APPROVEMENT CADRE
10	10/20/20	REVISED PER APPROVEMENT CADRE
11	10/20/20	REVISED PER APPROVEMENT CADRE
12	10/20/20	REVISED PER APPROVEMENT CADRE
13	10/20/20	REVISED PER APPROVEMENT CADRE
14	10/20/20	REVISED PER APPROVEMENT CADRE
15	10/20/20	REVISED PER APPROVEMENT CADRE
16	10/20/20	REVISED PER APPROVEMENT CADRE
17	10/20/20	REVISED PER APPROVEMENT CADRE
18	10/20/20	REVISED PER APPROVEMENT CADRE
19	10/20/20	REVISED PER APPROVEMENT CADRE
20	10/20/20	REVISED PER APPROVEMENT CADRE

NOT APPROVED FOR CONSTRUCTION

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SITE IMPROVEMENT PLAN

CHASE
 PROPOSED BANK WITH
 DRIVE-THRU ATM

PARCEL ID: 78-16
 189 BOSTON POST ROAD (US ROUTE 20)
 CITY OF MARLBOROUGH
 MIDDLESEX COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
 MASSACHUSETTS LICENSE NO. 5776
 LICENSE EXPIRES 12/31/2024

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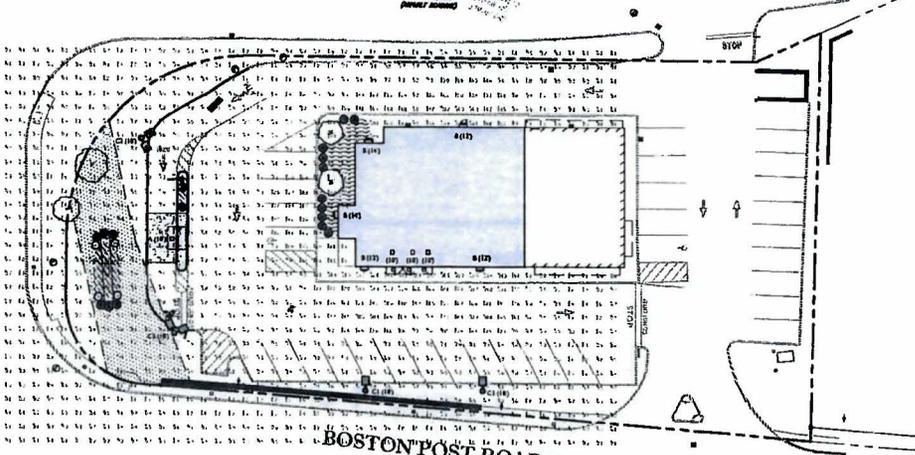
SCALE: AS SHOWN PROJECT NO: 205-12089
 TITLE:
COVER SHEET

DRAWING:
C-1

SOURCE: GOOGLE EARTH PRO, DATED 10/20/20

NORTHBORO ROAD EAST
(PUBLIC - VARIABLE WIDTH ROW)

← 75' BY 10' PUBLIC ROW
← 10' BY 10' PUBLIC ROW



BOSTON POST ROAD WEST
(AKA ROUTE 30)
(PUBLIC - VARIABLE WIDTH ROW)

← 75' BY 10' PUBLIC ROW
← 10' BY 10' PUBLIC ROW

LIGHTING ANALYSIS AT GRADE

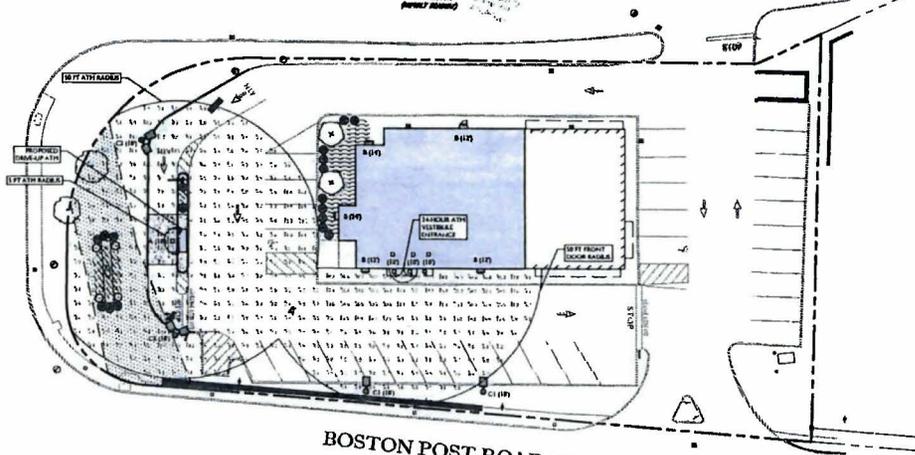
PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LF	MANUFACTURER	MS FILE
A	C-CP-C-SQ SERIES SQUARE LED CANOPY LIGHT	1		VS	8.9	C-LITE	C-CP-C-SQ-36-48K-04-IES
B	CUTIE CUTOFF LED WALL PACK (C-WP-B-RDC-12L-48K-04-IES)	5		RDC	8.9	C-LITE	C-WP-B-RDC-12L-48K-04-IES
C1	HM-HRADA SHIELDED POLE MOUNTED AREA LIGHT	3		FT	8.9	LSI	HM-HLED-12L-5L-FT-40-70IES
C2	HM-HRADA SHIELDED POLE MOUNTED AREA LIGHT DOUBLE AREA LIGHT @ 90°	2		FT	8.9	LSI	HM-HLED-12L-5L-FT-40-70IES
D	OUTDOOR RECESSED REVD DOWNLIGHT	3		DL	8.9	BULLET	SH11-15AT100R040WIES

* THE SCHEDULE IS FOR NEW LUMINAIRE ONLY



NORTHBORO ROAD EAST
(PUBLIC - VARIABLE WIDTH ROW)

← 75' BY 10' PUBLIC ROW
← 10' BY 10' PUBLIC ROW



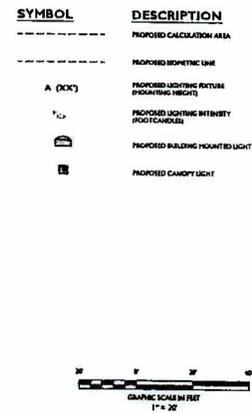
BOSTON POST ROAD WEST
(AKA ROUTE 30)
(PUBLIC - VARIABLE WIDTH ROW)

← 75' BY 10' PUBLIC ROW
← 10' BY 10' PUBLIC ROW

LIGHTING AT 36" ABOVE GRADE

STANDARD CHASE BANK ATM J AND REQUIREMENTS	
REQUIRED	PROPOSED
PERMIT 10 FOOT CANCELS AT FACE OF ATM EXTENDING 1 FEET OUTWARD IN ALL DIRECTIONS REQUIRED BY ABOVE CANOE	1.0
PERMIT 2 FOOT CANCELS AT FACE OF ATM EXTENDING 10 FEET OUTWARD IN ALL DIRECTIONS REQUIRED BY ABOVE CANOE	1.0
PERMIT 3 FOOT CANCELS AT FACE OF FRONT DOOR EXTENDING 10 FEET OUTWARD IN ALL DIRECTIONS REQUIRED BY ABOVE CANOE WITH 18" PATH OF ACCESS	1.0

- GENERAL NOTES**
- THE LIGHTING LEVELS DIRECTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURES MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DIRECTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROPRIATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ACQUIRED OR FOOT CANCEL LIGHTING FIXTURES.
 - UNLESS NOTED OTHERWISE WITHIN THE PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
• LIGHT ENTRANCE LOSS: 0.80
• LIGHT FIXTURE LOSS: 0.70
• MISC. LOSS: 0.10
 - THE CONTRACTOR SHALL NOTIFY REGISTERED ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION OF ANY PROPOSED LIGHTING LOCATIONS THAT DIFFER FROM THE PROPOSED LIGHTING LOCATIONS SHOWN ON THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRICAL BIDDING TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND REGISTERED ENGINEERING & DESIGN, LLC.
- ATM LIGHTING NOTES**
- THE CONTRACTOR SHALL REPLACE LAMP COVER, RE-LAMP AND RE-BALLET EXISTING LIGHT FIXTURES AS IDENTIFIED WITHIN THE PLAN SET. THE EXISTING BUILDING HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE EXISTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT IDENTICAL TO THE ORIGINAL DESIGN. THE CONTRACTOR SHALL NOTIFY REGISTERED ENGINEERING & DESIGN, LLC IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE PRESENT WATTAGE AS IDENTIFIED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE TO COMMENT THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR USE WITH A PROPOSED LIGHT FIXTURE SHALL BE IN ACCORDANCE WITH THE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURES. ANY PROPOSED LIGHTING FIXTURES TO BE ATTACHED TO THE EXISTING LIGHTING FIXTURES TO THE EXISTING LIGHT POLES SHALL BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL COMMENT THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURES WILL NOT COMPLY WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (I.E. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY REGISTERED ENGINEERING & DESIGN, LLC IN WRITING OF ANY STRUCTURAL CONCERN PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING FIXTURES WITHIN THE 40 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TYPED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL NEW FIXTURES SHALL BE SPACED, THE TYPING TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL NEW FIXTURES SHALL BE SPACED, THE TYPING TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL NEW FIXTURES SHALL BE SPACED, THE TYPING TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL NEW FIXTURES SHALL BE SPACED, THE TYPING TO A MINIMUM OF 36 INCHES ABOVE GRADE.
 - THE CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DARK AND NOTIFY THE OWNER/ENGINEER AND REGISTERED ENGINEERING & DESIGN, LLC OF ANY CONCERN OR INADEQUATE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INADEQUATE LIGHTS UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
 - THE ILLUMINATION LEVELS DIRECTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR LIGHTING AND/OR CURRENT STANDARDS.
 - ALL EXISTING FIXTURES UNLESS OTHERWISE NOTED WITHIN THE PLAN SET, HAVE THE PROTOCOL OFFER SAMPLES.
 - EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE SYSTEMS (I.E. LANDSCAPE) HAVE BEEN IDENTIFIED FROM THE LIGHTING ANALYSIS SHOWN WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS, INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.



NO.	DATE	BY	DESCRIPTION
1	10/15/2024	JR	ISSUED FOR PERMITTING
2	10/15/2024	JR	ISSUED FOR PERMITTING
3	10/15/2024	JR	ISSUED FOR PERMITTING
4	10/15/2024	JR	ISSUED FOR PERMITTING
5	10/15/2024	JR	ISSUED FOR PERMITTING
6	10/15/2024	JR	ISSUED FOR PERMITTING
7	10/15/2024	JR	ISSUED FOR PERMITTING
8	10/15/2024	JR	ISSUED FOR PERMITTING
9	10/15/2024	JR	ISSUED FOR PERMITTING
10	10/15/2024	JR	ISSUED FOR PERMITTING

NOT APPROVED FOR CONSTRUCTION

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10/15/2024

CHASEO
PROPOSED BANK WITH
DRIVE-THRU ATM

120 Washington Street, Suite 1A, 01170
Northampton, MA 01060
Phone: 417.203.2004

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SCALE: 1" = 20' PROJECT NO: 2024-1000

TITLE: LIGHTING PLAN

DRAWING: C-4

NO. APPROVED FOR CONSTRUCTION	DATE	BY	DESCRIPTION
1	1/15/2018	JR	FOR FINANCIAL REVIEW
2	1/15/2018	JR	FOR FINANCIAL REVIEW
3	1/15/2018	JR	FOR FINANCIAL REVIEW
4	1/15/2018	JR	FOR FINANCIAL REVIEW
5	1/15/2018	JR	FOR FINANCIAL REVIEW

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CHASE
 PROPOSED BANK WITH
 DRIVE THRU ATM
 SITE IMPROVEMENT PLAN
 PARCEL ID: 79-16
 189 SOUTH FOST RD (US ROUTE 28)
 WILMINGTON, MASSACHUSETTS

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 SCALE: AS SHOWN PROJECT NO: 18020001
 TITLE: LANDSCAPE DETAILS
 DRAWING: C-6

GENERAL LANDSCAPE NOTES:

1. FOR CONTIGUOUS TREES, THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
2. THOROUGHLY CHECK THE TREE SOIL BALL AND JUNCTION INTO THE SOIL. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
3. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
4. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
5. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.

PLANT QUALITY ASSURANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
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PLANTING AND MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
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5. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.

IRRIGATION DURING ESTABLISHMENT:

PLANT TYPE	IRRIGATION FREQUENCY	IRRIGATION VOLUME
1" - 2" CALIBER	1X PER WEEK	1.0 GAL PER SQUARE FOOT
2" - 4" CALIBER	1X PER WEEK	1.5 GAL PER SQUARE FOOT
4" - 6" CALIBER	1X PER WEEK	2.0 GAL PER SQUARE FOOT
6" - 8" CALIBER	1X PER WEEK	2.5 GAL PER SQUARE FOOT
8" - 10" CALIBER	1X PER WEEK	3.0 GAL PER SQUARE FOOT

GENERAL LANDSCAPE NOTES:

1. FOR CONTIGUOUS TREES, THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
2. THOROUGHLY CHECK THE TREE SOIL BALL AND JUNCTION INTO THE SOIL. THE DESIGNER SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
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PLANTING AND MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
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PLANTING AND MAINTENANCE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
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3. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
4. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.
5. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOT BALLS TO THE DEPTH OF THE EXISTING LAYER OF THE SOIL.

IRRIGATION DURING ESTABLISHMENT:

PLANT TYPE	IRRIGATION FREQUENCY	IRRIGATION VOLUME
1" - 2" CALIBER	1X PER WEEK	1.0 GAL PER SQUARE FOOT
2" - 4" CALIBER	1X PER WEEK	1.5 GAL PER SQUARE FOOT
4" - 6" CALIBER	1X PER WEEK	2.0 GAL PER SQUARE FOOT
6" - 8" CALIBER	1X PER WEEK	2.5 GAL PER SQUARE FOOT
8" - 10" CALIBER	1X PER WEEK	3.0 GAL PER SQUARE FOOT

