

# CITY OF PORTSMOUTH

## Zoning Board of Adjustment Application

<i>Department Use Only</i>		Date _____
Assessor Plan # _____	Lot # _____	Fee _____
Zone _____	Lot area _____	By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant 30 Maplewood, LLC Owner of Record Same as Applicant

Applicant Street Address 36 Maplewood Avenue Owner Street Address \_\_\_\_\_

Applicant City / State / Zip Portsmouth, NH 03801 Owner City / State / Zip \_\_\_\_\_

Applicant phone (603) 610-8260 Owner phone (\_\_\_\_) \_\_\_\_\_

Applicant e-mail skelm@sommastudios.com

Location (street address) of proposed work: 46-64 Maplewood Avenue

Existing use: Parking Lot (Variance Granted 06/21/2016: Case #6-2)

Undersigned hereby requests:

- |   | <u>Article and Section</u>  |
|---|---|
| <input type="checkbox"/> Appeal from an Administrative Decision<br>See Article 2, Section 10.234.30 | Stall Layout 10.1114.21 Table of Dimensions To                                    |
| <input type="checkbox"/> Special Exception<br>See Article 2, Section 10.232.20                      | Permit One 8 x 19 Space   |
| <input checked="" type="checkbox"/> Variance<br>See Article 2, Section 10.233.20                    | Vehicular Circulation 10.1114.32 (a) To<br>permit 10 Parking Spaces to be stacked |
| <input type="checkbox"/> Other _____<br>See Article 2, Section 10.233.20                            |   |

To permit the following:

Parking spaces in an underground garage that vary from the ordinance dimensional requirements. Parking Spaces to be stacked in a Commercial application.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

5-51-17

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Please PRINT name here Stephen Kelm, Managing member

### Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

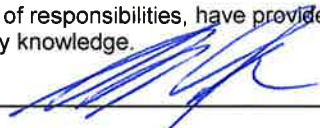
<input checked="" type="checkbox"/> Site Plan(s) showing existing and proposed conditions including: <ul style="list-style-type: none"> <li>- Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)</li> <li>- Lot dimensions</li> <li>- Abutting street(s) and street names</li> <li>- Driveways / accessways</li> <li>- Dimensions (size and height) of structures</li> <li>- Dimensions and location of parking spaces</li> </ul>	<input checked="" type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Labeled photo(s) of existing conditions</li> <li><input checked="" type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions</li> <li><input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures</li> </ul>
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8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

<input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s) <input type="checkbox"/> Labeled photo(s) of existing conditions
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9. Plans should be 8 ½" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.



5-31-17

(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clear plans
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- All applicants are encouraged to discuss the project with impacted neighbors

**APPLICATION OF 30 MAPLEWOOD, LLC**  
**Ordinance Parking Relief**  
**30 Maplewood Avenue**  
**Map 125, Lot 2A**

**Applicant's Narrative**

**PROPERTY:**

The subject property, Tax Map 125 Lot 2A, was recently subdivided from Tax Map 125 Lot 2 (see the attached "Subdivision Plan"). The division left the remodeled building at 30 Maplewood Avenue on its own lot. The area divided from Tax Map 125 Lot 2 is currently a surface parking lot. The applicant, 30 Maplewood, LLC, wishes to develop a Mixed Use building to be known as 46 – 64 Maplewood Avenue on the property. As proposed, the applicant needs relief from the Parking requirements section of the Portsmouth Zoning ordinance.

To construct the proposed underground parking within the proposed structure efficiently the applicant needs the following relief:

- |                 |  |
|-----------------|--|
| §10.1114.21     | Stall Layout - Table of Dimensional Requirements<br>To Permit One 8 foot x 19 foot Parking Space |
| §10.1114.32 (a) | Vehicular Circulation<br>To permit 10 Parking Spaces to be stacked                               |

**CRITERIA:**

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variance.

**Granting the requested variance will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest.** The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

The characteristics of the neighborhood would not be altered by this project. The proposed parking is below grade (underground) and consequently shielded from public view (see the attached rendering showing the entrance). The minor dimensional variations will not diminish the use of the space as a parking garage.

**Substantial justice would be done by granting the variance.** Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. There is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner. The dimensional relief proposed herein is consistent with relief granted in similar circumstances. The slight variations will still allow the garage to perform as expected. Forcing the applicant to comply with the ordinance would require a significant loss of off street parking and would serve no public purpose that is not significantly outweighed by the resulting detriment to the applicant.

**The values of surrounding properties will not be diminished by granting the variance.** The proposed use is permitted in this zone; as opposed to the use which exists on site now through a Variance. The proposed project will provide parking as required in the Ordinance so as to protect and enhance the neighborhood. The proposed mixed-use building will be a benefit. The values of the surrounding properties will not be negatively impacted.

**There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship.** The underground parking spaces are a benefit to the re-development of this parcel. Additional space is not available to add aisle and rows. Stacking the parking is an efficient use of space; the stacked space will be used by a single residential owner who will have control over the timing of the parking. This is a common application / conservation of limited space which allows for more parking off the street and / or out of the public garage.

**The use is a reasonable use.** The proposed parking is permitted; the request is for some dimensional relief as well as the ability to stack spaces. This use is similar in character and is consistent with the other properties in Downtown Portsmouth. The burden to the adjacent parking network will be lessened as a result of this request.

**There is no fair and substantial relationship between the purposes of the ordinance as it is applied to this particular property.** The purpose of the dimensional requirements, as well as the stacking prohibition, is to promote the ability to park safely and efficiently. The requested relief does not alter this function. The garage is not open to the public; therefore the users are well aware of the available space and will be careful regarding use of that space. When constructed, the spaces will become limited common area associated with the units which will have exclusive rights to the spaces. The Portsmouth Ordinance requires 1 ½ spaces per dwelling unit; therefore some units will be given 1 space; the others will get 2 (stacked) spaces. In fact, even the public is aware of the tightening of dimensions in garage environments; due to the cost to create garage parking. The proposed relief requested here would not frustrate the purpose of the ordinance and there is no detrimental relationship between the purpose of the dimensional requirements and the relief requested under this application at this property.

**Conclusion.**

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.



SITE PHOTOGRAPHS

# Tax Map



**Property Information**

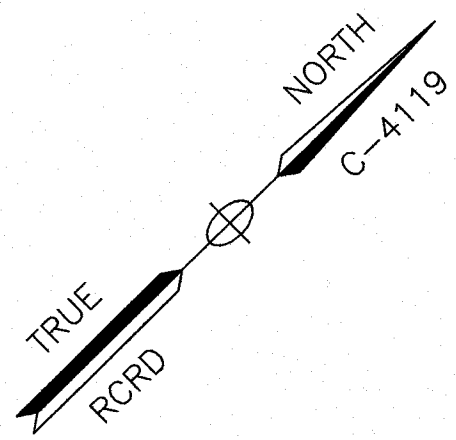
**Property ID** 0125-0002-0000  
**Location** 30 MAPLEWOOD AVE  
**Owner** THIRTY MAPLEWOOD LLC



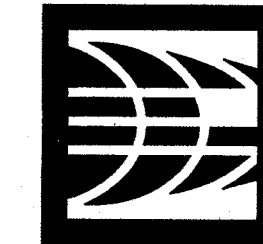
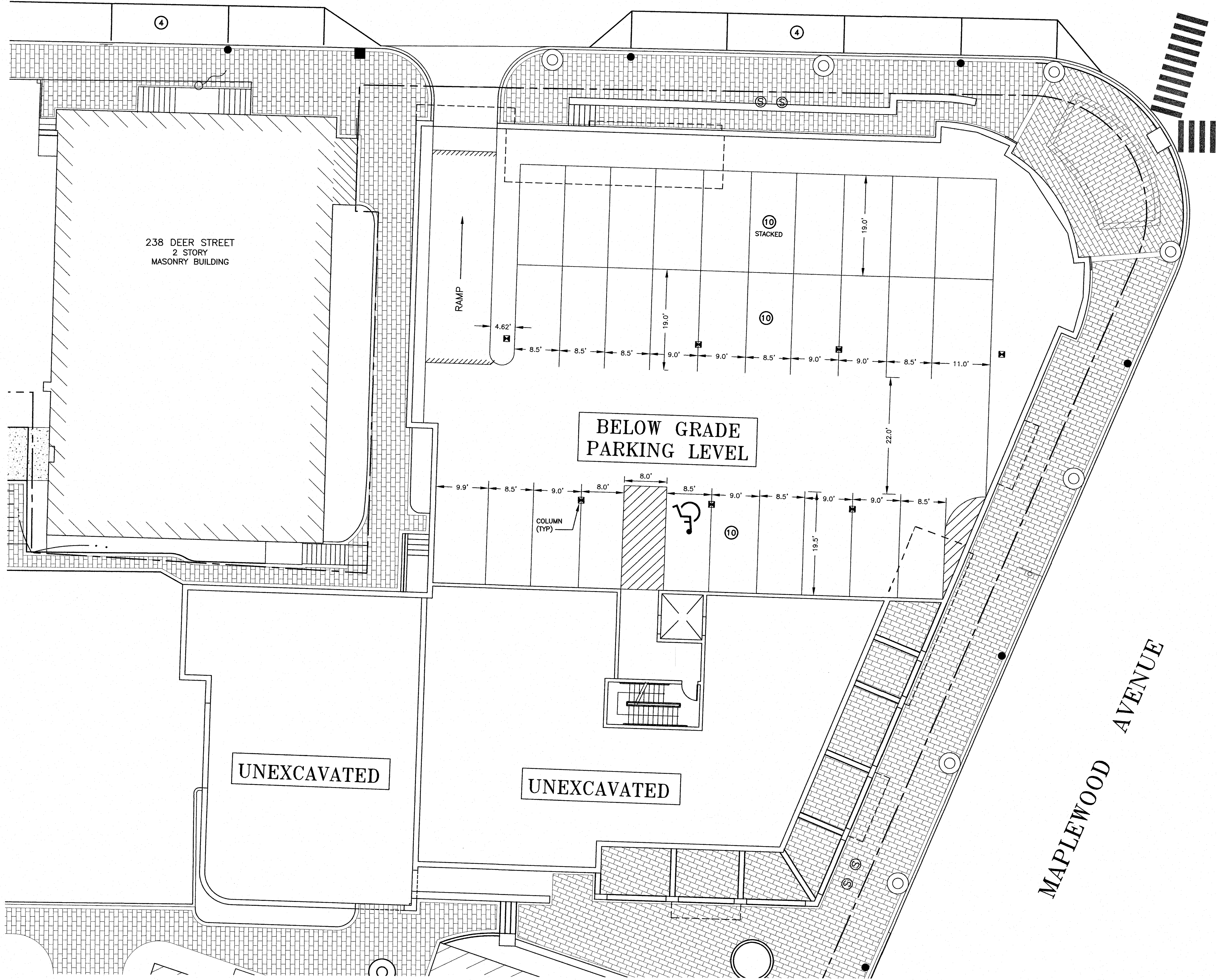
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 4/1/2016  
 Properties updated 06/01/2017



DEER STREET



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

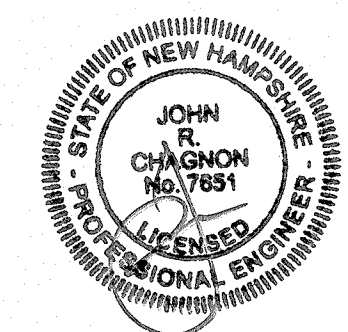
200 Griffin Road, Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 125 AS LOT 2A.
2. OWNER OF RECORD:  
30 MAPLEWOOD, LLC  
36 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H. 03801  
5099 / 2424  
PLAN C-4119
3. PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, MAY 17, 2005.
4. EXISTING LOT AREA: DISPOSITION PLAN A7  
21,798 S.F.  
0.5004 ACRES
5. PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), HISTORIC DISTRICT A, AND DOWNTOWN OVERLAY DISTRICT.
6. DIMENSIONAL REQUIREMENTS: (VESTED TO OLD ZONING - CBB)  
MIN. LOT AREA: 2,000 S.F.  
FRONTAGE: NOT APPLICABLE  
SETBACKS: FRONT 0 FEET  
SIDE 0 FEET  
REAR 0 FEET  
MAXIMUM STRUCTURE HEIGHT: 60 FEET  
MAXIMUM BUILDING COVERAGE: 95%  
MINIMUM OPEN SPACE: 0%
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF THE GARAGE LEVEL FOR PARKING VARIANCES.

**LOWER LEVEL PLAN  
SITE DEVELOPMENT  
46-64 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	REVISED PER REVIEW	6/1/17
0	ISSUED FOR COMMENT	5/30/17

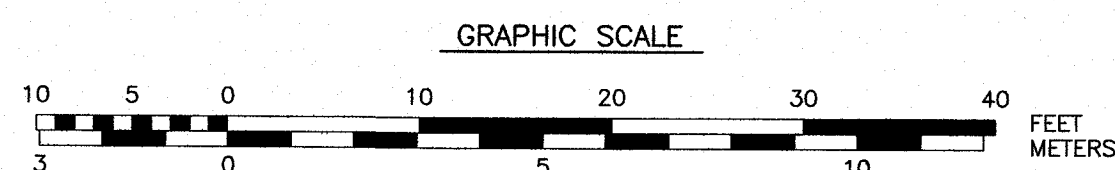


SCALE: 1" = 10'

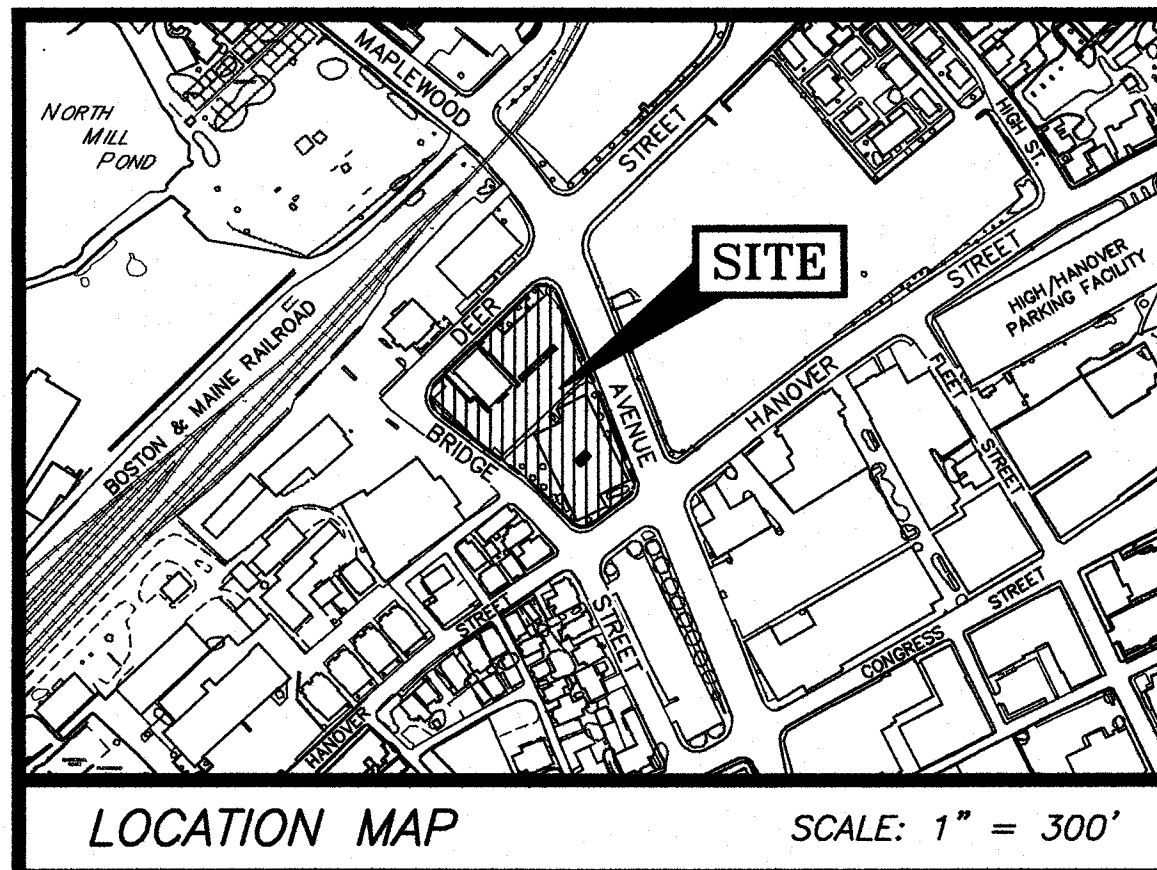
MAY 2017

**UNDERGROUND  
PARKING EXHIBIT**

**V1**







LOCATION MAP SCALE: 1" = 300'

**LEGEND:**

- LCA LIMITED COMMON AREA
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- RR SPK SET RAILROAD SPIKE SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE
- REFERENCE TO FIFTH AMENDMENT TO BE RECORDED (HEREWITH)
- PARKING COUNT (10)

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.00'	43.23'	36.60'	S78°04'35"E	112°35'04"
C2	22.00'	28.79'	26.78'	S15°42'12"W	74°58'29"
C3	28.00'	42.34'	38.42'	N83°29'34"W	86°38'01"
C4	486.00'	113.21'	112.95'	N46°50'56"W	13°20'46"
C5	32.00'	55.44'	48.76'	N03°59'34"W	99°14'58"

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N45°12'15"E	8.50'
L2	S46°31'15"W	4.30'
L3	N45°37'55"E	18.89'
L4	S53°11'26"W	67.15'

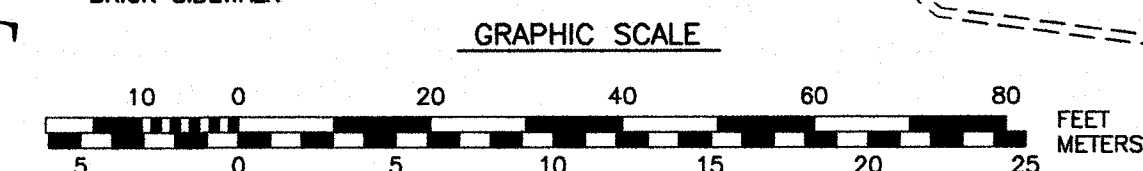
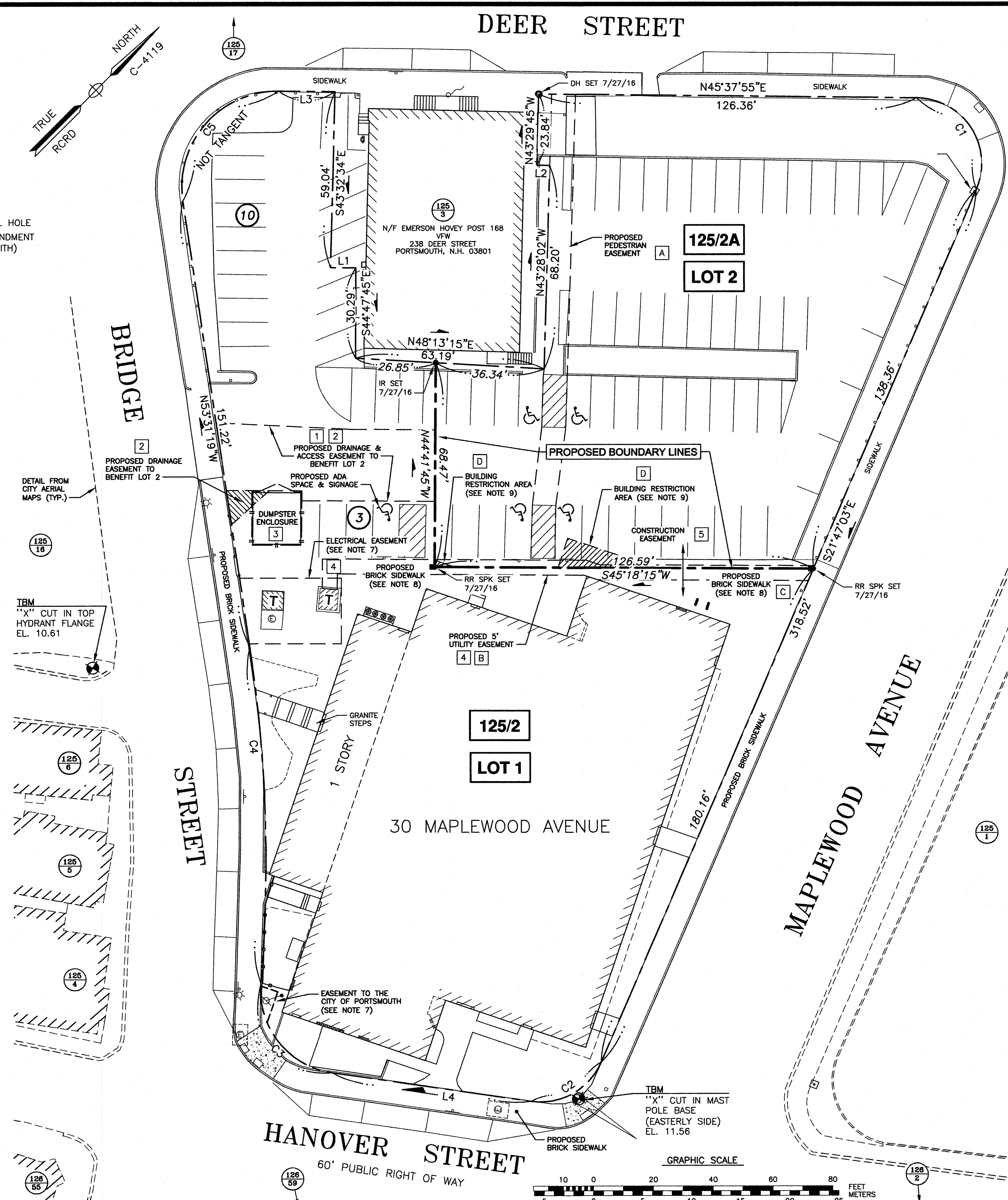
**PLAN REFERENCES:**

- VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4119.
- VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4125.
- VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP DATED NOV. 1969 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-2408.
- EASEMENT SITE PLAN, TAX MAP 125 - LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D-38148.
- PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
- CONDOMINIUM SITE PLAN, TAX MAP 125 - LOT 2, BY AMBIT ENGINEERING. RCRD D-38936; AMENDED AT RCRD D-39005.

VARIANCE GRANTED JUNE 21, 2016: TO ALLOW THE CONTINUED USE OF LOT 2 AS A PARKING LOT; CASE # 6-2.  
 WAIVER: TO ALLOW PROPOSED LOT LINE TO BE NOT PERPENDICULAR TO STREET LINE. GRANTED 5/19/16

**ABUTTERS LIST:**

- 12B 1 N/F PARADE OFFICE c/o CATHARTES PRIVATE INVESTMENTS 262 WASHINGTON STREET, SUITE 302 BOSTON, MA 02108 3756 / 2701
- 12B 2 N/F EMERSON HOVEY POST 168 VFW 238 DEER STREET PORTSMOUTH, N.H. 03801
- 12B 3 N/F SHANG TA CHEN & JUNE LI 60 WORTON ROAD QUINCY, MA 02169 3280 / 0645
- 12B 4 N/F CINDY LEE CARROLL 391 MILLER AVENUE PORTSMOUTH, N.H. 03801 3103 / 0287
- 12B 5 N/F G AND N REALTY, LLC 30074 VILLAGE PARK DRIVE CHAPEL HILL, NC 27517 3957 / 2586
- 12B 6 N/F JOHN GRAY REVOC. TRUST BRADFORD A GRAY REVOC. TRUST 7 PATRIOTS WAY RYE, N.H. 03870 3895 / 0643
- 12B 7 N/F DEER STREET ASSOCIATES P. O. BOX 100 YORK HARBOR, ME 03911
- 12B 8 N/F SHAINES AND McEACHERN CO (PORTSMOUTH) LLC 282 CORPORATE DRIVE PORTSMOUTH, N.H. 03801 4496 / 0556
- 12B 9 N/F STEPHEN & CHRISTINE MAYEUX 64 BRIDGE STREET PORTSMOUTH, N.H. 03801 2869 / 0647
- 12B 10 N/F CITY OF PORTSMOUTH P. O. BOX 628 PORTSMOUTH, N.H. 03802 2156 / 0388 #D-4125



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-3282  
 Fax (603) 430-2315

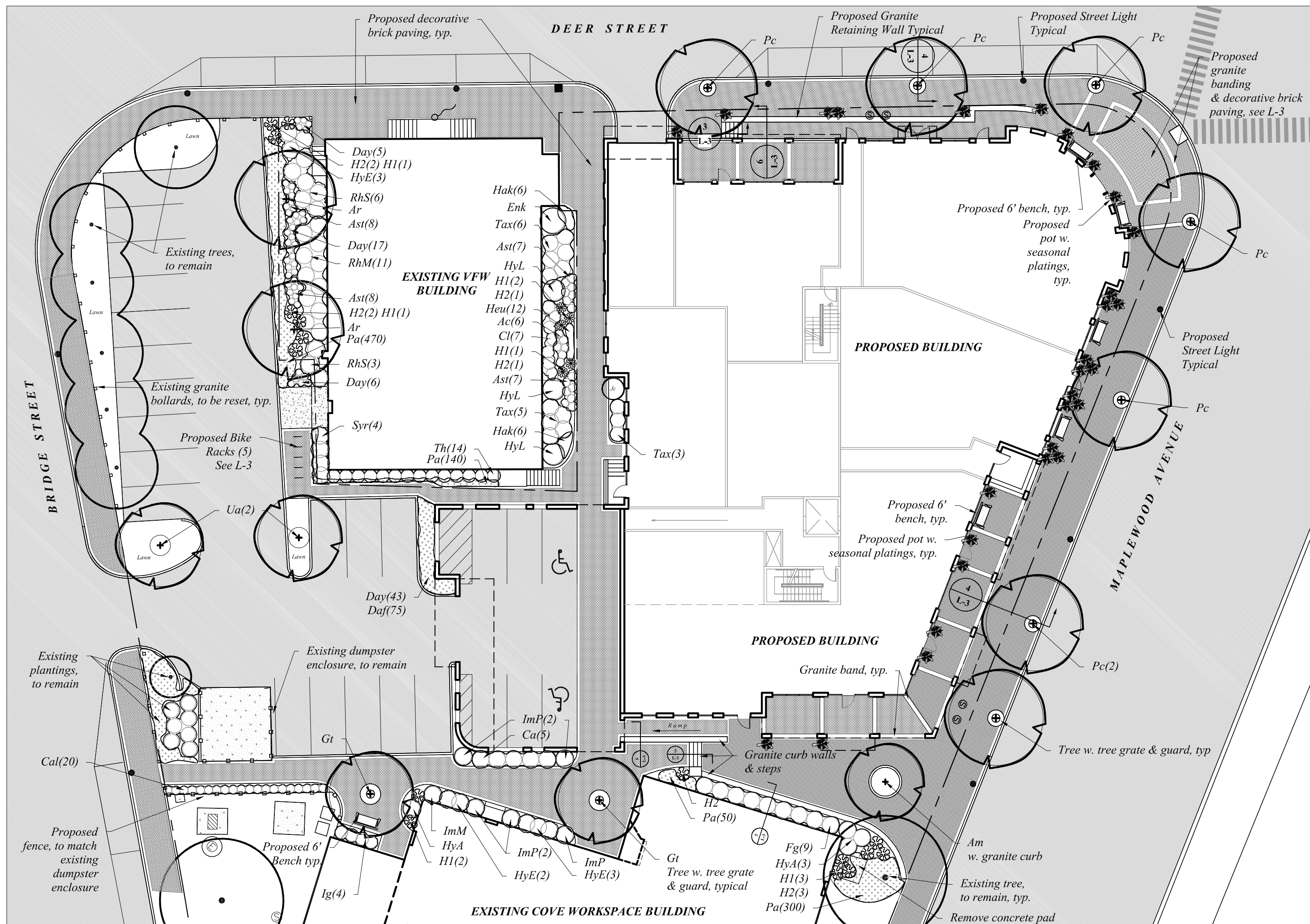
- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 2.
  - OWNER OF RECORD:  
 30 MAPLEWOOD, LLC - DECLARANT  
 30 MAPLEWOOD CONDOMINIUM  
 36 MAPLEWOOD AVENUE  
 PORTSMOUTH, N.H. 03801  
 5099/2424  
 PLAN D-38936  
 DECLARATION: BK 5636, BK 1930  
 FIRST AMENDMENT: BK 5647, PG 1038  
 SECOND AMENDMENT: BK 5688, PG 2226  
 THIRD AMENDMENT: BK 5783 PG 2443  
 FOURTH AMENDMENT: BK 5807, PG 2635
  - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, MAY 17, 2005.
  - EXISTING LOT AREA:  
 56,885 S.F.  
 1.3013 AC.  
 PROPOSED LOT AREAS:  
 LOT 1 LOT 2  
 34,887 S.F. 21,798 S.F.  
 0.8009 AC. 0.5004 AC.
  - PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO 2 LOTS.
  - PARCEL IS SUBJECT TO:  
 AN EASEMENT TO EVERSOURCE (PUBLIC SERVICE COMPANY OF N.H.) RECORDED AT RCRD 5516/946 (SEE D-38148)  
 AN EASEMENT TO THE CITY OF PORTSMOUTH AT RCRD 5512/1047.
  - THE AREA BETWEEN THE 30 MAPLEWOOD AVENUE BUILDING AND THE (FUTURE) 46 MAPLEWOOD AVENUE BUILDING WILL BE SUBJECT TO AN ACCESS AND UTILITY EASEMENT.
  - LOT 2 IS BURDENED BY A POTENTIAL NO BUILD AREA; SUBJECT TO FINAL DESIGN APPROVAL BY THE PORTSMOUTH BUILDING INSPECTOR'S OFFICE FOR ANY BUILDING ON LOT 2, THE APPLICANT SHALL REVIEW APPLICABLE IBC CODES RELATIVE TO THE SETBACKS TO THE OPENINGS IN THE 30 MAPLEWOOD AVENUE BUILDING AND DESIGN ACCORDINGLY TO COMPLY.
  - PARKING CALCULATION FOR PROPOSED LOT 1:  
 USE: 8 RESIDENTIAL UNITS  
 8 UNITS X 1.5 SPACE/UNIT = 12 SPACES  
 12-4 (ORDINANCE REDUCTION) = 8 SPACES REQUIRED  
 SPACES PROVIDED: 13 (INCLUDES 1 ADA)

NO.	DESCRIPTION	DATE
7	NOTE 2 & 7	4/18/17
6	ADD UNIT TO NOTE 10	3/16/17
5	ADD MONUMENTS AS SET	7/27/16
4	NOTE 9, APPROVALS & WAIVERS	6/30/16
3	NOTES 9 & 10; ADA SPACES	5/11/16
2	EASEMENTS	4/18/16
1	ISSUED FOR APPROVAL	10/22/15
0	ISSUED FOR COMMENT	10/6/15

**SUBDIVISION PLAN**  
**TAX MAP 125 - LOT 2**  
 OWNER:  
**30 MAPLEWOOD, LLC**  
 30-46 MAPLEWOOD AVENUE  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

J:\JOBS\1\N18005\N18005\2015-Subdivision\Plans & Specs\Site\1808 Subdivision.dwg, SUBDIVISION



**46-64 Maplewood Avenue**  
**LANDSCAPE PLAN**  
 Portsmouth, New Hampshire

**Conditional Use Permit Qualifying Criteria**

**A. Civic Space-**

We are providing permanently accessible, public open space such as widened sidewalks, plazas and pedestrian-only thoroughways. (This will tally more than 30% of our lot size). We have spoken with the abutting property, (aka VFW) and will be drafting an easement with them to extend landscaping up to their building and make cosmetic improvements to their building to improve the experience between and around these 2 neighboring structures.

**B. Parking-**

We are providing underground and concealed parking. We are also diminishing and beautifying the remaining surface parking on the adjacent lot.

**C. Building Materials-**

We are using high quality building materials such as masonry, glass, and metal, high quality windows, storefront systems, and awning assemblies.

**D. Building Scale Elements-**

Scaling elements, details and massing techniques focusing on the pedestrian experience have been implemented such as stepping the building, horizontal bands, eave bands and decorative building caps, awnings, pilasters and columns as well as varied windows, door sizes and multiple points of entry.

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior limbs and lateral branches may be pruned; however, DO NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

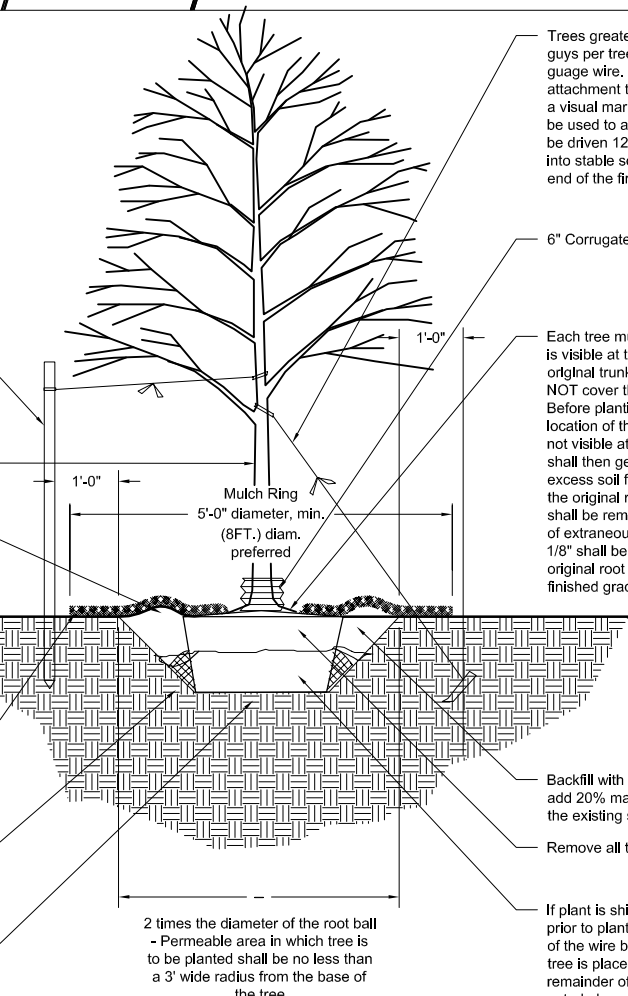
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 in. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil. In sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

**Plant List**

**TREES**

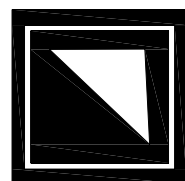
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ar	<i>Acer rubrum</i> 'Karpisck'	Karpisck Red Maple	2	3-3.5' cal	B&B
Am	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	12-14' ht	B&B Multi-Stem Specimen
Gt	<i>Gleditsia triacanthos inermis</i> 'Halka'	Halka Thornless Honeylocust	2	3-3.5' cal	B&B
Pc	<i>Pyrus calleryana</i> 'Anstocrat'	Anstocrat Flowering Pear	7	3-3.5' cal	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2	3-3.5' cal	B&B

**SHRUBS**

Symbol	Botanical Name	Common Name	Quantity	Size	min height	min width	Comments
Ca	<i>Cornus alba</i> 'Ivory Halo'	Ivory Halo Dogwood	5	5 gal			
Cle	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	7	5 gal			
Enk	<i>Erkianthus campanulatus</i>	Redvein Erkiarthus	1	4-5' ht			B&B
Fg	<i>Fatsia japonica</i>	Dwarf Fatsia	9	5 gal	2.5'	2.5'	
HyA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	4	5 gal	2.5'	2.5'	
HyE	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea	8	5 gal	2.5'	2.5'	
Hyl	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	2	5 gal	2.5'	2.5'	
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	4	3 gal	2'	2'	
ImM	<i>Ilex meservee</i> 'Blue Maid'	Blue Maid Holly (female conical)	1	2.2-5' ht		2.5'	B&B
ImP	<i>Ilex meservee</i> 'Blue Princess'	Blue Princess Holly (female)	5	5-6' ht			B&B
Jc	<i>Juniperus chinensis</i> 'Mountain'	Mountain Juniper	1	7-8' ht			B&B
Le	<i>Leucostoe fontanesiana</i> 'Scarletta'	Scarletta Leucostoe	0	3 gal		2'	B&B
Rm	<i>Rhododendron</i> 'Myrtifolium'	Myrtle-leaf Rhododendron	11	2.2-5' ht			B&B
RhS	<i>Rhododendron</i> 'Scintillation'	Scintillation Rhododendron	9	2-2.5' ht			B&B
Syr	<i>Syringa</i> 'Bloomerang'	Bloomerang Lilac	4	2.2-5' ht			B&B
Tax	<i>Taxus media</i> 'EverLow'	Ever-Low Yew	4	18-24" wide	18"	18"	B&B
Th	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	14	7-8' ht			B&B

**PERENNIALS, GROUNDCOVERS, VINES and ANNUALS**

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ac	<i>Actaea racemosa</i>	Bugbane	6	1 gal	
Asl	<i>Asilbe 'Fanal'</i>	Fanal Pink Asilbe	30	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	20	1 gal	
Day	<i>Hemerocallis 'Big Time Happy'</i>	Big Time Happy Daylily	9	1 gal	Mix evenly
Day	<i>Hemerocallis 'Barbra Mitchell'</i>	Barbra Mitchell Daylily	9	1 gal	Mix evenly
Day	<i>Hemerocallis 'Gordon Biggs'</i>	Gordon Biggs Daylily	10	1 gal	Mix evenly
Daf	<i>Narcissus 'Ice folies'</i>	Daffodil	25	top size	Mix evenly
	<i>Narcissus 'King Alfred'</i>	Daffodil	25	top size	Mix evenly
	<i>Narcissus 'Mount Hood'</i>	Daffodil	25	top size	Mix evenly
H1	<i>Hosta sieboldiana</i> 'Elegans'	Elegans Hosta	10	1 gal	
H2	<i>Hosta Frances Williams'</i>	Frances Williams Hosta	9	1 gal	
Hak	<i>Hakonechloa macra 'Aureola'</i>	Golden Japanese Forest Grass	12	1 gal	
Heu	<i>Heuchera 'Splendens'</i>	Coral Bells	12	1 gal	
Pa	<i>Pachysandra terminalis</i>	Japanese Spurge	10	flat of 100	plant 8" o.c.
Tia	<i>Tiarella cordifolia</i> 'Running Tapestry'	Foamflower	1	1 gal	



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