



TOWN OF MAYNARD
Office of Municipal Services
MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754

Tel: 978-897-1302 Fax: 978-897-8489
www.townofmaynard-ma.gov

RECEIVED
JUL 15 2019
TOWN CLERK'S OFFICE
MAYNARD, MA 01754

Maynard Planning Board
Notice of Decision

To: Michelle Sokolowski, Town Clerk
195 Main Street
Maynard, MA 017

June 26, 2019

Re: Special Permit approval for 24 Main Street, Maynard, Ma. 01754 (Assessor's Map #15, Parcel # 79). Planning File # PB19-03.

Dear Ms. Sokolowski:

Please accept this Notice of Decision for the above-referenced property. This is for Special Permit approval and is ready for recording by the Maynard Town Clerk's Office. The Planning Board is designated as the Special Permit Granting Authority (SPGA) for the required permit(s) or approval(s) required for this project.

I. General

On April 1, 2019, Thomas Morey of Green Star Herbals, Inc. 310 Flagg Hill Road, Boxborough MA, 01719 (hereinafter referred to as "the Applicant") submitted to the Maynard Planning Board (hereinafter referred to as "the Board") an application requesting a Special Permit to operate a marijuana retail establishment in the Central Business zoning district at 24 Main Street. The property is located within the Downtown Overlay District (DOD). The Decision also includes waivers from the Planning Board for specific requirements, as discussed in Section II of this Decision.

The following documents were submitted to and reviewed by the Planning Board either with the associated application, or during the Public Hearing process, and form the basis of this Decision.

Table 1		
Document	Prepared by	Date
Application for Special Permit Approval with Justification statement	The Applicant	April 1, 2019
Traffic Impact and Access Study	Green International Affiliates	Final revision date: June 2019
Stormwater Analysis	Places Associates, Inc.	June 4, 2019
Special Permit Application plan entitled "22-24 Main Street"	Places Associates, Inc.	June 4, 2019 (Sheets C-2, C-3 and C-5 revised on June 21, 2019).

The Planning Board reviewed these materials and subsequent revisions of the same, during the application, public hearing and deliberation processes. The Town Engineer and the Police and Fire Departments reviewed the Applicant's Traffic Impact and Access Study and deemed it sufficient to evaluate the current conditions.

II. Review Criteria

Section 3.1.2, Use Regulations of the Zoning By-laws (ZBL) allows a Marijuana Retailer by Special Permit of the SPGA within the "Central Business" (CB), Zoning District. Section 7.9 provides the requirements for Marijuana Retailers. The project is located within, developed under, and subject to, the "Central Business" zoning district regulations. It is also located within the Downtown Overlay District (DOD). Because this is a non-residential use in a structure constructed prior to 2007, Section 9.4.9 of the Zoning By-laws allows a "First Floor Rehabilitation Credit" for parking at this location – namely, no dedicated parking spaces are required. However, as part of the Special Permit criteria, the SPGA considered traffic control and parking as part of the review. There are 39 parking spaces on site.

The project requires and is subject to Town approval for:

- a. Special Permit - Approval to allow a retail Recreational Marijuana establishment is required. Section 10.4.2 of the ZBL provides the criteria that must be considered in order to issue a Special Permit.
- b. DOD Special Permit - Because the project is located within the DOD, in addition to the Special Permit criteria identified in Section 10.4 of the ZBL, in order to grant a Special Permit within the DOD, the Board shall apply the review criteria as contained within Section 9.4.6 of the ZBL. Because this is a business going into an existing structure with no exterior improvements or footprint change, not all of the review criteria -if any- are applicable.
- c. Waivers – the Applicant has requested waivers from the Planning Board Rules and Regulations (PBRR) and the ZBL. The Applicant's list of requested waivers is contained in "Exhibit 'A'"

In addition to standard business and building permitting, and to obtaining a Special Permit from the SPGA for a marijuana establishment, an applicant must also:

- Be licensed by the Massachusetts Cannabis Control Commission.
- Execute a host community agreement with the Town (Board of Selectmen).
- Receive approval of security plan from the Police Department.
- Undergo plan review by the Health Department.

III. Public Hearings(s) and Vote(s) of the Planning Board

The Planning Board began Public Hearings for the project on May 14, 2019 and closed the Public Hearing on June 25, 2019. Notice of the Public Hearing was published in the Beacon Villager on April 25th and May 2nd, 2019. Abutters were notified by certified mail according to the Assessors' Certified Abutters List.

After conducting the public hearings, and after its own analysis and deliberation relative to the proposed project and the supporting documents and plans described above and herein, the Board determined the following Special Permit requests are consistent with the requirements for the issuance of Special Permits as described in Section 10.4.2 "Criteria" of the ZBL.

a. Findings:

1. Social, economic, or community needs which are served by the proposal;
The Town voted to allow recreational marijuana uses. The use will allow residents to purchase products in Downtown Maynard. It is anticipated that this will be a destination for shoppers and will have a spillover effect for surrounding businesses.
2. Traffic flow and safety, including parking and loading;
This location is a pre-existing Downtown location. The Planning Board's Conditions of Approval include mitigation measures to result in minimal traffic disruption and ensure pedestrian safety. There is onsite parking.
3. Adequacy of utilities and other public services;
This site is currently served by utilities. The Planning Board's Conditions of Approval include mitigation measures to result in minimal impact to the Police Department and reimburse them for expenses incurred.
4. Neighborhood character and social structures;
This location is a pre-existing Downtown retail location. It is sited in a location consistent with the requirements of the Zoning By-laws. The Planning Board's Conditions of Approval include mitigation measures to ensure minimal –if any– disruption to the social structure.
5. Impacts on the natural environment;
The project is located on the Assabet River. As proposed it has a positive effect on the natural environment by removing approximately 635 square feet of pavement, replacing it with landscaping and adding a rain garden between the pavement edge and the river. Additionally, the Applicant is removing invasive species and improving stormwater management on site.
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The use will generate significant tax revenue from a previously vacant storefront.

Special Permits within the DOD

This project is located within the DOD. Section 9.4.6 of the Zoning By-laws provides additional Special Permit approval criteria consideration for projects within the DOD as follows (not all criterions apply to this application):

1. The proposal constitutes a high quality development with regards to construction materials, architectural design, and site design, which will enhance the downtown and the immediate neighborhood and provide significant benefit to the residents of the Town of Maynard as provided in Section 9.4.1.

This is an existing structure. To meet the criteria, the Applicant is adding seven (7) street trees to downtown. This will enhance the Downtown and the immediate neighborhood.

2. When applicable, the proposed development will provide effective protection of the Assabet River from storm water runoff from new impervious surfaces being proposed.

The project has a positive effect on the river by removing approximately 635 square feet of pavement and replacing it with landscaping, and adding a rain garden between the pavement edge and the river. Additionally, the Applicant is removing invasive species and installing grease/oil traps in existing catch basins. All actions protect and benefit the river.

3. The proposed development will improve the functioning of the downtown by at least one of the following means:

- a. Provide a significant improvement to the usage and/or number of public parking spaces in the downtown area;
- b. Provide a significant improvement to the effectiveness of the parking space allocation of the downtown area;
- c. Provide a significant improvement to the pedestrian experience in downtown Maynard;
The project meets this criterion as described in requirement #1.
- d. Provide a significant improvement to the water quality of current storm water runoff reaching the Assabet River;
The project meets these criteria as described in requirement #2.

e. Increase views and access to the Assabet River;

f. Provide a significant improvement to the functioning of the downtown area;

4. The proposed development is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area.

The project's improvements are compatible with the areas surrounding the site: specifically by design, improvements include a gate restricting automobile access to the subject property from "cut-through" traffic on River Street between Walnut and Main Street (where there are numerous residential units). The applicant will also provide police details as required to ensure that the characteristics of the area are preserved.

Planning Board Vote – Waivers: The Board hereby GRANTS waivers from the following regulations:

1. ZBL Section 6.1.10.1: requiring parking in the Central Business District to locate parking behind buildings to preserve storefront character of the district.
2. ZBL Section 6.1.10.3: prohibiting parking on paved surfaces within 20' of the front lot line or within 10' of any other lot line or to be located within the limits of the landscape buffer.
3. ZBL Section 6.1.10.5: restricting the grade of a parking area to 0.75% to a maximum of 5%.
4. ZBL Section 6.1.10.9: requiring raised landscape islands at the ends of parking rows.
5. ZBL Section 6.1.13: Loading Areas: requiring a minimum 50' loading area.
6. ZBL Section 6.1.15.1: requiring the entire front setback be landscaped and landscape strip of 5' from other setbacks.
7. ZBL Section 6.1.15.2: requiring interior landscaping to provide a minimum width of 10'.
8. ZBL Section 6.1.15.3: requiring a minimum of two trees provided within the landscape areas for each ten parking spaces.

Greg Tuzzolo	Yes
Andrew D'Amour	Yes
Jim Coleman	Yes
Bill Cranshaw	Yes
Mike Uttley	Yes

Planning Board Vote – Special Permit: to GRANT a Special Permit allowing a marijuana retailer establishment in the Central Business zoning district at 24 Main Street subject to the Conditions of Approval as contained in Section IV of this Decision.

Greg Tuzzolo	Yes
Andrew D'Amour	Yes
Jim Coleman	Yes
Bill Cranshaw	Yes
Mike Uttley	Yes

Planning Board Vote – Special Permit (DOD): to GRANT a Special Permit allowing a marijuana retailer establishment in the DOD at 24 Main Street subject to the Conditions of Approval as contained in Section IV of this Decision.

Greg Tuzzolo	Yes
Andrew D'Amour	Yes
Jim Coleman	Yes
Bill Cranshaw	Yes
Mike Uttley	Yes

IV. Conditions of Approval

The following conditions apply to the Planning Board's approval of this project:

1. Hours of operation authorized by this permit are 8AM - 8PM seven days a week. Other approving authorities may further restrict these hours.
2. Applicant shall appear before the Planning Board in a Public Hearing within 45 days after the opening of the establishment for review by the Planning Board to determine if modification of the Special Permit and/or additional Conditions of Approval are necessary. The applicant shall be responsible for the advertising costs of the Public Hearing.
3. The Planning Board retains all authority to modify or otherwise address all aspects of the Permit at any time. This includes, but is not limited, to the Planning Board's determination if there are circumstances the Board deems problematic, dangerous, hazardous or that otherwise require modification to comply with the intent of the Permit or the Zoning By-law.
4. The applicant shall modify the exterior of the subject property based on Police Department recommendations to ensure security of the premises, of other properties, its employees and the public at all times. This includes the Police Department's consideration of exterior security for all times including times the establishment is, or is not, open to the public, or accepting deliveries, disposals, transfers or other activities associated with the use of the subject property.
5. Unless/until authorized by the Planning Board at a Public Hearing, retail business at the subject establishment shall be by appointment only. Appointments shall be in 15 minute blocks consisting of no more than 15 customers per block; thus not to exceed 60 maximum appointments per hour.

6. At the Police Chief's discretion, a detail shall be provided by the Maynard Police Department (at the applicant's expense) to ensure there is limited traffic congestion during hours of operation. *The Maynard Police Chief shall have the authority to discontinue Police Details, change the schedule, or increase the number of Police Details, at his discretion if determined that they are no longer needed.*
7. The Applicant shall ensure any outside queuing remains on the subject property and in such a designated location to ensure the safety of customers from vehicular traffic. In the event the Police Chief feels queuing is resulting in unsafe conditions, the Chief has the authority to redirect queuing to a secondary location on the subject property.
8. The Applicant shall at his/her own expense: a) provide and install signage, as needed for the entire period the Special Permit is valid (as determined by DPW). b) provide and install seven trees and mulch in Town-owned sidewalk wells. The initial tree installation shall be consistent with attached Exhibit "B". The species, design, size and other specifications of tree plantings shall be as directed by DPW. c) Install signing and striping consistent with revised plan produced by Green International (Exhibit "C") and by the plan produced by VHB (Exhibit "D").
9. Garbage collection shall be limited to weekdays from 8AM to 8PM.
10. The Applicant shall conduct a Traffic Assessment six months after the establishment has opened and provide a summary memorandum of current traffic conditions and any recommendations to improve any persistent traffic problems. The Assessment shall be completed in conjunction with the Town Engineer and be presented to the Planning Board during a regularly scheduled Public Meeting in which the project is advertised on the agenda.
11. This Special Permit is valid for two (2) years from the granting of a certificate of occupancy. The applicant shall be required to file a renewal request and appear before the Planning Board at a Public Hearing.

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V. Planning Board Endorsement

The Planning Board's approval is hereby approved with the Findings and Conditions contained herein.

Signing for the Maynard Planning Board:

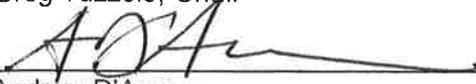
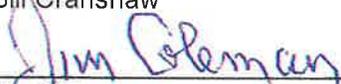
 _____ Greg Tuzzolo, Chair	<u>June 25, 2019</u> Date
 _____ Andrew D'Amour	<u>June 25, 2019</u> Date
 _____ Bill Cranshaw	<u>June 25, 2019</u> Date
 _____ Jim Coleman	<u>June 25, 2019</u> Date
 _____ Mike Uttley	<u>June 25, 2019</u> Date

Exhibit "A"
Applicant's Request for Waivers

Exhibit "A"
Applicant's Request for Waivers

List of Waivers
Greenstar Herbals, 22-24 Main Street
Maynard, MA
Page | 1

This proposal assumes the re-use of the existing paved parking lot. Along the northerly portion of the site, the paved area is used by the abutters to the site to gain access to their properties and for parking. To the west of the site, the pavement crosses the property line. In all cases, this proposal assumes a re-use of the parking areas as they exist today. Due, in part, to the configuration of the existing parking and lot, we are not able to meet some of the requirements of §6.1.10 as noted below. As allowed by § 6.1.3 we respectfully request waivers to the following:

1. Section 6.1.10, 1) Requires parking in the Central Business District to locate parking behind buildings to preserve storefront character of the district.

Due to the configuration of the lot and the fact that the building is 165' back from Main Street, we do not believe that parking in front of the building will impact the streetscape or character of the Central Business District. Further, we are connecting to the sidewalk on Main Street with an on-site sidewalk to enhance the pedestrian connectivity to our building. We cannot reasonably comply with this regulation without losing parking spaces that are needed for the project and for zoning compliance.

2. Section 6.1.10, 3) Does not allow parking or paved surfaces within 20' of the front lot line or within 10' of any other lot line and shall not be located within the limits of the landscape buffer.

We are utilizing the existing paved areas of the site, portions of which are within the three restricted areas noted above (20' front offset, 10' to side lot lines and within proscribed landscape buffers).

3. Section 6.1.10, 5) This regulation restricts the grade of a parking area to 0.75% to a maximum of 5%.

The cross slope of the existing parking area on the south-easterly portion of the lot is ~ 10%, exceeding the criteria. No site grading is proposed, except in landscaped and open areas. We ask that the existing parking lot be able to be utilized even with the steeper than recommended slopes.

4. Section 6.1.10, 9) This regulation requires raised landscape islands at the ends of parking rows.

The existing site does not provide for the development of these islands, along the right-of-way an existing guard rail defines the northerly parking row. This guard rail defines the adjacent right-of-way and provides for protection of the grade break that occurs between the right of way and the parking lot which is lower. Both areas are fully paved.

Exhibit "A"
Applicant's Request for Waivers

List of Waivers
Greenstar Herbals, 22-24 Main Street
Maynard, MA
Page | 2

5. Section 6.1.13: Loading Areas:

We depict a loading area, but it is not 50' long as the delivery vehicles to this site/building will typically be vans or standard UPS/FedEx delivery sized vehicles. We do not anticipate semi-trucks, except during construction.

6. Section 6.1.15: Landscaping:

1. The entire front setback shall be landscaped (there is no required front setback in this district [0']) and this section also requires a landscape strip of 5' from others.

The easterly property line is landscaped (in part by the existing residential building), we are honoring the stone wall as the edge of a new sidewalk, making this criteria hard to meet. On the westerly side of the access strip and the westerly side of the lower lot are currently paved up to and over the property line allowing access to the abutting property. We are proposing to keep the paving in place and utilize the portions on our property as snow storage.

2. Interior landscaping shall be a minimum of 10' width.

We are providing a planted island along the front of the site, however, the existing planting strip at the building is 6' wide and does not comply. This area will be planted as depicted on the landscape plan. We request the Board accept the plantings as depicted on the Landscape Plan as being sufficient. The periphery of the site on the western side (both on the access lane and along the "lower" parking) has existing trees that overhang the lot. Adding trees will obstruct the abutters to the west of the access strip. There is not room to plant trees along the western edge of the lower parking lot. Even if we did plant trees, they would be under the canopy of the existing trees.

3. A minimum of two (2) trees shall be provided within the landscape areas for each ten spaces.

The periphery of the lower lot has existing trees along the entire westerly side. There is no landscape area to the north of the lower lot to plant trees. We are proposing a single tree in the newly created landscape island at the front of the building.

Some trees exist on the access strip, however planting of trees in this area would affect the neighbors' use of their land (north-westerly side of access strip).

This regulation states, "Existing trees and natural vegetation shall be retained wherever possible in addition to the addition of new trees, shrubs, wall or fences in order to effectively screen the parking lot."

In this case, the parking is screened from Main Street from the access strip that is partially vegetated with existing trees. We are not allowed by regulation to install plantings that create screens or other areas where person(s) can hide in proximity to the entrance to the facility.

Exhibit "A"
Applicant's Request for Waivers

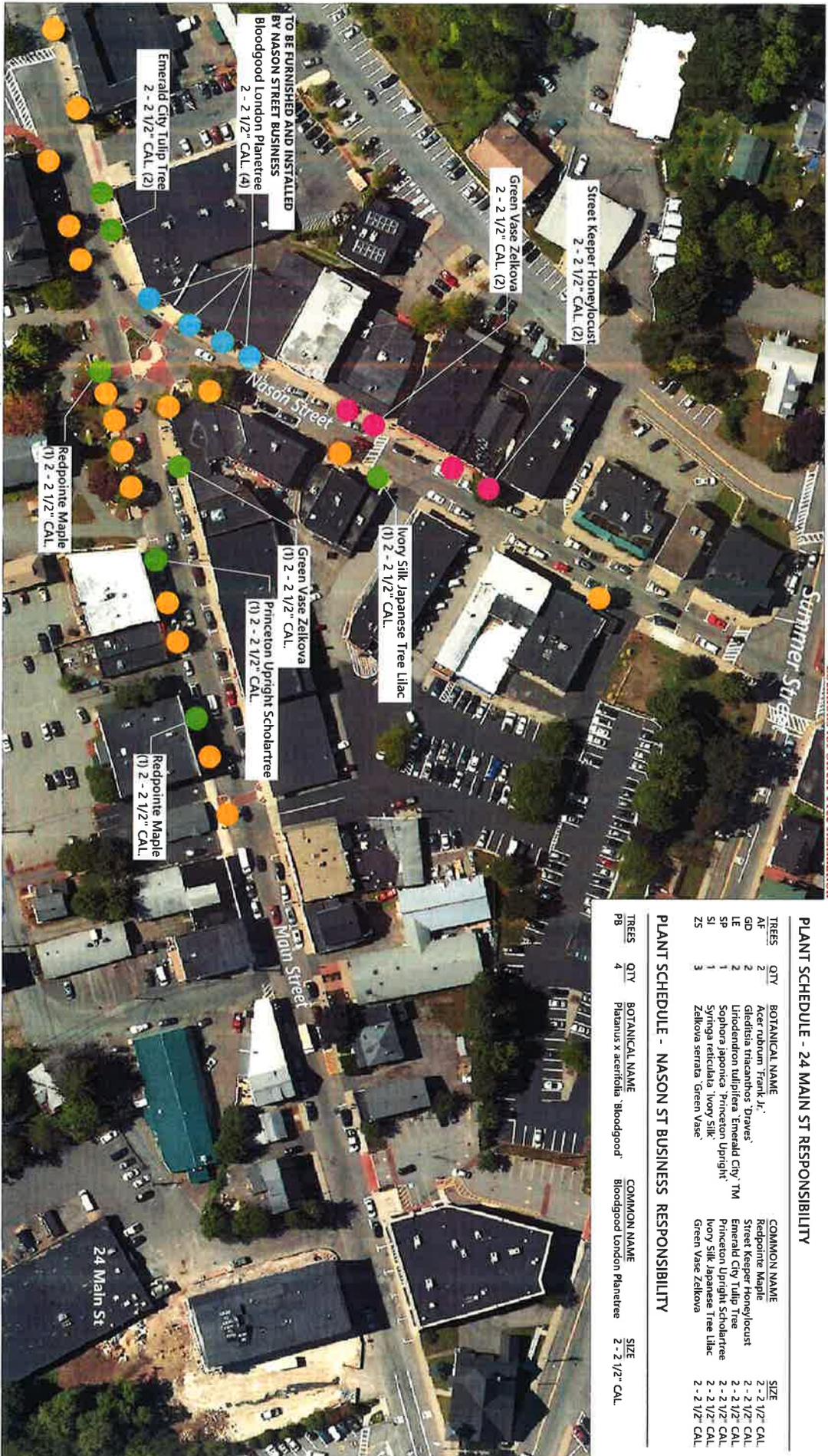
List of Waivers
Greenstar Herbals, 22-24 Main Street
Maynard, MA
Page | 3

It is the applicant's belief that the retention of existing trees on the periphery of the parking and the proposed landscaping will meet the objectives of this regulation.

One new tree is proposed in the planted island at the front of the building, we are also planting an ornamental tree at the building's northeast corner. We request the Planning Board determine these to be sufficient to meet the intent of the bylaw.

Exhibit "B"
Locations for Street Tree Instillation

Exhibit "B"
Locations for Street Tree Installation



Legend

- EXISTING STREET TREE
 - NEW TREE - 24 MAIN STREET RESPONSIBILITY
 - NEW TREE - NASON STREET BUSINESS RESPONSIBILITY
 - NEW TREE - BY TOWN OF MAYNARD (AT A FUTURE DATE)
- Locations for Street Tree Installation
Exhibit "B"



Figure 1
July 2019

PLANT SCHEDULE - 24 MAIN ST RESPONSIBILITY

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AF	2	Acer rubrum 'Frank Jr.'	Redpointe Maple	2 - 2 1/2" CAL
GD	2	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	2 - 2 1/2" CAL
LE	2	Liriodendron tulipifera 'Emerald City'™	Emerald City Tulip Tree	2 - 2 1/2" CAL
SP	1	Sophora japonica 'Princeton Upright'	Princeton Upright Scholartree	2 - 2 1/2" CAL
SI	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2 - 2 1/2" CAL
ZS	3	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 - 2 1/2" CAL

PLANT SCHEDULE - NASON ST BUSINESS RESPONSIBILITY

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PB	4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 - 2 1/2" CAL

TO BE FURNISHED AND INSTALLED BY NASON STREET BUSINESS Bloodgood London Planetree 2 - 2 1/2" CAL. (4)

Emerald City Tulip Tree 2 - 2 1/2" CAL. (2)

Green Vase Zelkova 2 - 2 1/2" CAL. (2)

Street Keeper Honeylocust 2 - 2 1/2" CAL. (2)

Ivory Silk Japanese Tree Lilac (1) 2 - 2 1/2" CAL.

Green Vase Zelkova (1) 2 - 2 1/2" CAL.

Princeton Upright Scholartree (1) 2 - 2 1/2" CAL.

Redpointe Maple (1) 2 - 2 1/2" CAL.

Redpointe Maple (1) 2 - 2 1/2" CAL.

Planting Notes

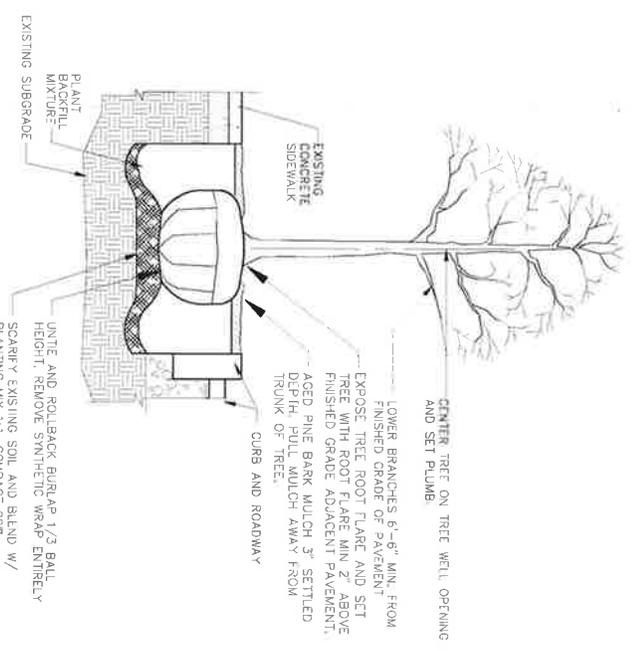
1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
2. TREE PIT PREPARATION: EXISTING TREE STUMPS IN TREE PITS SHALL BE GRIND DOWN OR OTHERWISE COMPLETELY REMOVED TO A MINIMUM 3 FEET BELOW FINISHED GRADE SIDEWALK. FOR THE FULL DIMENSIONS OF THE TREE PIT OPENING, EXCAVATE TREE PITS FOR THE FULL DIMENSIONS OF THE EXISTING OPENING IN CONCRETE SIDEWALK.
3. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
5. **PLANT MATERIALS**
 - A. THE BOTTOM BRANCHES OF ALL TREES SHALL BE A MINIMUM OF 6.5 FEET ABOVE THE TOP OF ROOTBALL.
 - B. TREES SHALL BE GOOD EXAMPLES OF THEIR SPECIES OR VARIETY, WITH UNIFORM, WELL DEVELOPED BRANCH STRUCTURE, BALANCED HEAD, AND A SINGLE, STRAIGHT LEADER. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD WILL BE REJECTED.
 - C. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SHALL BE SHARPLY WELL-GROWN, HEALTHY, SOUND, AND FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY WITH A NORMAL HABIT OF GROWTH. ALL TREES SHALL BE FRESHLY DUG, NO HEEL-IN PLANTS AND NO PLANTS FROM COLD STORAGE WILL BE ACCEPTED. ALL PLANT MATERIALS SHALL BE PROPERLY IDENTIFIED BY NAME ON LEGIBLE WEATHERPROOF LABELS SECURELY ATTACHED THERETO. NO FIELD COLLECTED TREES WILL BE ACCEPTED.
 - D. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL-DEVELOPED AND PROVIDED WITH DENSE, FIBROUS ROOTS. ROOT SYSTEMS SHALL BE SOUND NATURAL BALLS OF EARTH FIRMLY WRAPPED WITH UNTREATED EIGHT (8) OUNCE ORGANIC BURLAP, SECURELY HELD IN PLACE BY STOUT CORD OR WIRE. NO TREES WILL BE ACCEPTED IF THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN.
6. **LOAM**
LOAM FOR PLANTING MEDIUM SHALL BE A SANDY LOAM OR LOAM SOIL CLASSIFICATION AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE. SOIL CLASSIFICATION SYSTEM MATERIAL SHALL BE FREE OF STUMPS, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 3/4-INCH IN DIAMETER, LUMPS, COARSE SAND, NOXIOUS WEEDS, STICKS, BRUSH OR OTHER LITTER, AND SHALL HAVE THE FOLLOWING MECHANICAL ANALYSIS:

TEXTURAL CLASS	PERCENT OF TOTAL WEIGHT	AVERAGE PERCENT
SAND 0.05 - 2.0 MM DIA. RANGE	45 TO 75	60
SILT 0.002 - 0.05MM DIA. RANGE	15 TO 35	25
CLAY < 1/16MM 0.002 MM DIA. RANGE	5 TO 25	15
- 95 PERCENT OF TOPSOIL SHALL PASS A 2.0 MM SIEVE
LOAM AND TOPSOIL SHALL HAVE A PH VALUE IN THE RANGE OF 6.0 TO 7.0
LOAM AND TOPSOIL SHALL CONTAIN NOT LESS THAN 4 PERCENT NORG MORE THAN 20 PERCENT ORGANIC MATTER AS DETERMINED BY THE LOSS ON IGNITION OF OVEN-DRIED SAMPLES.

Locations for Street Tree Installation

Exhibit "B"

7. MULCH SHALL BE NATIVE SHREDED PINE BARK, 100% ORGANIC, COMPOSTED FOR A MINIMUM OF 6 MONTHS, HAVING A MAXIMUM MOISTURE CONTENT OF 40%, AND SHALL BE FREE OF ANY DISEASE AND INSECTS. MULCH MATERIAL SHALL PASS A 1 INCH SQUARE MESH AND BE RETAINED ON A 1/8 INCH SQUARE MESH. COLOR SHALL BE Dark Brown.
8. PLANT BACKFILL MIXTURE SHALL CONSIST OF 75% LOAM TOPSOIL AND 25% COMPOST OR LEAF MULD BY VOLUME. THOROUGHLY MIXED TOGETHER. IN ADDITION, PLANT BACKFILL MIXTURE SHALL HAVE FERTILIZER, COM MANURE AND OTHER ADDITIVES ADDED AS REQUIRED BY RECOMMENDATIONS OF THE SOILS TESTING LABORATORY REPORTS. PEAT MOSS SHALL NOT BE USED ON THIS PROJECT.
9. **PLANTING**
 - A. PLACE PLANTS IN THE CENTER OF THE HOLES. USE PLANTING MIX TO BACKFILL PLANT PITS. PLACE PLANTING MIX IN LAYERS NOT TO EXCEED 8 INCHES THICK.
 - B. SET THE TRUNK FLARE OF THE PLANT SLIGHTLY ABOVE THE FINISH GRADE IN THE SAME RELATIONSHIP IT WAS TO THE GROUND FROM WHICH IT WAS DUG. SET PLANT PLUMB, TURNED TO FACE BEST SIDE OF PLANT FORWARD, AND BRACE FIRMLY IN POSITION UNTIL THE PLANTING MIX HAS BEEN TAMPED LIGHTLY AROUND THE BALL AND ROOTS. WHEN PLANT PITS HAVE BEEN BACKFILLED APPROXIMATELY TWO-THIRDS FULL, WATER THOROUGHLY TO ELIMINATE AIR POCKETS BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL. CUT ROPES OR WIRES FROM TOP TWO-THIRDS OF BALL AFTER PLANT HAS BEEN SET. CUT AWAY AND REMOVE ALL VISIBLE BURLAP WRAPPING FROM AROUND ROOT BALLS. LOOSEN SURFACE SOIL OF ROOT BALL AND COMB OUT ANY EXPOSED ROOTS. REMOVE SYNTHETIC WRAP AND SLOWLY BIODEGRADABLE MATERIALS COMPLETELY.
 - C. AFTER PLACING EACH LAYER OF PLANTING MIX, THOROUGHLY WATER THE PLANTING MIX IN PLACE, WITHOUT DISTURBING OR "PUDDLING" THE MIX. AFTER BRINGING SOIL IN PIT TO GRADE AND FORMING THE PLANTING SAUCER, THOROUGHLY SOAK THE TREE PIT BY REPEATEDLY FILLING THE PIT WITH WATER TO THE FULL DEPTH OF THE SAUCER, ALLOWING THE WATER TO COMPLETELY PERCOLATE INTO THE SOIL BETWEEN FILINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. ALL PLANTS SHALL BE FLOODED WITH WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING.
 - D. FROM SAUCERS, 3 INCH DEEP, AROUND TREE PITS, MULCH ALL TREE PITS TO THE REQUIRED DEPTH IMMEDIATELY AFTER PLANTING AND FIRST WATERING.
 - E. **TREE SUPPORT:**
FIRMLY STAKE ALL TREES IMMEDIATELY AFTER PLANTING AS INDICATED ON THE DRAWINGS. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES SHALL BE PLUMB AND NEAT, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. STAKES SHALL BE HARDWOOD STAKES AND SHALL BE SHARP POINTED AT ONE END. SIZE AND LENGTH OF THE STAKES SHALL BE AS REQUIRED FOR STAKING AND GUYING. NYLON TREE STRAPS ARE PREFERRED FOR USE FOR STAKING TREES. STRAPS SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS FOR THE SIZE OF TREE.
 - F. **CLEAN UP:**
SOIL OR OTHER MATERIAL DEPOSITED ON PAVED AREAS SHALL BE PROMPTLY REMOVED. KEEP PAVED AREAS CLEAN AT ALL TIMES. UPON COMPLETION OF PLANTING, ALL EXCESS STONES, DEBRIS, AND SOIL SHALL BE CLEANED UP AND REMOVED FROM THE SITE. BROOM AND HOSE CLEAN ALL PAVEMENTS.



- NOTES:**
1. THE CONTRACTOR SHALL GRIND DOWN OR OTHERWISE CLEANLY REMOVE ALL EXISTING TREE STUMPS AND TREE ROOTS FROM THE PLANTING PIT.
 2. THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES.

Planting in Tree Pit

N.T.S.

Exhibit "C"
Signage and Striping Plan

Exhibit "D"
River Street Signage Plan

Exhibit "D"
River Street Signage Plan

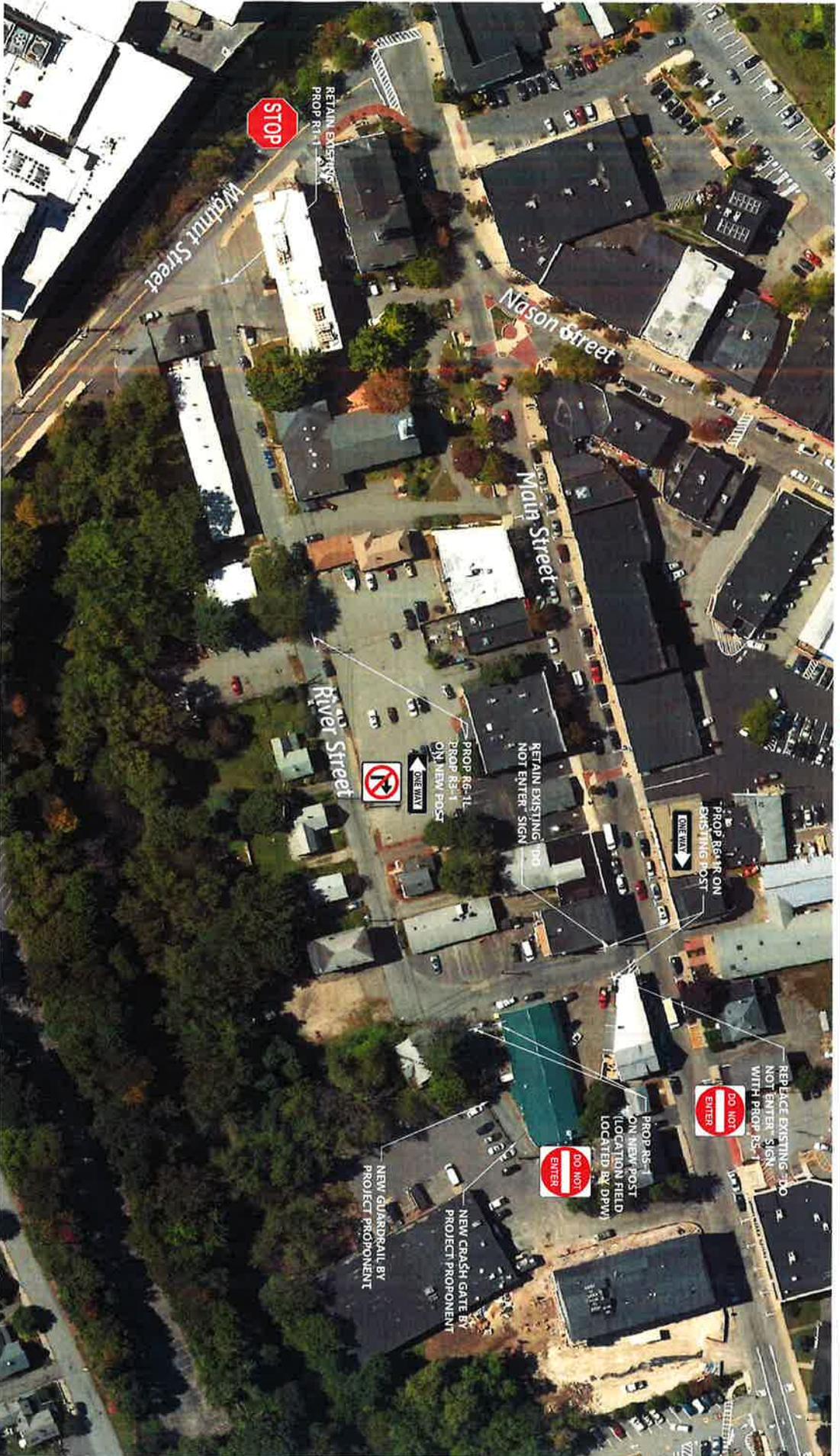


Exhibit "D"
River Street Signage Plan