

CITY OF SOMERVILLE PLANNING BOARD APPLICATION

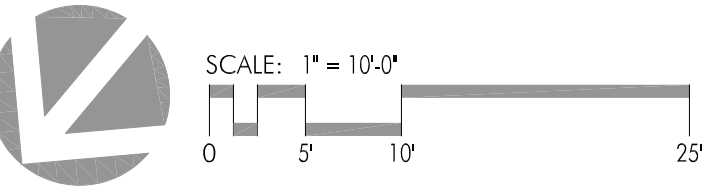
REVISION TO LANDSCAPE PLANS

PREVIOUSLY FILED ON JUNE 12, 2023

APPLICANT: SGL Development, Inc.
SUBJECT PROPERTY: 32-40-44 White Street, Somerville, Massachusetts
CASE NUMBER: P&Z 22-054

The Applicant is replacing the previously submitted file entitled “White St 32-44-Landscape Plans-2023-6-12” with this new file entitled “White St 32-44-Landscape Plans -2023-6-23” to make the following changes:

- Revise the following Sheets in response to PSUF comments to increase the size of the bioswale, and revise the Green Score calculation and green roof, and to provide more soil details:
 - o L-1
 - o L-2
 - o L-3
 - o L-4
 - o L-5



Tree Survey				
Location	DBH (inches)	Species	To Be Removed	Arborist Tree Evaluation
1	12	Norway Maple	TBR	32 White Street Tree A and B: Showing signs of decay. Adapted
2	6	Canadian Hemlock	TBR	44 White Street Tree A and B: Showing signs of decay. Adapted
3	10	Canadian Hemlock	TBR	44 White Street Tree A and B: Showing signs of decay. Adapted
4	12	Norway Maple	TBR	44 White Street Tree C: Invasive and improperly pruned
5	7	Norway Maple	TBR	44 White Street Tree D: Co-dominant leader/safety issue

Abutter's Tree Survey (Trees in good health)			
Location	DBH (inches)	Species	To Be Removed
6	12	Norway/Elm	TBR
7	10	Norway/Elm	TBR
8	12	Norway/Elm	TBR
9	12	Norway/Elm	TBR
10	10	Norway/Elm	TBR
11	12	Norway/Elm	TBR
12	10	Norway/Elm	TBR
13	10	Norway/Elm	TBR

Tree Mitigation		
	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
Existing Trees TBR (DBH)	47	
Abutter's Tree TBR (DBH)	88	
Proposed Trees		27.5

DBH = Diameter at Breast Height = trunk diameter measured 4 1/2 feet from the ground
CAL = Caliper = Diameter at Breast Height = trunk diameter measured 4 1/2 feet from ground



32-44 WHITE STREET
SOMERVILLE, MA

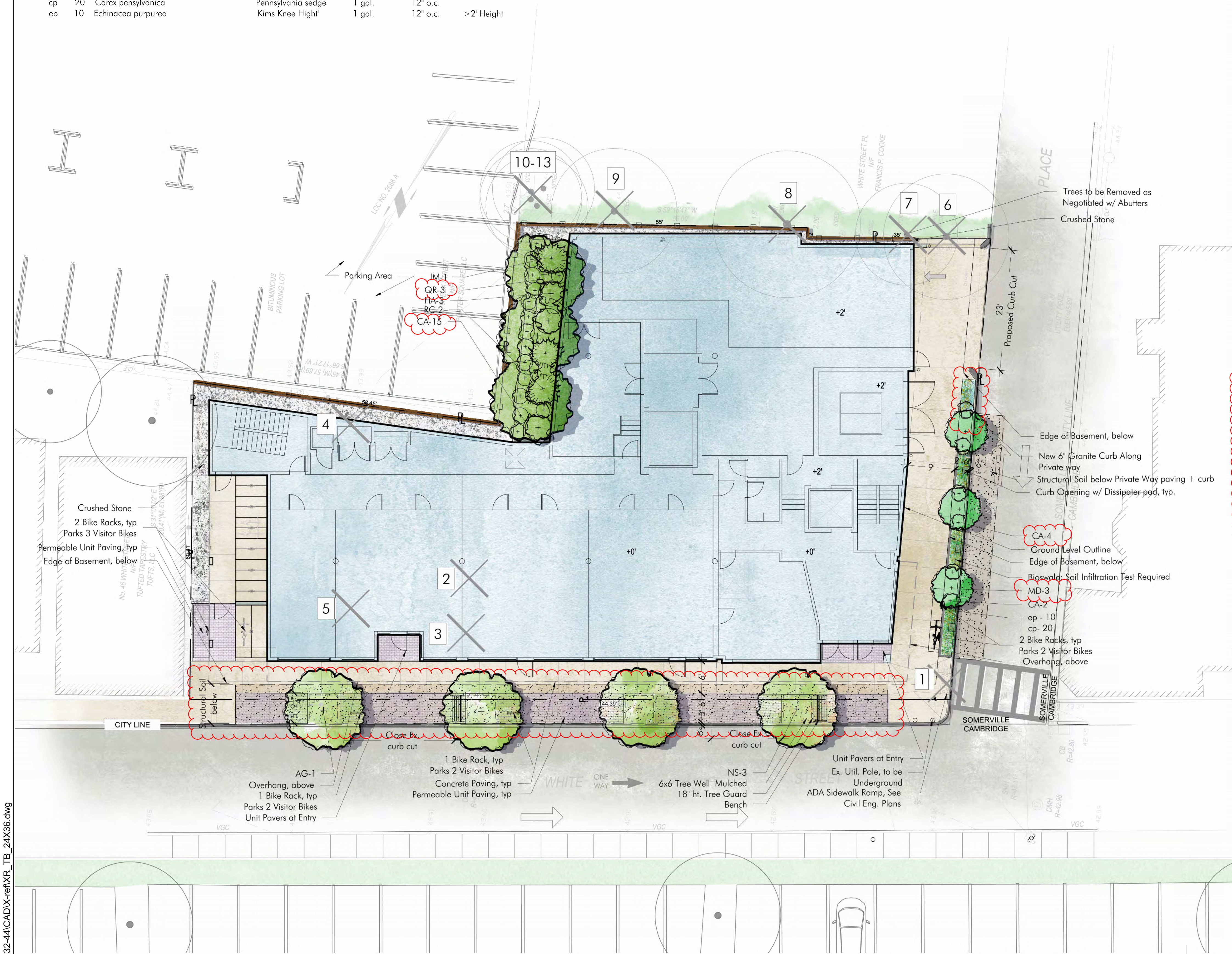
TREE SURVEY PLAN

Project #:	Date: 06/21/23
Drawn by: WK	Reviewed: KP
Scale: 1" = 10'-0"	

Revisions:

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PROPOSED PLANT LIST				
KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE
TREES				
AG	1	Amelanchier grandiflora 'Autumn Brill.'	Autumn Brilliance Serviceberry	10-12' ht.
MD	3	Malus 'Donald Wyman'	Donald Wyman Crabapple	2-2.5' cal.
NS	3	Nyssa sylvatica	Black-gum (Black Tupelo)	3-3.5' cal.
QR	3	Quercus rubra	Red Oak	3-3.5' cal.
SHRUBS + VINES (All ≥2' height)				
HA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.
IM	1	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal.
RC	2	Rhododendron catawbiense	Catawba Rhododendron	36" ht.
CA	21	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	3 gal.
PERENNIALS (All <2' height unless otherwise noted)				
cp	20	Carex pensylvanica	Pennsylvania sedge	1 gal.
ep	10	Echinacea purpurea	'Kims Knee High'	1 gal.



Amelanchier grandiflora 'Autumn Brilliance'
Autumn Brilliance Serviceberry (AG)



Malus 'Donald Wyman'
Donald Wyman Crabapple (MD)



Nyssa sylvatica
Black Gum, Black Tupelo (NS)



Quercus rubra
Red Oak (QR)



Ilex meserveae 'China Girl'
China Girl Blue Holly (IM)



Hydrangea arborescens 'Annabelle'
Annabelle Hydr. (HA)



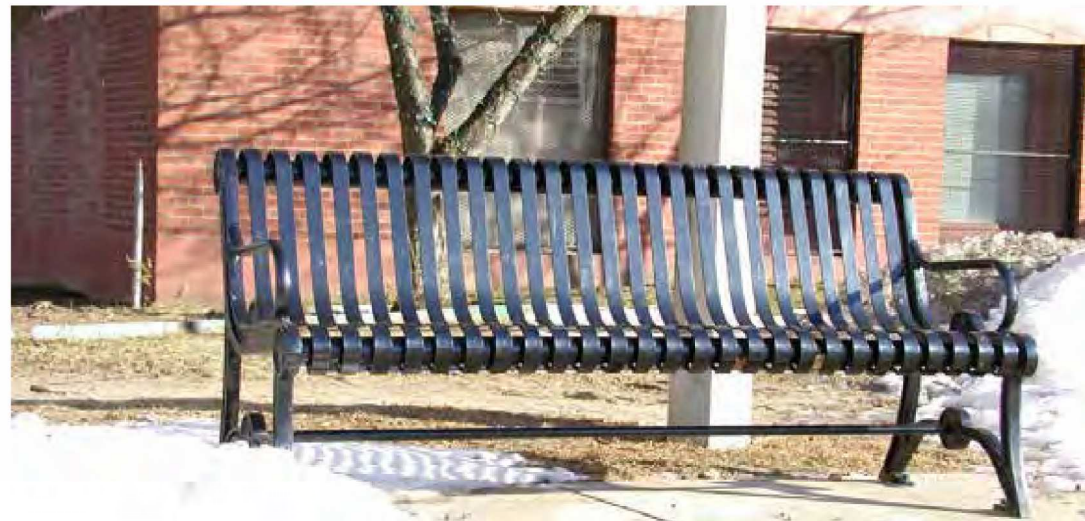
Rhododendron catawbiense
Catawba Rhododendron (RC)



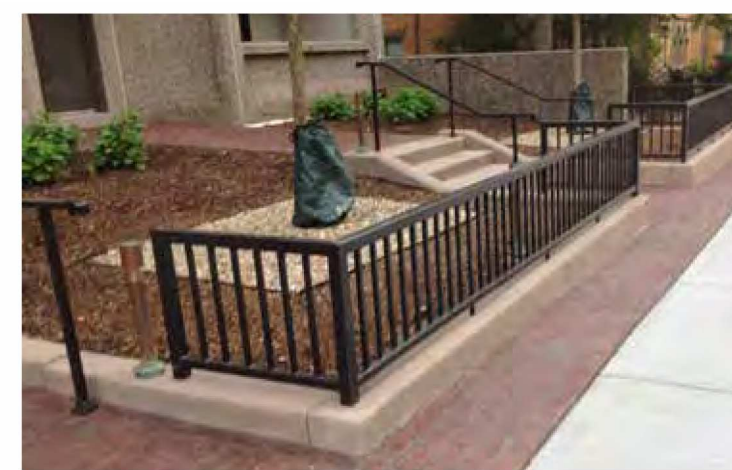
Clethra alnifolia 'Hummingbird'
Sweet Pepperbush (CA)



Carex pensylvanica
Pennsylvania Sedge (cp)



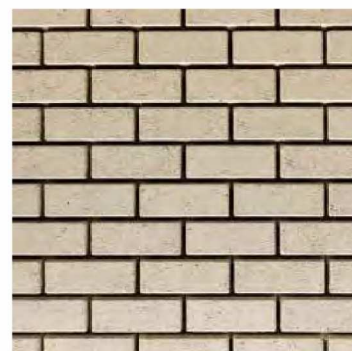
Black Steel Ribbon Street Bench



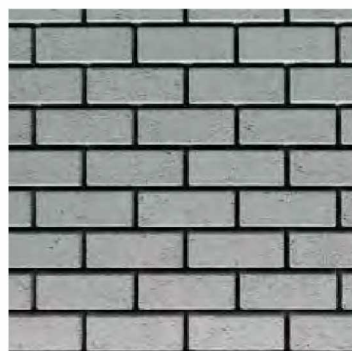
Tree Guard At City Tree Wells
Along White Street



Bicycle Rack-Hoop by Dero or
Similar



Permeable Unit Pavers



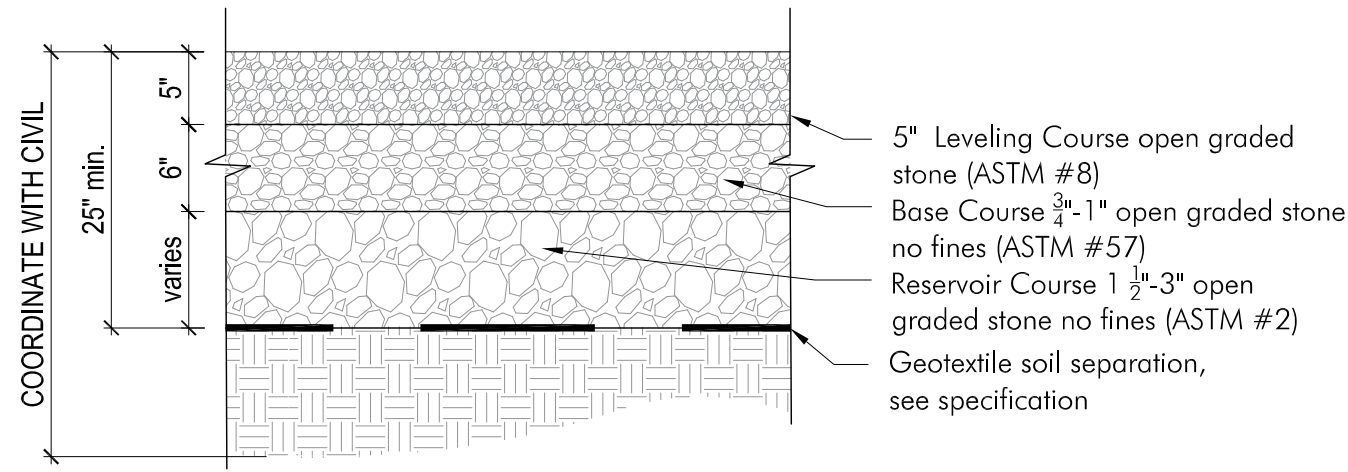
32-44 WHITE STREET
SOMERVILLE, MA

LANDSCAPE PLAN

Project #:	Date: 06/21/23
Drawn by: WK	Reviewed: KP
Scale: 1" = 10'-0"	

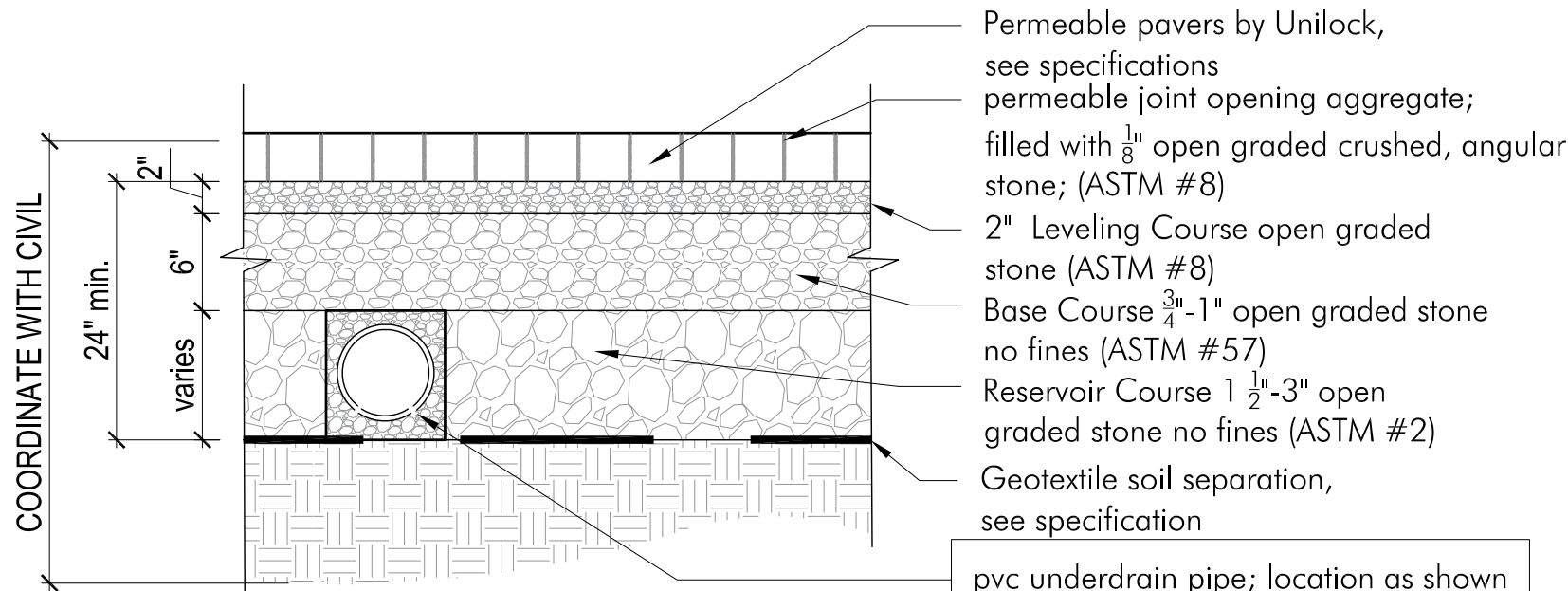
Revisions:

L2



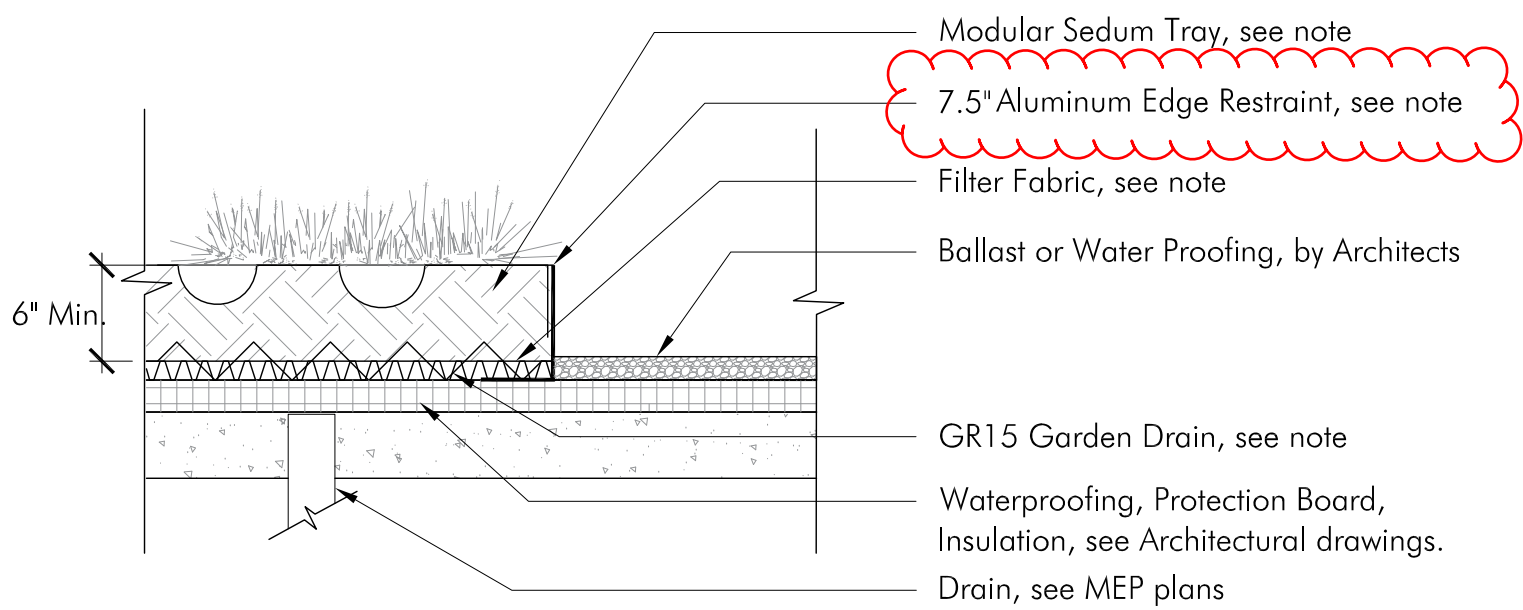
- Notes:
1. Edge restraints vary see plan.
 2. All aggregate material shall be crushed, angular stone and free of fines.
 3. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
 4. Surface slope shall be a minimum of 1% and a maximum of 5%.
 5. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
 6. Maintain a minimum distance of 2' between bottom of permeable base and water table.
 7. The minimum aggregate thicknesses are after compaction.

1 CRUSHED STONE DETAIL
SCALE: 1" = 1'-0"



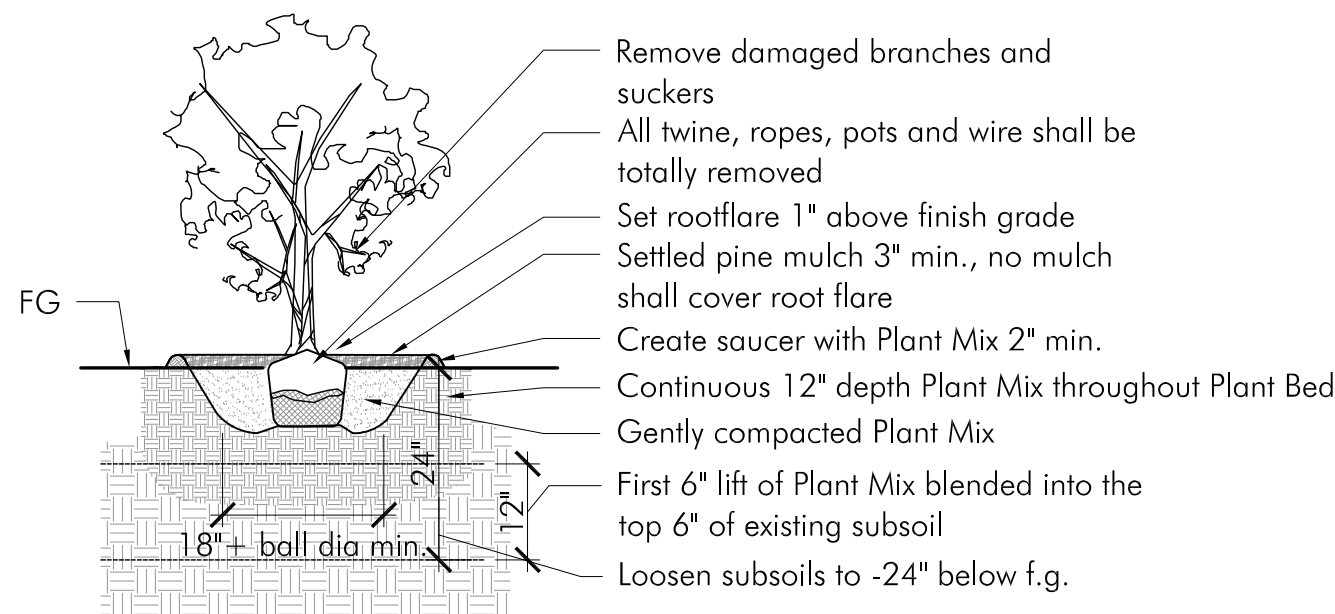
- Notes:
1. Edge restraints vary see plan.
 2. All aggregate material shall be crushed, angular stone and free of fines.
 3. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
 4. Surface slope shall be a minimum of 1% and a maximum of 5%.
 5. Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
 6. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
 7. Maintain a minimum distance of 2' between bottom of permeable base and water table.
 8. The minimum aggregate thicknesses are after compaction.

2 PERMEABLE UNIT PAVER DETAIL
SCALE: 1" = 1'-0"



- Note:
1. Modular Sedum Tray: LiveRoof Edge-Deep System, 6" depth, by LiveRoof, Prides Corner Farms is local Representative (860)-710-8512
 2. Aluminum Edge Restraint by LiveRoof, Min. 7.5" ht.
 3. Drainage Mat by Hydrotech GR-15

3 6" MIN DEPTH LIVEROOF DETAIL
SCALE: 1/2" = 1' - 0"

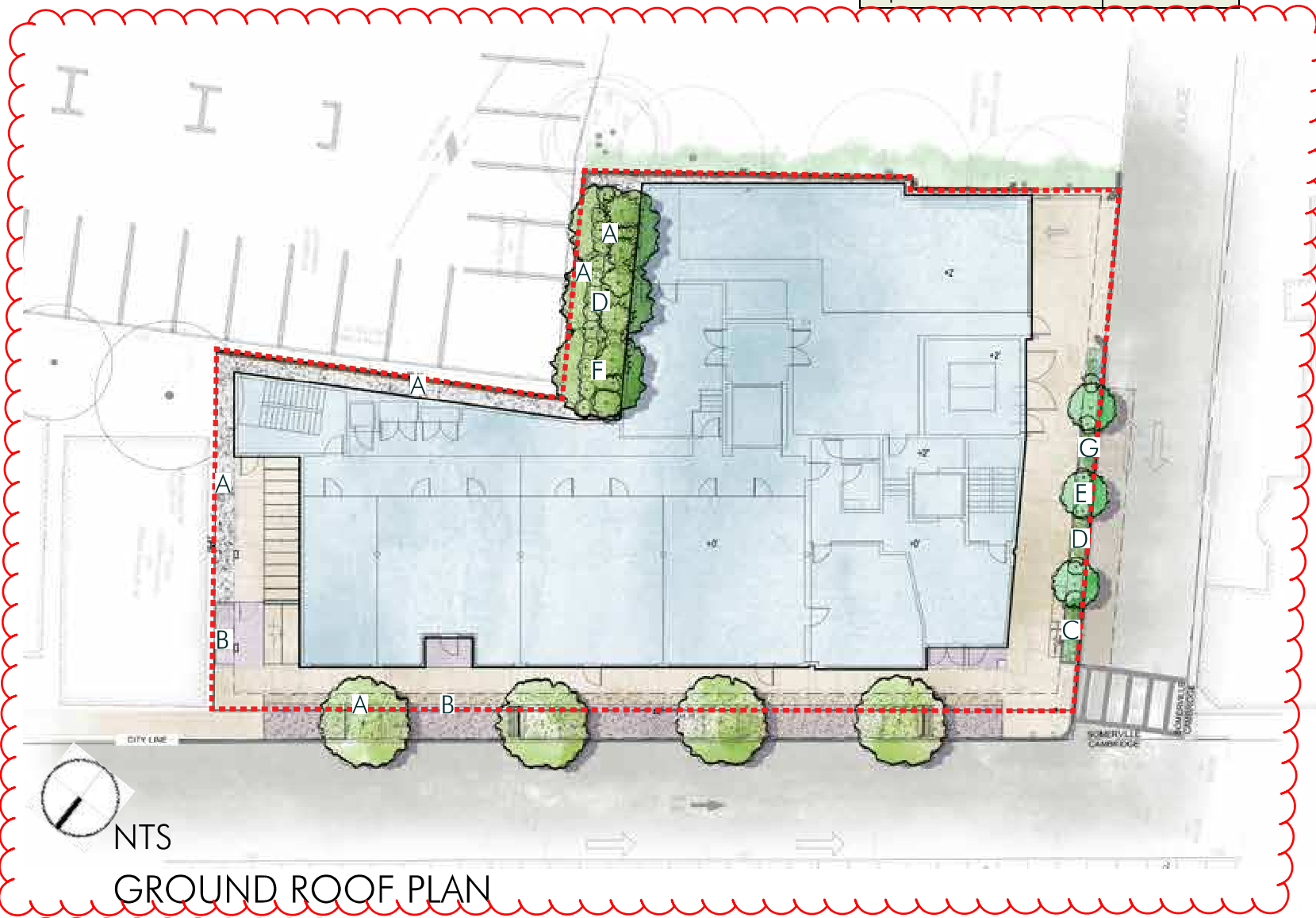


4 TYPICAL PLANT (TREE OR SHRUB) DETAIL
SCALE: 1/2" = 1' - 0"

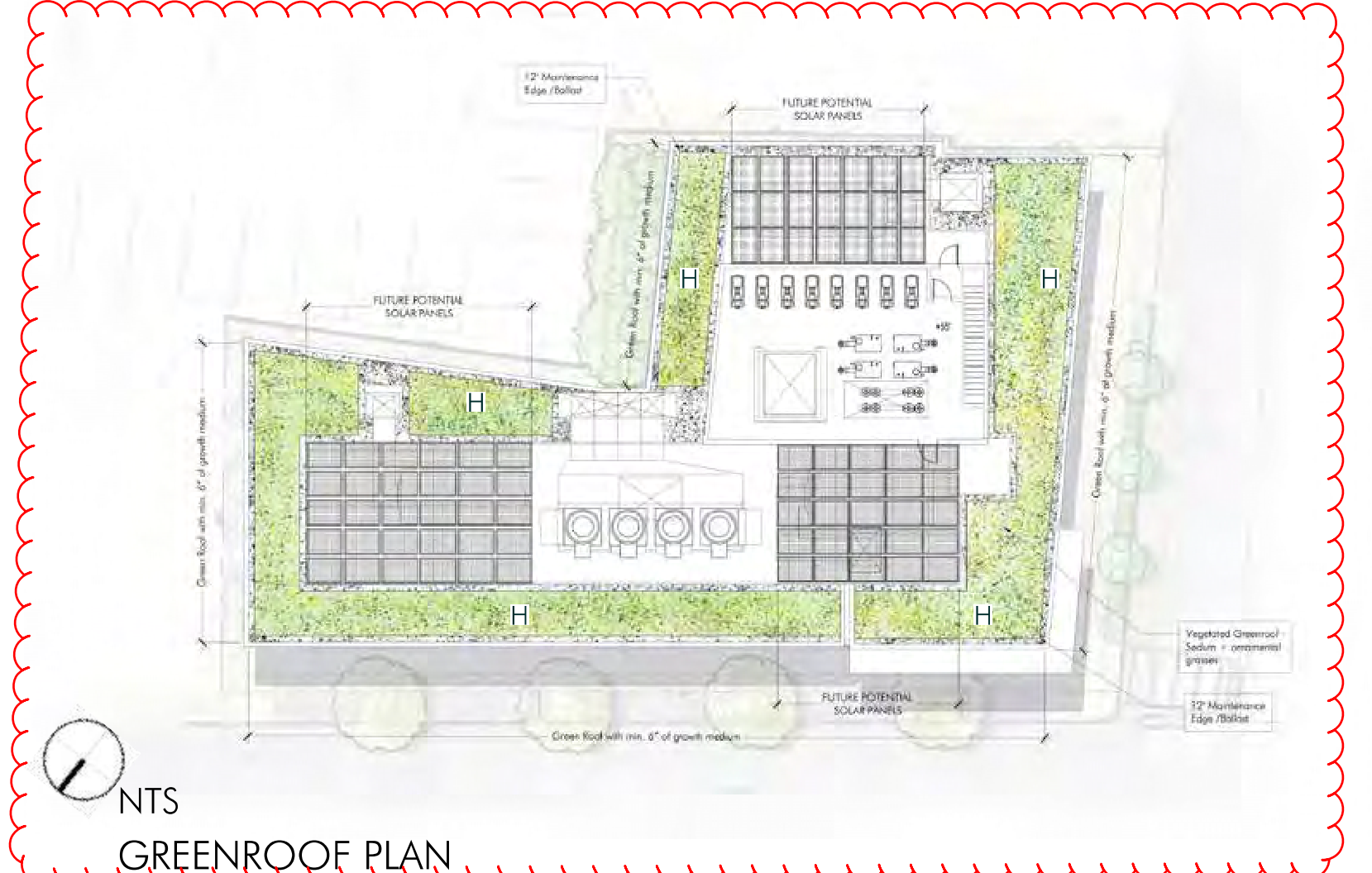
THIS GREEN SCORE CALCULATOR SHOWS EVERYTHING WITHIN THE PROPERTY LINE.

Somerville Green Score					
		Area or Number			
		11,217			
			Sq Ft Credit	Multiplier	Weighted Area
Soils					Score Value
Landscaped area with a soil depth less than 24 inches		0	actual sq ft	0.3	0
A Landscaped area with a soil depth equal to or greater than 24 inches		821	actual sq ft	0.6	492.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel		0	actual sq ft	0.2	0
B Pervious Paving with more than 24 inches of subsurface soil or gravel		151	actual sq ft	0.5	75.5
Groundcovers					
Turf grass, mulch, and inorganic surfacing materials		0	actual sq ft	0.1	0
Plants					
C Vegetation less than two (2) feet tall at maturity (Native)		70	actual sq ft	0.3	21
D Vegetation at least two (2) feet tall at maturity (Native)		27	12	0.4	129.6
Trees					
E Small Tree (Native, High Value Species)		3	50	0.8	120
F Large Tree (Native, High Value Species)		3	450	0.8	1080
Preserved Tree		0	65	0.8	0
Engineered Landscape					
Vegetated Wall		0	actual sq ft	0.1	0
G Rain gardens, bioswales, and stormwater planters		131	actual sq ft	1.0	131
Green Roof with up to 6" of growth medium			actual sq ft	0.1	0
H Green Roof with 6"-10" of growth medium		2566	actual sq ft	0.4	1026.4
Green Roof of 10"-24" growth medium		0	actual sq ft	0.6	0
Green Roof of over 24" growth medium		N/A			

Green Score District Requirements				
NR & UR	MR3 & MR4	MRS, MR6, & HR	FAB, CC, CB, CI	
Required Score:	0.35	0.25	0.20	0.20
Target Score:	0.40	0.3	0.25	-
Actual Green Score:	0.274	0.274	0.274	0.274
Possible Bonuses				
Publicly Visible Landscape				0.1
Native Species				0.1
High Value Species				0.1
50% Irrigation from storm water				0.1
Food cultivation				0.1
De-paved lot area				0.1



GROUND ROOF PLAN



GREENROOF PLAN



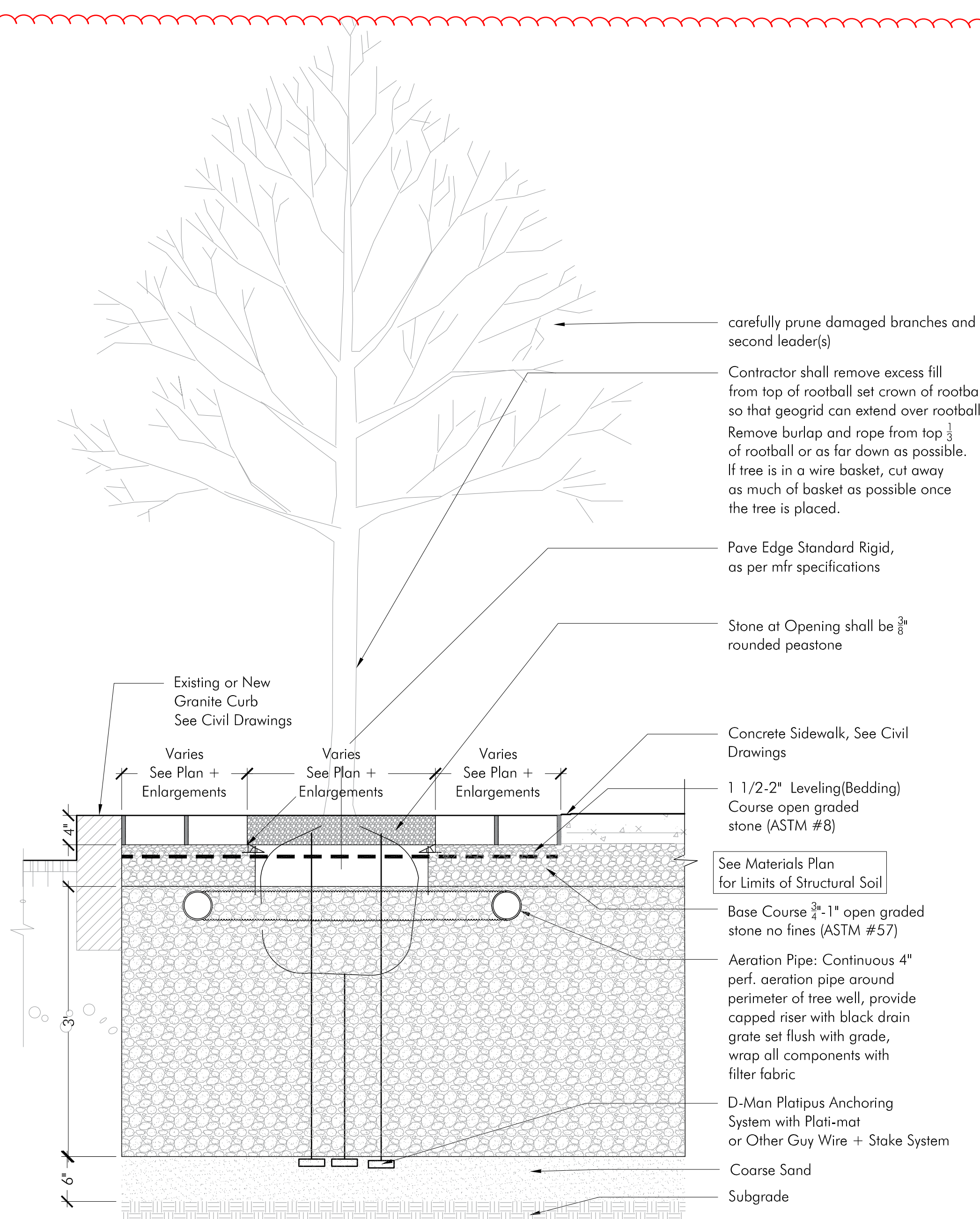
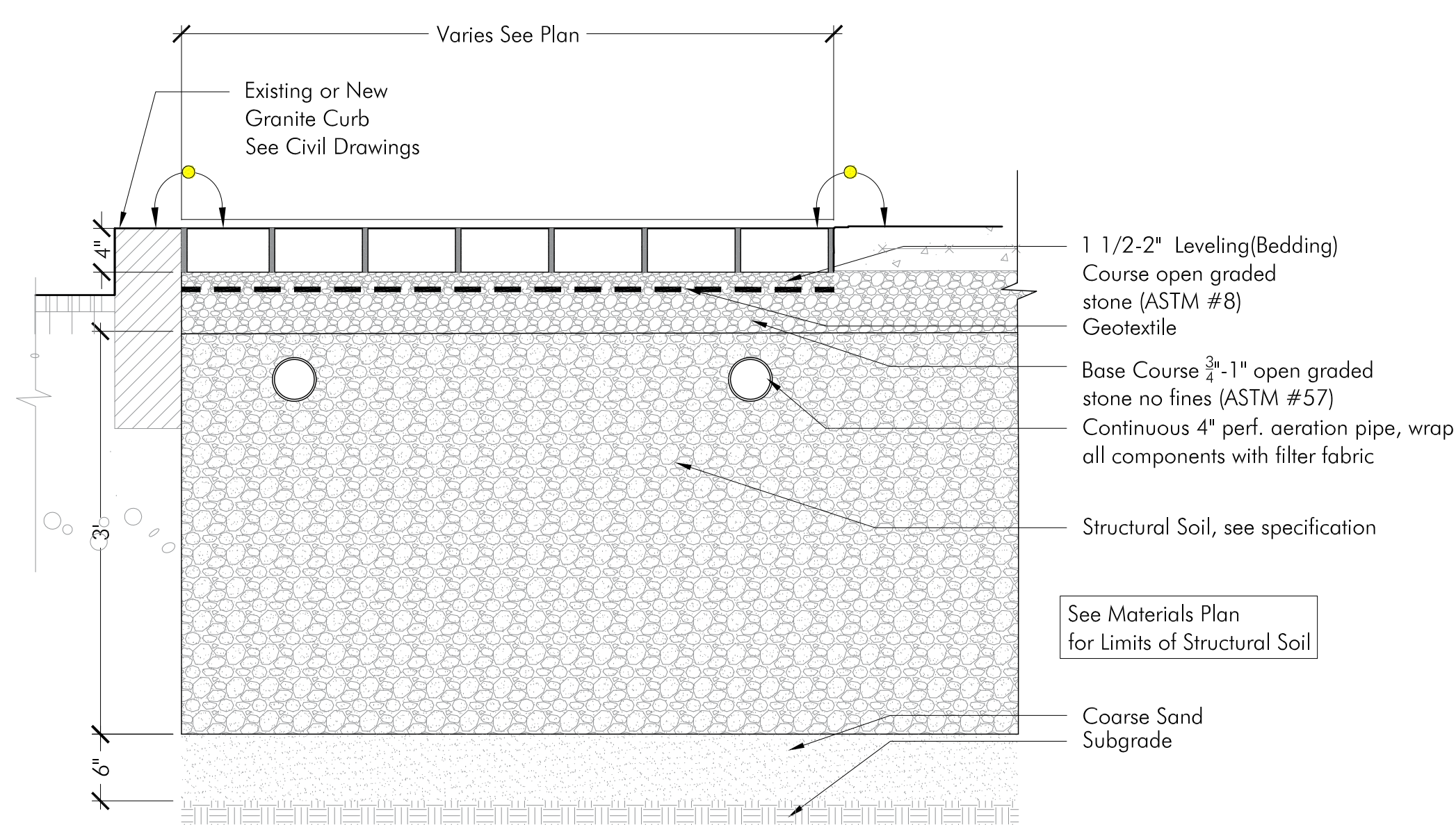
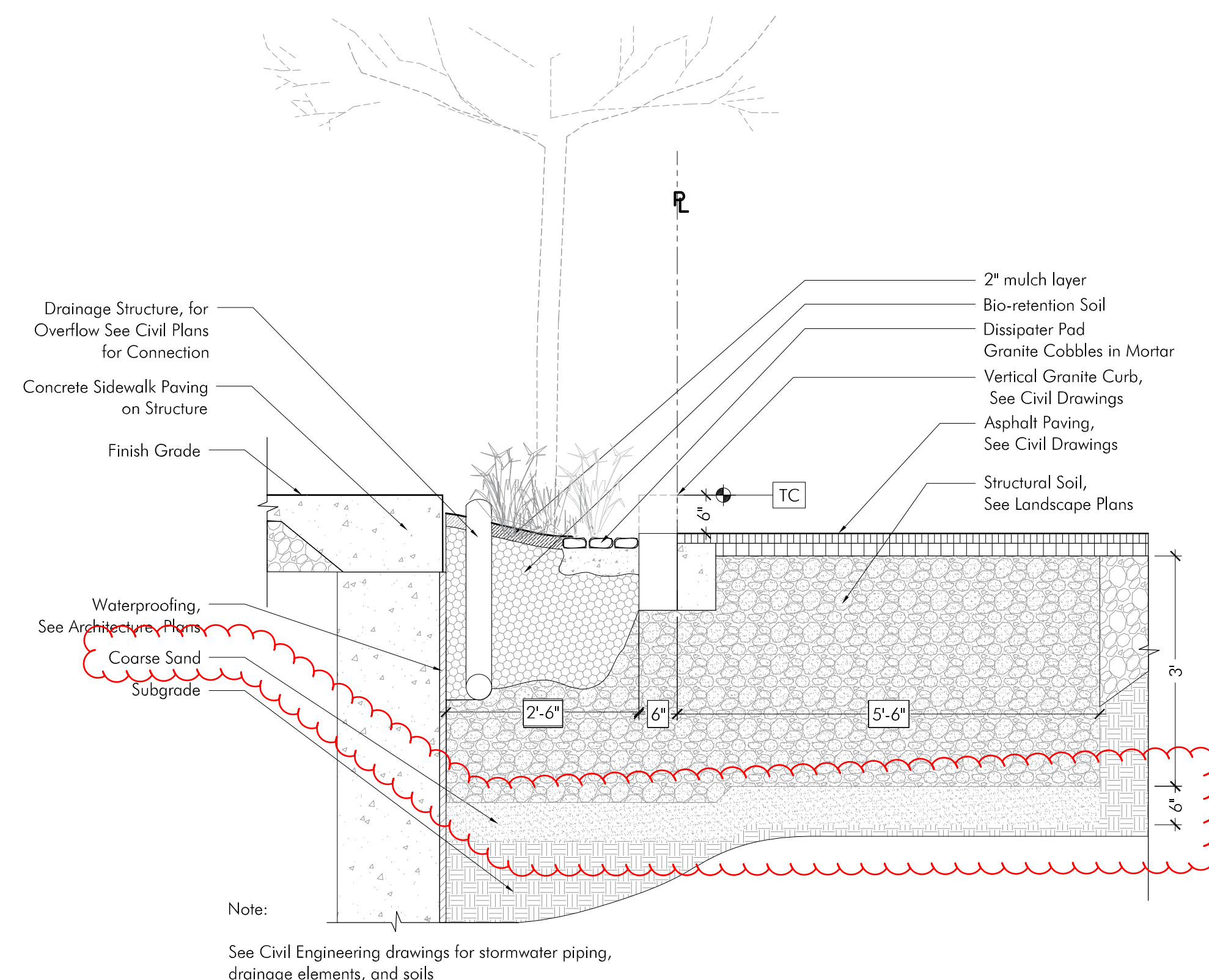
32-44 WHITE STREET
SOMERVILLE, MA

GREEN SCORE CALCULATIONS

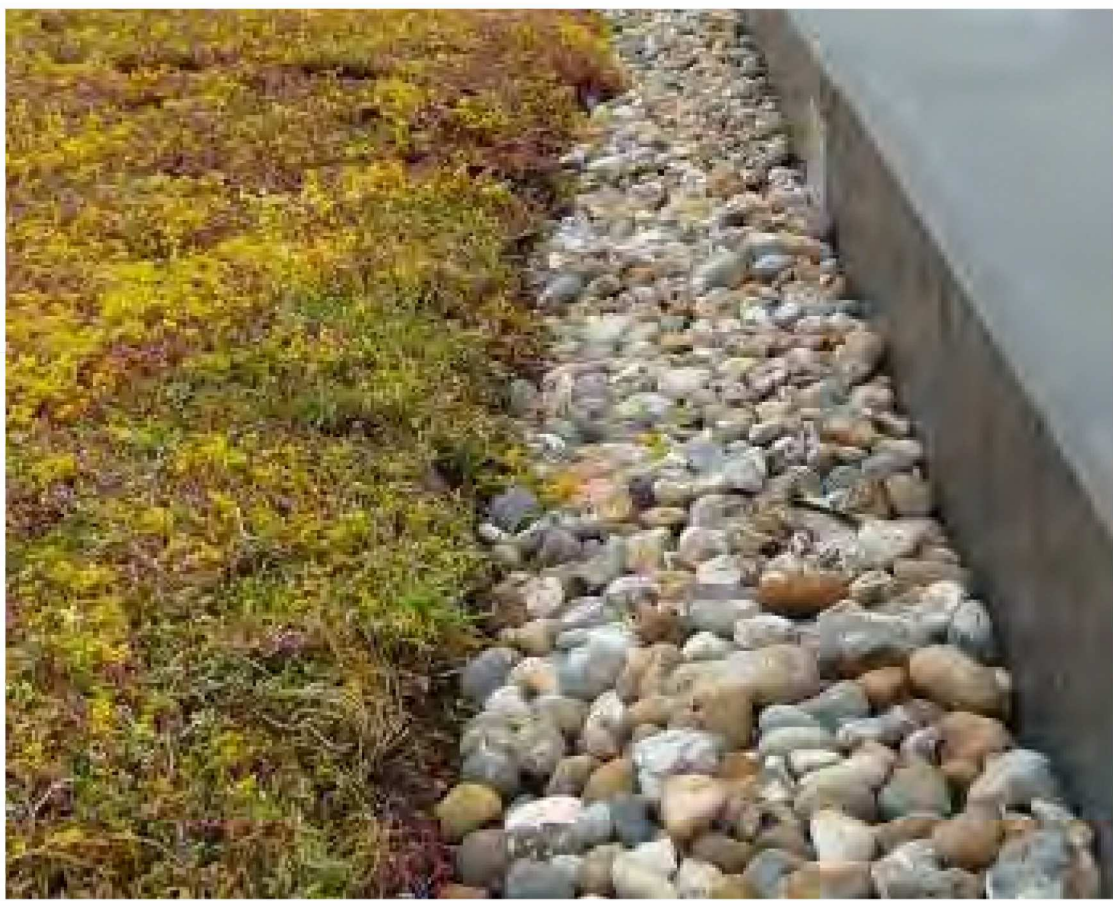
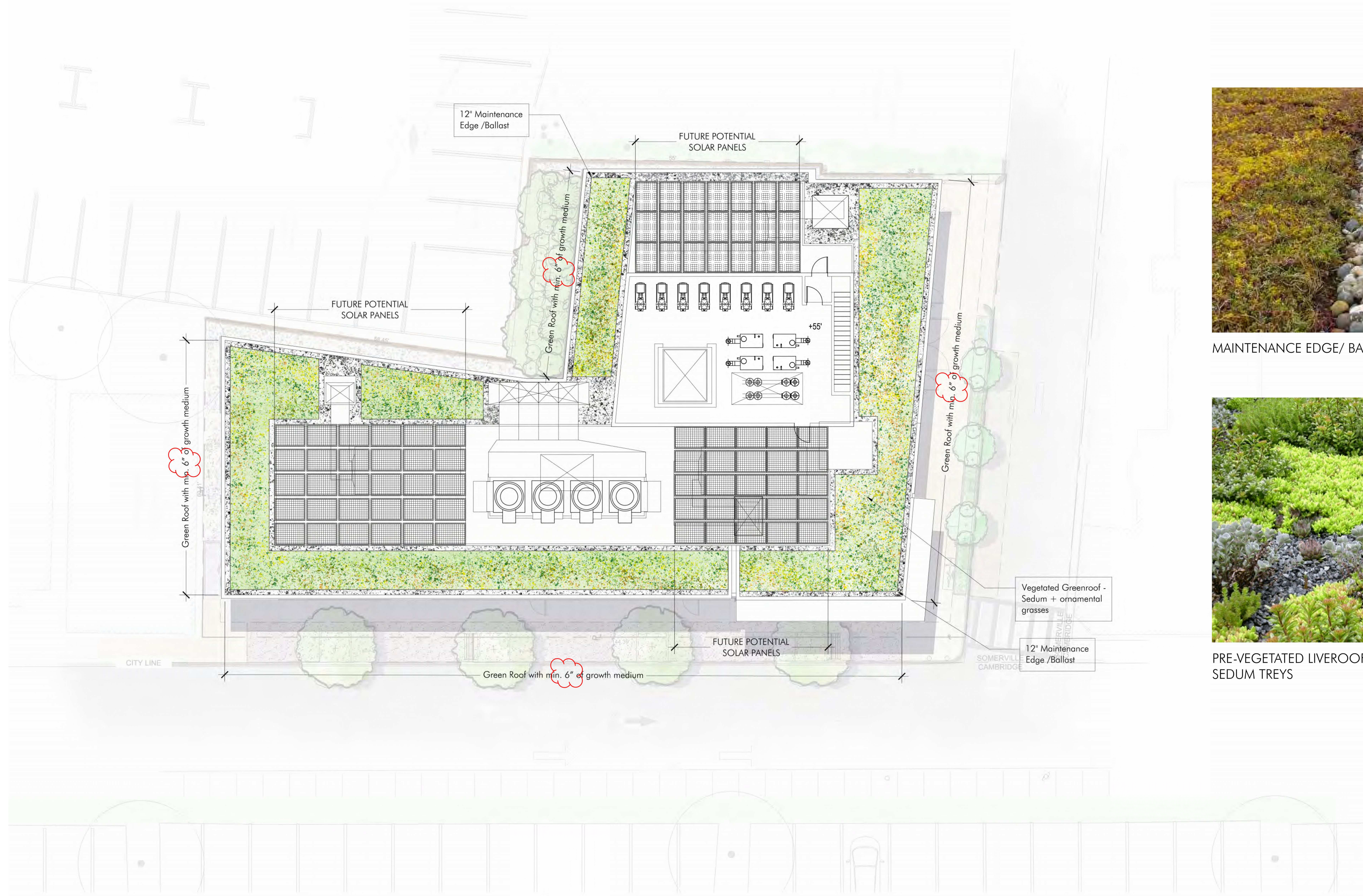
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Revisions:

L3



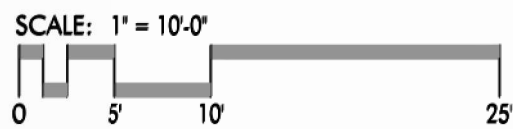
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MAINTENANCE EDGE/ BALLAST



PRE-VEGETATED LIVEROOF MODUAL SEDUM TREYS



32-44 WHITE STREET
SOMERVILLE, MA

GREENROOF PLAN

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Revisions:

L5