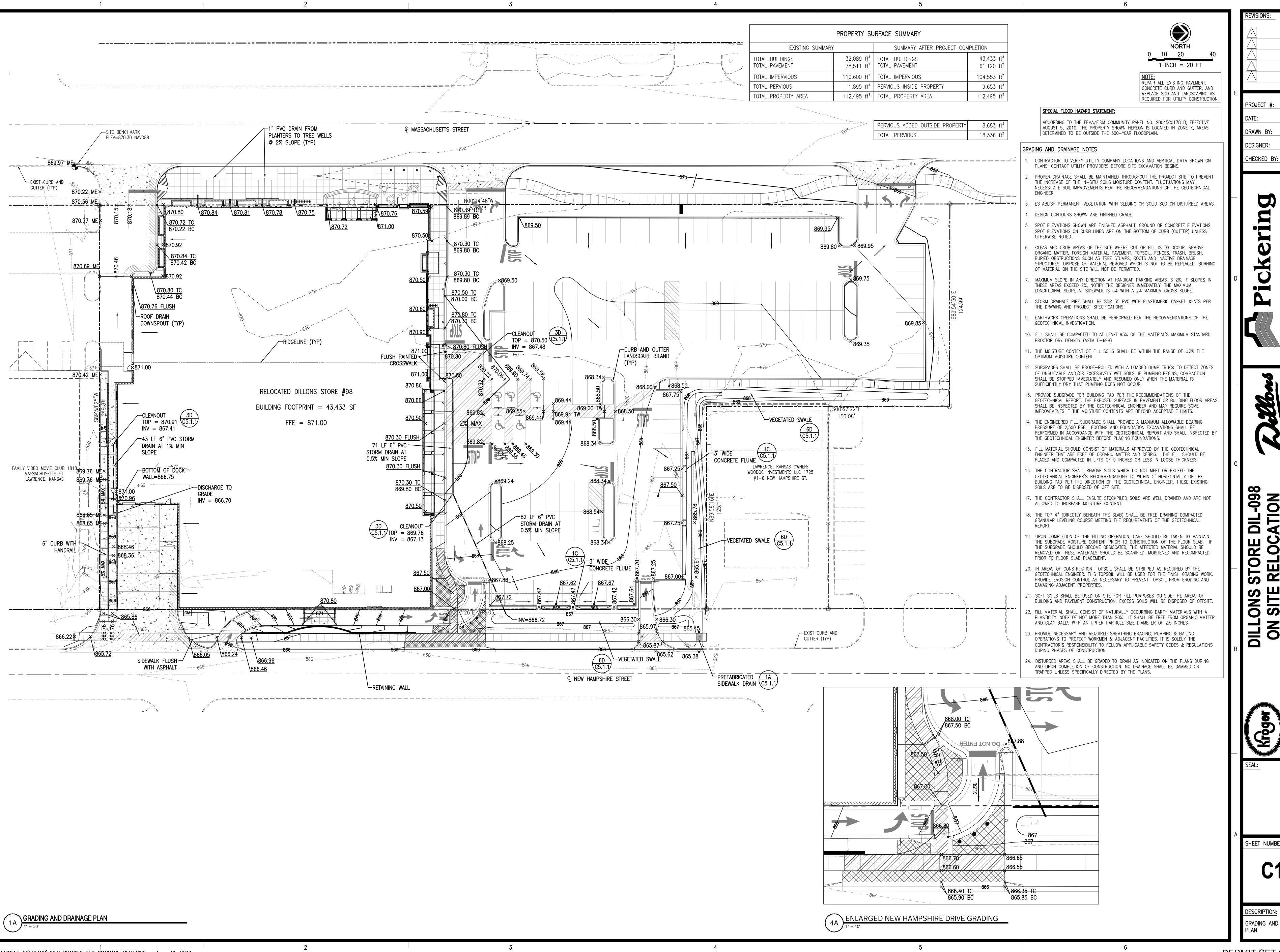


21047-1

06/06/2011

PERMIT SET 6-6-11



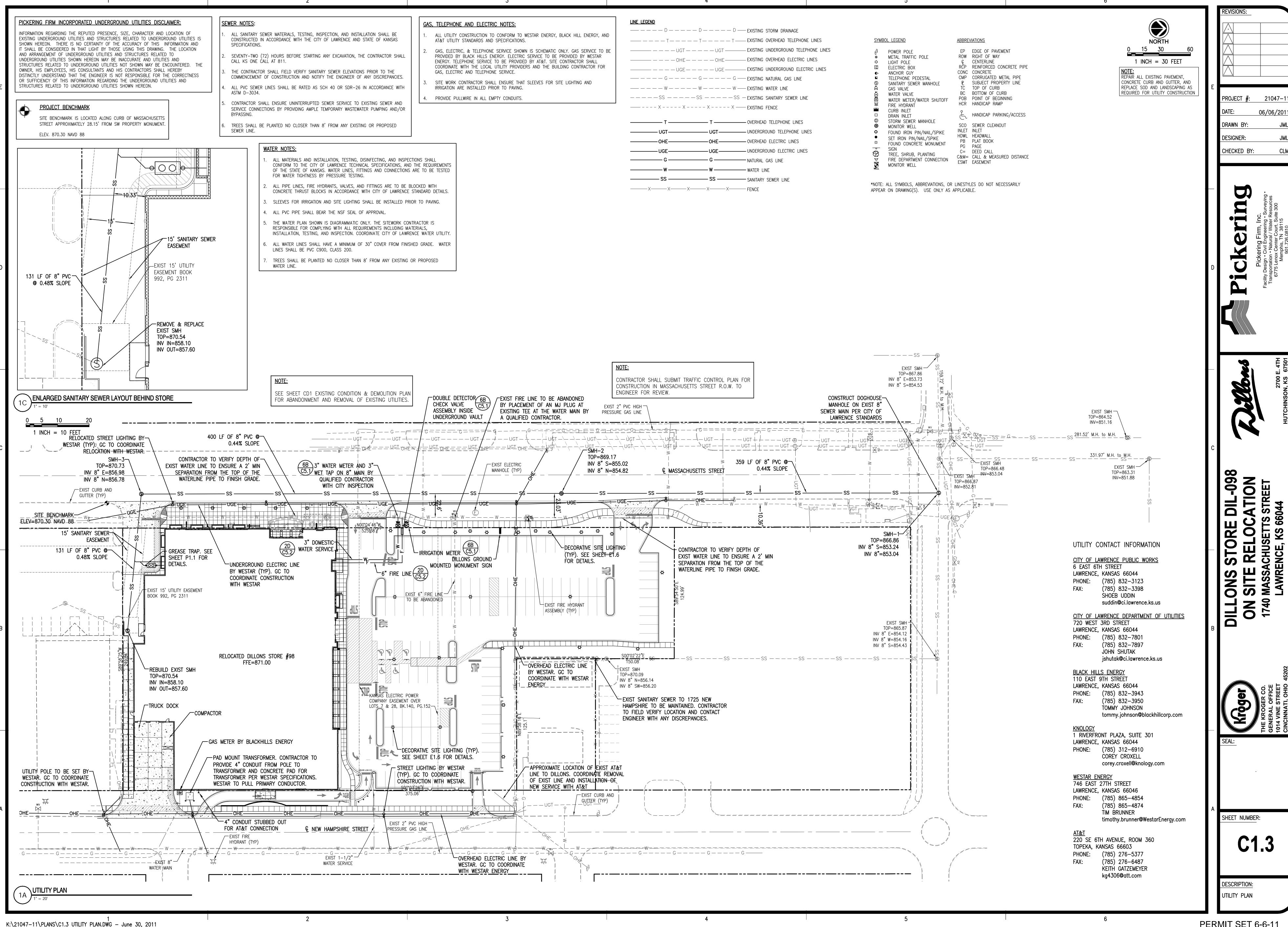
PROJECT #: 21047-11 06/06/2011 DRAWN BY: DESIGNER:

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SHEET NUMBER:

DESCRIPTION: GRADING AND DRAINAGE



06/06/2011

PERMIT SET 6-6-11

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE AT PLANTING	SYMBOL	
SHADE TRE	EES				ORNAMENT	AL SHR
0	OVERCUP OAK	Quercus lyrata	8	2-1/2" CALIPER		KNOC
	SHUMARD OAK	Quercus shumardii	2	2-1/2" CALIPER	EVERGREE	N SHRU
A CONTRACTOR OF THE PROPERTY O	CLEVELAND SELECT PEARS	Pyrus calleryana	4	2-1/2" CALIPER		KALLA
	PACIFIC SUNSET MAPLE	Acer Truncaturn	10	2-1/2" CALIPER	9	GREEN
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	SILKY DOGWOOD	Cornus amomum Mill.	3	2-1/2" CALIPER	Marine H	ROSE
	RIVER BIRCH	Betula nigra 'Cully' SS'	4	2-1/2" CALIPER, SINGLE STEM	ORNAMENT	AL GRA
EVERGREEN	N TREES					
Enyman Stranger	KETLEERIE JUNIPER	Juniperus chinensis 'Keteleeri'	21	5' TO 6' HEIGHT	***	DWARI
What was	TAYLOR JUNIPER	Juniperus chinensis 'Taylor'	11	5' TO 6' HEIGHT		SOLID
	CHINESE JUNIPER	Juniperus chinensis 'Perfecta'	4	5' TO 6' HEIGHT		STABIL
ORNAMENTA	LAL TREES					FOXSE
	OKLAHOMA REDBUD	Cercis reniformis	4	2" CALIPER		2
	PURPLE PRINCE CRABAPPLE	Molus spp 'Purple Prince'	9	2" CALIPER		

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE AT PLANTING
ORNAMENT	AL SHRUBS			
	KNOCKOUT ROSE	Rosa 'Radrazz' Knockout	27	5 GAL, 24" MIN HEIGHT
EVERGREEN	N SHRUBS			
	KALLAYS JUNIPER	Juniperus chinensis 'Kallays Compact'	41	5 GAL, 24" MIN HEIGHT
(P)	GREEN MOUNTAIN BOXWOOD	Buxus 'Green Mountain'	70	5 GAL, 24" MIN HEIGHT
	ROSE GLOW BARBERRY	Berberis thunbergii 'Rose Glow'	45	5 GAL, 24" MIN HEIGHT
ORNAMENT	AL GRASSES			
	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	28	1 GAL
*	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	9	1 GAL
* * * * * * * * * * * * * * * * * * *	SOLID SOD OR MULCH			
	STABILIZED GRASS AREA			
	FOXSEDGE	Carex Vulpinoidea	768 SF	

3	4
ITING	LANDSCAPE CALCULATIONS STREET TREES
HEIGHT	1 SHADE TREE REQUIRED PER 40 FT STREET FRONTAGE 900 FT / 40 = 23 STREET TREES REQUIRED 14 REQUIRED ON MASSACHUSETTS — 12 PROVIDED PER CITY HORTICULTURE MANAGER 9 REQUIRED ON NEW HAMPSHIRE — 9 PROVIDED
HEIGHT	BUFFERYARDS
HEIGHT	TYPE II BUFFERYARD REQUIRED, NORTH AND NORTHEAST PROPERTY LINES 15 FT WIDE - 4 TREES AND 15 SHRUBS PER 100 FEET 400 FT = 16 TREES AND 60 SHRUBS
HEIGHT	PARKING LOT LANDSCAPING
	1 TREE AND 3 SHRUBS REQUIRED PER 10 STALLS 129 SPACES = 13 TREES AND 39 SHRUBS
	TOTAL TREES REQUIRED = 65 TOTAL TREES PROVIDED = 80

PERIMETER LANDSCAPING PROVIDED = 16,323 SF (INCL. 8,324 IN ROW)

= 18.588 SF

= 5,160 SF (40 SF PER STALL)

= 2,265 SF (17 SF PER STALL)

TOTAL SHRUBS REQUIRED = 99

TOTAL SHRUBS PROVIDED = 220

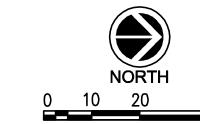
INTERIOR LANDSCAPING REQUIRED

INTERIOR LANDSCAPING PROVIDED

TOTAL LANDSCAPING PROVIDED

BZA NOTE:

THE BZA ACTED ON JANUARY 6, 2011 TO APPROVE A VARIANCE FROM THE LANDSCAPING REQUIREMENTS TO ALLOW ALTERNATIVE COMPLIANCE AND ON FEBRUARY 3, 2011 TO ALLOW 129 PARKING SPACES AND 0-FOOT SETBACKS ON NEW HAMPSHIRE AND MASSACHUSETTS STREETS



1 INCH = 20 FT

SOLID SOD OR MULCH ALL AREAS DISTURBED AND OUTSIDE LIMITS OF PAVING AS SHOWN. PROVIDE MULCH BEDS BENEATH TREES AND SHRUBS PER PLANTING DETAILS. ALL OTHER AREAS SHALL BE SOLID SOD.

LANDSCAPE NOTES:

SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. ALTERNATIVE RECOMMENDATIONS WILL BE CONSIDERED IF SUPPLEMENTED BY A SOIL TEST. SOIL HAVING A PH LESS THAN 6 SHALL BE THOROUGHLY MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACIDIC REACTION (A PH OF 6 TO 6.5). 15-15-15 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER. 4" MINIMUM THICKNESS OF TOPSOIL IS REQUIRED.

THE LANDSCAPE CONTRACTOR SHALL INSPECT ALL BACKFILL AND PLACEMENT OF TOPSOIL TO DETERMINE WHETHER OR NOT A "HARDPAN" SITUATION EXISTS DUE TO PREVIOUS SOIL CONDITIONS, PLACEMENT AND COMPACTION OF FILL DURING CONSTRUCTION, OR ANY OTHER CONTRIBUTING FACTOR PRIOR TO INSTALLATION OF PLANT MATERIALS. IF SUCH A SITUATION IS ANTICIPATED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY, PRIOR TO THE INSTALLATION OF PLANT MATERIAL FOR A REMEDY.

UPON SECURING PLANT MATERIAL, AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIALS CONFORMANCE TO SPECIFICATIONS.

HERBICIDE PRE-EMERGENT (TREFLAN OR EQUIVALENT) TO BE APPLIED TO ALL PLANT

6. ALL PLANTING BEDS TO HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH.

ALL TREES TO BE STAKED AS PER PLANTING DETAIL, AND SHALL REMAIN IN PLACE

DIMENSIONS FOR HEIGHTS, SPREAD, AND CALIPER OF TRUNK SPECIFIED ON THE DRAWING IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE PARTICULAR SPECIES. ANY PLANT MATERIAL WHICH FAILS TO CONFORM IS SUBJECT TO REJECTION BY THE CONSULTANT.

THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS, FILLING PLANTED AREAS AT THE REQUIRED SPACING AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.

10. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO A HEIGHT MEASURED 5' ABOVE FINISH GRADE. ALL DEAD TREES AND/OR LIMBS TO BE REMOVED.

. LANDSCAPE CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL ABOVE AND BELOW GROUND UTILITIES. REPLACE DAMAGED UTILITIES AT NO EXPENSE TO THE OWNER.

12. NURSERY: COMPANY SPECIALIZING IN GROWING AND CULTIVATING THE PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM TEN (10) YEARS' DOCUMENTED EXPERIENCE, INSPECTED AND APPROVED BY STATE PLANT INSPECTION AGENCIES.

QUANTITY, SIZE, VARIETY, AND QUALITY NOTED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT TO FURNISH AND INSTALL ALL PLANT MATERIAL, IN STRICT ACCORDANCE WITH CONTRACT REQUIREMENTS AND WITHOUT

LIMITATIONS: DO NOT PROCEED WITH PLANT MATERIAL INSTALLATION UNTIL SITE UTILITY CONSTRUCTION AND FINISH GRADING IS COMPLETE. COORDINATE SCHEDULING OF PLANT MATERIAL INSTALLATION WITH OTHER CONTRACTORS INVOLVED IN THE AFOREMENTIONED

15. PROVIDE HOSE AND PLANT MATERIAL WATERING EQUIPMENT AS REQUIRED.

. HANDLE PLANTS FROM BOTTOM OF BALL. PROTECT PLANT ROOTS AND TOPS FROM SUN OR DRYING WINDS UNTIL FINAL PLANTING. PLANTS WITH CRACKED, BROKEN OR LOOSELY WRAPPED BALLS SHALL BE REJECTED.

. DURING THE PROGRESS OF ALL OPERATIONS, PROTECT WALLS, WALKS, CURB, BENCHES, AND OTHER STRUCTURES WITH WOOD STRIPS OR PADDING, OR OTHER APPROVED MEANS AS REQUIRED.

18. LANDSCAPE AND SOD INSTALLER AND SUPERVISOR QUALIFICATIONS: COMPANY SPECIALIZING IN LANDSCAPE DEVELOPMENT CONSTRUCTION, PARTICULARLY SOIL PREPARATION, LAWNS, AND LIVE PLANT MATERIALS; WITH AT LEAST FIVE (5) YEARS

19. REPLACEMENT PLANT MATERIALS SHALL CARRY A ONE (1) YEAR WARRANTY PERIOD. 20. ANY PLANTS THAT ARE 25 PERCENT OR MORE DEAD SHALL BE CONSIDERED DEAD. ONE YEAR WARRANTY SHALL COMMENCE AT FINAL ACCEPTANCE. WARRANTY SHALL EXTEND

1. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, DISEASE FREE WELL-BRANCHED,

22. PLANTS SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. USE OF SUCH PLANTS SHALL NOT INCREASE CONTRACT SUM. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

3. TREES WHICH HAVE DAMAGED OR CROOKED LEADERS, OR MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 INCH WHICH HAVE NOT

24. PLANT SIZES AND QUALITY SHALL MEET OR EXCEED STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION

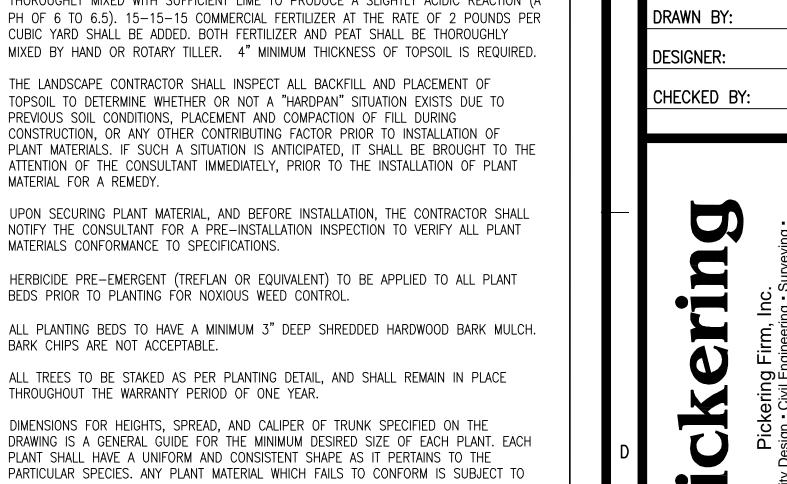
25. THE PERSON IN CHARGE OF OR IN CONTROL OF THE PROPERTY, WHETHER AS OWNER, LESSEE, TENANT, OCCUPANT OR OTHERWISE, SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPING MATERIALS.

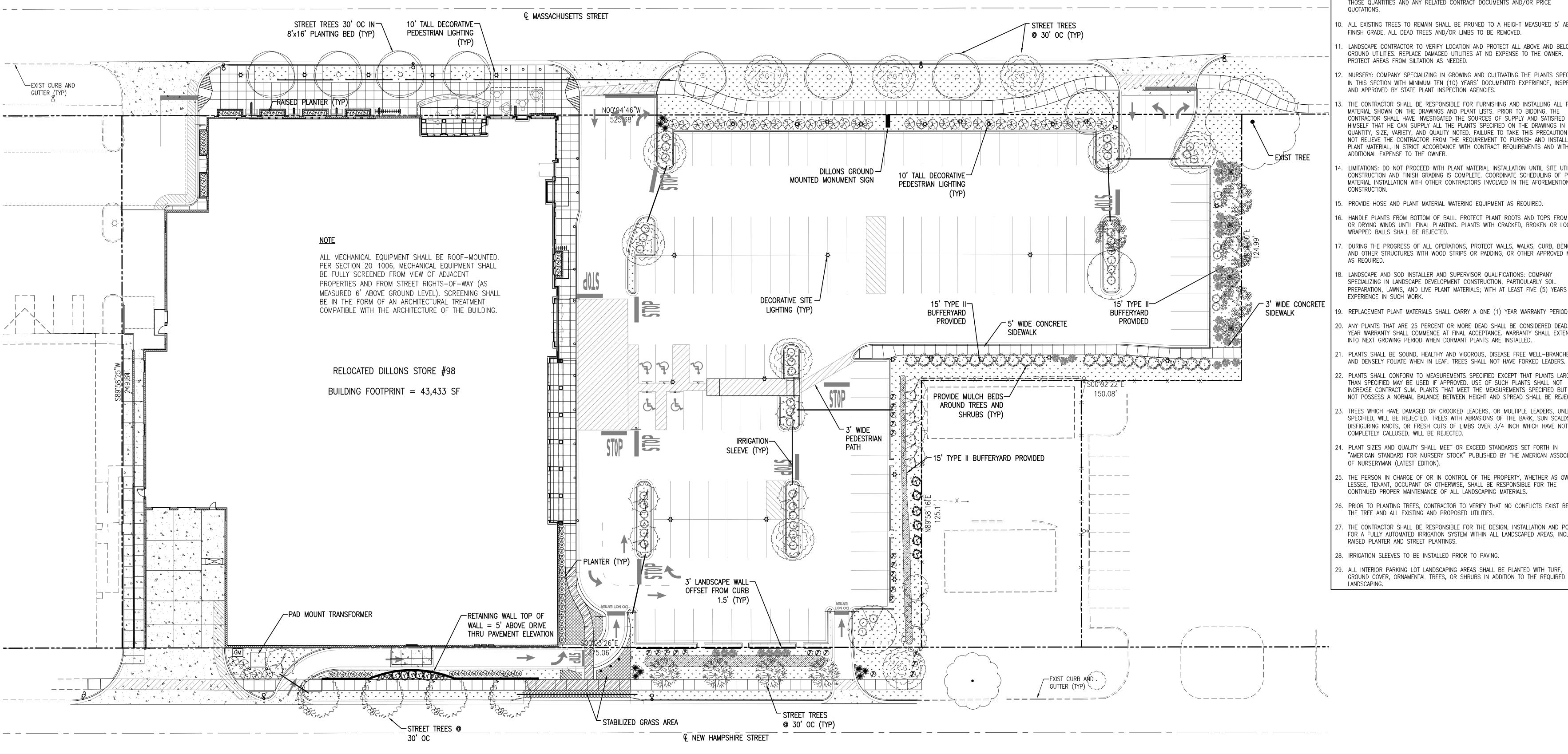
26. PRIOR TO PLANTING TREES, CONTRACTOR TO VERIFY THAT NO CONFLICTS EXIST BETWEEN THE TREE AND ALL EXISTING AND PROPOSED UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND POWER FOR A FULLY AUTOMATED IRRIGATION SYSTEM WITHIN ALL LANDSCAPED AREAS, INCLUDING RAISED PLANTER AND STREET PLANTINGS.

28. IRRIGATION SLEEVES TO BE INSTALLED PRIOR TO PAVING.

29. ALL INTERIOR PARKING LOT LANDSCAPING AREAS SHALL BE PLANTED WITH TURF, GROUND COVER, ORNAMENTAL TREES, OR SHRUBS IN ADDITION TO THE REQUIRED







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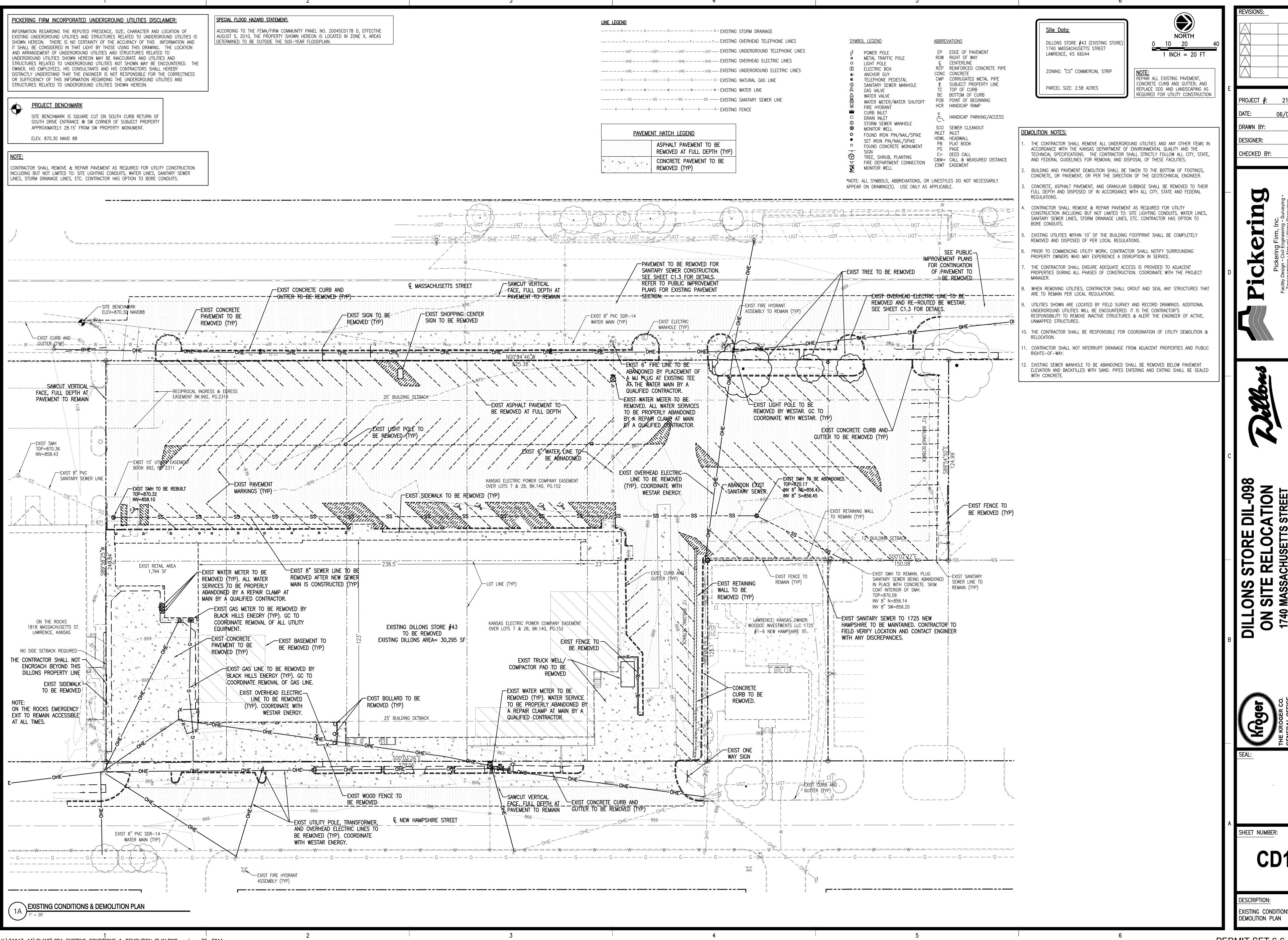
06/06/2011

PIO ON 545

SHEET NUMBER:

LANDSCAPE PLAN

\LANDSCAPE PLAN



21047-11 06/06/2011 CHECKED BY:

DESCRIPTION: EXISTING CONDITIONS & DEMOLITION PLAN