

NOTES:

1. THE TOPOGRAPHY AND DETAIL SHOWN HEREON ARE FROM ACTUAL ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. DURING 2007 AND BETWEEN MARCH 25 AND 29, 2017. PHASE 1 AND 2 WORK SHOWN HEREON ARE FROM PHASE 1 AND 2 CONSTRUCTION PLANS PREPARED BY BSC GROUP IN 2021. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION SHOWN PRIOR TO SUBMITTING PRICING.
2. ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND ARE APPROXIMATE ONLY. SEE CHAPTER 370 ACTS OF 1963, MASSACHUSETTS GENERAL LAWS. THE UNDERGROUND UTILITIES SHOWN HEREON WERE NOT INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTING, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF THE WORK.
4. THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF TREE REMOVAL, SELECTIVE PRUNING AND THINNING FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING OPERATIONS. ALL TREE WORK SHALL BE SUPERVISED BY A LICENSED ARBORIST.
5. ALL TREES TO BE SAVED SHALL BE PROTECTED. SEE SPECIFICATION FOR TREE PROTECTION REQUIREMENTS.
6. THE EXISTING SITE CONSISTS OF SANDY SOILS WHICH HAVE BEEN PREVIOUSLY DISTURBED. THERE IS A TYPICAL OAK, PINE, AND BAYBERRY FOREST COMMUNITY AT THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL FURNISH LOAM. EXISTING LOAM-TOP SOIL MAY BE REUSED UPON APPROVAL BY THE LANDSCAPE ARCHITECT. LOAM SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD SILT-LOAM TO SANDY-LOAM TYPE. LOAM SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS INVASIVE SEED OR STOCK AND OTHER FOREIGN MATTER. LOAM SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
8. PROVIDE SOIL TEST REPORTS FOR ONSITE LOAN TO BE REUSED AND FOR LOAM BORROW TO BE IMPORTED. SOIL TEST REPORT SHALL INCLUDE USDA TEXTURAL CLASSIFICATION TEXTURAL SIEVE ANALYSIS, pH, PERCENT ORGANIC, AS WELL AS NUTRIENT ANALYSIS, AND MICRO-NUTRIENTS.
9. ANY FERTILIZER APPLICATION SHALL CONFORM TO THE PROVISIONS OF 330 CMR 31.00-31.11
10. PROVIDE SOIL AMENDMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT BASED UPON THE FINDINGS OF SOIL TESTS PROVIDED FOR EXISTING LOAM-TOPSOIL AND IMPORTED LOAM. AT A MINIMUM TREE AND SHRUB PLANTINGS SHALL RECEIVE MYCORRHIZAE INOCULATION, AND POLYACRYLAMIDE COIL CONDITIONER.
11. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE. - SEE SPECIFICATIONS.
12. COMPLETE QUANTITIES OF PLANTS FOR EACH AREA TO BE AVAILABLE ON SITE AT THE TIME OF PLANTING FOR FIELD LAYOUT BY OWNER'S REPRESENTATIVE. NO PARTIAL LAYOUT AND PLANTING OF AREAS WILL BE ACCEPTABLE.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. - SEE SPECIFICATION FOR DETAILED REQUIREMENTS.
14. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL EFFECT AND CULTURE. NO SUBSTITUTION OF PLANT SPECIES OR VARIETIES WILL BE ACCEPTABLE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
15. OWNER'S REPRESENTATIVE TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE AND AGAIN AT THE PROJECT SITE PRIOR TO PLANTING.
16. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.
17. NO PLANTING SHALL OCCUR PRIOR TO ACCEPTANCE OF FINAL GRADING.
18. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH GRADE. IMMEDIATELY REPLANT PLANTS WHICH SETTLE OUT OF PLUMB OR BELOW FINISH GRADE.
19. SEE SPECIFICATIONS FOR PLANTING MAINTENANCE AND GUARANTEE REQUIREMENTS.
20. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.
21. PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.
22. PROVIDE FOUR (4) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB, PERENNIAL AND GROUNDCOVER PLANTINGS, UNLESS OTHERWISE NOTED. DO NOT MOUND SOIL OR MULCH AT TRUNKS.
23. LOOSE OR CRACKED ROOTBALLS SHALL BE REJECTED.
24. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, AMENDED, AND/OR MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
25. ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED UNTIL A UNIFORM TURF IS ESTABLISHED AND APPROVED BY THE OWNERS REPRESENTATIVE.
26. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF 60 DAYS FROM THE DATE OF APPROVAL OF COMPLETED PLANTING INSTALLATION. PRIOR TO CLOSE OF MAINTENANCE PERIOD THE CONTRACTOR SHALL REQUEST REVIEW OF COMPLETED PLANTINGS FROM THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES PRIOR TO MAINTENANCE PERIOD APPROVAL.
27. ALL PLANTINGS SHALL RECEIVE THE EQUIVALENT OF ONE INCH OF RAIN PER WEEK DURING THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL SUBMIT A WATERING SCHEDULE AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND A WATERING LOG AT THE END OF THE MAINTENANCE PERIOD. ANY ADJUSTMENT TO WATERING MUST REFERENCE NWS REPORTS.
28. UPON COMPLETION OF MAINTENANCE PERIOD ALL PLANTINGS SHALL BE GUARANTEED FOR AN ESTABLISHMENT PERIOD OF 1 YEAR. THE CONTRACTOR SHALL PROVIDE WATER AND SUCH MAINTENANCE AS NEEDED TO ALLOW PLANTS TO ACHIEVE STABLE HEALTHY GROWTH DURING ESTABLISHMENT.
29. PRIOR TO FINAL APPROVAL THE CONTRACTOR SHALL REPLACE ANY PLANTING THAT FAILS TO MEET THE CONDITION APPROVED AT THE END OF THE MAINTENANCE PERIOD.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL DESIGN, FURNISH, AND INSTALL A DRIP IRRIGATION SYSTEM TO THE LIMITS SHOWN SUITABLE FOR THE PROPOSED PLANTINGS AND SOIL AND CLIMATE CONDITIONS OF THE SITE. DESIGN SHALL EXPAND UPON AND CONNECT TO PHASE 1 IRRIGATION SYSTEM. DESIGN SHALL BE PROVIDED BY QUALIFIED IRRIGATION SYSTEM DESIGNER WITH MINIMUM 5-YEARS EXPERIENCE DESIGNING IRRIGATION SYSTEMS OF SIMILAR SIZE AND SCOPE. PROVIDE DESIGN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
2. IRRIGATION SYSTEM SHALL INCLUDE CONNECTION TO WATER SUPPLY, PRESSURE VERIFICATION, CONTROLLER INSTALLATION, RAIN SENSOR INSTALLATION, VALVES, SPRINKLERS, PIPE, WIRE, AND ALL RELATED ITEMS REQUIRED TO INSTALL A COMPLETE AND FUNCTIONING IRRIGATION SYSTEM.
3. SYSTEM SHALL BE SPLIT INTO APPROPRIATE ZONES TO ALLOW OPERATOR FULL RANGE OF CONTROL OVER AREAS TO BE IRRIGATED.
4. SYSTEM DESIGN SHALL ACCOMMODATE EXPANSION FOR FUTURE PHASES OF WORK.

PLANT SCHEDULE SOUTH

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	REMARKS
AD	5	AMELANCHIER ARBOREA / WHITES SERVICEBERRY	B & B	2-2.5' CAL.	SINGLE STEM
BW	3	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE BIRCH	B & B		CLUMP
QF	2	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	B & B	3.5' CAL	SPECIMEN
QV	1	QUERCUS VELUTINA / BLACK OAK	B & B	3.5' CAL	SPECIMEN

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	REMARKS
CD	5	CALLYCARPA DICHOTOMA / BEAUTYBERRY	3 GAL	2-2.5' HT	
CE	20	CEANOTHUS AMERICANUS / NEW JERSEY TEA	1 GAL		
HH	5	HYPERICUM X 'HIDCOTE' / HIDCOTE ST. JOHN'S WORT	3 GAL	15'-18"	
HN	9	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	5 GAL	36'-48"	
II	18	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	3 GAL	18'-24"	
IR	9	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	3 GAL	36'-48"	
JJ	9	JUNIPERUS PFITZERIANA 'SEA GREEN' / JUNIPER SEA GREEN	3 GAL	24'-30"	
JJ2	14	JUNIPERUS COMMUNIS / JUNIPER	B & B		
VA	3	VIBURNUM DENTATUM / VIBURNUM	3 GAL	24'-36"	
VA2	9	VACCINIUM ANGUSTIFOLIUM / LOWBUSH BLUEBERRY	1 GAL	12"	

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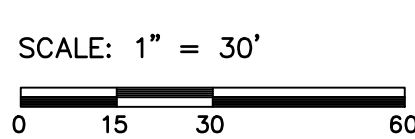
SHEET CONTENTS:

LANDSCAPE PLAN

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100% Construction Documents - Issued for Permit