

FINAL APPROVAL BY DURHAM PLANNING BOARD.
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER.

MICHAEL BEHRENDT DATE

"I, ROBERT P. CLARKE, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN, THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT AND/OR I AM A MEMBER OF THE HAMPSHIRE AND/OR I AM A MEMBER OF THE GRANITE STATE LANDSCAPE ARCHITECTS."

REGISTERED LANDSCAPE ARCHITECT, A.S.L.A. FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ORION UNH LLC
225 FRANKLIN STREET, 26TH FLOOR
BOSTON, MA 02110

PROJECT:
ORION
STUDENT HOUSING
25/35 MAIN STREET
DURHAM, NEW HAMPSHIRE

PROJECT NO. 192501 DATE: 06/09/14

SCALE: 1" = 20' DWG. NAME: LANDSCAPE

DRAFTED BY: SM CHECKED BY: RPC

PREPARED BY: SM



ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
w w w . a l l e n a n d m a j o r . c o m

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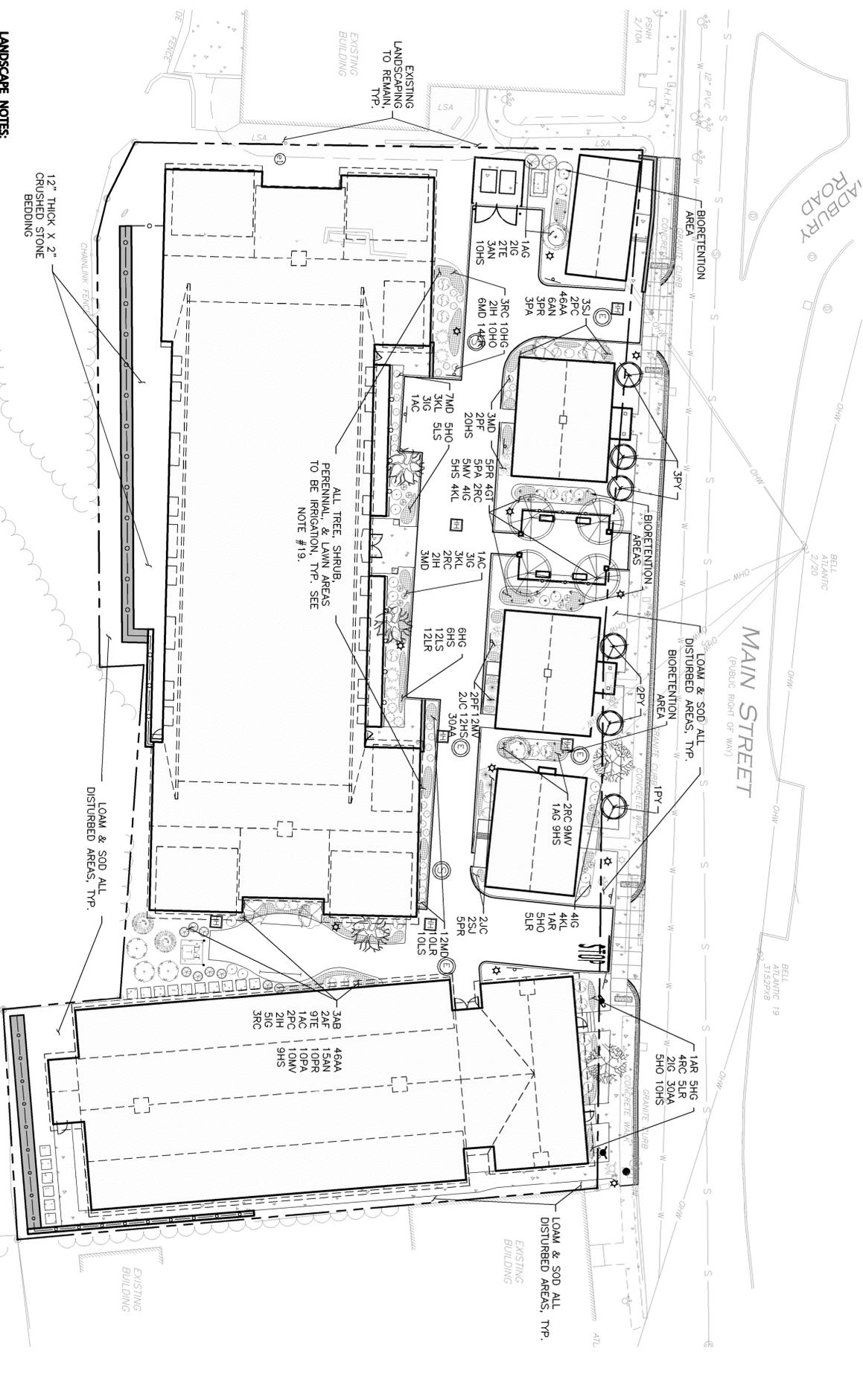
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DRAWING TITLE: LANDSCAPE PLAN SHEET NO. C-4A

LEGEND

- DECIDUOUS TREE
- FLOWERING TREE
- EVERGREEN TREE
- SHRUBS
- PERENNIALS
- LIMIT OF PLANT BED



LANDSCAPE NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF DURHAM.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES. ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED. LAWNS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL. BULKET.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR SPRING PLANTING.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH, AND GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
- SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER.
- ALL LANDSCAPE AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SCOPE OF IRRIGATION TO BE DETERMINED BY OWNER. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- THE PROVISION FOR MAINTENANCE OF LANDSCAPING MATERIALS AS SPECIFIED IN SECTION 175-124 - MAINTENANCE REQUIREMENTS OF THE ARTICLE XXII - LANDSCAPING IN THE DURHAM ZONING ORDINANCE, SHALL APPLY. PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY, BROKEN WEAK, OR DISEASED BRANCHES SHOULD BE REMOVED FIRST. DEAD BRANCHES SECOND, AND HEALTHY BRANCHES LAST. TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWNMOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED. THE USE OF ROAD SALT AROUND TREES SHOULD BE AVOIDED. MULCH SHOULD BE APPLIED TO THE SOIL SURFACE OF THE CRITICAL ROOT ZONE. MAINTENANCE SHALL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL.
- TREES SHOULD BE PLANTED USING COMMONLY ACCEPTED BEST MANAGEMENT PRACTICES, SUCH AS THOSE LISTED IN ANSI A300 PART 6; TREE MAINTENANCE STANDARD PRACTICES (TRANSPLANTING), WHICH IS AVAILABLE FROM THE INTERNATIONAL SOCIETY OF LANDSCAPE ARCHITECTS.
- THE CONTRACTOR SHALL ENSURE THAT THERE IS ADEQUATE ROOTING SPACE AND OVERHEAD SPACE AND FIT FOR THE TREES TO BE INSTALLED.
- ONLY LOW PHOSPHORUS/SLOW RELEASE NITROGEN FERTILIZERS FOR LANDSCAPING MATERIALS MAY BE USED.
- A QUALIFIED ARBORIST SHALL BE ON SITE TO OVERSEE CONSTRUCTION WORK AROUND EXISTING TREES TO BE PRESERVED. NO SUCH WORK SHALL BE CONDUCTED IN THE ABSENCE OF THIS ARBORIST.
- IF FEASIBLE, CONDUCT CONSTRUCTION NEAR EXISTING TREES DURING THE WINTER OR DORMANT SEASON, WHEN STRESS TO TREES WILL BE LESS.
- TO THE EXTENT FEASIBLE, TREES AND SHRUBS TO BE PRESERVED SHALL BE PROTECTED AT OR ALONG THE CRITICAL ROOT ZONE BY FENCING SUFFICIENTLY SUBSTANTIAL TO MAKE CLEAR THE INTENT TO PROTECT THEM. (THE CRITICAL ROOT ZONE IS A CIRCLE WITH RADIUS EQUAL TO 1.5 FEET PER 1 INCH OF TRUNK DIAMETER, IF MORE THAN 40% OF THAT CRITICAL ROOT ZONE WILL BE DISTURBED, THE TREE MAY BE DAMAGED BEYOND RECOVERY.)
- WHERE ROOTS OF EXISTING TREES WILL BE DISTURBED, SEVER ROOTS CLEANLY BY HAND OR WITH A ROCK SAW, RATHER THAN USING HEAVY EQUIPMENT, TO MINIMIZE TREE ROOT SYSTEM DAMAGE. (IF TOO MUCH OF THE TREE ROOT SYSTEM IS REMOVED OR DAMAGED BY CONSTRUCTION, THE TREE MAY DECLINE OR DIE.)
- CARE SHALL BE TAKEN TO AVOID PASSES BY HEAVY EQUIPMENT NEAR PLANTED AREAS AND TREES TO BE PRESERVED, ESPECIALLY WHEN THE SOIL IS WET. (COMPACTED SOILS HAVE LESS OPEN SPACE, AND HENCE LESS SPACE FOR MOISTURE AND OXYGEN NEEDED TO SUSTAIN TREE HEALTH. EVEN ONE PASS WITH HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION.)

