

2. Design is based on drawings by M/S Engineering dated 9/19/2013 and may require adjustment due to actual field conditions.
3. The Contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
4. Erosion Control shall be in place prior to construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. The Contractor's Representative shall be responsible for the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the Landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. The Contractor shall be responsible for the responsibility of the Contractor.
8. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
9. The Contractor shall procure any required permits prior to construction.
10. Prior to any landscape construction, the Contractor shall test all existing lawn and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nutrients, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site must be tested as to pH, nutrients, texture, soluble salts, and organic matter.
11. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage patterns, unknown subsurface conditions, or other site conditions that may affect the project. If a contractor is aware of a potential issue and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
12. The Contractor shall furnish and plant all plants shown on the drawings and listed therein. All plants shall be nursery grown under standard, container sizes and shall conform to the drawings. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Culture and Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20055.
13. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that a quantity discrepancy occurs between the plant materials list, the planting plans shall govern.
14. All plants shall be legibly tagged with proper botanical name.
15. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
16. The Contractor shall be responsible for all maintenance and replacement requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
17. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
18. All landscaping shall be provided with either of the following:
 - a. An underground sprinkling system
 - b. An outside hose attachment within 150 feet
19. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
20. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or selected compact beds. Plant beds shall be prepared to a depth of 12" with 75% topsoil and 25% compost.
21. Trees, ground cover and shrubs shall be mulched to a depth of 2" with one-year-old, weed-free, composted, shredded native bark not longer than 4" in length and 1" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 2" in length. Trees in lawn areas shall be mulched in a 5" diameter min. saucer. Color of mulch shall be black.
22. No clogs or debris such the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
23. Secondary lateral branches of deciduous trees overhanging vehicle and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
24. Snow shall be stored a minimum of 5' from curbs and trunk of trees.
25. Landscape Architect is not responsible for the means and methods of the contractor.

1. Temporary Fencing: Contractor shall install temporary fencing around the tree protection zones designated on the engineering plans, or where directed by the engineer, to protect remaining vegetation from construction damage. Fencing shall be installed around the tree protection zone to a minimum height of 4 feet. Fencing shall be installed around each tree to be protected and preserved. Fencing shall be located at the drip line or further as directed by the project Arborist. Tree protection shall be installed prior to the actual start of construction and maintained for the duration of the project.

2. Tree Protection: Construction period all reasonable efforts shall be made to protect trees from damage. The contractor shall ensure that trees and their root system designated to remain. Around the trees to be protected, the Contractor shall avoid excavation or compaction. All plant material designated to be saved, shall be protected during construction. Protect trees from damage from dumping, storage, or use of construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations. Do not store construction materials, debris, or excavated material inside tree protection zones. Do not permit vehicles or foot traffic inside tree protection zones.

3. Fence: At a minimum, the protective barrier shall be constructed of orange snow fencing securely fastened to fence posts spaced a maximum of 1.5 m (5 feet) on center. Posts are 1.8m (6 feet) in length with 60 cm (2 feet) set into the ground to a minimum of 1.2m (4 feet) below ground. The fencing shall be attached to the post with a minimum of four nylon-laced ties evenly placed at each post.

- Major trees to remain shall be inspected by a certified arborist prior to construction.
- A certified Arborist shall prune canopies and roots to be impacted by adjacent construction at his discretion. Water and soil shall be needed for the trees to survive. Pruning operations shall conform to the National Arborist Association's Pruning Standards for Shade Trees Class 11 - Standard Pruning Specifications.
- Do not excavate within tree protection zones, unless otherwise indicated. Where excavation for new construction is required within drip line of trees, contractor shall work with a certified arborist, using an air spade to expose the roots of the trees. Where any roots are exposed, the contractor shall relocate the roots to the drip line. In order to avoid encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and relocate them without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical, cut roots immediately, and immediately backfill with compacted soil. Do not cut roots that are under stress or roots that interfere with installation of utilities or construction. Cut roots with sharp pruning instruments; do not break or chop.
- Do not allow exposed roots to cut or dry before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect.

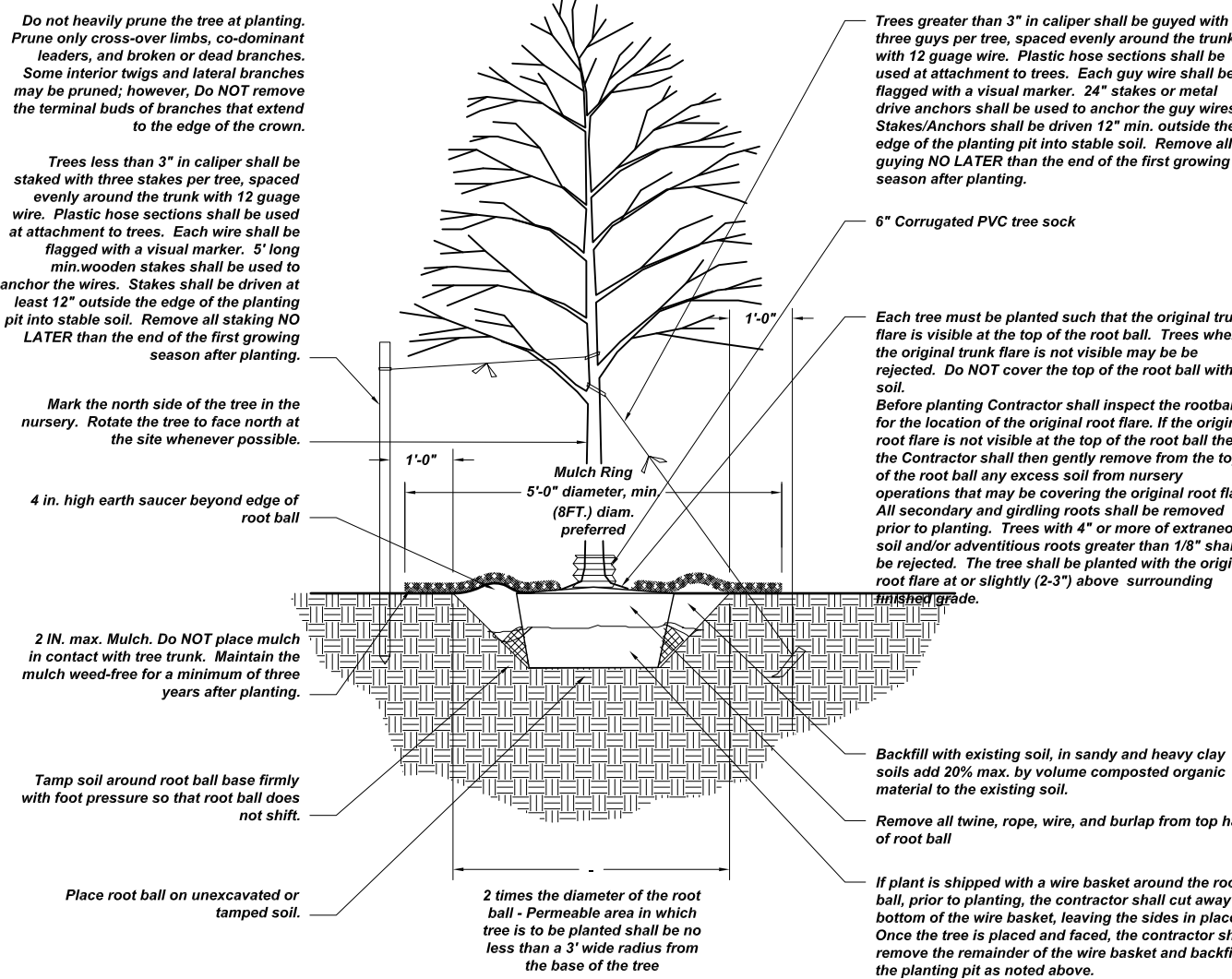
TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
As	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	1	6" Cal	B&B
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	1	10-12" Ht	B&B Multi Stem
Gt	<i>Gleditsia triacanthos</i> 'Inermis' 'Halka'	Halka Thornless Honeylocust	1	6" Cal	B&B
Mal	<i>Malus sargentii</i> 'Tina'	Tina Crab	3	2-2.5" Cal	B&B
Pc	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	4	4" Cal	B&B
Tl	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	3	7" Cal	B&B

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Box	<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	65	2-3' Ht.	Full
Cle	<i>Clethra alnifolia</i>	Summersweet	5	7 gal	Full
Cle2	<i>Clethra alnifolia 'Hummingbird'</i>	Compact Summersweet	13	5 gal	
Hs	<i>Hibiscus syriacus 'Ardens'</i>	Ardens Rose-of-Sharon	2	7-8' Ht.	B&B Full
Hy2	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	3	5 gal	
HyQ	<i>Hydrangea quercifolia 'Sikes Dwarf'</i>	Sike's Dwarf Hydrangea	10	5 gal	
Ig	<i>Ilex glabra 'Shamrock'</i>	Shamrock Inkberry	19	3 gal	Full to ground
Im	<i>Ilex cuneata 'Blue Max'</i>	Blue Max Holly	6	5-6' Ht.	B&B Full
Iv	<i>Ilex verticillata 'Winter Red'</i>	Winter Red Winterberry	6	7 gal	
Ros	<i>Rosa 'Double Knockout'</i>	Knockout Rose	24	3 gal	

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Aj	<i>Agave reptans</i> 'Burgundy Glow'	Burgundy Glow Agave	86	1 qt	
Am	<i>Amsonia hubrichtii</i>	Blue Star Flower	34	1 gal	
An	<i>Anemone 'Honorable Jobert'</i>	Windflower	59	1 gal	
Cor	<i>Coreopsis 'Crème Brûlée'</i>	Crème Brûlée Tickseed	17	1 gal	
Day	<i>Hemerocallis 'Big Time Happy'</i>	Big Time Happy Daylily	31	1 gal	
Ger	<i>Geranum macrorrhizum</i> 'Bevan's Variety'	Geranium	70	1 gal	
Hos	<i>Hosta chioidensis</i> 'Elegans Hosta'	Elegans Hosta	31	1 gal	
Nep	<i>Nepeta faassenii</i> s/ 'Walker's Low'	Walker's Low Catmint	6	1 gal	
Pen	<i>Penstemon alpestricoides</i> 'Hameln'	Hameln Dwarf Fountain Grass	18	1 gal	
Vm	<i>Vinca minor</i>	Periwinkle	32	50/flat	

1. A pre-contraction meeting with all parties involved in brook rehabilitation work to assign responsibilities shall take place prior to any removals. A Wetland Scientist, Landscape Architect or other qualified professional (QP) will oversee the enhancement work.
2. QP to flag all trees and shrubs to be saved.
3. Contractor shall erect silt fence or silt sock along boundary of existing wetland or edge of buffer disturbance.
4. Contractor shall remove loose debris and trash from the entire site.
5. Contractor shall remove select dead trees as flagged by Landscape Architect.
6. Contractor shall work with a Certified Arborist to prune the existing trees to remain in this area to raise the canopy for enhanced views into the site from Pettee Brook.
7. Contractor shall identify and remove all invasive plant materials in a manner appropriate to the specific invasive plant. Under no circumstances shall the following plants be pulled from the ground: Bittersweet, Japanese Knotweed.
8. For those invasives appropriate for manual removal the contractor shall carefully excavate stumps and roots and vines with a small backhoe or by hand, as needed, while preserving and protecting the root mass of the native trees and shrubs.
9. Contractor shall remove roots of invasive species from the site.
10. Immediately after invasives have been removed contractor shall install a minimum of two tiers of core logs, stacked in place, for soils stabilization and to create areas for planting along the entire length of the Madbury Commons property boundary between Pettee Brook.
11. Contractor shall add clean loam as needed.
12. Contractor shall plant native trees and shrubs and groundcovers listed in the Brook Rehabilitation Plant List, as directed by landscape architect.
13. Mulch bark mulch 2 inches deep.
14. Contractor shall prepare buffer enhancement completion report with photographs.

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
SHRUBS	<i>Amalanchier canadensis</i> 'Glenform'	Glenform Shadblow Senecabey	6	5-6" H	B&B Mutl Stem
	<i>Azalea viscosum</i>	Swamp Azalea	12	3-4"	B&B
	<i>Ilex verticillata</i> 'Red Spite'	Red Spite Winterberry	20	5"	
	<i>Ilex verticillata</i> 'Southern Gentlemen'	Southern Gentlemen Winterberry	25	3"	
	<i>Rhododendron canadense</i>	Rhodora	25	3"	
	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	200	1 gal	
PERENNIALS	<i>Iris cristata</i>	Crested Iris	70	1 gal	
	<i>Donnerstaedtia punctiloba</i>	Hayscenter Fern	150	1 gal	
	<i>Cinnaem cinnamomea</i>	Cinnamon Fern	100	1 gal	
	<i>Marticaea struthioferis</i>	Ostrich Fern	100	1 gal	
	<i>Carex</i> 'Ice Dance'	Carex Ice Dance	50	1 gal	




*Proposed planting
on adjacent lot per
prior submission*

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

[illegible]

DATE:	11/27/13
SCALE:	1"=20'
DESIGNED BY:	RW
DRAWN BY:	VB
APPROVED BY:	VB
DWG FILE:	

PROPOSED LANDSCAPE PLAN
prepared for
MADBURY COMMONS
17 & 21 MADBURY ROAD DURHAM, NH



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