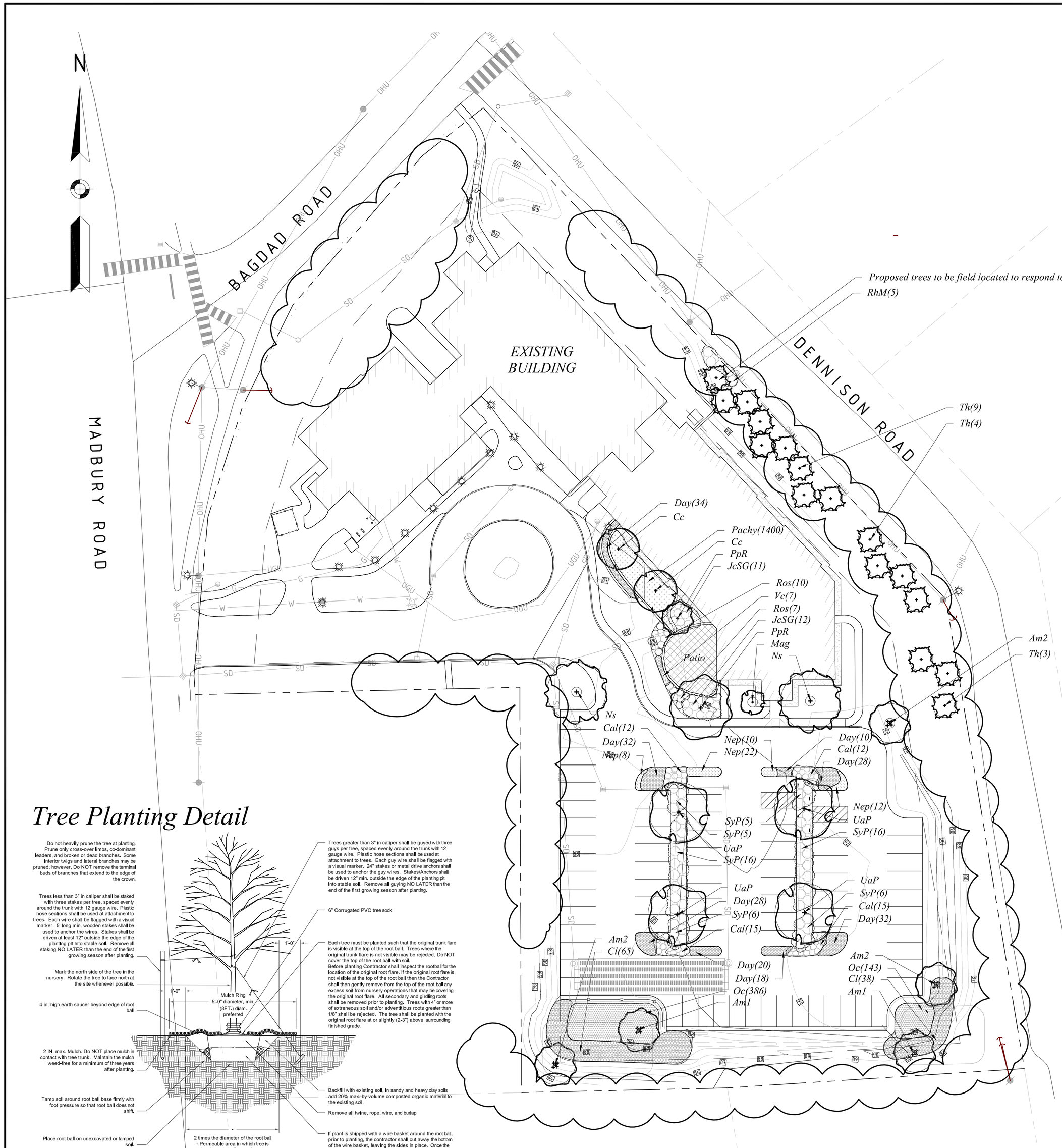
c:\users\fiedl\desktop\2020-07-14 bagdad woods landscape plan.dwg



Tree Planting Detail

Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am1	*Amelanchier canadensis*	Shadblow Serviceberry	2	3-3.5" cal	8-10' ht. B&B
Am2	*Amelanchier canadensis*	Shadblow Serviceberry	3	3-3.5" cal	10-12' ht. B&B
Cc	*Carpinus caroliniana*	American Hornbeam	2	3-3.5" cal	B&B
Mag	*Magnolia stellata 'Royal Star'*	Royal Star Magnolia	1	3-3.5" cal	6-7' ht. B&B
Ns	*Nyssa Sylvatica*	Black Tupelo	2	3-3.5" cal	B&B
PpR	*Prunus persica 'Reliance'*	Reliance Peach	2	2-2.5" cal	B&B
Th	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	16	3-3.5" cal	8-10' ht. B&B
UaP	*Ulmus americana 'Princeton'*	Princeton American Elm	4	3-3.5" cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cl	*Clethra alnifolia 'Hummingbird'*	Hummingbird Compact Summersweet	103	2'-2.5'	B&B
JcSG	*Juniperus chinensis 'Seagreen'*	Seagreen Juniper	23	5 gal.	
RhM	*Rhododendron maximum*	Rosebay Rhododendron	5	5 gal.	
Ros	*Rosa 'Knockout'*	Knockout Rose	17	5 gal.	
SyP	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	54	2'-2.5'	B&B
Vc	*Vaccinium corymbosum 'Top Hat'*	Vaccinium 'Top Hat'	7	3 gal	

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	54	1 gal	3' O.C.
Day	*Hemerocallis 'Big Time Happy'*	Big Time Happy Daylily	101	1 gal	2' O.C.
	Hemerocallis 'Barbara Mitchell'	Barbara Mitchell Daylily	101	1 gal	2' O.C.
Nep	*Nepeta faassenii x 'Walker's Low'*	Walker's Low Catmint	52	1 gal	2' O.C.
Oc	*Osmunda cinnamomea*	Cinnamon Fern	529	1 gal	18" O.C.
Pachy	*Pachysandra terminalis*	Japanese Spurge	1400	100/flat	plant 8" o.c.

Landscape Notes:

1. Design is based on drawings by MJS Engineering, P.C. dated July 13, 2020 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any 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. It is the contractor's responsibility to verify drawings provided are to 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. Trees to remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
9. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
10. 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.
11. The Contractor shall procure any required permits prior to construction.
12. Prior to any landscape construction activities Contractor shall test all existing loam 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, nitrates, 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 shall be amended as approved by the Landscape Architect prior to placement.
13. 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 problems, unknown subsurface conditions, and discrepancies between the plan and the site. 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.
14. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. 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 Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
15. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
16. All plants shall be legibly tagged with proper botanical name.
17. The guarantee shall be for a period of two years commencing from the time the certificate of occupancy is issued or installation of the landscaping materials, whichever occurs later. If replacements of any materials are subsequently needed within this two-year period then the applicant shall promptly replace those materials (subject to weather constraints).
18. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification 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.
19. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
20. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
21. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
22. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
23. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
24. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
25. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
26. In no case shall mulch touch 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.
27. Secondary lateral branches of deciduous trees overhanging vehicular 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. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
28. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
29. Landscape Architect is not responsible for the means and methods of the contractor.
30. Fertilizer. "Only low phosphorus/slow release nitrogen fertilizers for landscaping materials may be used."
31. Notice of decision. "It is the responsibility of the applicant, site contractor, and building contractor to follow all requirements related to this site plan approval. Please review these plans and the Planning Board Notice of Decision carefully. Contact the Durham Planning Department at (603) 868-8064 with any questions or concerns."

NOTE: Proposed trees to be field located to respond to specific locations of existing trees.

0 30 60 100

SCALE: 1" = 30'

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

NO.	REVISIONS	DATE	INT.
2.	REVISED DRAINAGE AND GRADING	7/14/20	LF
1.	REVISED SITE PLAN AND GRADING	7/2/20	LF
0.	INITIAL SUBMISSION TO THE DURHAM PLANNING BOARD	6/3/20	LF

SEAL

DATE ISSUED: 5/28/20
SCALE: 1"=30'
DESIGNED BY: RW
DRAWN BY: LF
APPROVED BY: RW
DWG FILE:

LANDSCAPE PLAN
prepared for
BW2, LLC
c/o HOUSING INITIATIVES of NE CORP.
TAX MAP 2, LOT 10-4
38 BAGDAD ROAD, DURHAM, NH

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