



**LANDSCAPE NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ACTON, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. 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.
4. 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.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED. LAWNS WITH A 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR SPRING PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER PER PLANT SCHEDULE ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH, AND GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
14. 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.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL AREAS WITH PROPOSED SHRUBS, PERENNIALS AND BULBS, SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB OR EXISTING ADJACENT GRADE.
18. SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER AND APPROVED PRIOR TO PLACEMENT.
19. AFTER PLANTINGS HAVE BEEN INSTALLED, LANDSCAPE CONTRACTOR RESPONSIBLE TO TEMPORARILY WATER ALL INSTALLED PLANTINGS DURING INITIAL ESTABLISHMENT PERIOD (3 MONTHS AFTER PLANTING)
20. PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.
21. ALL LANDSCAPE SHRUBS, PERENNIALS, AND TREES TO BE INSTALLED A MINIMUM OF 18" AWAY FROM BUILDING STRUCTURE.

**LOAM AND SEEDING NOTES:**

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT	PERCENT
PURITY	GERMINATION			
FESTUCA RUBRA "RUBRA"	CREeping RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

**DIG SAFE**



BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233

**GENERAL NOTES:**

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. FOR ADDITIONAL PLANTING INFORMATION; SEE PLANTING DETAILS ON SHEET D-3.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
4. ALL PROPOSED LANDSCAPED AREAS WITH TREES, SHRUBS, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

**TOWN OF ACTON ZONING SUMMARY:  
6.7 PARKING LOT DESIGN REQUIREMENTS**

- REQUIRED:** PERIMETER LANDSCAPING REQUIREMENTS - ALL PARKING LOTS/CELLS WITH MORE THAN FIVE (5) SPACES AND ALL LOADING AREAS SHALL BE BORDERED ON ALL SIDES WITH A MINIMUM OF A TEN (10) FOOT WIDE BUFFER STRIP ON WHICH SHALL BE LOCATED AND MAINTAINED APPROPRIATE LANDSCAPING OF SUITABLE TYPE, DENSITY AND HEIGHT TO EFFECTIVELY SCREEN THE PARKING AREA.
- PROPOSED:** EXISTING VEGETATION WILL REMAIN WHERE POSSIBLE. ADDITIONAL TREES ARE PROPOSED AROUND PARKING PERIMETER.
- REQUIRED:** 10.4.3.5 OPEN SPACE LANDSCAPING STANDARDS - ANY LANDSCAPING ON OPEN SPACE SHALL BE DESIGNED TO ENHANCE THE VISUAL IMPACT OF THE USE UPON THE LOT AND ADJACENT PROPERTY, WHERE APPROPRIATE, EXISTING VEGETATION MAY BE RETAINED AND USED TO SATISFY THE LANDSCAPING REQUIREMENTS. OPEN SPACE LANDSCAPING SHALL BE MAINTAINED AS OPEN PLANTED AREAS AND USED TO (1) ENSURE BUFFERS BETWEEN PROPERTIES, (2) PROVIDE LANDSCAPED AREAS BETWEEN BUILDINGS, (3) MINIMIZE THE VISUAL EFFECT OF THE BULK AND HEIGHT OF BUILDINGS, STRUCTURES, PARKING AREAS, (4) MINIMIZE THE IMPACT OF THE USE OF THE PROPERTY ON LAND AND WATER RESOURCES.
- PROPOSED:** (1) ALL VEGETATIVE BUFFERS TO ADJACENT PROPERTIES WILL REMAIN UNDISTURBED. (2) AREA BETWEEN EXISTING BUILDING AND THE PROPOSED ADDITION WILL BE LANDSCAPED WITH SHADE TREES, SHRUBS AND PERENNIALS. (3) ARBORVITAE SHRUBS AND RED MAPLE TREES ALONG PROPOSED ADDITION MINIMIZE THE VISUAL IMPACT OF THE BUILDING'S HEIGHT AND BULK. (4) BY RETAINING NEARLY ALL OF THE EXISTING VEGETATION AND AVOIDING FURTHER DEVELOPMENT WITHIN THE 100' BVW BUFFER, THE IMPACT OF THE USE OF THE PROPERTY WILL BE MINIMIZED.

**PLANTING SCHEDULE- TREES, SHRUBS, GROUNDCOVERS, PERENNIALS, & BULBS**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
<b>DECIDUOUS TREES</b>						
AR	5	ACER RUBRUM 'ARMSTRONG'	BOWHALL RED MAPLE	3" CAL.	AS SHOWN	NARROW SPECIES
GB	3	GINKGO BILOBA	MAIDEN HAIR	2.5" CAL.	AS SHOWN	B&B
GT	3	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	THORNLESS HONEYLOCUST	3" CAL.	AS SHOWN	B&B, COLUMNAR
<b>SHRUBS</b>						
BM	8	BUXUS MICROPHYLLA 'BABY GEM'	LITTLE LEAF BOXWOOD	# 7 POT	AS SHOWN	----
IC	13	ILEX CRENATA 'HELLER'	HELLER HOLLY	2'-3' HT.	AS SHOWN	COMPACT FORM
KL	4	KALMIA LATIFOLIA F. MYRTIFOLIA 'ELF'	MOUNTAIN LAUREL MINATURE MOUNTAIN	18"-24" HT.	AS SHOWN	COMPACT FORM OF SPECIES,
RB	13	RHODODENDRON 'CUNNINGHAM'S WHITE'	CUNNINGHAM'S WHITE RHODODENRON	2.5-3' HT.	AS SHOWN	POTTED
TO	19	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	7'-8' HT.	AS SHOWN	B&B
<b>PERENNIALS AND BULBS</b>						
HS	31	HEMEROCALLIS STELLA D'ORO	DAYLILY	2 GAL.	18" O.C.	STAGGERED
HOS	49	HOSTA 'BLUE CADET'	BLUE CADET HOSTA	2 GAL.	18" O.C.	STAGGERED
LR	73	LIRIOPE MUSCARI 'VARIEGATA'	LIRIOPE	2 GAL.	18" O.C.	STAGGERED
PT	106	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	FLATS	6" O.C.	STAGGERED
RUD	46	RUDBECKIA FULGIDA FULGIDA	CONEFLOWER	2 GAL.	18" O.C.	STAGGERED
TU	57	TULIPA RED & PINK MIXTURE	TULIP	BULBS	6" O.C.	STAGGERED

**GRAPHIC SCALE**



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

**APPLICANT/OWNER:**

100 DISCOVERY WAY LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA 01772

**PROJECT:**

BUILDING ADDITION  
100 DISCOVERY WAY  
ACTON, MA 01720

PROJECT NO. 1453-03 DATE: 11-07-13

SCALE: 1" = 30' DWG. NAME: C1453-03

DESIGNED BY: RB/KEA CHECKED BY: TJW

**PREPARED BY:**

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