

LEOMINSTER, MASSACHUSETTS LANDSCAPE REQUIREMENTS			
SECTION	REQUIREMENT	PROPOSED	CALCULATION
ARTICLE IV §22-29	28.5.1.1 NOTWITHSTANDING THE REQUIREMENTS OF THE TABLE OF DIMENSIONAL REQUIREMENTS, THE PLANNING BOARD MAY REQUIRE VEGETATED BUFFERS OF UP TO THIRTY (30) FEET BETWEEN USES WITHIN THE MU-2 DISTRICT AT ITS DISCRETION DURING SITE PLAN APPROVAL.	PROVIDED - EXISTING VEGETATION IS RETAINED TO THE EXTENT POSSIBLE	
	28.5.1.2 A BUFFER AREA SHALL BE PROVIDED BETWEEN ANY BUILDINGS IN THE MU-2 DISTRICT AND ANY ADJACENT RESIDENTIAL ZONING DISTRICT. THIS BUFFER SHALL CONSIST OF THE NATURAL, UNDISTURBED TREES AND VEGETATION TO THE MAXIMUM EXTENT POSSIBLE. THE WIDTH OF THE BUFFER AND PLANTING SCHEME SHALL BE AT THE DISCRETION OF THE PLANNING BOARD, BUT IN NO CASE SHALL BE REQUIRED TO EXCEED (50) FEET.	PROVIDED	
	28.5.1.3 THE BUFFER AREA REQUIRED BY THIS SECTION MUST BE PROVIDED ALONG THE SIDE OR REAR LOT LINES OF ABUTTING USES.	PROVIDED.	
	28.5.1.4 WHEN PLANTING, THE BUFFER AREA MUST BE PLANTED WITH A MIXTURE OF CANOPY TREES WITH A MINIMUM MEASURE OF 2 1/2 INCHES DIAMETER AT FOUR FEET (4') ABOVE THE GRADE AND SHRUBS, AT LEAST TWO FEET HIGH, 50% OF WHICH ARE EVERGREEN. TREES AND SHRUBS MUST BE IMMEDIATELY REPLACED IF THEY DIE (OR IN THE NEXT GROWING SEASON IF THE TREE OR SHRUB DIES IN THE FALL OR WINTER).		
ARTICLE VIII §22-41	28.5.1.5 ANY BUFFER REQUIREMENT OTHERWISE APPLICABLE AT THE PERIMETER OF A LOT APPLIES ONLY AT THE PERIMETER OF THE SITE OF A MIXED USE PROJECT.		
	41.2.4 ALL SLOPES EXCEEDING FIFTEEN (15) PERCENT RESULTING FROM THE SITE GRADING MUST BE EITHER COVERED WITH FOUR (4) INCHES OF TOPSOIL AND PLANTED WITH A VEGETATIVE COVER SUFFICIENT TO PREVENT EROSION OR BE STABILIZED BY A RETAINING WALL.	PROVIDED	
ARTICLE XI §22-52	52.8.1 PARKING AREAS GREATER THAN TWENTY-FIVE (25) PARKING SPACES MUST BE SEPARATED BY LANDSCAPED ISLANDS OF EIGHT (8) TO TEN (10) FEET IN WIDTH. IN ADDITION, A MINIMUM OF ONE (1) SHADE TREE MUST BE PLANTED FOR EVERY THREE (3) PARKING SPACES REQUIRED OR BUILT WITHIN APPROPRIATE LOCATIONS ON THE (LOTS). THE PLAN MUST SHOW THE LOCATION OF PLANTINGS, INCLUDING USE OF PLANTINGS TO BUFFER NEIGHBORING PROPERTIES, AND ALONG THE STREET FRONTAGE AND PEDESTRIAN WAYS. TREES PLANTED WITHIN PARKING AREAS MUST BE PLANTED IN PROTECTED PREVIOUS PLOTS OF AT LEAST SIXTY (60) SQUARE FEET OF AREA.	PROVIDED	453 PARKING SPACES / 3 = 151 TREES REQUIRED
	52.8.3 THE INTERIOR PART OF AN OUTDOOR PARKING LOT WHERE TWO (2) ROWS OF PARKING SPACES CONTAINING A TOTAL OF TEN (10) OR MORE PARKING SPACES FACE EACH OTHER, A LANDSCAPED OPEN STRIP NOT LESS THAN FIVE (5) FEET IN WIDTH MUST BE PROVIDED. THE LANDSCAPED STRIP MAY BE PROVIDED EITHER:		
	52.8.3.1 BETWEEN THE ROWS OF PARKING SPACES PARALLEL TO THE AISLE OR	PROVIDED	
	52.8.3.2 TWO (2) OR MORE STRIPS PARALLEL TO THE SPACES AND EXTENDING FROM THE AISLE SERVING ONE (1) ROW OF SPACES TO THE AISLE SERVING THE OTHER ROW OF SPACES. THERE MUST BE PLANTED IN EACH STRIP AT LEAST THREE (3) TREES AND IN ALL SUCH STRIPS NOT LESS THAN ONE (1) TREE FOR EVERY EIGHT (8) PARKING SPACES IN THE INTERIOR PART OF THE PARKING LOT. TREES MUST BE SPACED SO THAT SOME PART OF A PARKING SPACE IS NOT MORE THAN THIRTY (30) FEET FROM A TREE.		
	52.8.4 TREES REQUIRED BY THIS SECTION MUST BE AT LEAST TWO (2) INCHES DIAMETER AT A HEIGHT FOUR (4) FEET ABOVE THE GROUND AT THE TIME OF PLANTING AND MUST BE OF A SPECIES CHARACTERIZED BY SUITABILITY AND HARDINESS FOR LOCATION IN A PARKING LOT. ALL LANDSCAPED AREAS MUST BE PROPERLY MAINTAINED. SHRUBS OR TREES WHICH DIE MUST BE REPLACED WITHIN ONE (1) GROWING SEASON, TO THE EXTENT PRACTICABLE. EXISTING TREES MUST BE RETAINED AND USED TO SATISFY THIS SECTION.	PROVIDED	

ARTICLE XI §22-63	63.1.5.1 EXPOSED STORAGE AREAS, MACHINERY, SERVICE AREAS, TRUCK LOADING AREAS, UTILITY BUILDINGS AND STRUCTURES, AND OTHER UNSIGHTLY USES MUST BE SCREENED FROM VIEW FROM NEIGHBORING PROPERTIES AND STREETS USING DENSE, HARDY EVERGREEN PLANTINGS, OR EARTHEN BERMS, OR WALL OR TIGHT FENCE COMPLEMENTED BY EVERGREEN PLANTINGS. EVERGREEN PLANTS MUST BE AT LEAST TWO (2) FEET TALL AT PLANTING WITH THE CAPACITY TO GROW TO FULL SCREENING OF THE UNSIGHTLY USE. PLANTINGS MUST BE FOUR (4) FEET AT PLANTING WHEN ABUTTING A RESIDENTIAL ZONE.	PROVIDED
	63.2.2.1 A LANDSCAPED BUFFER STRIP AT LEAST FIFTEEN (15) FEET WIDE, CONTINUOUS EXCEPT FOR APPROVED DRIVEWAYS, MUST BE ESTABLISHED ADJACENT TO ANY PUBLIC ROAD TO VISUALLY SEPARATE PARKING AND OTHER USES FROM THE ROAD. THE BUFFER STRIP MUST BE PLANTED WITH GRASS, MEDIUM (3 FEET TO 4 FEET) HEIGHT SHRUBS, AND SHADE TREES (MINIMUM TWO (2) INCH CALIPER, PLANTED AT LEAST EVERY FIFTY (50) FEET ALONG THE ROAD FRONTAGE), AT ALL STREET OR DRIVEWAY INTERSECTIONS, TREES OR SHRUBS MUST BE SET BACK A SUFFICIENT DISTANCE FROM SUCH INTERSECTIONS SO THAT THEY DO NOT PRESENT A TRAFFIC VISIBILITY HAZARD. THE SIDEWALK REQUIRED IN SUBSECTION 22-63.1.4.3.1 MUST BE INCORPORATED INTO THE BUFFER STRIP.	PROVIDED - EXISTING VEGETATION TO REMAIN

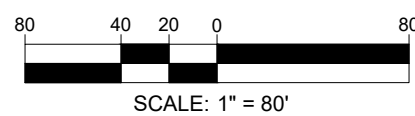
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**REFER TO SHEET L-101 FOR
LANDSCAPE REQUIREMENTS TABLE**

**REFER TO SHEET L-102 FOR OVERALL
LANDSCAPE SCHEDULE (TREES AND
BUFFER PLANTINGS)**

**REFER TO SHEET L-105 FOR
PROTOTYPICAL PLANTING PLAN AND
LANDSCAPE SCHEDULE**

**REFER TO SHEET L-106 FOR
LANDSCAPE NOTES AND DETAILS**



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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DRAWN BY: OEH
CHECKED BY: MKB
DATE: 08/11/2025
CAD ID: P-CIVIL-LLGT

PROJECT:

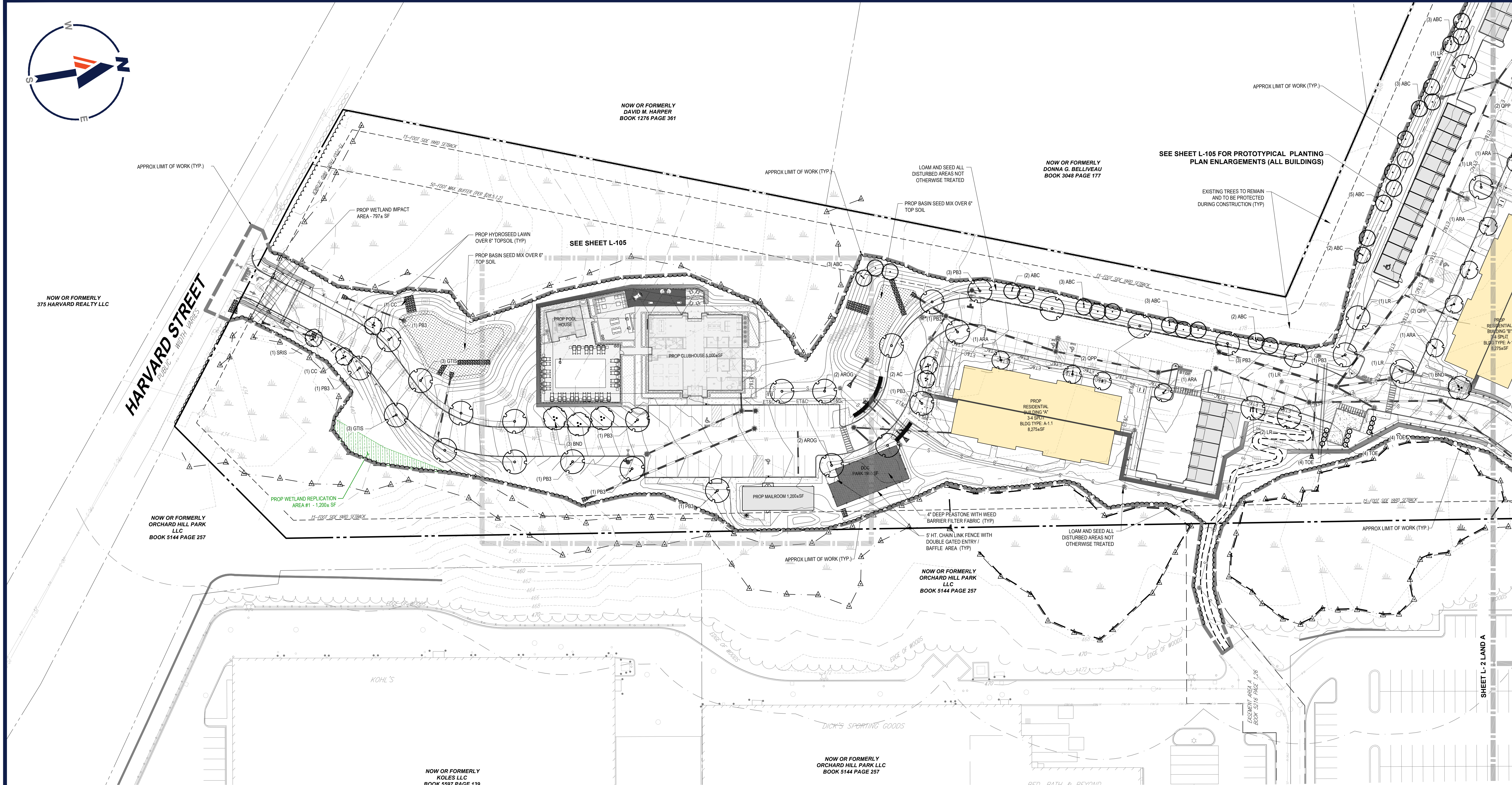
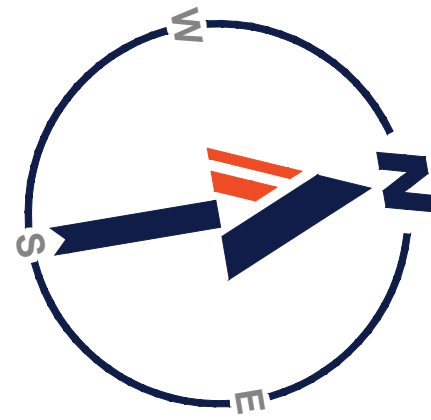
**SITE
DEVELOPMENT
PLANS**
FOR
**WP EAST
ACQUISITIONS
LLC**
PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:
**OVERALL
LANDSCAPE
PLAN**

SHEET NUMBER:
L-101

REVISION 7 - 10/30/2025



CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
ARA	27	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5"-3" CAL	B&B
AROG	21	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"-3" CAL	B&B
GTIS	18	GLADISTIA TRIACANTHOS INERMIS	SHADEMASTER HONEY LOCUST	2.5"-3" CAL	B&B
LR	18	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2.5"-3" CAL	B&B
PB3	28	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2.5"-3" CAL	B&B
QPP	23	QUERCUS PALUSTRIS 'PRINGREEN'	GREENPILLAR PIN OAK	2.5"-3" CAL	B&B
SRIS	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	7-8'	B+B
131	SUBTOTAL:				
EVERGREEN TREES					
ABC	38	ABIES CONCOLOR	WHITE FIR	6-8'	B&B
TOE	30	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8'	B&B
65	SUBTOTAL:				
ORNAMENTAL TREES					
AC	5	AMELANCHIER CANADENSIS	MULTI-STEM SHADBLOW SERVICEBERRY	2.5"-3" CAL	B&B
BND	5	BETULA NIGRA 'BNMTF'	MULTI-STEM DURA HEAT RIVER BIRCH	2.5"-3" CAL	B&B
CC	18	CERCIS CANADENSIS	EASTERN REDBUD	2.5"-3" CAL	B&B
1	SUBTOTAL:				

SEED MIX KEY	
HATCH	DESCRIPTION
	PROPOSED HYDROSEED LAWN
	PROPOSED BASIN SEED MIX

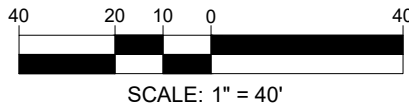
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PROJECT No.: MAA240279-00-B
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 08/11/2025
CAD ID: P-CIVIL-LLGT

PROJECT:

SITE DEVELOPMENT PLANS
FOR
WP EAST ACQUISITIONS LLC
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900
www.BohlerEngineering.com

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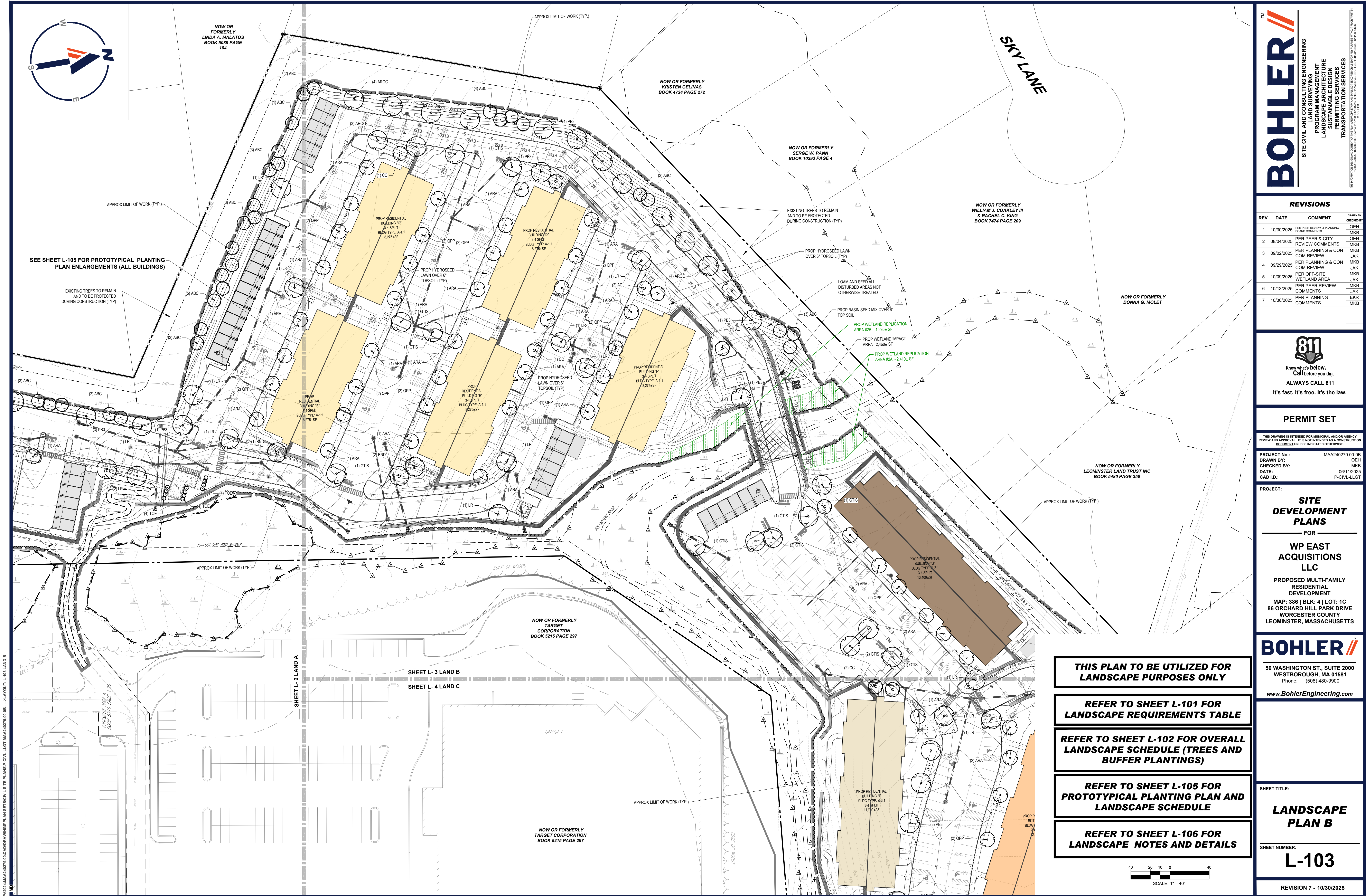
LANDSCAPE PLAN A

SHEET NUMBER:

L-102

REVISION 7 - 10/30/2025

P:\0224\MAA240279-00-B\CADD\DRAWINGS\PLAN SET\SCIVIL SITE PLANS\SP-CIVIL-LLGT-MAA240279-00-B.dwg.....LAYOUT: L-102 LAND A





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PROJECT:

MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
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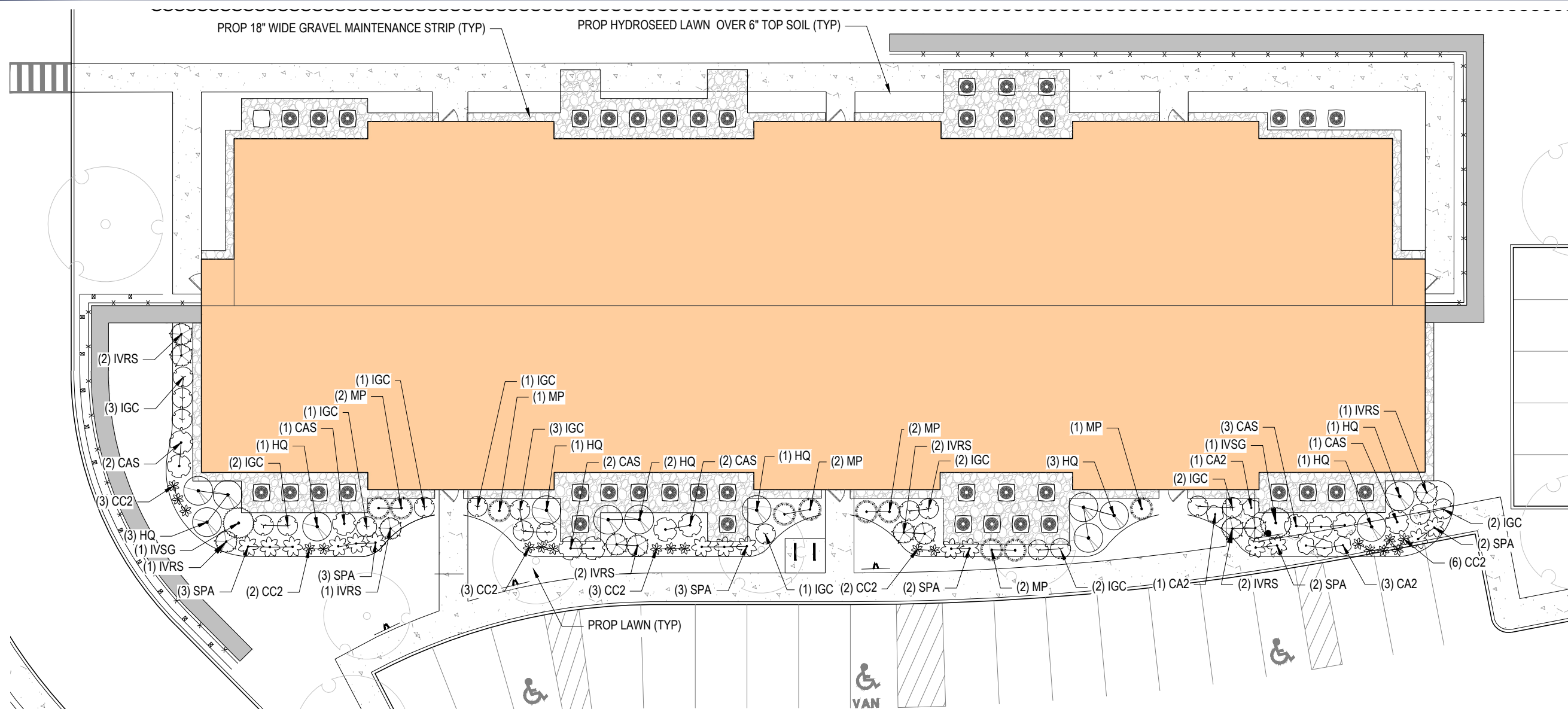
**LANDSCAPE
PLAN C**

SHEET NUMBER:

L-104

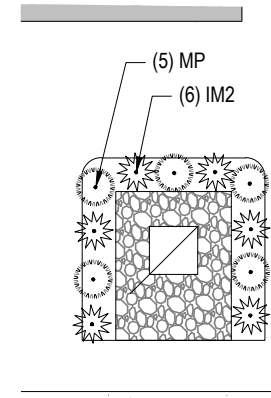
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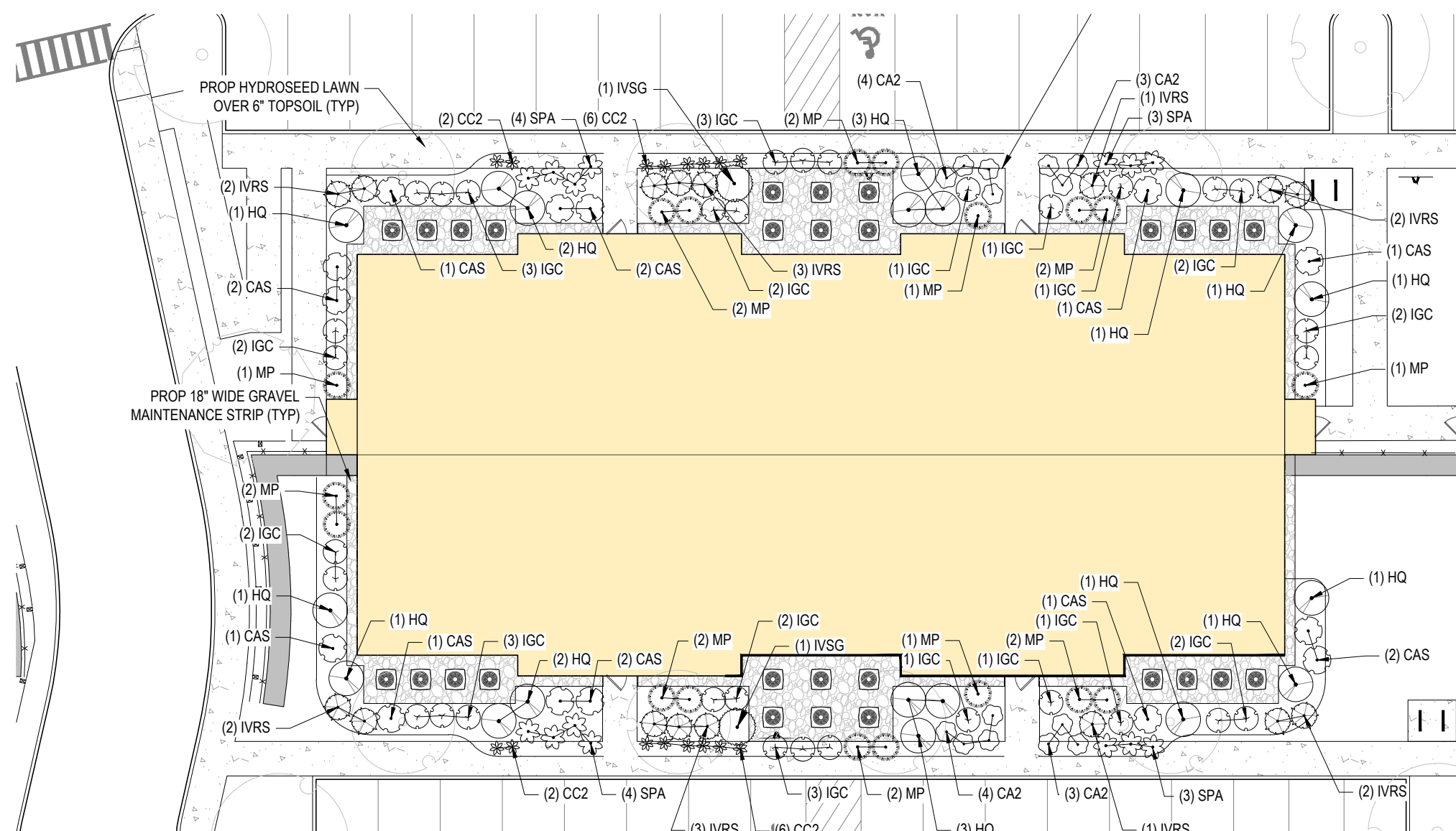
RESIDENTIAL BUILDING TYPE A, G & H PROTOTYPICAL PLANTING PLAN

PLANT SCHEDULE RESIDENTIAL BUILDING					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CA2	5	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-30"	CONTAINER
CAS	11	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"	CONTAINER
HQ	13	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-42"	CONTAINER
IGC	20	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
IVRS	11	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24-30"	CONTAINER
IVSG	2	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN WINTERBERRY	36-42"	CONTAINER
MP	10	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36-42"	CONTAINER
SPA	15	SPIRAEA ALBA	MEADOWSWEET	24-30"	CONTAINER
GROUND COVER					
CC2	19	CONOCLINIUM COELESTINUM	WILD AGERATUM	1 GAL.	CONTAINER



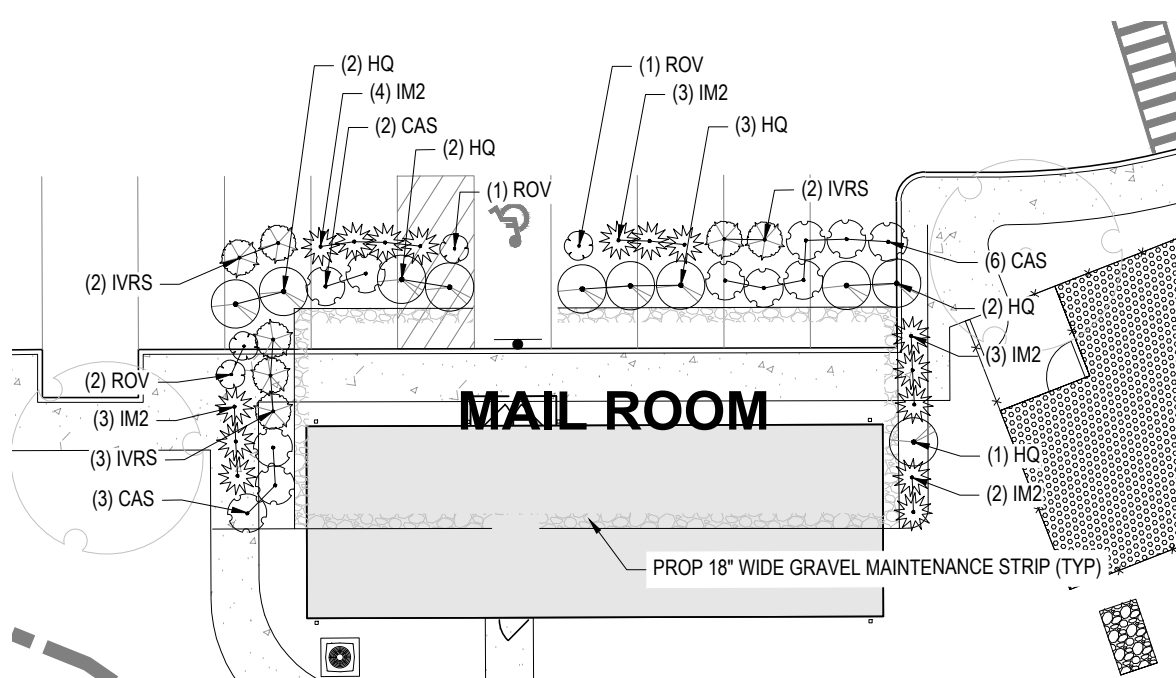
PLANT SCHEDULE TRANSFORMER					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
IM2	8	ILEX OPACA 'MARYLAND DWARF'	MARYLAND DWARF AMERICAN HOLLY	30-36"	CONTAINER
MP	5	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36-42"	CONTAINER

TRASFORMER SCREENING

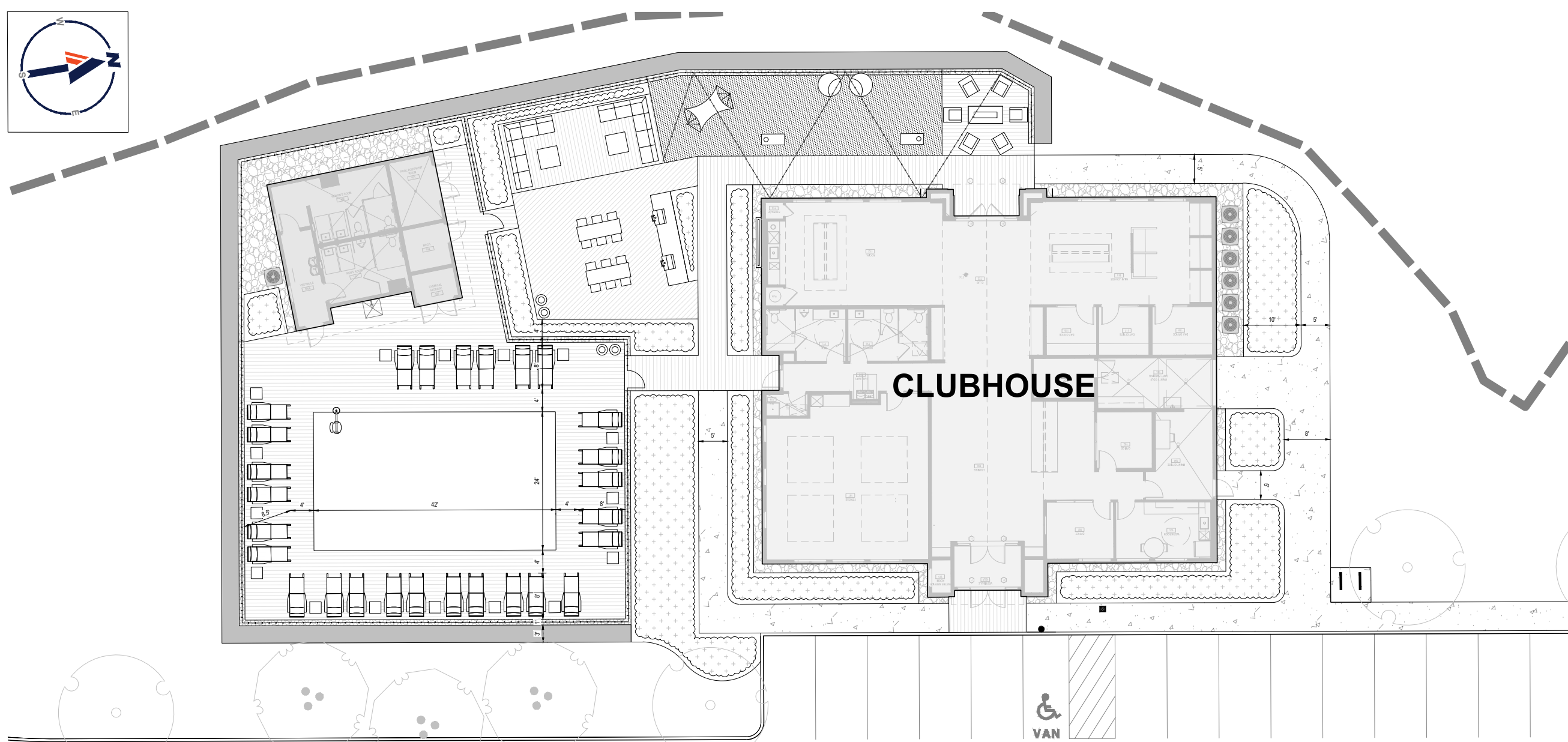


RESIDENTIAL BUILDING TYPE B, C, D, E & F PROTOTYPICAL PLANTING PLAN

PLANT SCHEDULE RESIDENTIAL BUILDING 2					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CA2	14	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-30"	CONTAINER
CAS	14	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"	CONTAINER
HQ	19	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-42"	CONTAINER
IGC	32	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
IVRS	16	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24-30"	CONTAINER
IVSG	2	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN WINTERBERRY	36-42"	CONTAINER
MP	18	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36-42"	CONTAINER
SPA	14	SPIRAEA ALBA	MEADOWSWEET	24-30"	CONTAINER
GROUND COVER					
CC2	16	CONOCLINIUM COELESTINUM	WILD AGERATUM	1 GAL.	CONTAINER



PLANT SCHEDULE CLUBHOUSE/MAILROOM					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CAS	46	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"	CONTAINER
HQ	34	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-42"	CONTAINER
IM2	27	ILEX OPACA 'MARYLAND DWARF'	MARYLAND DWARF AMERICAN HOLLY	30-36"	CONTAINER
IVRS	26	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24-30"	CONTAINER
MP	20	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36-42"	CONTAINER
ROV	18	ROSA VIRGINIANA	VIRGINIA ROSE	24-30"	CONTAINER
SPA	12	SPIRAEA ALBA	MEADOWSWEET	24-30"	CONTAINER



CLUBHOUSE / MAIL ROOM PLANTING PLAN

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REFER TO SHEET L-106 FOR LANDSCAPE NOTES AND DETAILS

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DRAWN BY: OEH
CHECKED BY: MKB
DATE: 06/11/2025
CAD ID: P-CIVIL-LTGT

PROJECT:

SITE DEVELOPMENT PLANS FOR

WP EAST ACQUISITIONS LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

SHEET TITLE:

PROTOTYPICAL LANDSCAPE PLANS

SHEET NUMBER:

L-105

REVISION 7 - 10/30/2025

SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, FERTILIZER APPLICATION, SEEDING, PLANTING AND MULCHING INCLUDING ALL LAWN CARE, WEED CONTROL, PRUNING, TRIMMING, MAINTENANCE AND REMEDIATION FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

a) GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.

b) TOPSOIL - NATURAL, FRAGILE, LOAMY SALT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0 IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER, DEAD CLAY/CLOD.

c) LAWN:

i) ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN PLANTING BEDS OR MUDDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.

ii) LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

iii) SOIL SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FREE WITH A UNIFORM THICKNESS. SOIL INSTALLED ON SLOPES GREAT THAN 15% SHOULD BE REINFORCED TO HOLD IN PLACE.

d) MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.

3. FERTILIZER

a) FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF LOCATION SO THAT IT CAN BE kept DRY PRIOR TO USE.

b) FOR THE PURPOSE OF THIS SPECIFICATION, FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

4. PLANT MATERIALS

a) ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSEYMEN).

b) IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

c) PLANTS SHALL BE LEGITIMATELY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

d) TREES MUST BE FULLY GROWN, HEALTHY, WELL DEVELOPED, DISBURSED OR FRESH CUTS OF LIMBS OVER 1 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

e) PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

f) CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE OR TREE UPS TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER IS WHOLE INCHES (6") ABOVE THE GROUND EXPOSES FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

g) CALIPER SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

h) TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

5. GENERAL WORK PROCEDURES

a) CONTRACTOR SHALL FOLLOW NEWMARK-LIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

b) WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSAL OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BUILT UP, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

6. SITE PREPARATIONS

a) BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY HAND OR USING POWER EQUIPMENT.

b) ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE REPLACED TO PROTECT EXPOSED ROOTS. BRANCHES EXPOSED TO AIR SHALL BE COVERED WITH MOIST MULCH OR PLASTIC FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DRYING.

c) CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

7. TREE PROTECTION

a) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

b) A FOURTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VIS-FENCING, OR APPROVED ALTERN, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. FENCING SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

c) WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY VIOLATIONS OF THE FENCING SHALL BE CORRECTED. AFTER CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

d) AT NO TIME SHALL, MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING WITHIN THE TREE PROTECTION ZONE.

8. SOIL MODIFICATIONS

a) CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

b) ANALYZING AND CONTROLLING SOIL CONDITIONS FOR pH OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL, SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

c) ANY CHANGING, ALTERING, MODIFYING, OR IMPROVING THE SOIL, APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

d) TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" OF SOIL. USE COMPOSTED BARK-COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH RANGER HIGHER THAN 7.5.

e) TO INCREASE A HEAVY CLAY, HEAVY CLAY OR SILT, MORE THAN 40% CLAY (OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME). ADD ORGANIC AGGREGATE, GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

f) TO INCREASE A HEAVY CLAY, HEAVY CLAY OR SILT, MORE THAN 40% CLAY (OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME). ADD ORGANIC AGGREGATE, GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

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9. FINISHED GRADING

a) UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

b) LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1 1/2").

c) ALL PLANTING AREAS SHALL BE SUBGRADED TO THE FINISHED GRADE WITHIN THE WORK PROCEDURE SECTION ABOVE. CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

d) ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

10. TOPSOILING

a) CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTION.

b) ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

c) ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

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ACER RUBRUM
 BETULA VARIETIES
 CARPINUS VARIETIES
 CRATAEGUS VARIETIES
 KOELREUTERIA
 LIQUIDAMBAR STYRACIFLUA
 LIRODENDRON TULIPIFERA
 PLATANUS X ACERIFOLIA
 POPULUS VARIETIES
 PRUNUS VARIETIES
 PYRUS VARIETIES
 QUERCUS VARIETIES
 TILIA TOMENTOSA
 ZELKOVA VARIETIES

PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY.

- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - 2 TABLETS PER 1 GALLON PLANT
 - 3 TABLETS PER 5 GALLON PLANT
 - 4 TABLETS PER 15 GALLON PLANT
 - LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLEE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

TRANSPLANTING (WHEN REQUIRED):

ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

WATERING

NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN. FREE OF ERODED OR BARE AREAS.

CLEANUP

UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

MAINTENANCE (ALTERNATIVE BID):

A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.



PROJECT:

***SITE
DEVELOPMENT
PLANS***

FOR

**WP EAST
ACQUISITIONS
LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

**MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS**



WOOD PARTNERS

LEOMINSTER MA
SITE

SCALE:	NTS
DRAWN BY:	APRU
DATE:	03.26.24

REVISIONS:			
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ACCOUNT MANAGER:

GENERAL NOTES:

THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO PROGRESS COMMERCIAL. SITE DETAILS PROVIDED HEREIN ARE REPRODUCED ONLY AS A VISUALIZATION. AD AND FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION - CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

PROJECT NUMBER:

032725WPL