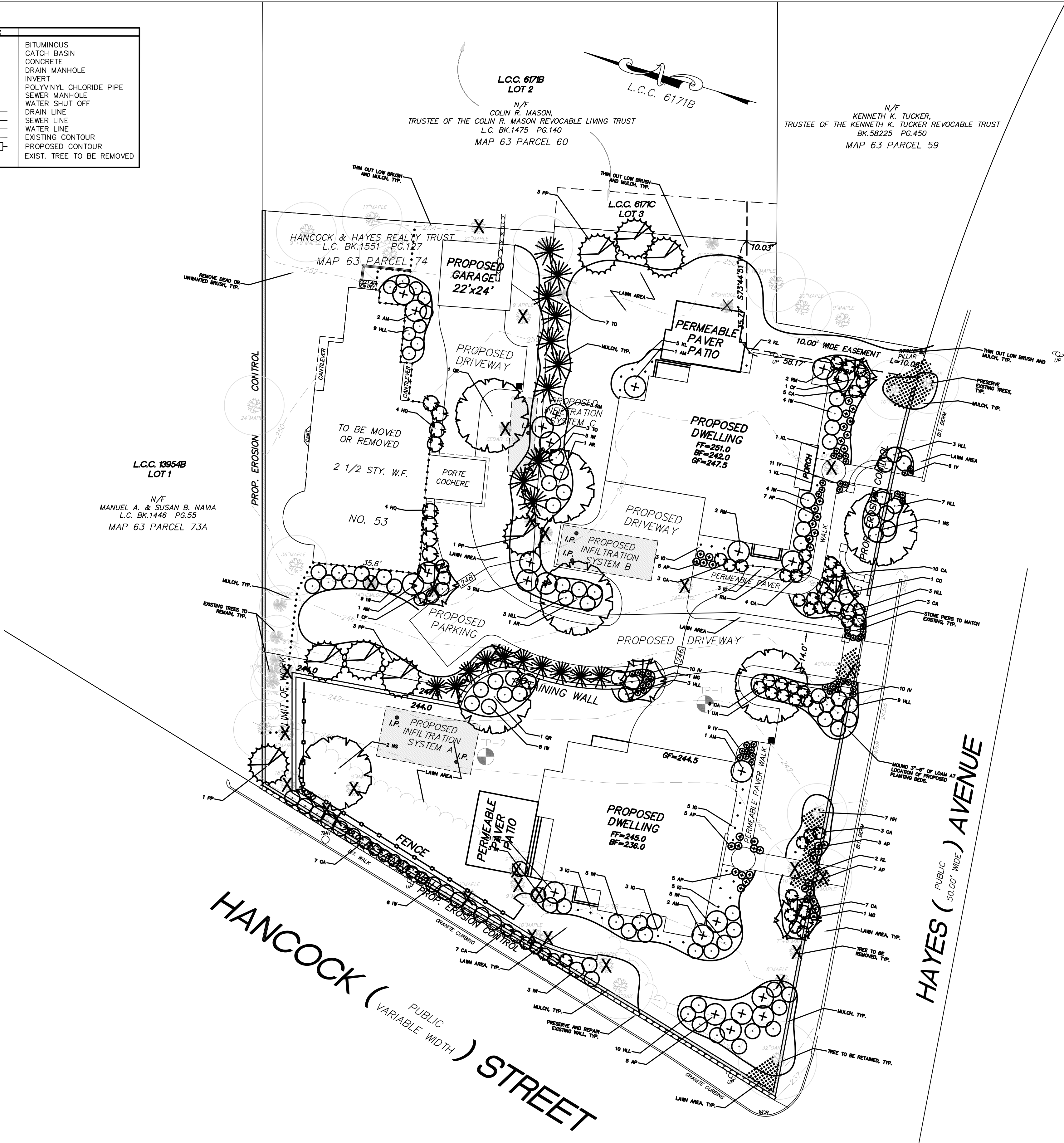


LEGEND:	
BIT.	BITUMINOUS
CB	CATCH BASIN
CONC.	CONCRETE
DMH	DRAIN MANHOLE
INV.	INVERT
PVC	POLYVINYL CHLORIDE PIPE
SMH	SEWER MANHOLE
WSO	WATER SHUT OFF
-D-	DRAIN LINE
-S-	SEWER LINE
-W-	WATER LINE
-250-	EXISTING CONTOUR
-250-	PROPOSED CONTOUR
X	EXIST. TREE TO BE REMOVED



LANDSCAPE NOTES:

1. THE INTENT OF THIS DOCUMENT IS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED GENERAL CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE ACCURACY AND COMPLIANCE WITH LOCAL AND STATE BUILDING REGULATIONS AND THE TOWN BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. THESE REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY. THE GENERAL CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
2. STANDARD LANDSCAPE CONSTRUCTION PRACTICES SHALL BE UTILIZED BY THE CONTRACTOR.
3. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF COMPLETION.
4. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF SITE.
5. ALL DISTURBED LAWN AREAS SHALL BE REPAIRED WITH LOAM & SEED.
6. SUBSOIL SHALL BE LOOSENEED PRIOR TO INSTALLATION OF LOAM.
7. ALL MASONRY WALKS AND PATIOS SHALL BE GRADED AT A 2% MAX. SLOPE UNLESS OTHERWISE NOTED ON THIS PLANS.
8. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY GENERAL CONTRACTOR OF ANY CONFLICTS.
9. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. A 2-3 INCH DEEP SHREDDED PINE BARK MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. COLOR MULCH SHALL BE APPROVED BY THE OWNER.
11. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE LANDSCAPE ARCHITECT.
12. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO BIDDING.
13. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
14. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6"-12" OF PLANTING BED SOIL AMMENDED WITH ORGANIC PLANT NUTRIENTS COORDINATED WITH THE PLANTING DETAILS AND EXISTING TREES.
15. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
16. ALL TREES SHALL BE SUFFICIENTLY STAKED FOR ONE FULL YEAR AND REMOVED BY THE LANDSCAPE CONTRACTOR.
17. EXISTING TREES TO REMAIN SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE ASSESSED, REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. ALL TREES SHALL REMAIN OUTSIDE OF THE TOWN RIGHT OF WAY UNLESS APPROVED BY THE BUILDER OR TOWN IN WRITING.

SUGGESTED PLANT SCHEDULE: 53 HANCOCK STREET

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	RATE OF GROWTH
DECIDUOUS TREES						
2	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	40'-60' HT.	FAST GROWTH RATE
1	CC	CERCI CANADENSIS	FOREST PANSY REDBUD	2" - 2 1/2" CAL.	20'-30' HT.	SLOW GROWTH RATE
3	CK	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	2" - 2 1/2" CAL.	15'-20' HT.	SLOW GROWTH RATE
2	MG	MAGNOLIA VIRGINIANA 'GREEN SHADOW'	GREEN SHADOW MAGNOLIA	6'-7' HT.	20'-25' HT.	MODERATE GROWTH RATE
2	QR	QUERCUS RUBRA	RED OAK	2 1/2"-3" CAL.	60'-75' HT.	MODERATE GROWTH RATE
2	NS	NYSSA SYLVATICA 'FIRE STARTER'	FIRE STARTER TUPELO	2 1/2"-3" CAL.	30'-40' HT.	MODERATE GROWTH RATE
1	UA	ULMUS AMERICAN 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2"-3" CAL.	30'-40' HT.	MODERATE GROWTH RATE
EVERGREEN TREES						
8	PP	PICEA PUNGENS	COLORADO BLUE SPRUCE	7'-8' HT.	40'-60' HT.	SLOW GROWTH RATE
20	TO	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	7'-8' HT.	20'-30' HT.	MODERATE GROWTH RATE
SHRUBS AND GROUND COVER						
9	AM	AZALEA PRINOPHYLLUM 'MARIE HOFFMAN'	MARIE HOFFMAN AZALEA	5 GAL.	6'-8' HT.	MODERATE GROWTH RATE
48	AP	ASTER 'PURPLE DOME'	PURPLE DOME ASTER	# 2 POT	18"-20" HT.	FAST GROWTH RATE
58	CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMER SWEET	3 GAL.	2.5'-3' HT.	MODERATE GROWTH RATE
54	HLL	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL.	3'-4' HT.	MODERATE GROWTH RATE
8	HQ	HYDRANGEA 'LITTLE QUICK FIRE'	LITTLE QUICKFIRE HYDRANGEA	10 GAL.	3'-4' HT.	MODERATE GROWTH RATE
22	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GAL.	4'-5' HT.	SLOW GROWTH RATE
58	IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	5 GAL.	3'-4' HT.	SLOW GROWTH RATE
11	KL	KALMIA LATIFOLIA 'KEEPSAKE'	KEEPSAKE MOUNTAIN LAUREL	5 GAL.	4'-5' HT.	SLOW GROWTH RATE
11	RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	10 GAL.	6'-8' HT.	SLOW GROWTH RATE
53	IV	IRIS VERSICOLOR	BLUE FLAG IRIS	#1 POT	18"-24" HT.	FAST GROWTH RATE

NOTE: FINAL SELECTION OF PLANTS SHALL BE DETERMINED BASED UPON AVAILABILITY AT LOCAL NURSERIES.

REVISIONS:

1	06-08-20	REVISE LOT 5 HOUSE FOOTPRINT; ADD COMMON DRIVEWAY	FWR
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APPROVED BY:
LEXINGTON PLANNING BOARD

DATE

"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK
DATE

LANDSCAPE PLAN
53 HANCOCK STREET
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
HANCOCK & HAYES REALTY TRUST
83 BONAD ROAD
NEWTON, MA 02465

SCALE: 1" = 20'
DATE: JANUARY 31, 2020

EJB DESIGNS, LLC
P.O. BOX 739
MANSFIELD, MA 02048

MAP 63
PARCEL 74
SHEET No. 6 OF 8