

- PER NATIONAL GRID:

1. TREES WITHIN 25' OF OVERHEAD WIRES MUST BE 25' TALL OR LESS

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP PINE STRAW SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY 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 PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
13. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER.
14. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, AN APPROPRIATE TEMPORARY MULCH AND/OR NON-ASPHALTIC SOIL TACKIFIER WITH WINTER RYE SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
15. SLOPES GREATER THAN 3:1 SHALL BE MAINTAINED WITH A STRING TRIMMER AND PER PROPERTY MAINTENANCE PLAN.
16. AT COMPLETION OF CONSTRUCTION AND PRIOR TO INSTALLATION OF LOAM AND SEED, ALL STOCKPILE AREAS AND CONSTRUCTION LAYDOWN AREAS SHALL BE AMENDED TO REMOVE COMPACTION AND RESTORE PRE-CONSTRUCTION INFILTRATION RATE.

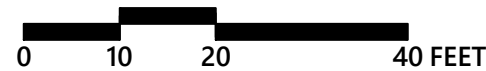
Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS FOR A DURATION OF 3 YEARS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. TREE DIAPERS OF APPROPRIATE SIZES SHALL BE INSTALLED ON EACH TREE AND MAINTAINED PER THE MANUFACTURER'S DIRECTIONS. (WWW.TREEDIAPER.COM OR APPROVED EQUIVALENT). TREE DIAPERS SHALL BE REMOVED BY CONTRACTOR AT THE END OF THE 3 YEAR MAINTENANCE PERIOD, UNLESS OTHERWISE DIRECTED BY THE FACILITY MAINTENANCE TEAM.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
4. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
5. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
6. CONTRACTOR SHALL GUARANTEE PLANTS FOR THREE YEARS. DEAD OR DYING PLANTS SHALL BE REPLACED IN THE SPRING OF EACH YEAR UNDER THE WARRANTY PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE

Three Year Maintenance Period

- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL PLANTED MATERIAL, PROVIDING PLANT CARE FOR THE DURATION OF THE MAINTENANCE PERIODS. AT THE COMPLETION OF THE MAINTENANCE PERIOD, ALL PLANTS SHALL BE IN A HEALTHY, GROWING CONDITION AND FREE FROM WEEDS OR OTHER NOXIOUS MATERIALS OR CONDITIONS. CARE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, PRUNING, RE-MULCHING, TRIMMING, ADJUSTING TIGHTENING AND REPAIRING OF GUYS, REMOVAL OF DEAD MATERIAL, RESETTLING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND MAINTAINING THE PLANTING SAUCER, FURNISHING AND APPLYING SPRAYS REQUIRED TO KEEP THE PLANTING FREE OF INSECTS AND DISEASE, AND BY PERFORMING OTHER OPERATIONS AS REQUIRED TO KEEP PLANTS HEALTHY AND GROWING.
- WHEN PRUNING OCCURS IN THE SPRING/WINTER BASED ON BEST PRACTICES, IT SHALL BE IN ACCORDANCE WITH THE ANSI STANDARDS FOR CLASS 1 FINE PRUNING TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. DO NOT CUT LEADERS. ALL PRUNING WORK SHALL BE DONE BY A MASSACHUSETTS CERTIFIED ARBORIST. CONTRACTOR WILL SUBMIT A COPY OF THE ARBORIST'S CURRENT CERTIFICATION TO THE CLIENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WEEDING AROUND PLANTED MATERIALS. AT NO TIME SHALL WEEDS ATTAIN THE HEIGHT OF 6 INCHES DURING THE PERIOD OF CONTRACT.
- WATERING
- ALL PLANTINGS SHALL BE WATERED AT LEAST TWICE PER WEEK DURING MAINTENANCE PERIOD, FROM MAY 1 UNTIL NOVEMBER 15, FROM THE DAY THEY ARE PLANTED, DURING WEEKS WHERE THE AVERAGE DAILY TEMPERATURE EXCEEDS 55 DEGREES (F) AND WHEN PRECIPITATION IS LESS THAN 1 INCH PER WEEK, AS DETERMINED BY LOCAL NATIONAL WEATHER SERVICE DATA. DURING WEEKS WHERE THE AVERAGE TEMPERATURE EXCEEDS 90 DEGREES, THE CONTRACTOR SHALL WATER MORE FREQUENTLY. WATERING SHALL BE SUFFICIENT TO PROVIDE MOIST SOIL TO A DEPTH OF 6 INCHES, AS DETERMINED BY THE LANDSCAPE ARCHITECT. IF SOIL IS SUFFICIENTLY MOIST, AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE REQUIRED WATERING MAY BE REDUCED.
- TREES WILL REQUIRE A MINIMUM OF 10 GALLONS OF WATER EACH, AND SHRUBS A MINIMUM OF 5 GALLONS PER PLANT PER WATERING. WATER SHALL ALWAYS BE APPLIED SLOWLY AT THE ROOT BALL TO PREVENT RUNOFF AND EROSION OF SOIL.
- TREES OR SHRUBS PLANTED AFTER OCTOBER 15 SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING AND SHALL BE WATERED UNTIL THE FIRST FROST, AFTER WHICH SUBSEQUENT WATERING WILL NOT BE REQUIRED UNTIL FOLLOWING SEASON.
- THE MAINTENANCE PERIOD SHALL BEGIN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ANY DECLINE IN THE CONDITION OF PLANTINGS SHALL REQUIRE THE CONTRACTOR TO TAKE IMMEDIATE ACTION TO IDENTIFY POTENTIAL PROBLEMS AND UNDERTAKE CORRECTIVE MEASURES. IF REQUIRED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT/OWNER AND ENGAGE PROFESSIONAL ARBORISTS AND/OR HORTICULTURISTS TO INSPECT PLANT MATERIALS AND TO IDENTIFY PROBLEMS AND RECOMMEND CORRECTIVE PROCEDURES. INSPECTION AND RECOMMENDATION REPORTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- AT THE END OF THE THREE YEAR MAINTENANCE PERIOD, THE CONTRACTOR WILL REQUEST INSPECTION BY THE LANDSCAPE ARCHITECT AT LEAST 10 DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.
- AT THE TIME OF INSPECTION, IF THE PLANT MATERIALS, WORKMANSHIP, AND MAINTENANCE PRACTICES ARE ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE DATE OF THE INSPECTION SHALL ESTABLISH THE END OF THE MAINTENANCE PERIOD AND THE COMMENCEMENT OF THE REQUIRED ONE-YEAR GUARANTEE PERIOD FOR PLANTING WORK.
- IF IN THE LANDSCAPE ARCHITECT'S OPINION, PLANT MATERIALS, WORKMANSHIP, OR MAINTENANCE IS DEFICIENT, ACCEPTANCE WILL NOT BE GRANTED, AND THE MAINTENANCE PERIOD FOR ALL THE PLANTS SHALL BE EXTENDED UNTIL PLANT REPLACEMENTS ARE MADE OR OTHER CORRECTIVE ACTIONS ARE CORRECTED. DEAD, DECLINING, OR UNSATISFACTORILY MAINTAINED PLANTS SHALL BE REMOVED PROMPTLY FROM THE PROJECT. REPLACEMENT PLANTS SHALL CONFORM IN ALL RESPECTS TO THE SPECIFICATIONS FOR THE ORIGINAL PLANTS AND SHALL BE PLANTED IN THE SAME MANNER.
- ABSOLUTELY NO DEBRIS MAY BE LEFT ON THE SITE. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST.



Hillside 66 Substation

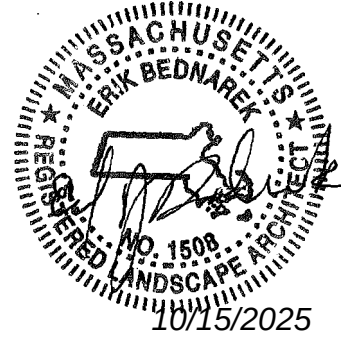
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No.	Revision	Date	Appvd.

Designed by	Checked by
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Permit October 15, 2025

Landscape Plan



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Sheet 1 of 2

Project Number
22377

