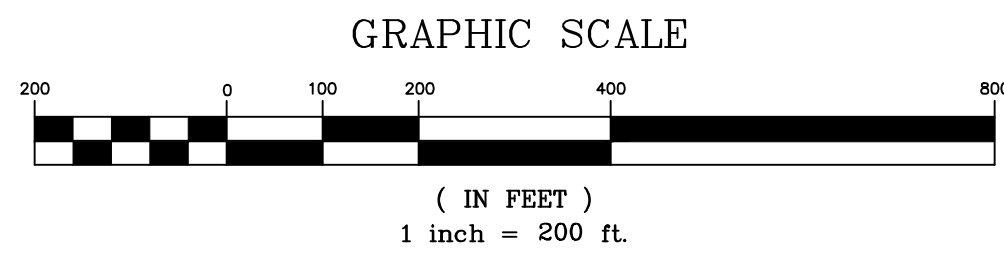


LANDSCAPE & LIGHTING PLANS
FOR
THE WILLOWS AT BOXFORD
LOCATED OFF
WILLOW ROAD
BOXFORD, MASSACHUSETTS
(ASSESSOR'S MAP 20, LOT 1)



LIST OF DRAWINGS		
SHEET	REF. NO.	DESCRIPTION
1.....	SD09.01.....	COVER SHEET
2-5.....	SD09.02-SD09.05.....	LANDSCAPE & LIGHTING PLAN
6.....	SD09.06.....	LANDSCAPE, LIGHTING DETAILS & NOTES
7.....	SD09.07.....	TYPICAL UNIT LANDSCAPE
8.....	SD09.08.....	CLUBHOUSE LANDSCAPE PLAN
9.....	SD09.09.....	ENTRANCE LANDSCAPE PLAN
10.....	SD09.010.....	TEMPORARY CONDITIONS PLAN (SIGNAGE & MODEL HOMES)

LOCATION MAP
SCALE: 1"=200'



OWNER INFORMATION:
PRICE FAMILY LLC
WILLOW ROAD
BOXFORD, MA 01921
ASSESSORS MAP 6 BLOCK 2 LOT 2

APPLICANT:
TOLL BROTHERS, INC.
116 FLANDERS ROAD, SUITE 1200
WESTBOROUGH, MA 01581

SURVEYOR/CIVIL ENGINEER:
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923
978-777-8586

HYDROGEOLOGIST:
NORTHEAST GEOSCIENCE, INC.
97 WALNUT STREET
CLINTON, MA 01510
978-365-9045

ENVIRONMENTAL CONSULTANT:
LEC ENVIRONMENTAL CONSULTANTS, INC.
380 LOWELL STREET
WAKEFIELD, MA 01880
781-245-2500



Massachusetts One Call
331 Montvale Avenue
Woburn, Massachusetts
01801
1-888-344-7233
or 8-1-1
www.digsafe.com



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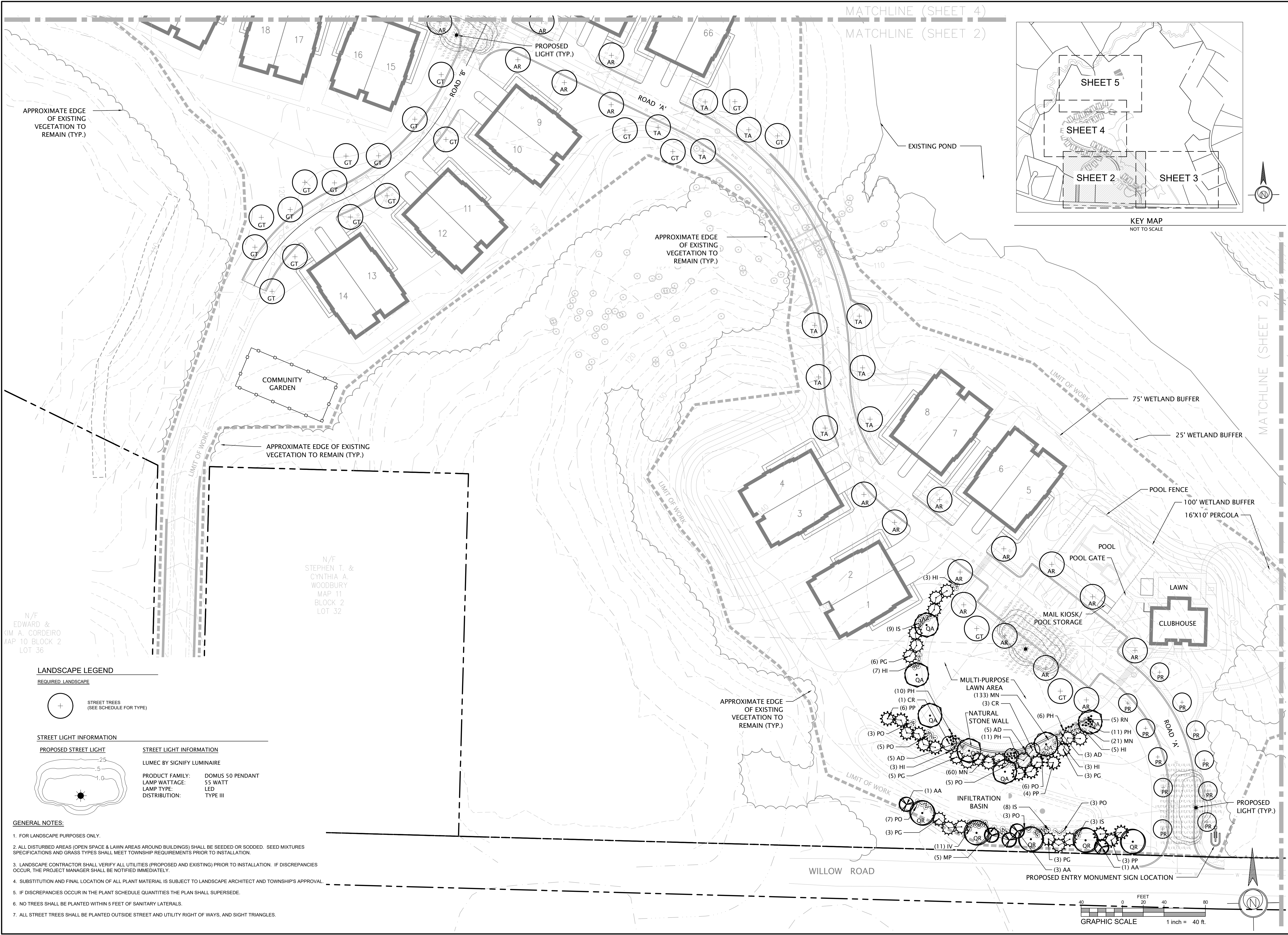
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COVER SHEET

THE WILLOWS AT BOXFORD
BOXFORD, ESSEX COUNTY, MA

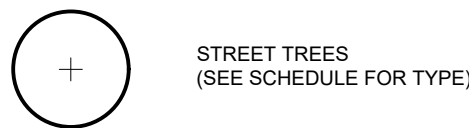
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REF. NO.:	SD09.01
SHEET NO.: 1	OF 10

N:\PROJECTS\MASSACHUSETTS\4478-S-LAND.DWG--Leigh Chernikovich--11/18/2020 10:42 AM



LANDSCAPE LEGEND

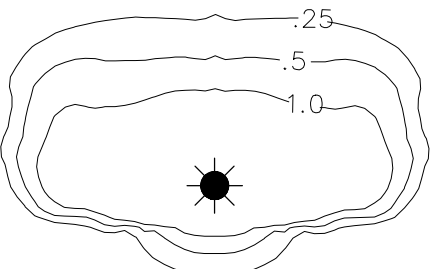
REQUIRED LANDSCAPE



STREET TREES
(SEE SCHEDULE FOR TYPE)

STREET LIGHT INFORMATION

PROPOSED STREET LIGHT



STREET LIGHT INFORMATION

LUMEC BY SIGNIFY LUMINAIRE
PRODUCT FAMILY: DOMUS 50 PENDANT
LAMP WATTAGE: 55 WATT
LAMP TYPE: LED
DISTRIBUTION: TYPE III

GENERAL NOTES:

- FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED AREAS (OPEN SPACE & LAWN AREAS AROUND BUILDINGS) SHALL BE SEEDED OR SODDED. SEED MIXTURES SPECIFICATIONS AND GRASS TYPES SHALL MEET TOWNSHIP REQUIREMENTS PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES (PROPOSED AND EXISTING) PRIOR TO INSTALLATION. IF DISCREPANCIES OCCUR, THE PROJECT MANAGER SHALL BE NOTIFIED IMMEDIATELY.
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- ALL STREET TREES SHALL BE PLANTED OUTSIDE STREET AND UTILITY RIGHT OF WAYS, AND SIGHT TRIANGLES.

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DATE	SCALE
11/19/2020	1" = 40'

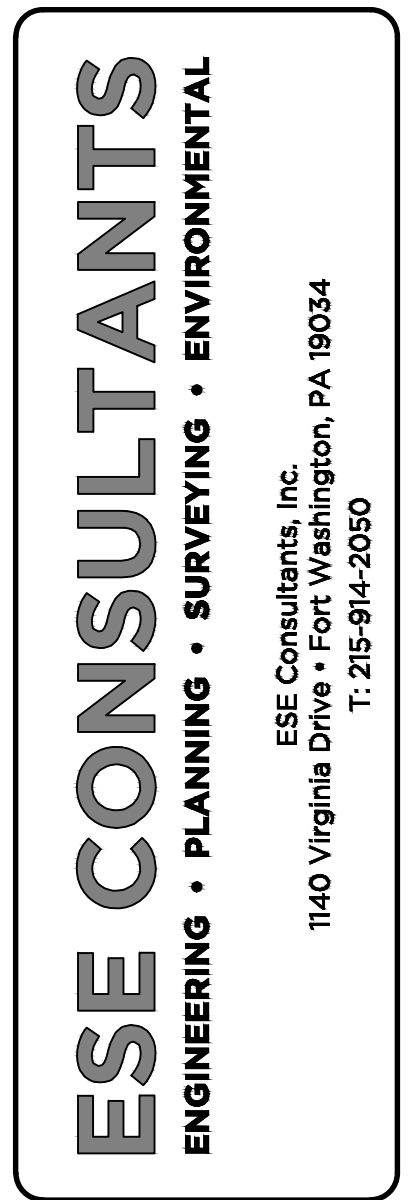
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ESE	LAC

JOB NO.	FILE NAME
4478	4478 P-LAND

REF. NO.	SHEET NO.
SD09.02	2 OF 10

LANDSCAPE & LIGHTING PLAN

THE WILLOWS AT BOXFORD
BOXFORD, ESSEX COUNTY, MA

[illegible]

LANDSCAPE & LIGHTING PLAN

THE WILLOWS AT BOXFORD
BOXFORD, ESSEX COUNTY, MA

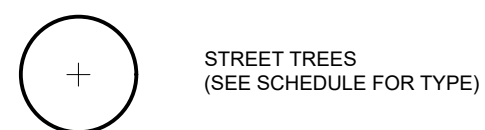
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MATCHLINE (SHEET 5)

MATCHLINE (SHEET 4)

LANDSCAPE LEGEND

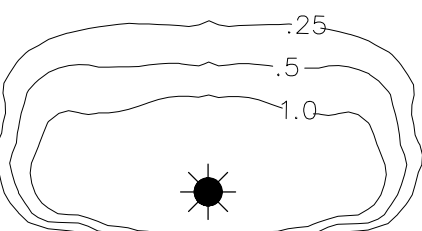
REQUIRED LANDSCAPE



STREET TREES
(SEE SCHEDULE FOR TYPE)

STREET LIGHT INFORMATION

PROPOSED STREET LIGHT



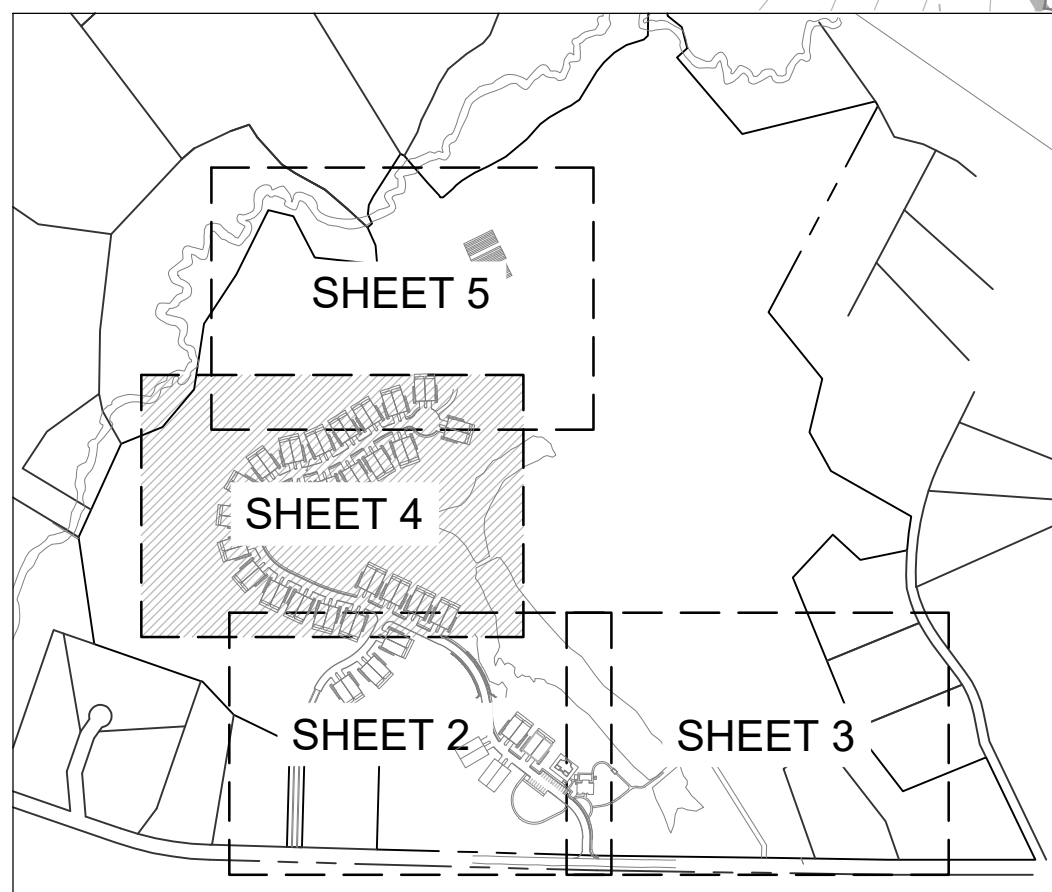
STREET LIGHT INFORMATION

LUMEC BY SIGNIFY LUMINAIRE

PRODUCT FAMILY: DOMUS 50 PENDANT
LAMP WATTAGE: 55 WATT
LAMP TYPE: LED
DISTRIBUTION: TYPE III

GENERAL NOTES:

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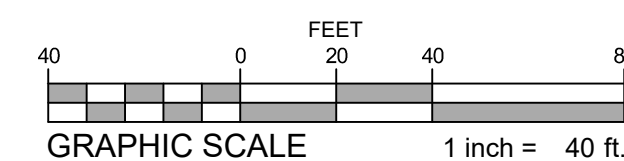
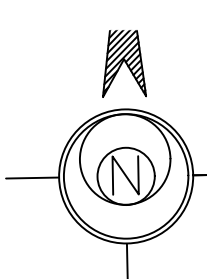
KEY MAP
NOT TO SCALE

APPROXIMATE EDGE
OF EXISTING
VEGETATION TO
REMAIN (TYP.)

PROPOSED
LIGHT (TYP.)

MATCHLINE (SHEET 4)

MATCHLINE (SHEET 2)



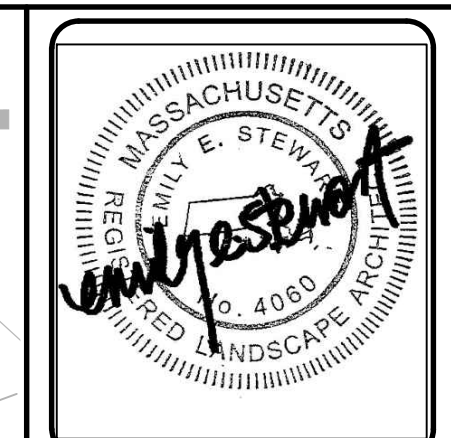
EXISTING POND

EXISTING TRAIL (TYP.)

APPROXIMATE
EDGE OF EXISTING
VEGETATION TO
REMAIN (TYP.)

DATE	REV.	DESCRIPTION
11/19/2020	1	ISSUED FOR PERMIT
11/19/2020	2	REVISION: SEEDED AREAS
11/19/2020	3	REVISION: PLANT SCHEDULE
11/19/2020	4	REVISION: LIGHTING PLAN
11/19/2020	5	REVISION: INFILTRATION BASIN
11/19/2020	6	REVISION: BENCH
11/19/2020	7	REVISION: PIERS
11/19/2020	8	REVISION: TRAIL
11/19/2020	9	REVISION: POND
11/19/2020	10	REVISION: VEGETATION

LANDSCAPE & LIGHTING PLAN	
THE WILLOWS AT BOXFORD BOXFORD, ESSEX COUNTY, MA	
DATE: 11/19/2020	SCALE: 1" = 40'
DESIGN: ESE	DRAWN: LAC
JOB NO.: 4478	FILE NAME: 4478 P-LAND
REF. NO.: SD09.04	
SHEET NO.: 4	OF 10



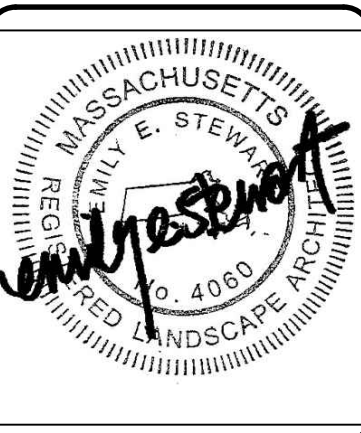
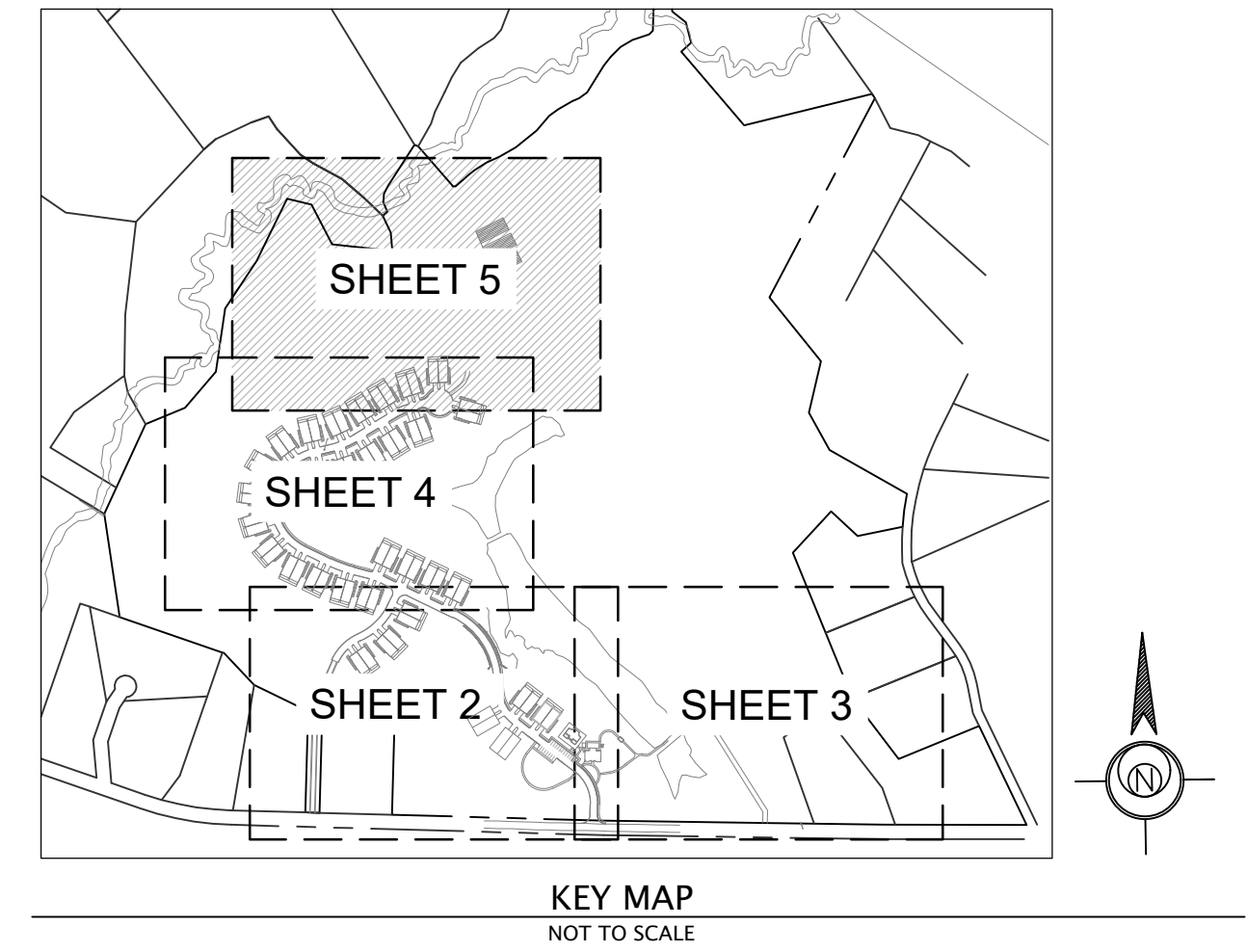
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LUMEC BY SIGNIFY LUMINAIRE

PRODUCT FAMILY:	DOMUS 50 PENDANT
LAMP WATTAGE:	55 WATT
LAMP TYPE:	LED
DISTRIBUTION:	TYPE III

 STREET TREES
(SEE SCHEDULE FOR TYPE)



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LANDSCAPE & LIGHTING PLAN

THE WILLOWS AT BOXFORD
BOXFORD, ESSEX, ENGLAND

BOXFORD, ESSEX COUNTY, MA

DATE: 11/19/2020	SCALE: 1" = 40'
DESIGN: ESE	DRAWN: LAC
JOB NO.: 4478	FILE NAME: 4478 P-LAND
REF. NO.:	SD09.05
SHEET NO.:	5 OF 10

1. LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE: SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
3. FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
4. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
5. SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY ESE LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.
6. TYPICAL UNIT PLANT LOCATIONS MAY VARY. TO BE COORDINATED WITH UTILITIES AND SWALES.



(1) SMALL ORNAMENTAL TREE

(5) SHRUB A - LARGE/MEDIUM EVERGREEN SHRUB

(2) SHRUB B - LARGE/MEDIUM DECIDUOUS SHRUB

(1) SHRUB C - SMALL DECIDUOUS SHRUB

(7) SHRUB D - SMALL EVERGREEN SHRUB

(25) PERENNIALS/ GROUNDCOVER

(4) ORNAMENTAL GRASSES



SCALE: 1"=10'

(1) SMALL ORNAMENTAL TREE

(1) UPRIGHT EVERGREEN TREE

(3) SHRUB A - LARGE/MEDIUM EVERGREEN SHRUB

(1) SHRUB B - LARGE/MEDIUM DECIDUOUS SHRUB

(6) SHRUB C - SMALL DECIDUOUS SHRUB

(12) SHRUB D - SMALL EVERGREEN SHRUB

(14) PERENNIALS/ GROUNDCOVER

(2) ORNAMENTAL GRASSES



- (2) UPRIGHT EVERGREEN TREE
- (4) SHRUB A – LARGE/MEDIUM EVERGREEN SHRUB
- (1) SHRUB B – LARGE/MEDIUM DECIDUOUS SHRUB
- (11) SHRUB C – SMALL DECIDUOUS SHRUB
- (15) SHRUB D – SMALL EVERGREEN SHRUB
- (17) PERENNIALS/ GROUNDCOVER
- (3) ORNAMENTAL GRASSES

SCALE: 1"=10'

ORNAMENTAL TREE / UPRIGHT EVERGREEN TREE				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Carpinus betulus/ European Hornbeam	5'-6' HT	Full Sun/Part Shade
		Cornus X Rutger/ Stellar Pink Dogwood	5'-5' HT	Full Sun/Part Shade
		Ilex x aquemipari 'Metchick'/ Dragon Lady Holly	5'-6' HT	Full Sun/Part Shade
		Juniperus chinensis 'Blue Point' or 'Spartan'/ Juniper	5'-6' HT	Full Sun
		Magnolia stellata/ 'Royal Star' Magnolia	5'-6' HT	Full Sun
		Picea glauca 'Iseli Fastigiata'/ Iseli Fastigate Blue Spruce	5'-6' HT	Full Sun/Part Shade
		Prunus serrulata 'Kwanzan'/ Kwanzan Flowering Cherry	5'-6' HT	Full Sun
		Thuja occidentalis 'Nigra'/ Arborvitae	5'-6' HT	Full Sun/Part Shade

LARGE-MEDIUM SHRUB A (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Chamaecyparis pisifera 'Filifera Aurea' / Golden Mop Falsecypress	24" MIN. HT	Full Sun/Part Shade
		Ilex crenata 'Compacta' / Japanese Holly	24" MIN. HT.	Full Sun/Part Shade
		Ilex glabra 'Densa' or 'Shamrock' / Inkberry	24" MIN. HT.	Full Sun/Full Shade
		Ilex 'Mesog' / China Boy & China Girl Holly	24" MIN. HT.	Full Sun/Full Shade
		Leucothoe axillaris / Coastal Leucothoe	24" MIN. HT.	Part Shade/Full Shade
		Pieris japonica 'Brower's Beauty' / Japanese Andromeda	24" MIN. HT.	Part Shade/Full Shade
		Rhododendron x 'PJM' / PJM Rhododendron	24" MIN. HT.	Full Sun/Part Shade

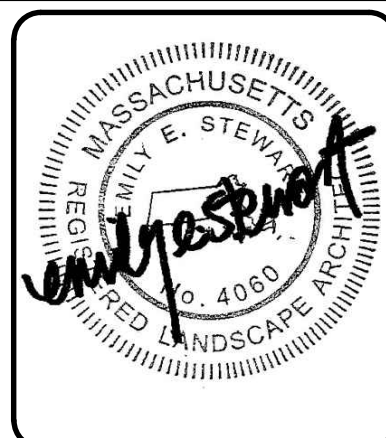
LARGE-MEDIUM SHRUB B (DECIDUOUS)		SELECT ONE SPECIES ONLY PER PLANT GROUPING		
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Azalea varieties / Deciduous Azalea	36" MIN. HT	Part Shade/Full Shade
		Cornus sericea 'Ivory Halo' / Variegated Retzdog Wood	36" MIN. HT	Full Sun/Part Shade
		Hydrangea macrophylla / Bigleaf Hydrangea	36" MIN. HT.	Full Sun/Part Shade
		Hydrangea paniculata / Panicle Hydrangea	36" MIN. HT.	Full Sun/Part Shade
		Physocarpus opulifolius 'Summer Wine' or 'Coppertina' / Ninebark	36" MIN. HT.	Full Sun/Part Shade
		Rosa x 'Radicle' or 'Radcon' Double or Pink Knock Out Rose	36" MIN. HT.	Full Sun
		Weigela florida 'Wine and Roses' / Wine and Roses Weigela	36" MIN. HT.	Full Sun/Part Shade

SMALL SHRUB C (DECIDUOUS)				
SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Clethra alnifolia 'Hummingbird' / Hummingbird Summerweet	18" MIN. HT	Full Sun/Part Shade
		Comptonia peregrina/ Sweet-fern	18" MIN. HT	Full Sun/Part Shade
		Cornus sericea 'Kelsey's Dwarf' / Kelsey's Dwarf Red-Osier Dogwood	18" MIN. HT	Full Sun
		Fothergilla gardenii/ Dwarf Fothergilla	18" MIN. HT	Full Sun/Part Shade
		Hebe virginica 'Little Henry' / Dwarf Virginia Sweetspire	18" MIN. HT	Full Sun/Full Shade
		Rosa x 'Carpnet Rose' / Carpet Rose varieties	18" MIN. HT.	Full Sun
		Weigela florida 'My Monet' or 'Midnight Wine' / Dwarf Weigela	18" MIN. HT.	Full Sun/Full Shade

SMALL SHRUB D (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Azalea Encore varieties	18" MIN. HT.	Full Sun/Part Shade
		Ilex crenata 'Hoogendorn' or 'Soft Touch' / Japanese Holly	18" MIN. HT.	Full Sun/Part Shade
		Ilex glabra 'Gem Box' / Gem Box Inkberry	18" MIN. HT.	Full Sun/Full Shade
		Chamaecyparis obtusa 'Nan Lutea' / Dwarf Golden Falsecypress	18" MIN. HT.	Full Sun/Part Shade
		Thuja occidentalis 'Bobozam' / Mr. Bowling Ball Arborvitae	18" MIN. HT.	Full Sun/Part Shade

PERENNIAL/GROUNDCOVER			
SELECT ONE SPECIES ONLY PER PLANT GROUPING			
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE
		Astilbe varieties/ Falsepirea	1 GAL.
		Careopsis varieties / Tickseed	1 GAL.
		Hemerocallis varieties / Daylily	1 GAL.
		Hosta varieties/ Hosta	1 GAL.
		Liriope muscarif 'Big Blue or Variegata/ Liriope	2 QT.
		Nepeta racemosa 'Walkers Low/ Walker's Low Catmint	1 GAL.
		Phlox subulata / Creeping Phlox	1 GAL.
		Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL.
		Sedum 'Varieties/' Stonecrop	1 GAL.
		Tiarella cordifolia/ Foamflower	1 GAL.

ORNAMENTAL GRASSES SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Calamagrostis acutiflora 'Karl Foerster' / Karl Foerster Reed Grass	1 GAL	Full Sun/ Part Shade
		Festuca glauca 'Elijah Blue'/ Blue Fescue	1 GAL	Full Sun/ Part Shade
		Hakonechloa macra 'Aureola'/ Hakone Grass	1 GAL	Part Shade/Full Shade
		Pennisetum alopecuroides 'Hamelin' / Dwarf Fountain Grass	1 GAL	Full Sun/ Part Shade
		Schizachyrium scoparium 'Prairie Blues'/ Little Bluestem	1 GAL	Full Sun/ Part Shade



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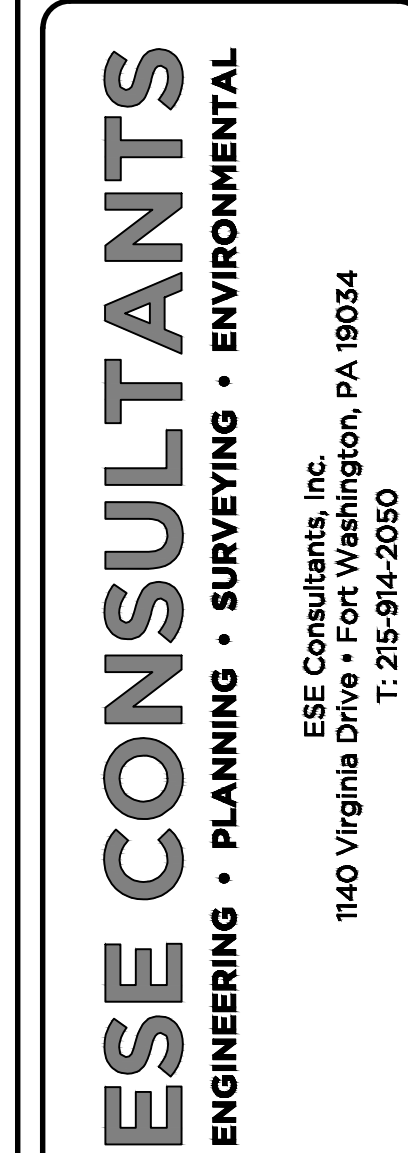
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TYPICAL UNIT LANDSCAPE

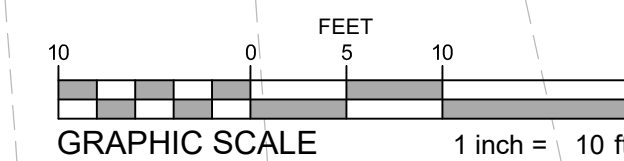
THE WILLOWS AT BOXFORD
BOXFORD, ESSEX COUNTY, MA

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REF. NO.:	SD09.07
SHEET NO.:	7 OF 10

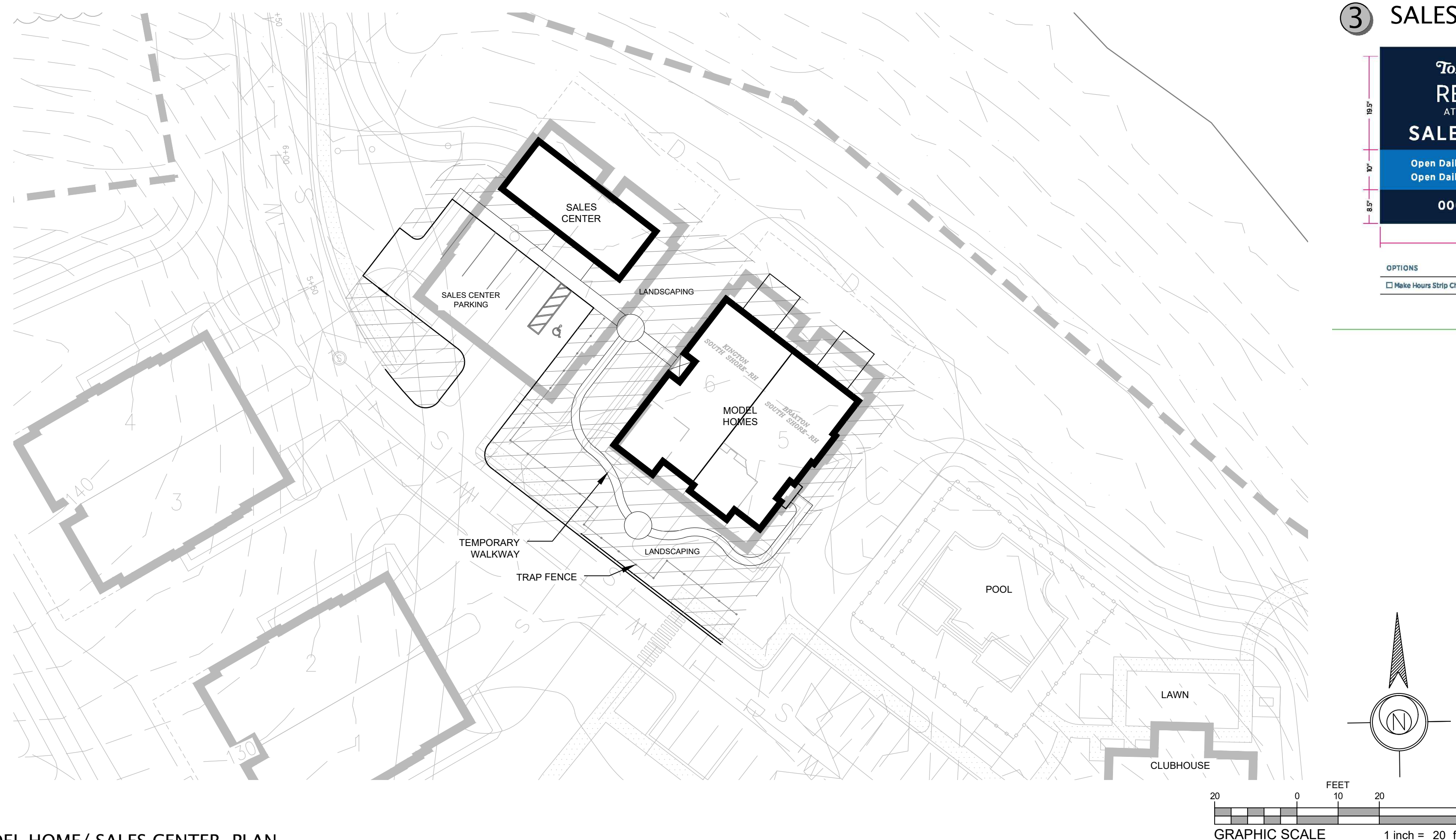
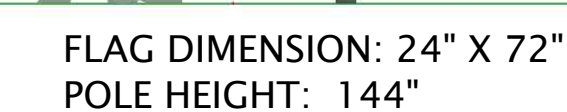
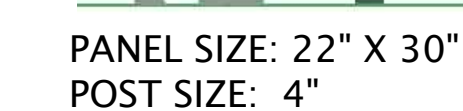
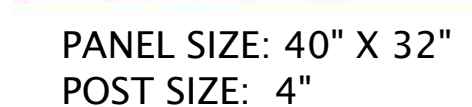
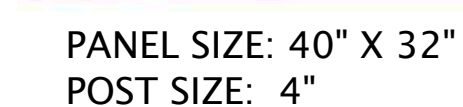
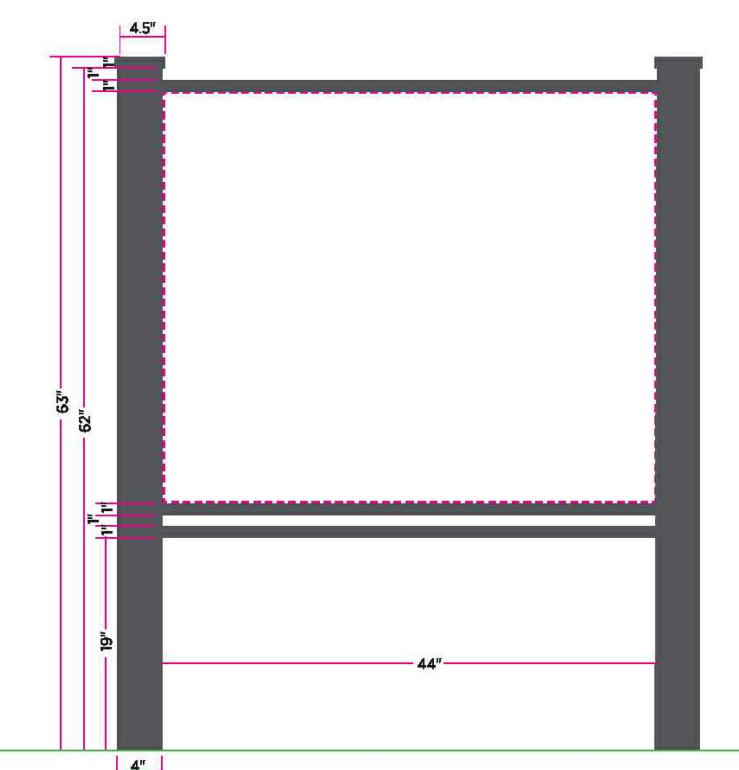
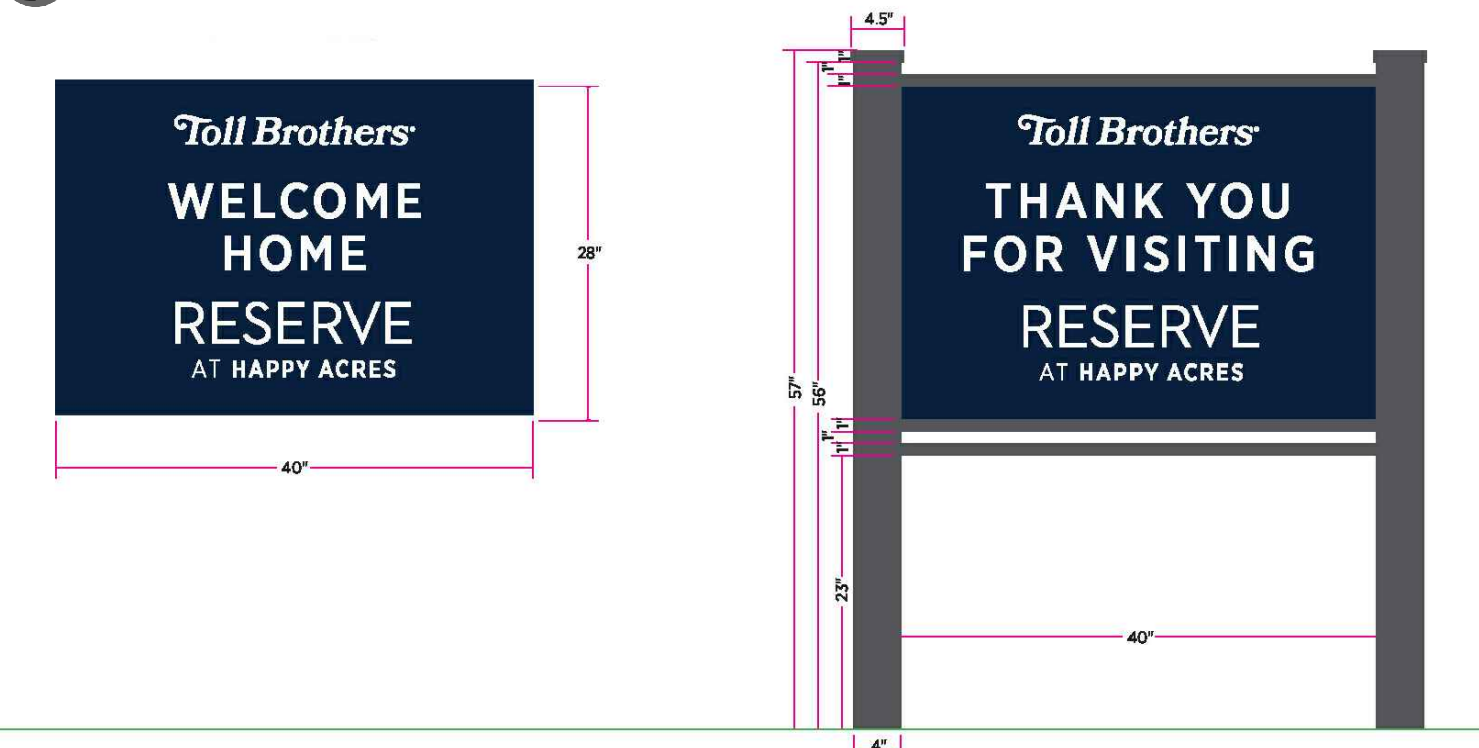


CLUBHOUSE LANDSCAPE PLAN

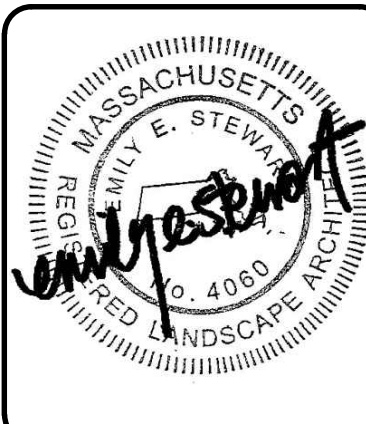
THE WILLOWS AT BOXFORD
BOXFORD, ESSEX COUNTY, MA



PLANT SCHEDULE CLUBHOUSE						
CLUBHOUSE LANDSCAPE TREES						
AP	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
		ACER PALMATUM 'DISSECTUM INABA SHIDARE'	INABA SHIDARE JAPANESE MAPLE	B & B	3' CAL.	
AB	5	AMELANCHIER ARBorea 'AUTUMN BRILLIANCE' SINGLE-TRUNK	AUTUMN BRILLIANCE SERVICEBERRY	B & B	10'-12" HEIGHT	
BN	4	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	B & B	12' MIN. HT.	
GL	2	GLEDITSIA TRIACANTHOS NERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	2" CAL.	
TH	23	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT RED CEDAR	B & B	8' MIN. HT.	
CLUBHOUSE LANDSCAPE SHRUBS						
CK	18	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	1 GAL.	
CB	2	CHAMAECYPARIS LAWSONIANA 'BLUE SURPRISE'	BLUE SURPRISE CEDAR	B & B	6' MIN HT.	
CF	18	CHAMAECYPARIS FISIFERA 'FILIFERA AUREA NANA'	GOLDEN FALSE CYPRESS	CONT.	24" MIN HT.	
HE	15	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM	ENDLESS SUMMER HYDRANGEA	CONT.	24" MIN HT.	
HP	14	HYDRANGEA PANICULATA 'LIMELIGHT' TM	LIMELIGHT HYDRANGEA	CONT.	24" MIN HT.	
IP	9	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	CONT.	36" MIN HT.	
IC	30	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	CONT.	18" MIN HT.	
IG2	31	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	CONT.	15" MIN. HT.	
	18	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT.	24'-36" HT.	
PE	53	PENISTETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	CONT.	1 GAL.	
RH	21	RHOODENDRON X P.JM	P.JM RHOODENDRON	CONT.	24'-36" HT.	
RR	12	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	CONT.	24" MIN HT.	
SP	31	SPIRORBOULUS HETEROLEPIS	PIRAIRIE DROPSPEED	1 GAL		
GROUND COVERS						
HO	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	37	HEUCHERA X 'OBSSIDIAN'	OBSSIDIAN CORAL BELLS	2 QT.	15" o.c.	
LV	4	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	1 QT.		
NF	53	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	24" o.c.	
RS	41	RUBROECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR'	LITTLE STAR BLACK-EYED SUSAN	2 QT.	15" o.c.	
S1	71	SEASONAL ANNUAL MIX	SEASONAL ANNUAL MIX	8" POT	12" o.c.	



MODEL HOME/ SALES CENTER PLAN
SCALE: 1" = 20'



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[illegible]

TEMPORARY CONDITIONS PLAN
(SIGNAGE & MODEL HOMES)

THE WILLOWS AT BOXFORD
BOXFORD, ESSEX COUNTY, MA

DATE: 11/19/2020	SCALE: AS NOTED
DESIGN: ESE	DRAWN: LAC
JOB NO.: 4478	FILE NAME:
REF. NO.: SD09.10	
SHEET NO.: 10 OF 10	