

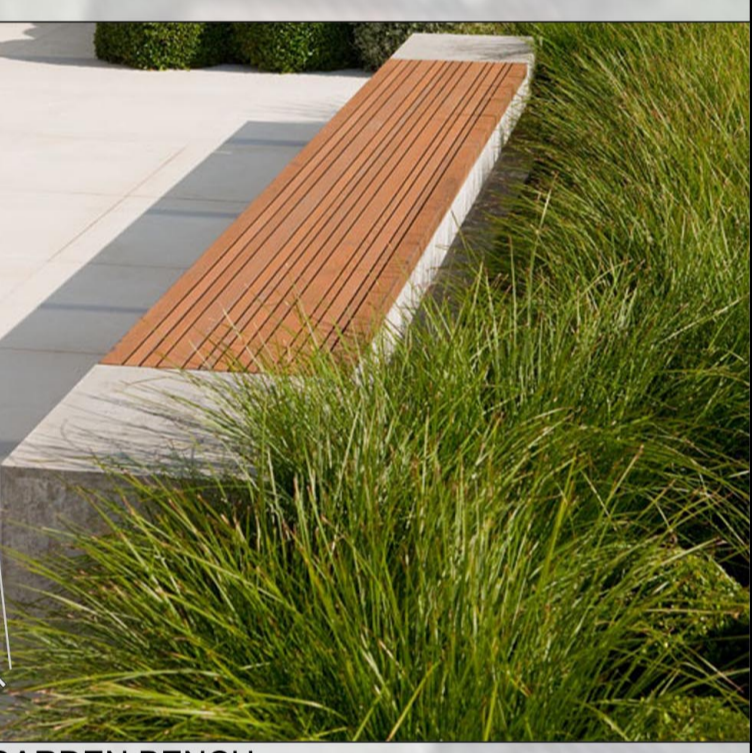
SYMBOLS LEGEND

- Proposed Shrub
- Proposed Street Tree
- Native Seed Mix
- Perennial Plantings
- Unit Paving (A)
- Unit Paving (B)
- Bench
- Steps
- Bicycle Parking
- Bollard Light (BEGA 8500LED)
- Pole Light (BEGA 8977LED)
- Stainless Steel Bollard

PRECEDENT IMAGES



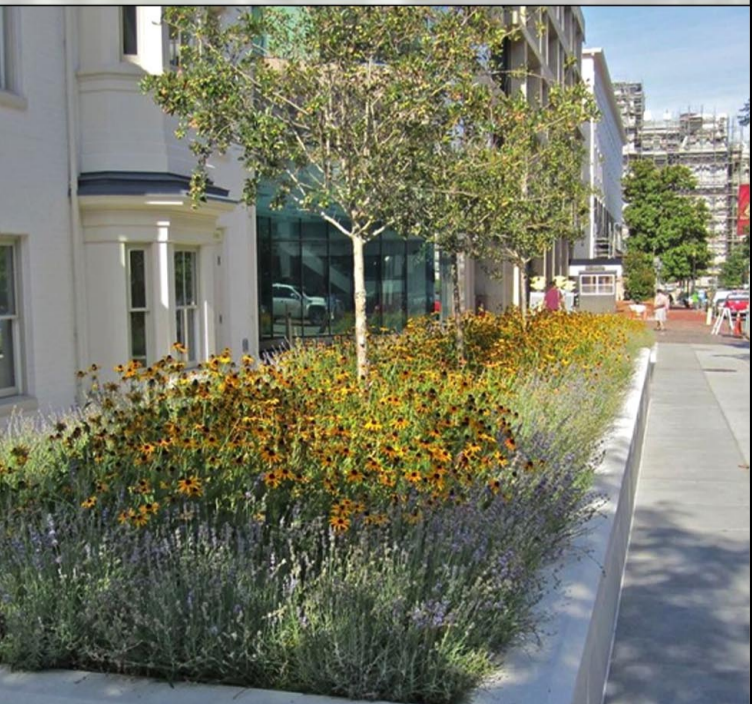
WOONERF / COMPLETE STREET



GARDEN BENCH



NATIVE PLANTS



STORMWATER GARDEN

Munjoy Heights
 Walnut Street
 Portland Maine

100% PLANNING BOARD
 SUBMITTAL
 NOT FOR CONSTRUCTION

Revision	Date:
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▲	
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▲	

revisions:
 date: November 15, 2013
 scale: As Noted
 drawn: SD
 checked: SD

L1.0

LANDSCAPE PLAN



PRIVACY SCREEN
 PLANTING UP HILL SLOPE TYP.

ALL DISTURBED AREAS TO
 BE RE-ESTABLISHED WITH
 APPROVED SEED MIXTURE.

PILE AND LAG WALL W/
 4' TALL BLACK CHAINLINK FENCE
 (CONTINUOUS AT TOP EDGE)

NATIVE FERNS
 AT BASE OF WALL
 W / BOSTON IVY PLANTED
 3' O.C. (CONTINUOUS)

CRUSHED STONE

PORTLAND TRAILS
 SIGNAGE 'NODE'

STAIR CONNECTION
 TO JACK PATH

BICYCLE PARKING

PLANTED SLOPE

GRAVITY BLOCK WALL
 W / IVY PLANTED AT
 BASE 3' O.C. (CONTINUOUS)

(3) GUEST PARKING
 MEZZANINE LANDING W/ BENCH
 STAIRS
 SITE WALL (4'-10' TALL)

ENTRANCE FROM EAST COVE STREET
 PORTLAND TRAIL 'NODE'

PROPOSED LAND TO BE
 CONVEYED UBUTTERS (SEE C-10)

VEGETATION
 TO REMAIN

STORMWATER GARDENS
 (PERENNIALS)
 LONDON PLANETREE ALLE
 PORTLAND TRAILS 'NODE'
 CURB CUT PER
 CITY OF PORTLAND
 STANDARDS

SERVICEBERRY ROW
 W / SHRUB LAYER
 UNDERSTORY

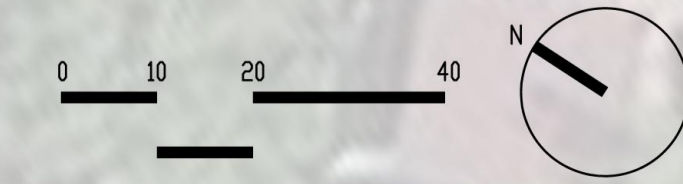
NOTES:
 REFER TO CIVIL DRAWINGS FOR:
 SITE DRAINAGE / GRADING / SNOW
 REMOVAL / FIRE TURNING RADIUS

REFER TO ARCHITECTS DRAWINGS
 FOR: BUILDING LAYOUT DIMENSIONS
 AND MATERIALS

REFER TO SUMMIT GEOTECHNICAL
 ENGINEERS FOR: SITE WALL
 INFORMATION

ALL PLANTING AREAS TO USE
 TEMPORARY IRRIGATION UNTIL
 PLANTS ARE ESTABLISHED (1 YEAR).

ALL DISTURBED AREAS TO BE
 RE-ESTABLISHED WITH APPROVED
 SEED MIXTURE.



Portland VOA Elderly Housing, Inc.
 (See Plan References 1 & 8)

N/F
 Waterhouse
 Book 18470, Page 202

N/F
 Scott
 Book 18470, Page 4

N/F
 Austin & Buss
 Book 21521, Page 48

N/F
 Rando
 Book 15029, Page 300

N/F
 Portland VOA Elderly Housing, Inc.
 Book 18907, Page 261
 (See Plan References 6 & 8)

N/F
 Kremer
 Book 18907, Page 186

N/F
 Wojcik
 Book 25418, Page 226

N/F
 DeTroy & Roy
 Book 20592, Page 111

N/F
 Cole
 Book 4662, Page 155

N/F
 JWAY, LLC
 Book 30067, Page 285

East
 Cove
 Street

Walnut
 Street

North
 Street

East Cove Street

PROPERTY LINE

EXISTING PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

WOONERF

18

17

16

15

14

13

12

11

10

09

08

07

06

05

04

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