GENERAL NOTES:

1. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
4. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
5. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
6. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. NEW PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REJECTED AND REPLACED PRIOR TO ANY DEFECT GUARANTEE AT NO COST TO THE OWNER.
8. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE; ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
9. FINAL LOCATION OF STREET TREES ALONG WATERVILLE ST SHALL BE DEFINED BY ON-STREET PARKING ALLOCATION; AS PER THE CITY ARBORIST, THE TREES SHALL BE ORIENTATED AS TO NOT BE IN A CAR DOOR'S PATH.
10. RAIN GARDEN POPULATED BY SPECIES AS RECOMMENDED BY MAINE STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
11. ALL SPECIES ARE SPECIFIED WITHIN THE MAINE DEP BUFFER ZONE PLANT LIST AND ARE SALT AND DROUGHT RESISTANT.

LEGEND	
STYLE	ASSOCIATED AREAS
	LANDSCAPED AREA
	BRICK SIDEWALK
	IMPERVIOUS SURFACE
	EX. ESPLANADE TO REMAIN
	BRICK PATIO

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
LS	LIRIOPE SPICATA	CREEPING LILY TURF	18	3 QT.
PV	PANICUM VIRGATUM	RED SWITCH GRASS	10	1 GAL.
AM	ACHILLIEA MILLEFOLIUM	RED VELVET YARROW	9	1 GAL.
RH	RUDBECKIA HIRTA	BLACKEYED SUSAN	4	1 GAL.
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	4	1 GAL.
CA	CALAMSGROSTIS ACUTIFLORA	KARL FOERSTER	3	1 GAL.
JS	JUNIPERUS SCOPULRUM 'COLOGREEN'	COLOGREEN JUNIPER	2	3.5 GAL.
HO	HOSTA 'PATRIOT'	PATRIOT PLAINTAIN LILY	8	1 GAL.
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2	3.25 GAL., MIN 2" CALIBER

FINAL APPLICATION
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APPLICATION	WHS	1/5/16
FINAL APPLICATION	WHS	3/1/16

DRAWING NAME: SITE LAYOUT & LANDSCAPE PLAN

PROJECT NAME: 31 FORE STREET REDEVELOPMENT

CLIENT: PENINSULA PROPERTY DEVELOPMENT, LLC.
59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ACORN ENGINEERING, INC. SHALL NOT BE HELD LIABLE FOR ANY MODIFICATIONS MADE TO THIS PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF ACORN ENGINEERING, INC. ANY USE OF THIS PLAN WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2635

FILE:	1068_DETAILS
DATE:	12/28/15
JN:	1068
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	WHS
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11419
3-1-16
REGISTERED PROFESSIONAL ENGINEER

DRAWING NO.
L-1