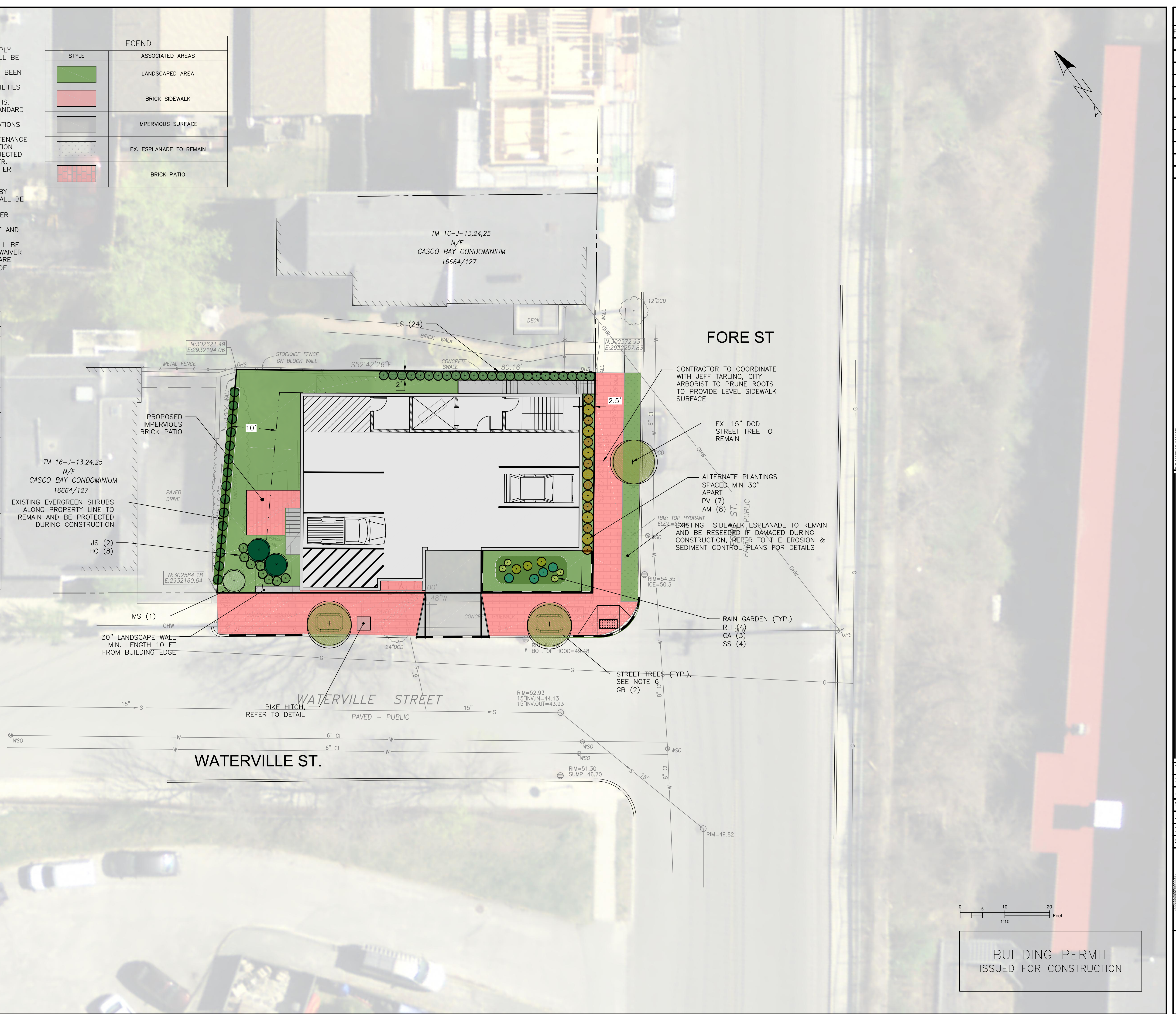


GENERAL NOTES:

- 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.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 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.
- 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.
- 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.
- RAIN GARDEN POPULATED BY SPECIES AS RECOMMENDED BY MAINE STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
- ALL SPECIES ARE SPECIFIED WITHIN THE MAINE DEP BUFFER ZONE PLANT LIST AND ARE SALT AND DROUGHT RESISTANT.
- THE PROPOSED TREE SPECIES ALONG THE WATERVILLE STREET FRONTAGE SHALL BE VERIFIED BY THE CITY ARBORIST AS ACCEPTABLE TO MEET THE STREET TREE WAIVER REQUIREMENT PER CONDITIONS SET BY THE PLANNING BOARD. IF THE TREES ARE UNABLE TO BE PLANTED, THE OWNER SHALL CONTRIBUTE \$200 TO THE CITY OF PORTLAND TREE FUND.

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	ACHILLEA MILLEFOLIUM	RED VELVET YARROW	9	1 GAL.
RH	RUBEBECKIA HIRTA	BLACKKEYED SUSAN	4	1 GAL.
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	4	1 GAL.
CA	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	3	1 GAL.
JS	JUNIPERUS SCOPULURUM 'COLOGREEN'	COLOGREEN JUNIPER	2	3.5 GAL.
HO	HOSTA 'PATRIOT'	PATRIOT PLAIN TAIN LILY	8	1 GAL.
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2	3.25 GAL. MIN 2" CALIBER
MS	MAGNOLIA STELLATA	STAR MAGNOLIA	1	3.5 GAL.

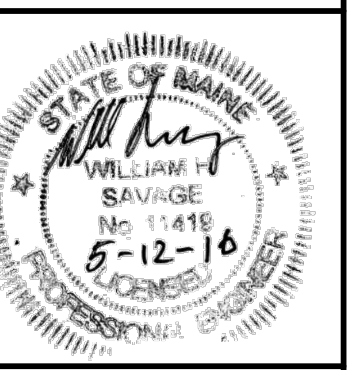


ISSUED FOR	BY
PRELIM. APPLICATION	WHS
FINAL APPLICATION	WHS
REV. GRADES	WHS
BUILDING PERMIT	WHS
COA	WHS
ARBORIST REVIEW	WHS

DRAWING NAME: **LANDSCAPE PLAN**
 PROJECT NAME: **31 FORE STREET REDEVELOPMENT**
 CLIENT: **PENINSULA PROPERTY DEVELOPMENT, LLC.**
 59 MOODY STREET, PORTLAND MAINE 04101

ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 158 DANFORTH STREET, PORTLAND MAINE 04102
 (207) 775-2825

FILE:	1068_CIVL
DATE:	12/28/15
JN:	1068
SCALE:	1"=10'
DESIGNED BY:	OJD
DRAWN BY:	OJD
CHECKED BY:	WHS



DRAWING NO. **L-1**

BUILDING PERMIT
 ISSUED FOR CONSTRUCTION