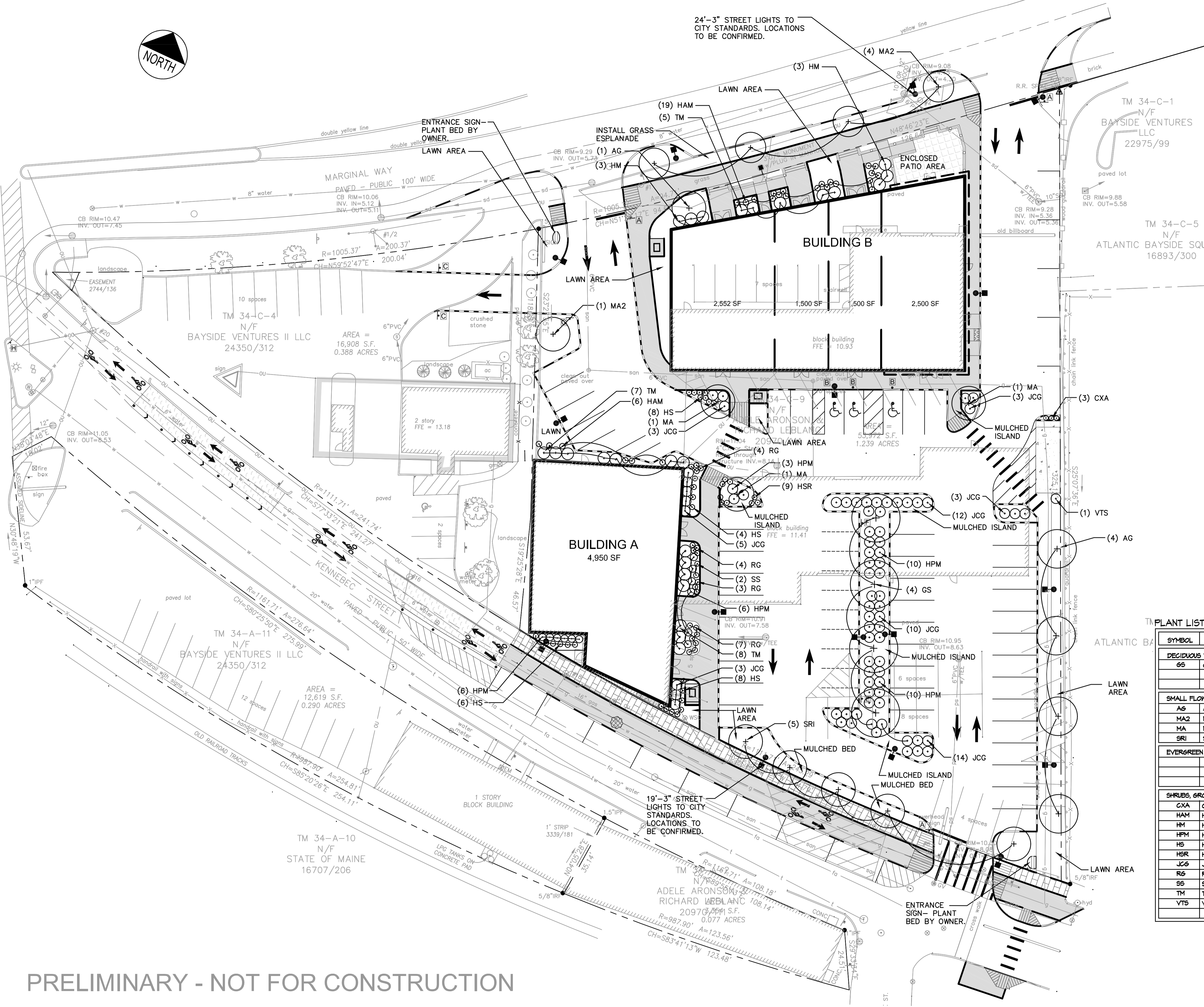


24'-3" STREET LIGHTS TO CITY STANDARDS. LOCATIONS TO BE CONFIRMED.

LANDSCAPE NOTES:

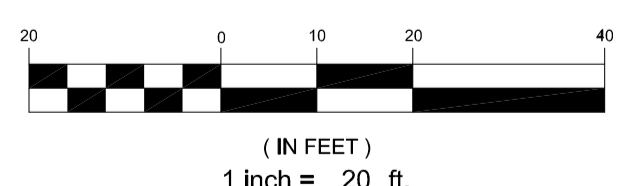
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSEASE AND BE PROVIDED WITH A DISSEASE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK'.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
  - LAWN AREAS 6" DEPTH OF TOPSOIL
  - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
  - NARROW PLANTING STRIPS 24" DEPTH OF TOPSOIL FOR 10' EITHER SIDE OF TREE.
  - SHRUB BEDS 18" DEPTH TOPSOIL.
- LAWN AREAS SHALL BE SEEDED WITH (SEED TYPE % BY WEIGHT)
  - CREeping RED FESCUE (MIN. 2 VARIETIES) 55%
  - KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%
  - PERENNIAL RYE GRASS 15%
  - SEEDING RATE PER 1000 SQ.FT. 4 LBS. MIN.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
- ALL SNOW SHALL BE REMOVED FROM THE SITE.



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>DECIDUOUS TREES</b>					
SS	GLETITSIA T. 'STREETKEEPER'	STREETKEEPER HONEYLOCUST	4	9' CAL.	SINGLE LEADER, B4B
<b>SMALL FLOWERING ORNAMENTAL TREES</b>					
AG	AMELANCHIER X G. 'ROBIN HILL'	ROBIN HILL AMELANCHIER	5	8'-10' HT.	SINGLE LEADER, B4B
MA2	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	5	2' GAL.	SPECIMEN, B4B
MA	MAACKIA AMURENSE	AMUR MAACKIA	3	2' GAL.	SINGLE LEADER, B4B, SPECIMEN
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5	2' GAL.	SINGLE LEADER, B4B, SPECIMEN
<b>EVERGREEN TREES</b>					
<b>SHRUBS, GROUNDCOVERS &amp; HERBACEOUS MATERIALS</b>					
CXA	CALAMAGROSTIS X A. 'AVALANCHE'	AVALANCHE FEATHER REED GRASS	3	2 GAL.	-
HAM	HOSTA 'AUTUMN MOON'	AUTUMN MOON HOSTA	28	2 GAL.	FULL & BUSHY
HM	HYDRANGEA M. 'TWIST N SHOUT'	TWIST N SHOUT HYDRANGEA	6	5 GAL.	FULL & BUSHY
HPM	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	35	5 GAL.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	26	1 GAL.	-
HR	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	4	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	42	24" SPD.	FULL & BUSHY
RS	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	10	1 GAL.	-
SS	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT SEDUM	2	1 GAL.	-
TM	TAXUS M. 'BROWNII'	BROWNII YEW	20	24" HT.	FULL & BUSHY
VTS	VIBURNUM P. T. 'SNOWFLAKE'	SNOWFLAKE DOUBLEFILE VIBURNUM	1	30" HT.	FULL & BUSHY

PRELIMINARY - NOT FOR CONSTRUCTION



Date: 5/18/15  
 Designer: Peter B. Biegel  
 Project: Century Tire Site Renovation  
 Scale: 1" = 20'  
 Title: Landscape Plan  
 No. 2015-027

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
D	5/18/15	REVISED PER FINAL CITY COMMENTS	DEPT.	PBB	PBB						
C	4/10/15	REVISED PER CITY STAFF COMMENTS AND RESUBMITTED	DEPT.	PBB	PBB						
B	4/1/15	REVISED PER CITY STAFF COMMENTS AND RESUBMITTED	DEPT.	PBB	PBB						
A	2/13/15	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	DEPT.	PBB	PBB						



**LAND DESIGN SOLUTIONS**  
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE  
 P.O. Box 316, 160 Longhorns Road, Cumberland, ME 04001 tel:(207) 494-1717  
 CLIENT: **FAY, SPOFFORD & THORNDIKE**  
 778 MAIN STREET, SUITE 8, SOUTH PORTLAND, MAINE 04106

DESIGN: PBB  
 DRAWN: DEPT.  
 CHKD: PBB  
 DATE: JAN 2015  
 SCALE: 1"=20'

CENTURY TIRE SITE RENOVATION  
 MARGINAL WAY, PORTLAND, MAINE  
 LANDSCAPE PLAN  
**CITY OF PORTLAND APPROVED SITE PLAN**  
 Subject to Conditions of Approval and Standard Conditions  
 DATE OF APPROVAL: 6/8/15  
 PLANNER: Neil Donaldson  
 PROJECT NO.: 2015-027