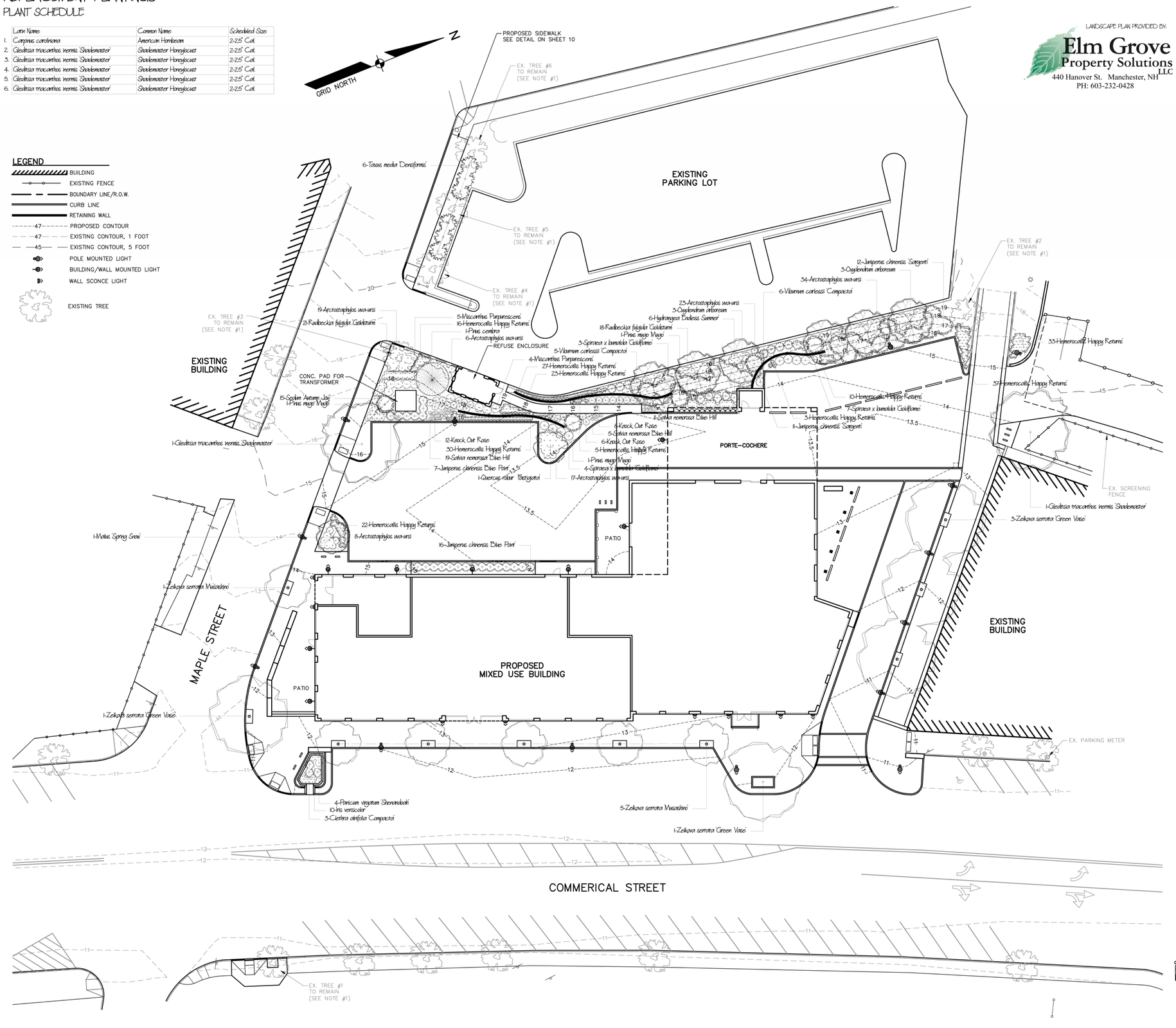
REPLACEMENT PLANTINGS

PLANT SCHEDULE

	Latin Name	Common Name	Scheduled Size
1.	*Carpinus caroliniana*	American Hornbeam	2-2.5" Cal.
2.	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2-2.5" Cal.
3.	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2-2.5" Cal.
4.	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2-2.5" Cal.
5.	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2-2.5" Cal.
6.	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2-2.5" Cal.



GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE PLAN PROVIDED BY:

Elm Grove Property Solutions LLC
440 Hanover St. Manchester, NH
PH: 603-232-0428

PLANT SCHEDULE

	TREES		
Quantity	Latin Name	Common Name	Scheduled Size
1	*Carpinus caroliniana*	American Hornbeam	2-2.5" Cal.
7	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2-2.5" Cal.
1	*Malus 'Harvest Gold'*	Harvest Gold Crabapple	2-2.5" Cal.
1	*Malus 'Spring Snow'*	Spring Snow Crabapple	2-2.5" Cal.
6	*Oxydendrum arboreum*	Sourwood	2-2.5" Cal.
1	*Pinus cembra*	Swiss Stone Pine	5-6 B&B
1	*Quercus robur 'Fastigiata'*	Columnar English Oak	2-2.5" Cal.
5	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova	2-2.5" Cal.
6	*Zelkova serrata 'Muscashino'*	Muscashino Zelkova	2-2.5" Cal.
	SHRUBS		
Quantity	Latin Name	Common Name	Scheduled Size
3	*Clethra alnifolia 'Compacta'*	Compact Summersweet	#3
12	*Hydrangea 'Endless Summer'*	Endless Summer Hydrangea	#3
23	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	4-5 B&B
23	*Juniperus chinensis 'Sargenti'*	Green Sargent Juniper	#3
3	*Pinus mugo 'Mugo'*	Compact Mugo Pine	2-3 B&B
1	*Rhododendron schlippenbachii*	Royal Azalea	#3
26	*Rosa x 'Knock Out'*	Knock Out Rose	#3
14	*Spiraea x bumalda 'Goldflame'*	Goldflame Spirea	#3
6	*Taxus media 'Densiformis'*	Dense Spreading Yew	2-2.5 B&B
14	*Viburnum carlesii 'Compacta'*	Dwarf Mayflower Viburnum	3-4 B&B
	PERENNIALS & GROUNDCOVERS		
Quantity	Latin Name	Common Name	Scheduled Size
107	*Arctostaphylos uva-ursi*	Bearberry	#1
8	*Astilbe 'Fanal'*	Fanal Astilbe	2 qt.
11	*Astilbe 'Milk and Honey'*	Milk and Honey Astilbe	2 qt.
216	*Hemerocallis 'Happy Returns'*	Happy Returns Daylily	2 qt.
19	*Heuchera 'Caramel'*	Coral Bells	#1
13	*Hosta sieboldiana 'Frances Williams'*	Frances Williams Hosta	1 gal.
10	*Iris versicolor*	Blue Flag Iris	2 qt.
9	*Miscanthus 'Purpurescens'*	Maiden Grass	1 gal.
4	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass	2 gal.
39	*Rudbeckia fulgida 'Goldsturm'*	Black Eyed Susan	2 qt.
35	*Salvia nemorosa 'Blue Hill'*	Blue Hill Sage	1 qt.
15	*Sedum 'Autumn Joy'*	Autumn Joy Sedum	2 qt.
64	*Vinca minor*	Periwinkle	2.5" pot

GENERAL NOTES

1. PROTECTION OF EXISTING TREES TO REMAIN:

   A. TREE MARKING: INDIVIDUAL TREES TO BE RETAINED SHALL BE VISIBLY MARKED WITH A BRIGHT-COLORED SURVEYOR'S RIBBON OR FLAGGING APPLIED IN A BAND CIRCLING THE TREE AT A HEIGHT VISIBLE TO EQUIPMENT OPERATORS.

   B. STORAGE AND DISPOSAL OF TOXIC MATERIALS: NO TOXIC MATERIALS SHOULD BE STORED WITHIN THE DRIP LINE OF ANY TREES TO BE RETAINED. ALL CONSTRUCTION DEBRIS, INCLUDING PAINT, ACID, NAILS, GYPSUM BOARD, WIRE, CHEMICALS, FUELS AND LUBRICANTS, MUST BE PROPERLY DISPOSED OF.

   C. FENCING: INSTALL FENCING TO ESTABLISH LIMITS OF CONSTRUCTION. FENCING SHOULD BE HIGHLY VISIBLE, OF STURDY CONSTRUCTION AND AT LEAST 3 FEET HIGH. FENCES MAY BE SNOW FENCE, BOARD FENCING, SYNTHETIC FABRIC FENCE, PLASTIC FENCE OR SIMILAR MATERIALS.

   D. TRUNK ARMORING. ARMOR THE TREE TRUNK WITH BURLAP WRAPPING AND 2-INCH STUDS WIRED VERTICALLY NO MORE THAN TWO INCHES APART TO A HEIGHT OF FIVE FEET ENCIRCLING THE TRUNK. NOTHING SHALL EVER BE NAILED TO THE TREE. FENCING AND ARMORING DEVICES SHALL BE IN PLACE BEFORE ANY EARTHWORK ACTIVITY BEGINS AND KEPT IN GOOD REPAIR FOR THE DURATION OF CONSTRUCTION ACTIVITIES, AND BE THE LAST ITEMS REMOVED DURING THE FINAL CLEANUP, UPON THE PROJECT'S COMPLETION.

   E. EXCAVATION AND CONSTRUCTION WILL OCCUR WITHIN IN THE DRIP LINE. PRUNE ANY ROOTS EXPOSED. SEE THE NOTE BELOW REGARDING REPLACEMENT PLANTINGS IF/WHEN THE ROOT SYSTEM IS DAMAGED

   F. UPON COMPLETION OF THE PROJECT, PLANTS THAT HAVE BEEN DESIGNATED FOR PRESERVATION SHALL BE SUBJECT TO THE MAINTENANCE AND INSPECTION REQUIREMENTS OUTLINED IN SECTION 4 OF THE PORTLAND TECHNICAL MANUAL. PRESERVED VEGETATION AND NEW PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO BARK DAMAGE OR EXCESSIVE ROOT DAMAGE, GRADE CHANGES OTHER THAN THOSE ORIGINALLY INDICATED IN THE APPROVED GRADING PLAN, SOIL COMPACTION DUE TO HEAVY EQUIPMENT TRAVERSING CLOSELY, OR GENERAL DECLINE DUE TO MECHANICAL OR NATURAL CONDITIONS SHALL BE REJECTED AND MUST BE REPLACED PRIOR TO THE RELEASE OF ANY DEFECT GUARANTEE. ANY REJECTED TREE WILL BE SUBJECT TO THE FOLLOWING REPLACEMENT REQUIREMENTS:
      - FOR EVERY EXISTING TREE REJECTED THAT IS 16" OR MORE IN CALIPER DBH, TWO (2) REPLACEMENT TREES LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST SHALL BE PLANTED ON THE SITE.
      - FOR EVERY EXISTING TREE REJECTED UP TO 15" IN CALIPER DBH, ONE (1) REPLACEMENT TREE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST SHALL REPLACE THE EXISTING TREE.

REVISION SCHEDULE

DATE	REVISION DESCRIPTION	BY
01-02-13	REVISED LANDSCAPING PER SITE PLAN CHANGES	BJS
01-15-13	REVISED LANDSCAPING PER SITE PLAN CHANGES	BJS
02-05-13	REVISED LANDSCAPING PER PLANNING BOARD CONDITIONS OF APPROVAL	BJS

© COPYRIGHT 2013 BY O.C.C.

COPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

LANDSCAPING PLAN

PROJECT:
COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS

C08
SHEET: 8 OF 14