Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/16/16

PLANT LIST

(A / 12) SYMBOL / QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT	NOTES
A	MISS KIM LILAC / S. PATULA "miss kim"	3' TALL	12	CONT	3 TRUNK
B	AMELANCHIER X GRANDIFLORI / SERVICEBERRY cumulus (robin hill pink)	2 1/2" cal.	1	B&B	3 TRUNK
C	SHASTA VIBURNUM / V. PLICATUM VAR. TOMENTOSUM "shasta"	4'-5'" TALL	6	B&B	3 CANES
D	COMMON LILAC / S. VULGARIS (purple blossom)	4'-5' TALL	3	B&B	3 CANES
E	SARGENT JUNIPER / J. CHINENSIS "sargenti"		12	#3	
F	FLOWERING CRAB / MALUS "spring snow"	1 3/4" cal.	1	B&B	
G	MOHICAN VIBURNUM / V. LANTANA "mohican"	3'-4' TALL	6	POTTED	
H	HYDRANGEA / ANOMALA PETIOLARIS		9	POTTED	
J	SWITCH GRASS / PINACUM VERIGATUM "shenandoah"		6	#2	
K	HOSTA / HOSTA FORTUNEI		10	POTTED	
L	DAYLILY VAR. / HEMEROCALLIS		20	POTTED	BLOOM IN JUL - SEP

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LANDSCAPE NOTES

GENERAL:

1. SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE.
2. ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PROPOSED PLANT LOCATIONS SHALL BE AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING AND WILL NOTIFY OWNER'S REPRESENTATIVE IN THE EVENT OF CONFLICTS.
4. PLANT LOCATIONS ARE TO BE SCALED FROM THELANDSCAPE PLAN UNLESS NOTED OTHERWISE.
5. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
6. FINAL QUANTITY FOR EACH PLANT TYPE IS NOTED IN THE PLANT LIST. THIS NUMBER SHALL TAKE PRECEDENCE IN THE CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE LIST AND ON THE PLAN.
7. ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.

MAINTENANCE:

1. LAWNS: SHALL BE WATERED, FERTILIZED AND MOWN ON A REGULAR BASIS ACCORDING TO SEASON AND RAINFALL, TO PRODUCE A STRONG TURF OF 80% MIN. COVERAGE WITHIN THE FIRST YEAR, FREE FROM SIZABLE THIN OR BARE SPOTS. REGRADING AND RESEEDING WILL BE PERFORMED ON BARE SPOTS UNTIL COVERAGE IS COMPLETE.
2. TREES & SHRUBS: THE ESTABLISHMENT PERIOD SHALL BE TWO CALENDAR YEARS FROM THE DATE OF FINAL ACCEPTANCE. DURING THE ESTABLISHMENT PERIOD THE OWNER OR OWNER'S CONTRACTOR SHALL WATER, CULTIVATE AND PRUNE AS REQUIRED TO MAINTAIN A HEALTHY GROWING CONDITION.
3. AT THE END OF THE ESTABLISHMENT PERIOD AND UPON SUBSEQUENT ANNUAL INSPECTIONS, PLANTS WHICH HAVE DIED OR FAILED TO THRIVE SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES. AFTER THE CONTRACTOR'S GUARANTEE PERIOD HAS ENDED, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN AND REPLACE PLANTINGS.
4. TREES, SHRUBS AND LAWNS WHICH ARE NOT IRRIGATED WITH AN AUTOMATIC SPRINKLER OR DRIP SYSTEM SHALL BE THOROUGHLY WATERED ON A REGULAR BASIS DURING PERIODS OF BELOW AVERAGE RAINFALL. SOIL SHOULD BE SAMPLED AT A DEPTH OF 12" AND IF DRY, WATER TO DEPTH OF 24".
5. MULCH IS TO BE MAINTAINED AT A DEPTH TO COMPLETELY COVER THE SOIL AND TO PRESERVE MOISTURE AND MINIMIZE WEEDS.
6. TREES, SHRUBS AND LAWNS SHALL BE FERTILIZED ANNUALLY AND TREATED WITH INSECTICIDES AND/OR FUNGICIDES AS REQUIRED FOR CONTINUED HEALTHY GROWTH.
7. SUCKERS, WEEDS, AND DEAD WOOD SHALL BE REMOVED ON A SEASONAL BASIS, AND SHRUBS SHALL BE PRUNED TWICE A YEAR ACCORDING TO THE REQUIREMENTS OF EACH SPECIES (I.E. SOME SPECIES SHOULD NOT BE PRUNED AT ALL.). SHRUBS SHALL NOT BE PRUNED INTO INDIVIDUALS BUT ALLOWED TO GROW INTO A MASS.
8. WHERE TREES ARE LOCATED NEAR SIDEWALKS OR PARKING LOTS, THE CANOPY SHALL BE LIMBED UP TO PROMOTE SAFE CLEARANCE TO 8' ABOVE GRADE.
9. LAWN AREAS SHALL BE MOWN AS OFTEN AS NECESSARY TO KEEP LAWNS TO A 2 1/2 - 3" HEIGHT, AND AERATED ON A SEASONAL BASIS.
10. BEDS AND LAWN EDGES SHALL BE REGULARLY TRIMMED AND EDGED.
11. PERENNIAL AND ANNUAL BEDS SHALL BE DESIGNED, PLANTED AND MAINTAINED FOR SEASONAL COLOR AND INTEREST. ANNUALS MAY BE INCORPORATED TO A MAXIMUM LIMIT OF 25% OF THE BED AREA OF MAINTAINED BEDS FROM MAY 15 THROUGH NOVEMBER 15. PERENNIAL BEDS SHALL BE WATERED AS REQUIRED FOR HEALTHY PLANT GROWTH, AND WEEDED AND DEADHEADED ON A MONTHLY BASIS.

SUGGESTED SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:

THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.

1. INSTALL ALL CATCH BASIN PROTECTION.
2. INSTALL SILTATION BASINS. (PRIOR TO ANY STRIPPING OF TOPSOIL OR OTHER EARTHWORK)
3. CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
4. STRIP AND STOCKPILE ON-SITE TOPSOIL. SEED STOCKPILES WITH TEMPORARY SEED MIX.
5. BEGIN EARTHWORK FOR PARKING AREA AND BUILDING FOUNDATION.
6. INSTALL AND PROTECT STORM DRAINAGE SYSTEM.
7. BEGIN BUILDING CONSTRUCTION.
8. ROUGH GRADE PARKING AREA.
9. FINE GRADE PAVEMENT AREAS AND ROUGH GRADE REMAINDER OF SITE.
10. RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
11. COMPLETE FINE GRADING AND PAVING OF WALKS AND PARKING AREA.
12. FINE GRADE, LOAM SEED AND FERTILIZE REMAINDER OF SITE.
13. REMOVE TEMPORARY SOIL EROSION MEASURES.

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- CONTOURS
- BUILDING
- CURB
- CATCH BASIN
- SEWER MANHOLE
- UTILITY POLE
- TREE
- STOCKADE FENCE
- CHAINLINK FENCE
- FACE OF WALL

PROPOSED

- EDGE OF PAVEMENT
- SLOPED BITUMINOUS CURB
- VERTICAL GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- BUILDING
- BUILDING ENTRY/EGRESS
- CANOPY / 2ND FLOOR OVERHANG
- STOCKADE FENCE
- STONE WALL
- FIELD INLET
- BITUMINOUS PAVEMENT
- BITUMINOUS OVERLAY
- BUILDING HATCH
- BRICK PAVERS

EROSION CONTROL

- CATCH BASIN PROTECTION WITH HAYBALES
- STABILIZED ENTRANCE

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STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER

3/21/16

REV.	DATE	DESCRIPTION
3	2/1/16	FINAL STAFF REVIEW, ADDED PATIO, CORRECT ADDRESS
2	11/19/15	REV'D PER STAFF REVIEW
1	11/9/15	REV'D PER STAFF COMMENTS

DEVELOPER:
TATE STREET PARTNERSHIP, LLC
3 CANAL PLAZA #501, PORTLAND

SCALE: AS SHOWN
DATE: OCTOBER 9, 2015
PROJECT: 15133
DRN BY: JDC/RJS
DESG BY: TSG
CHK BY: TSG

WEST PORT LOFTS CONDOMINIUM
22-28 TATE STREET
PORTLAND, MAINE

EROSION CONTROL & LANDSCAPE PLAN

C1.4

MAP/LOT 44 / E / 15, 17, 19