

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 THE LANDSCAPE 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. LAWN: 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 LAWN 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 LAWN 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 LAWN 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.

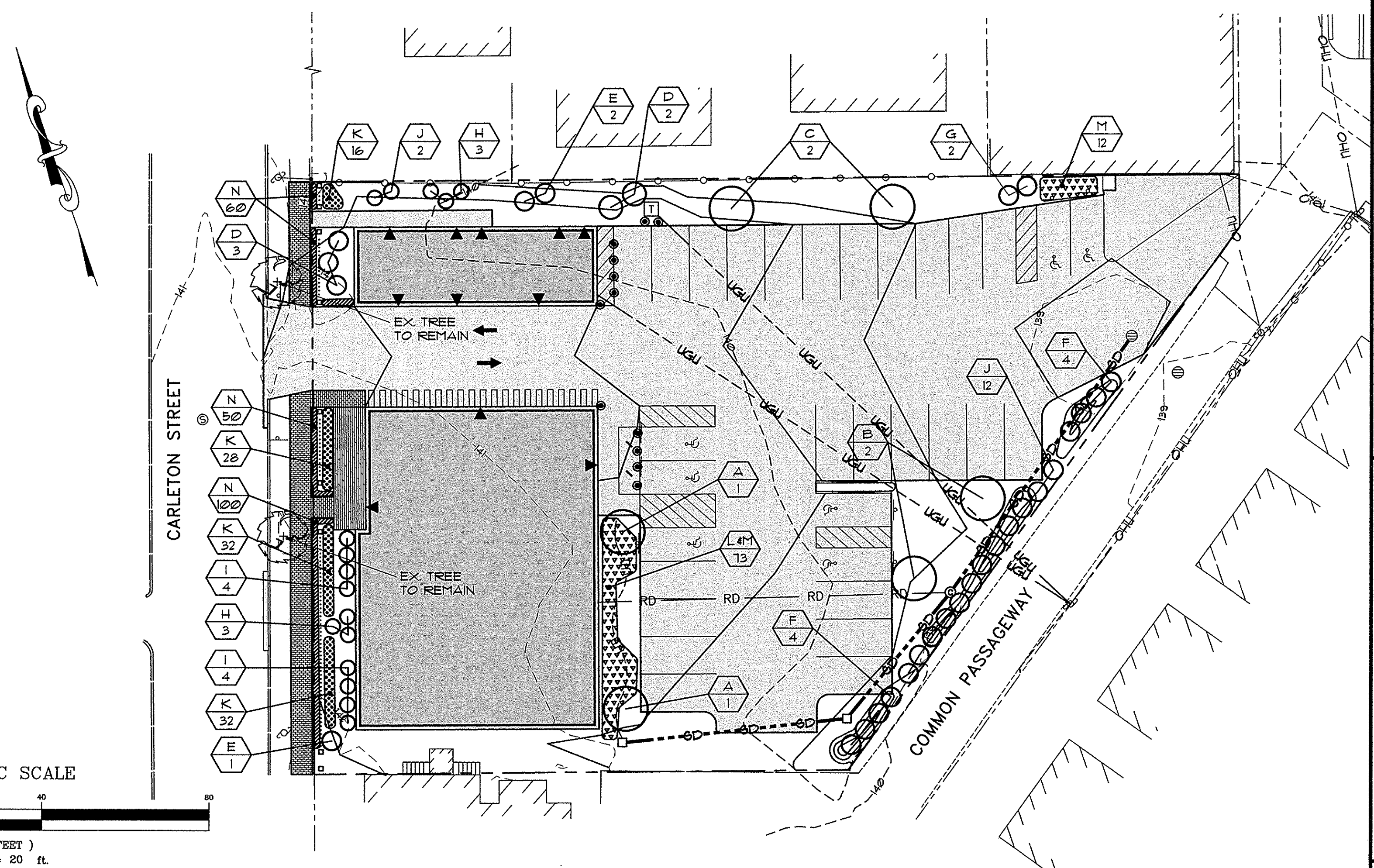
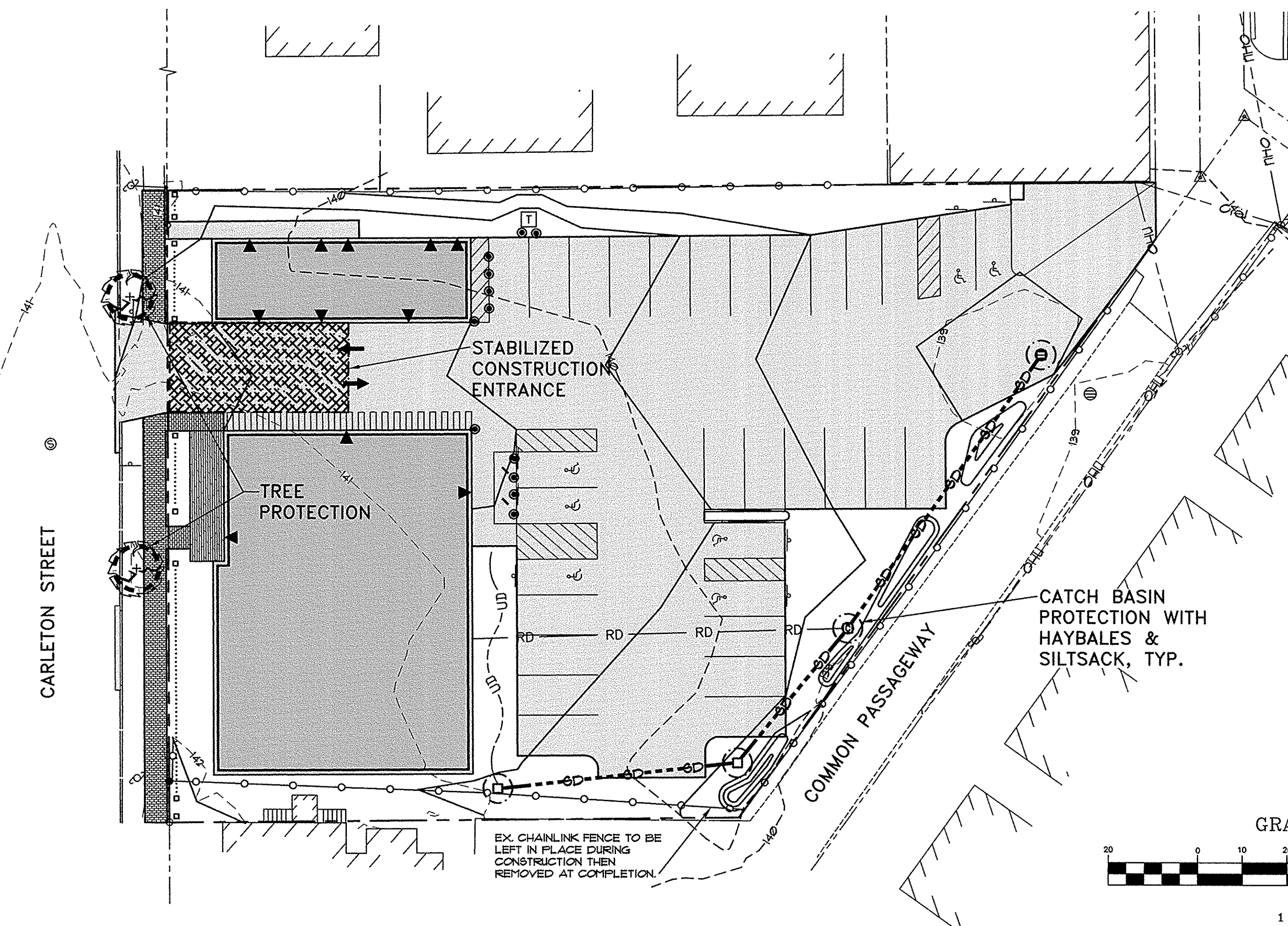
1. INSTALL SILTATION PROTECTION ON BASINS. (PRIOR TO ANY STRIPPING OF TOPSOIL OR OTHER EARTHWORK)
2. CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
3. BEGIN EARTHWORK FOR PARKING AND BUILDING FOUNDATION. INSTALL AND PROTECT STORM DRAINAGE SYSTEM.
4. BEGIN BUILDING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

LEGEND

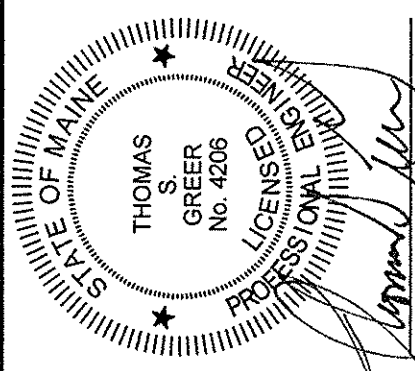
EXISTING	PROPOSED	EROSION CONTROL
PROPERTY LINE	EDGE OF PAVEMENT	EDGE OF PAVEMENT
ABUTTERS PROPERTY	VERTICAL GRANITE CURB	CONTOURS
CONTOURS	BUILDING	BUILDING ENTRY/EGRESS
BUILDING	FIELD INLET	CATCH BASIN
EDGE OF GRAVEL	CATCH BASIN	WATER SHUT OFF
CURB	DRAIN MANHOLE	LIGHT POLE
CATCH BASIN	SEWER MANHOLE	WALL MOUNTED LIGHT
DRAIN MANHOLE	UTILITY POLE	UTILITY POLE
UTILITY POLE	UTILITY POLE W/ GUY WIRE	TRANSFORMER
SIGN	CHAINLINK FENCE	BOLLARD
MOUNTMENT FOUND	IRON PIPE OR ROD FOUND	SIGN
MAG NAIL FOUND	GATE VALVE	HANDICAP PARKING
GATE VALVE	TREE	PAINTED CROSSWALK
TREE		BITUMINOUS PAVEMENT
		BITUMINOUS OVERLAY
		BRICK PAVERS
		BUILDING HATCH
		BUILDING PORCH

PLANT LIST

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT	NOTES
A	Pagoda Dogwood / <i>C. Alternifolia</i>	5'-6' tall	2	B4B	
B	Paperbark Maple / <i>A. Griiseum</i>	7'-8' tall	2	B4B	Single Trunk
C	Cockspur Thornless Hawthorn / <i>C. Cruegalli 'Inermis'</i>	2" Cal.	2	B4B	
D	Blackhaw Viburnum / <i>V. Prunifolium</i>	4'-5' tall	5	B4B	
E	Cornelancherry Dogwood / <i>C. Mas</i>	5'-6' tall	3	B4B	3 Trunks
F	Amur Privet / <i>L. Amurensis</i>	4' tall	8	B4B	3 Canes min.
G	Common Lilac / <i>S. Vulgaris</i>	4'-5' tall	2	B4B	Purple Blossoms
H	Blue Willow Hydrangea / <i>H. Serrata 'Blue Willow'</i>	3	6	Cont.	
I	Viburnum / <i>V. Plicatum Tomentosum 'Summer Snowflakes'</i>	5	8	Cont.	
J	Viburnum / <i>V. Plicatum Tomentosum 'Shasta'</i>	4'-5' tall	14	B4B	
K	Daylily Varieties / <i>Heemerocallis</i>	--	108	Cont.	select for bloom Early Summer to Fall
L	Lady Fern / <i>Filix-Femina 'Lady fern'</i>	--	38	Cont.	
M	Christmas Fern / <i>Polystichum Acrostichoides</i>	--	41	Cont.	
N	Japanese Spurge / <i>Pachysandra Terminalis</i>	--	210	Flats	



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ISSUED FOR SUBDIVISION & SITE PLAN APPROVAL	DATE	REV.	DESCRIPTION
	5/7/15	1	

AVESTA BUTLER PAYSON PL
307 CUMBERLAND AVENUE
PORTLAND, ME. 04101

SCALE: AS SHOWN
DATE: APRIL 10, 2015
PROJECT: 15108

DRN BY: RJS/JDC
DESIGN BY: TSG
CHK BY:

17 CARLETON STREET
CARLETON STREET, PORTLAND, MAINE

EROSION CONTROL & LANDSCAPE PLAN

C1.4
MAP/LOT 55A/4