

NO.	DATE	DESCRIPTION
1	5/20/15	FOR CITY SUBMITTAL

BRIGGS STREET PROPERTY, LLC 55 SALEM ST #B PORTLAND, ME. 04102	DRN BY: JDC/RS DES BY: TSG CHK BY: TSG
SCALE: AS SHOWN	DATE: MAY 7, 2015
PROJECT: 14184	REV: 1

5 BRIGGS STREET  
 PORTLAND, MAINE

**EROSION CONTROL &  
 LANDSCAPE PLANS**

**C1.4**

**PLANT LIST**

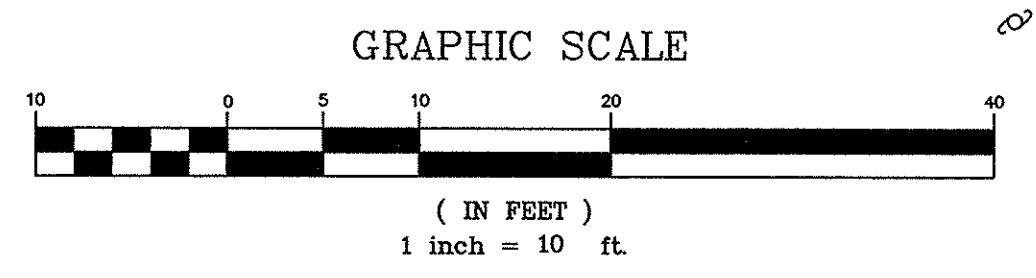
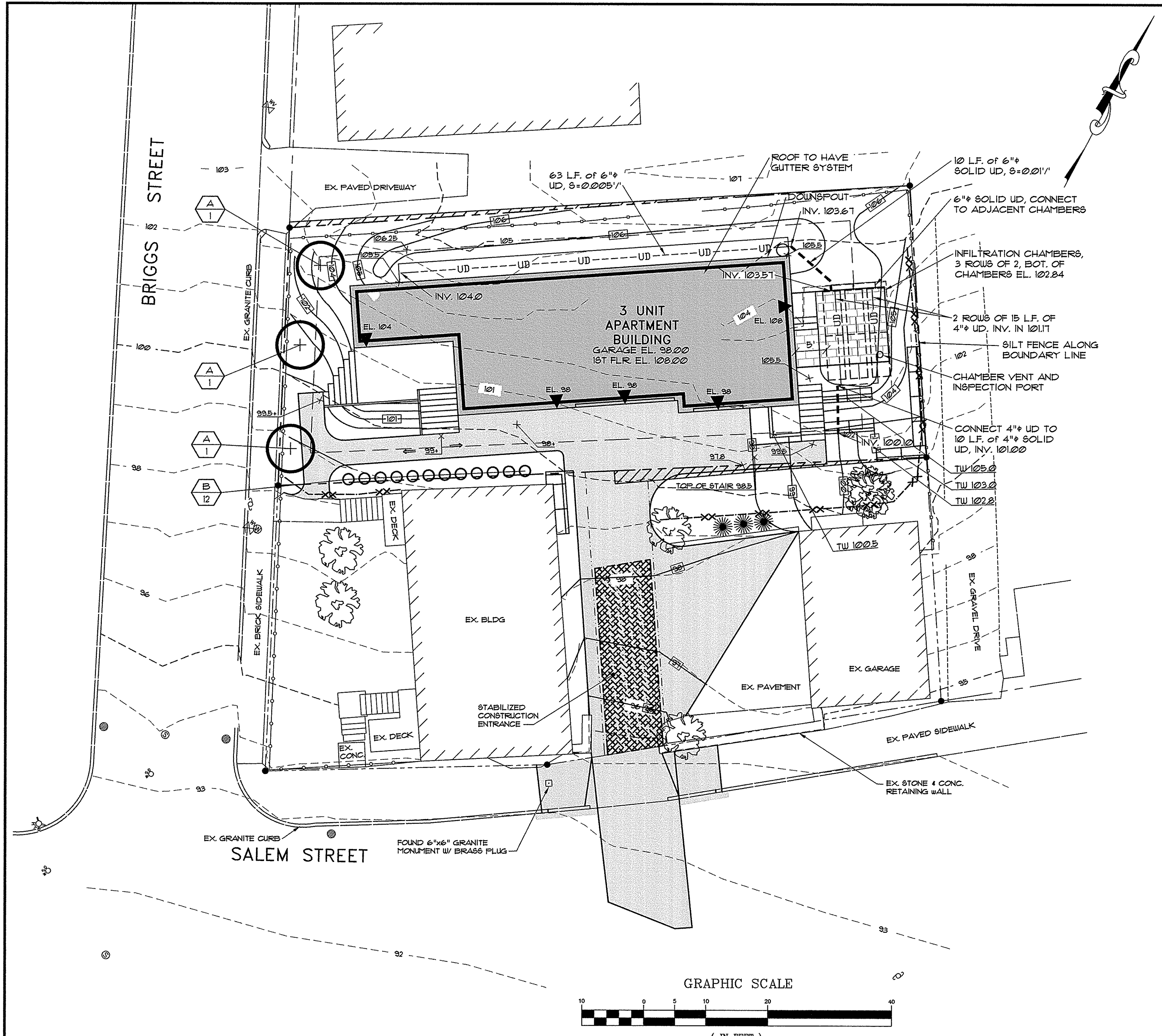
SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	ARMSTRONG RED MAPLE / acer freemanii	2" cal.	3	B4B
B	BOXWOOD / boxus sempervirens "suffruticosa"	18"-24" TALL	5	POTTED

**LANDSCAPE NOTES**

- GENERAL:**
- SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE.
  - ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
  - 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.
  - PLANT LOCATIONS ARE TO BE SCALED FROM THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE.
  - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  - 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.
  - ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
  - ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.
- MAINTENANCE:**
- LAUNGS: 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.
  - 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.
  - 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.
  - TREES, SHRUBS AND LAUNGS 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".
  - MULCH IS TO BE MAINTAINED AT A DEPTH TO COMPLETELY COVER THE SOIL AND TO PRESERVE MOISTURE AND MINIMIZE WEEDS.
  - TREES, SHRUBS AND LAUNGS SHALL BE FERTILIZED ANNUALLY AND TREATED WITH INSECTICIDES AND/OR FUNGICIDES AS REQUIRED FOR CONTINUED HEALTHY GROWTH.
  - 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.
  - WHERE TREES ARE LOCATED NEAR SIDEWALKS OR PARKING LOTS, THE CANOPY SHALL BE LIMBED UP TO PROMOTE SAFE CLEARANCE TO 8' ABOVE GRADE.
  - LAWN AREAS SHALL BE MOWN AS OFTEN AS NECESSARY TO KEEP LAUNGS TO A 2 1/2 - 3" HEIGHT, AND AERATED ON A SEASONAL BASIS.
  - BEDS AND LAWN EDGES SHALL BE REGULARLY TRIMMED AND EDGED.
  - 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.

**LEGEND**

- EXISTING**
- PROPERTY LINE
  - BUILDING SETBACK
  - ADJUTERS PROPERTY
  - EASEMENT
  - EDGE OF PAVEMENT
  - CONTOURS
  - BUILDING
  - EDGE OF GRAVEL
  - CURB
  - GAS LINE
  - SANITARY SEWER
  - STORM DRAIN
  - OVERHEAD UTILITY
  - WATER LINE
  - CATCH BASIN
  - SEWER MANHOLE
  - MANHOLE
  - WATER METER
  - UTILITY POLE
  - TREE
  - STOCKADE FENCE
  - CHAINLINK FENCE
  - BENCHMARK
  - FOUND MONUMENT
  - STEEL REBAR
  - WISURVEY CAP #124 SET
  - FIRE HYDRANT
  - WATER SHUTOFF
  - WATER VALVE
  - GAS VALVE
- PROPOSED**
- EDGE OF PAVEMENT
  - CONTOURS
  - BUILDING
  - BUILDING ENTRY/EGRESS
  - UNDERDRAIN
  - DRIPSTRIP W/ UNDERDRAIN
  - SPOT GRADE
  - TOP OF WALL
  - WALL MOUNTED LIGHT
  - SURFACE DRAINAGE
  - BUILDING HATCH



**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.
- INSTALL ALL PERIMETER SILT FENCE AND HAY BALE PROTECTION.
  - INSTALL SILTATION BASINS. (PRIOR TO ANY STRIPPING OF TOPSOIL OR OTHER EARTHWORK)
  - CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
  - STRIP AND STOCKPILE ON-SITE TOPSOIL. SEED STOCKPILES WITH TEMPORARY SEED MIX.
  - SUBMIT SAMPLES OF TOPSOIL/LOAM FOR LAB WORK. ADJUST LIME AND FERTILIZER ACCORDINGLY.
  - BEGIN EARTHWORK FOR PARKING AND BUILDING FOUNDATION.
  - STABILIZE AREAS DRAINING TO UNDERDRAINED SOIL FILTER.
  - INSTALL AND PROTECT STORM DRAINAGE SYSTEM.
  - BEGIN BUILDING CONSTRUCTION.
  - ROUGH GRADE PARKING AREAS.
  - FINE GRADE ALL PARKING AND DRIVEWAY SIDE SLOPES AND ROUGH GRADE REMAINDER OF SITE.
  - RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
  - COMPLETE FINE GRADING AND PAVING OF WALKS AND PARKING AREAS.
  - FINE GRADE, LOAM SEED AND FERTILIZE REMAINDER OF SITE.
  - REMOVE TEMPORARY SOIL EROSION MEASURES.

**EROSION CONTROL LEGEND**

- SILT FENCE
- STABILIZED ENTRANCE