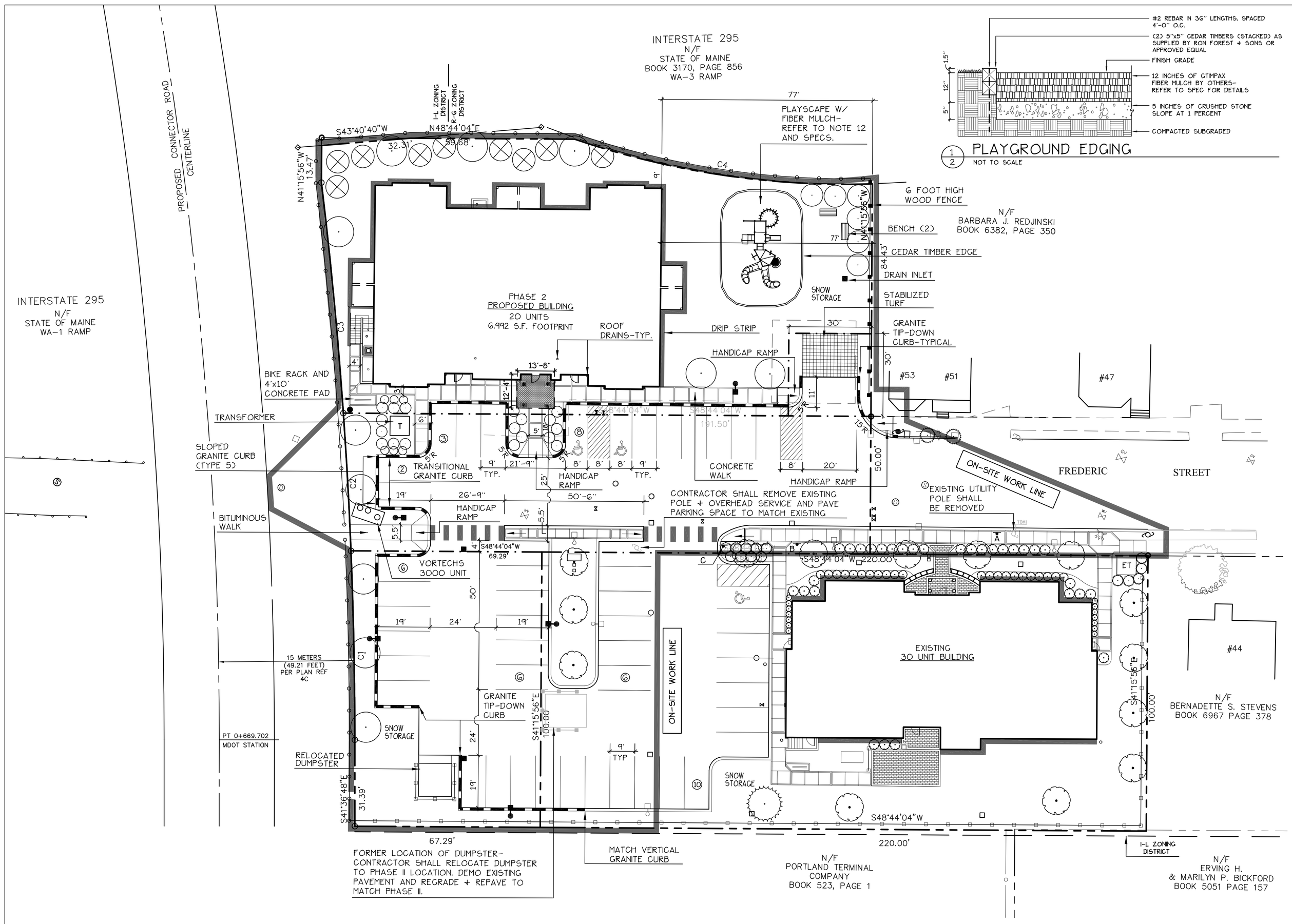


1/2 PLAYGROUND EDGING
NOT TO SCALE

GENERAL NOTES

1. TOTAL SITE AREA: PHASE 2 34,651 SF OR .80 AC
2. ZONING DISTRICT: CONTRACT ZONE
3. RECORD OWNER: AVESTA HOUSING DEVELOPMENT CORP. 307 CUMBERLAND AVENUE PORTLAND, MAINE 04101 TEL: (207) 553-7777
4. TAX MAP AND LOT: TAX MAP 67, K, 19
5. SPACE AND BULK STANDARDS: (CONTRACT ZONE STANDARDS)

	REQUIRED	PHASE 2
MINIMUM LOT AREA	NONE	34,651 SF
MINIMUM AREA PER DWELLING UNIT	725 S.F.	725 S.F.
MINIMUM STREET FRONTAGE	50 FEET	50 FEET
MINIMUM FRONT YARD	NONE	N/A
MINIMUM REAR YARD	10 FEET BETWEEN STRUCTURES ADJACENT TO ABUTTING RESIDENCE	N/A
MINIMUM SIDE YARD	10 FEET BETWEEN STRUCTURES ADJACENT TO ABUTTING RESIDENCE	77 FEET
MAXIMUM LOT COVERAGE	80 PERCENT	70 PERCENT
MINIMUM LOT WIDTH	50 FEET	50 FEET
MAXIMUM STRUCTURE HEIGHT	45 FEET	45 FEET
OPEN SPACE RATIO	20 PERCENT	30 PERCENT

6. PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
FORE RIVER APARTMENT	1.75 SPACES/UNIT 35 SPACES	35 SPACES
LOGAN PLACE	8 SPACES	8 SPACES
ADDITIONAL SPACES	0 SPACES	5 SPACES
TOTAL SPACES	43 SPACES	48 SPACES

7. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED: "LOT DIVISION PLAN OF ROMANO PROPERTY FREDERIC STREET PORTLAND, MAINE FOR YORK-CUMBERLAND HOUSING MANAGEMENT CORPORATION". DATED 3/18/03. PREPARED BY SEBAGO TECHNICS, 1 CHABOT STREET, WESTBROOK, MAINE 04098-1339.
8. EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "EXISTING CONDITIONS PLAN, COMMERCIAL DEVELOPMENT FREDERIC STREET, PORTLAND, MAINE". DATED APRIL 1998. PREPARED BY SQUAW BAY CORP. CONSULTING ENGINEERS, P.O. BOX 86A CUMBERLAND CENTER, MAINE 04021.
9. EXTERIOR POLE MOUNTED LIGHT FIXTURES SHALL BE 100 WATT METAL HALIDE. MINI-AEROLUME MODEL AS MANUFACTURED BY USA ARCHITECTURAL LIGHTING. POLE LIGHTS ARE ON 15 FOOT POLES. THE BUILDING MOUNTED WALL PACK LIGHTS SHALL BE LITHONIA #WSR-2/24 TRT MD 120 ON A MOTION SENSOR AND LITHONIA #WFL2 100M RM TB LPI ON A LIGHTING CONTACTOR.
10. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CITY OF PORTLAND AND NORMAL HIGHWAY STANDARDS.
11. FINAL LOCATION OF SIGNAGE SHALL BE COORDINATED WITH THE CITY OF PORTLAND TRAFFIC SECTION.
12. FURNISHING AND INSTALLING THE PLAYSCAPE AND FIBER MULCH SHALL BE BY OTHERS. REFER TO SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES.

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	68.64'	1689.61'	N42°46'38"W	68.64
C2	50.10'	1689.61'	N44°47'26"W	50.09
C3	84.12'	1689.61'	N47°03'58"W	84.11
C4	109.84'	305.00'	N56°55'42"E	109.25

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
A. AAB	6	AMELANCHIER ABORIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"-2.5" CAL.
B. NIG	3	BETULA NIGRA	RIVER BIRCH (CLUMP)	8'-10' HT.
M. CAR	6	MALUS 'CARDINAL'	CARDINAL FLOWERING CRAB	2"-2.5" CAL.
P. CA	2	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT ORNAMENTAL PEAR	2"-2.5" CAL.
T. CAN	9	TSUGA CANADENSIS	CANADIAN HEMLOCK	5'-6' HT.
		SHRUBS		
A. KAR	6	AZALEA KAREN	KAREN AZALEA	15"-18"
C. HTT	10	COTONEASTER HORIZONTALIS 'TOM THUMB'	TOM THUMB COTONEASTER	#3 CONT.
T. MH	8	TAXUS x MEDIA 'HATFIELDI'	HATFIELD YEW	2'-2.5' HT.

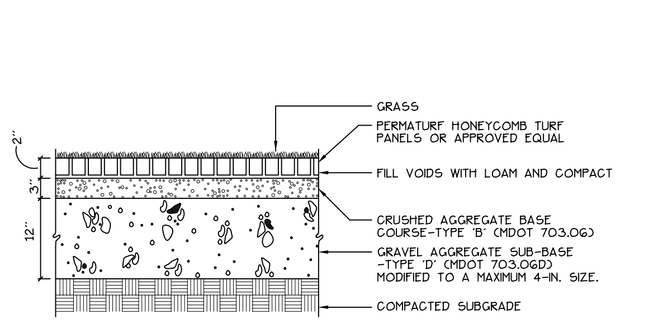
SIGN LEGEND

KEY	QTY	SIGN TEXT
A	1	"NO PARKING THIS SIDE OF STREET"
B	1	"PRIVATE ROAD BEYOND THIS POINT"
C	1	"PEDESTRIAN TRAIL"

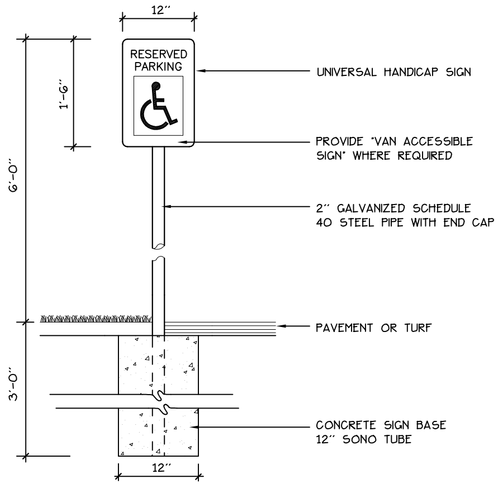
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE/ROD FOUND		
GRANITE MONUMENT		
CAPPED REBAR		
UTILITY POLE	U.P.#10	
MANHOLE		
VALVE	GV	WV
CATCH BASIN	C.B.#10	
FIRE HYDRANT		
DECIDUOUS TREE/SHRUB		
EVERGREEN TREE/SHRUB		

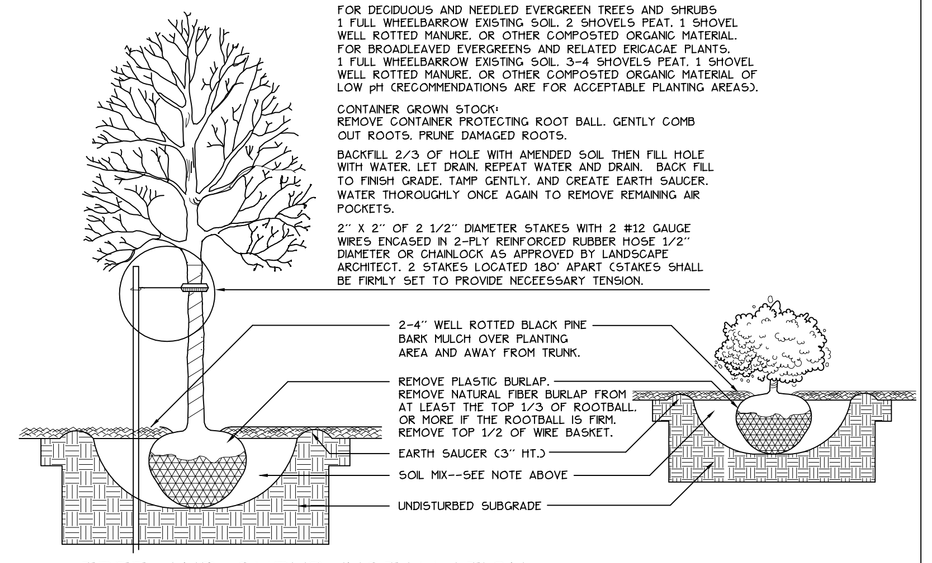
	EXISTING	PROPOSED
CURBING		
CHAINLINK FENCE		
WOOD FENCE		
GUARD RAIL		
SIGN		
LIGHT FIXTURE		



2/2 STABILIZED TURF
NOT TO SCALE



3/2 HANDICAP PARKING SIGNAGE
NOT TO SCALE



"NOTES:

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL. FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS. 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING AREAS).

CONTAINER GROWN STOCK: REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS. PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN. REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE. TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

2" X 2" OF 2 1/2" DIAMETER STAKES WITH 2 #12 GAUGE WIRES ENGAGED IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR CHAMLOCK AS APPROVED BY LANDSCAPE ARCHITECT. 2 STAKES LOCATED 180° APART (STAKES SHALL BE FIRMLY SET TO PROVIDE NECCESSARY TENSION.

4/2 TREE AND SHRUB INSTALLATION
NOT TO SCALE

Prepared For:

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Prepared By:
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Landscape Architects
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FORE RIVER APARTMENTS

63 Frederic Street — Portland, Maine

Date:
FEBRUARY 21, 2005

Revisions:

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Title:
LAYOUT, LIGHTING AND PLANTING PLAN

Scale: 1"=20'
0 10 20 40 ft.

North:

Sheet No.: 2

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