

Growth Preservation Zone
no cut 4" dbh or greater

Preserved Vegetated Buffer
to Boundary

Shed Drainage

Shed Drainage

Shed Drainage

Shed Drainage

Shed Drainage

Shed Drainage

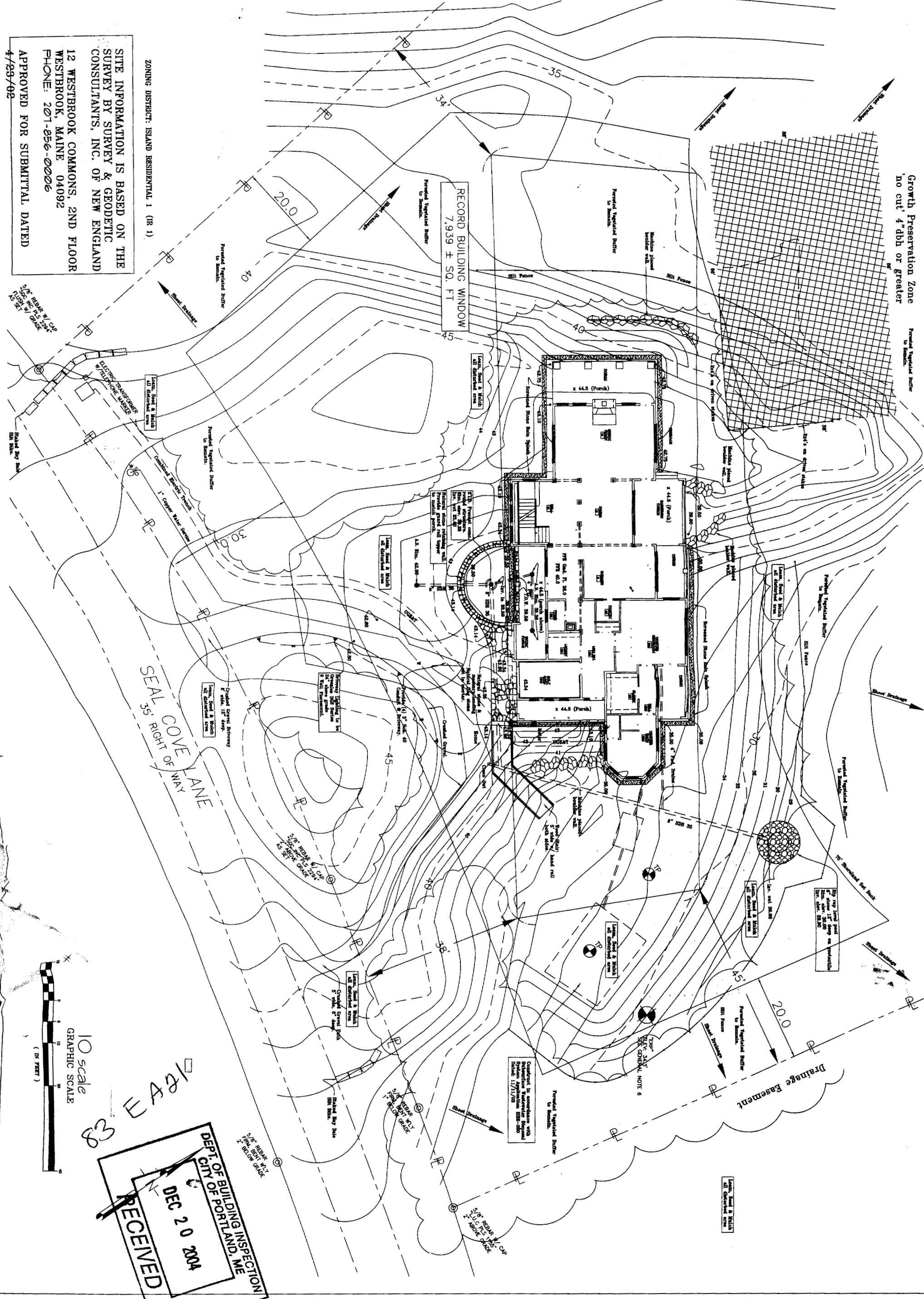
ZONING DISTRICT: ISLAND RESIDENTIAL 1 (IR 1)
SITE INFORMATION IS BASED ON THE
SURVEY BY SURVEY & GEODETIC
CONSULTANTS, INC. OF NEW ENGLAND
12 WESTBROOK COMMONS, 2ND FLOOR
WESTBROOK, MAINE 04092
PHONE: 207-856-0006
APPROVED FOR SUBMITTAL DATED
4/23/02

RECORD BUILDING WINDOW
7,939 ± SQ. FT.

SEALED
35' RIGHT OF WAY
LANE

Drainage Basement

RECEIVED
DEC 20 2004
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



L-2

DRAWINGS THIS SHEET

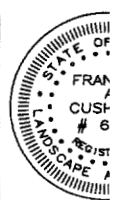
NUMBER	DATE
XXXXX	1/28/03
DRAWN	
FAC	CHECKED
FAC	FAC

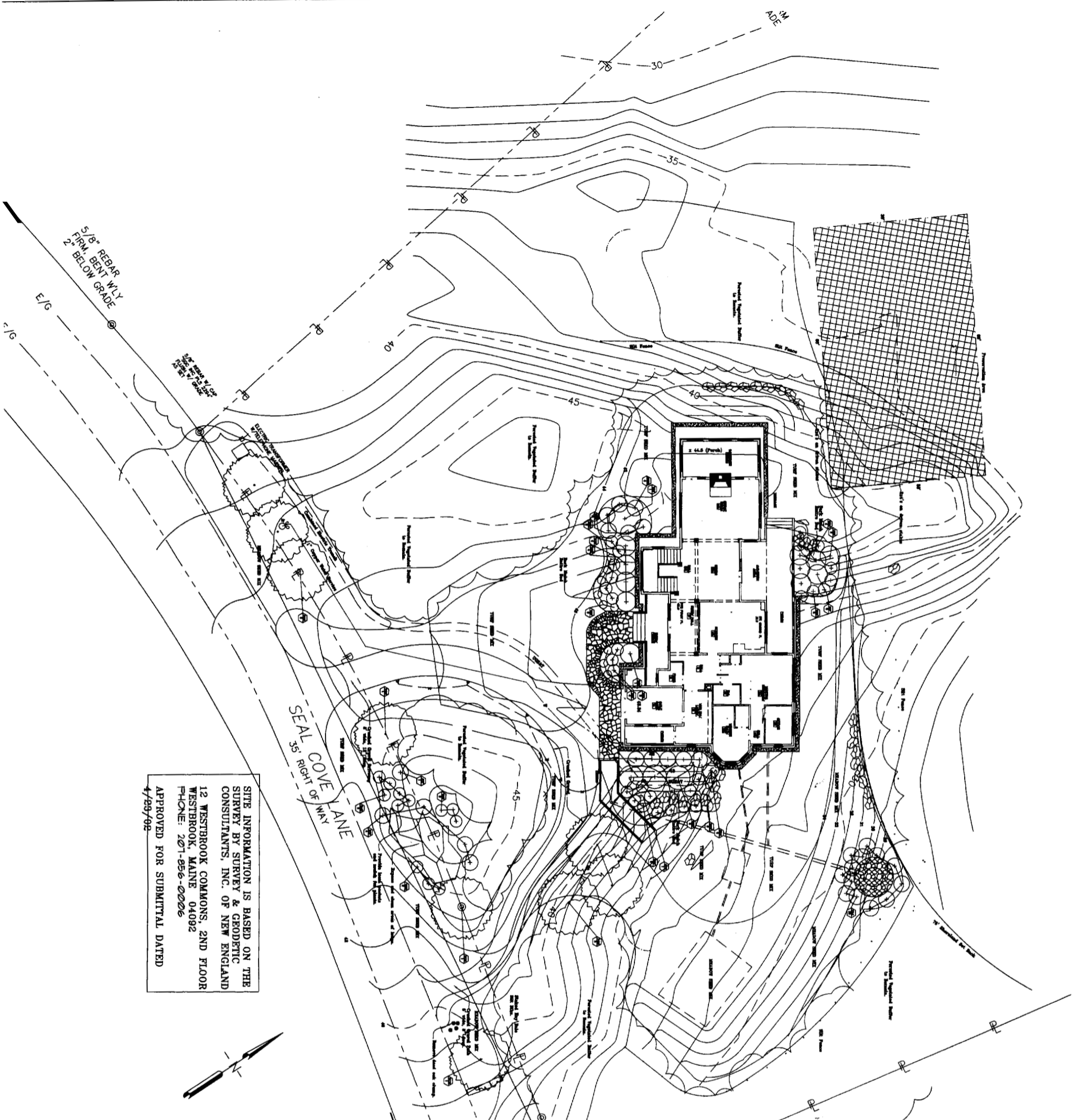
Bates Residence
Lot 21 Sea Cove Lane
Diamond Cove, Great Diamond Island
Portland, Maine

REVISIONS

NO.	DATE	DESCRIPTION

F.A.Cushing, Inc.
Master Planning
Landscape Architecture
8 Cumberland Street
Brunswick, Maine 04011
Tel. (207)726-7726 Fax. (207)726-7726





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 12 WESTBROOK COMMONS, 2ND FLOOR
 WESTBROOK, MAINE 04092
 PHONE: 207-856-0206
 APPROVED FOR SUBMITTAL DATED 4/29/02

DATE	DESCRIPTION	BY
Dec. 26, 2003		

Client Name:	Lohn and Jane Bates
Address:	16 Ox Hill Road, Newton, CT
Project Name:	PLANT SCHEDULE
Common Name:	
QTY.	SIZE

PLANT	COMMON NAME	QTY.	SIZE
APR	Acer palmatum 'Bonsai Lace'	1	4-5'
PCD	Picea omorika	9	5-6'
V55	Viburnum acerifolium	1	5-6'

PLANT	COMMON NAME	QTY.	SIZE
BTC	Berberis thunbergii atropurpurea 'Crimson King'	2	#2
CAA	Cornus alba 'Aliciae-Marianae'	15	2-3'
C-PR	Colonyaster horizontalis 'Purpurea'	3	#2
EP4	Eurynomis fortunei 'Greenland'	14	#5
EP	Lea x meserriana 'Blue Princess'	5	5/4'
JCR	Juniperus chinensis 'Sargentii-Glasa'	5	#5
KLM	Kalmia latifolia 'Mural'	6	#5
REB	Rhododendron 'English Roseum'	5	3-3.5'
PRF	Rhododendron 'Chionoides'	5	2.5/3'
RHM	Rhododendron 'Myrtolam'	4	2.5/3'
RWV	Rhododendron laetevirens	5	16-18"
TCN	Taxus canadensis 'Nasal'	5	1.5-2'
VAN	Vaccinium canadense 'North Blue'	12	#1

PLANT	COMMON NAME	QTY.	SIZE
VSP	Veronica speciosa 'Blue Fox'	11	1 Gallon

PLANTING NOTES

1. Composted bark mulch shall be spread on all shrub beds and tree pits 3" deep.
2. Plant material shall conform in all ways to the minimum standards set forth in The American Standards for Nursery Stock, published by the American Association of Nurserymen, 230 Southern Building, Washington, D.C. The following sections shall apply: Section 1, Section 2, Section 3, Section 5, and Section 11.
3. Plant material shall be fertilized with a slow release packer fertilizer and applied as specified by the manufacturer's specifications.
4. Any substitute for plant material species or size must be consulted with and approved by the Landscape Architect. The plant schedule shall have precedence over any conflicts with plant quantities on the plan. Notify the Landscape Architect of any conflict.
5. All grading and construction must be complete before planting can be installed.
6. All areas disturbed by construction and those areas indicated as lawn shall be loam spread to a depth of 4" and shall be seeded.
7. In all plant beds shown the parent sand shall be replaced with 12" of friable loam. The site worked contractor shall perform this work. No planting shall commence until the loam is in place. Tree pits shall be excavated 2 feet in diameter larger than the tree balls and be back filled with the same loam.
8. Seeding shall be performed in accordance with M.D.O.T. specifications section 618.09 method one or method two. Lime: 3 tons/acre. Fertilizer: 10-10-10, 30 lbs./1,000 sq. ft. Seeding shall be performed April 15th - June 15th or August 15th - October 1st.
9. Lawn mix shall be: Allen, Sterling & Lathrop Estate Green: 35% Dignity Chewings Fescue, 20% Affinity Perennial Ryegrass, 15% Famous Kentucky Bluegrass, Park Mix shall be: 35% Kentucky Bluegrass, 30% Creeping Red Fescue, 20% Kokoi Chewings Fescue, 15% Annual Ryegrass. Seeding rate shall be 3-lbs./1000 sq. ft. Meadow Mix shall be: 10% Creeping Red Fescue, 20% Oxford Fescue, 20% Warwick Fescue, 20% Bluegrass, 15% Dignity Chewings Fescue, 5% Orchardgrass, 5% Red Clover, 5% White Clover, Black Eyed Susan 1 lb./100 lb, Oxeye Daisy 1 lb./100 lb. Seeding rate shall be 3-lbs./1000 sq. ft.
10. All areas to be seeded shall be mulched. Mulch shall be long fiber hay or straw and spread at a rate of two tons/acre.
11. The Landscape Architect shall approve planting spacing prior to planting.

10 scale
 GRAPHIC SCALE

L-3

NUMBER	DATE
XXXXX	11/03
DRAWN	CH
FAC	F

DRAWINGS THIS SHEET	
Landscape Plan	

Bates Residence
 21 Sea Cove Lane
 Diamond Cove, Great Diamond Island

REVISIONS	
NO.	DATE

F.A.Cushing, Inc.
 Master Planning
 Landscape Architecture
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 Portland, Maine 04101

