

- LEGEND**
- IRON PIPE OR ROD FOUND
  - ⊙ WATER VALVE
  - ◇ HYDRANT
  - ⊕ UTILITY POLE
  - WASTEWATER
  - ▭ STONE WALL
  - 0.1m OVERHEAD WIRES
  - W WATER LINE
  - 20 1' CONTOUR
  - ⑬ LOT NUMBER PER PLAN REF.

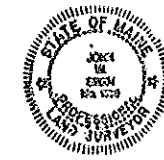
- PLAN REFERENCES**
- "PLAN OF THE HENRY M. BRACKETT ESTATE COMPRISING THE ENTIRE SOUTHERLY END OF PEAK'S ISLAND, MAINE ASSESSMENT MADE UNDER WARRANT FROM THE PROBATE COURT." DATED OCTOBER 1900 RECORDED IN PLAN BOOK 9 PAGE 57.
  - "STANDARD BOUNDARY SURVEY ON SEASHORE AVE., 3RD PROPOSED ST., PEAK'S ISLAND, PORTLAND, MAINE MADE FOR DEBORAH DEANGELO, GLENN D. STROUT & CHRISTOPHER HOPPIN" DATED OCTOBER 9, 1997 REV. 2 08-15-01 BY OWEN HASKELL, INC.
  - "BOUNDARY SURVEY AT 11 WINDING WAY, PEAKS ISLAND - PORTLAND, MAINE MADE FOR VALERIE HURT" DATED DEC 13, 2004 BY OWEN HASKELL, INC.
  - AERIAL MAP BY KIPPA MAPPING, INC. DATED APRIL 24, 2010.

- NOTES**
- OWNERS OF RECORD: HOWARD U. & BETTY HELLER
  - PROPERTY IS SHOWN AS LOT 3 BLOCK 5 ON CITY OF PORTLAND ASSESSORS MAP 85.
  - BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST RAD33.
  - TOPOGRAPHY, VEGETATION, ROADS AND SOME STRUCTURES TAKEN FROM PLAN REFERENCE 4.
  - WETLAND DELINEATED BY ALBERT FRICK ASSOCIATES AND FIELD LOCATED BY OWEN HASKELL, INC.

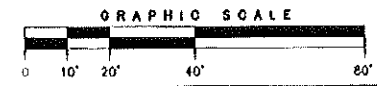
**CERTIFICATE**

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

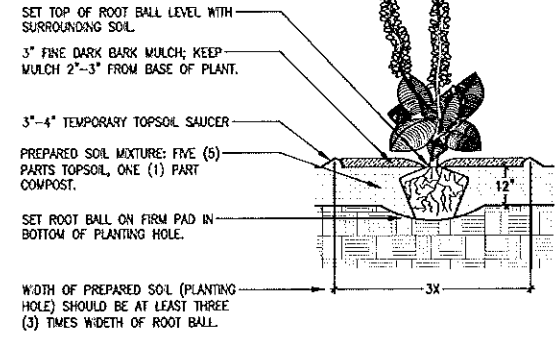
DATE: 10/29/12  
 JOHN W. SHAW, PLS NO. 1038



REV. 1	10/30/12	ADD TAX MAP LOTS 65-P-1,2,3,10
<b>BOUNDARY SURVEY</b>		
ON GREAT POND ROAD, PEAKS ISLAND PORTLAND, MAINE MADE FOR DELUCA HOFFMAN ASSOCIATES		
<b>OWEN HASKELL, INC.</b>		
390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0121 PROFESSIONAL LAND SURVEYORS		
Drawn By	RS	Date
Trace By	JLW	OCT. 25, 2012
Check By	JWS	Scale
Book No.	FILE	1" = 20'
		Job No.
		2012-125P
		Draw. No.
		1

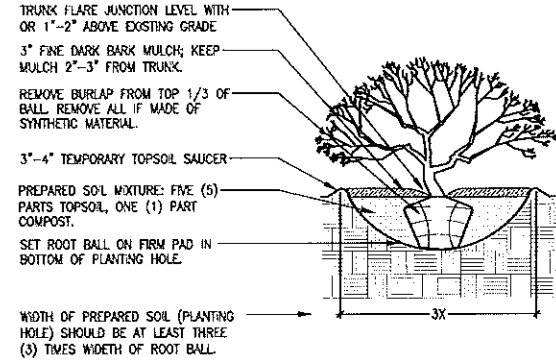


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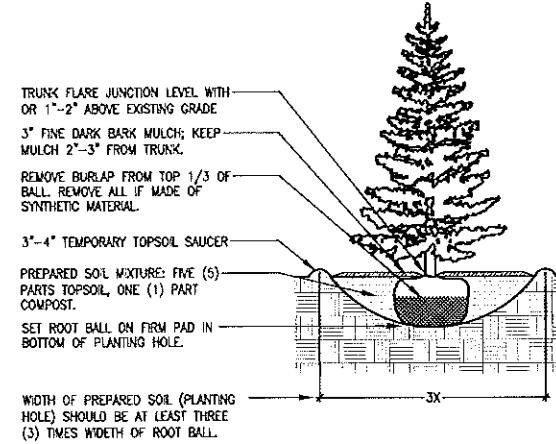
**L1 PERENNIAL PLANTING SECTION**

N.T.S.



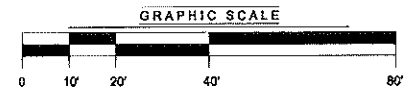
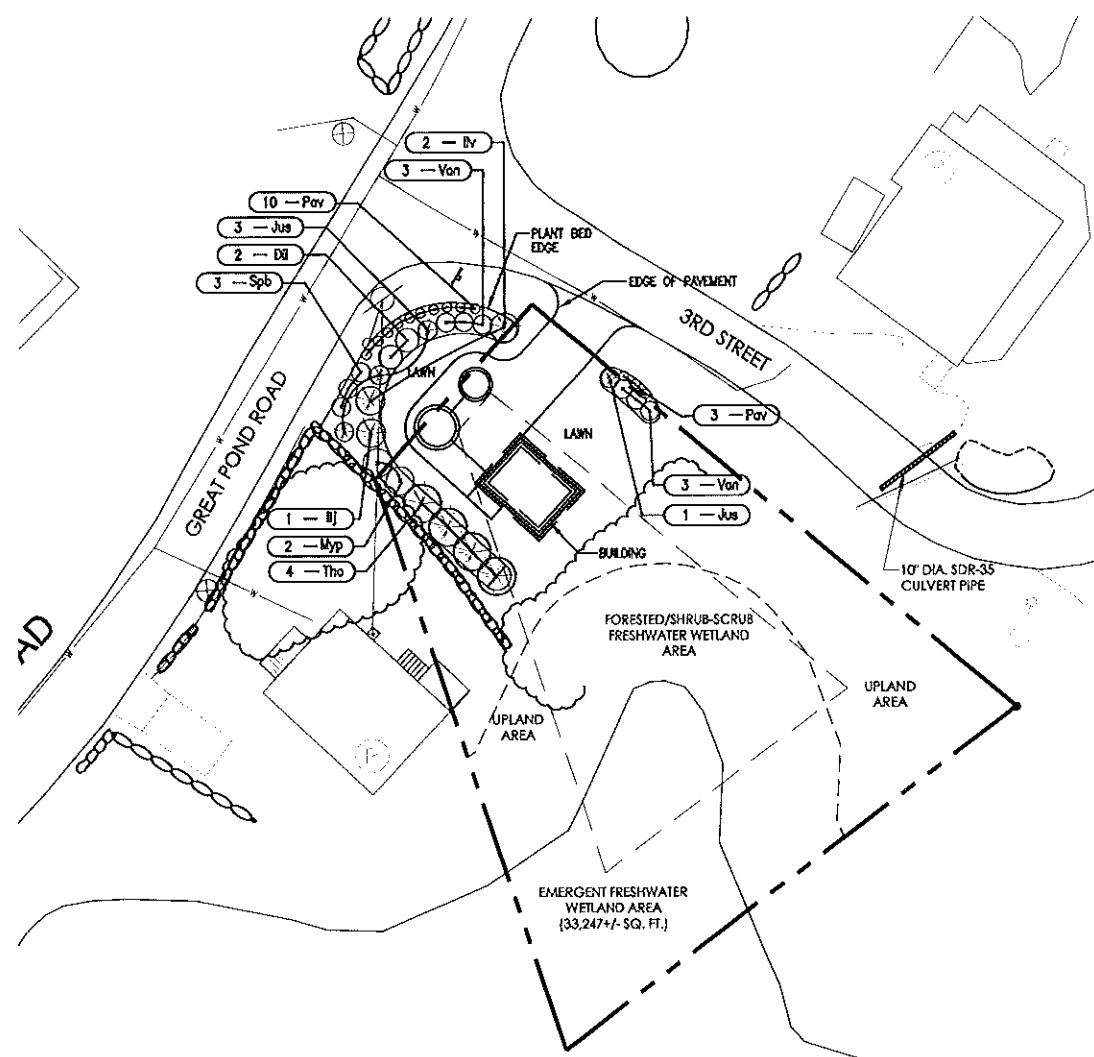
**F1 SHRUB PLANTING SECTION**

N.T.S.



**A1 EVERGREEN TREE PLANTING SECTION**

N.T.S.



Plant Schedule						
KEY	BOTANICAL_NAME	COMMON_NAME	SIZE	Count	TYPE	NOTES
Tho	<i>Thuja occidentalis</i> 'Techry'	Mission Arborvitae	5-6'	4	Tree	18x12", Native, RTL
Ilj	<i>Bex vertigata</i> 'Jim Dandy'	Jim Dandy Winterberry	3'	1	Shrub	6x7", Native
Iv	<i>Bex vertigata</i> 'Red Sprite'	Red Sprite Winterberry	3'	2	Shrub	4x6", Native
Jus	<i>Juniperus squamata</i> 'Holger'	Holger Juniper	2-2.5'	4	Shrub	3x4", new growth yellow
Myp	<i>Myrica pennsylvanica</i>	Northern Bayberry	3'	2	Shrub	6x8", Native
Van	<i>Vaccinium</i> 'Northblue'	Northblue Blueberry Hybrid	2-2.5'	6	Shrub	2.5ft, self-fruitful
DH	<i>Diervilla lonicera</i>	Bush Honeysuckle	3'	2	shrub	6x8 native
Spb	<i>Spiraea betulifolia</i> 'Tor'	Birchleaf Spirea	2-2.5'	3	shrub	3-4"
Pav	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	2 gal.	13	Perennial	3x3", Native, burgundy in fall

**A6 LANDSCAPE PLAN & PLANT SCHEDULE**

1" = 20'

**PLANTING NOTES:**

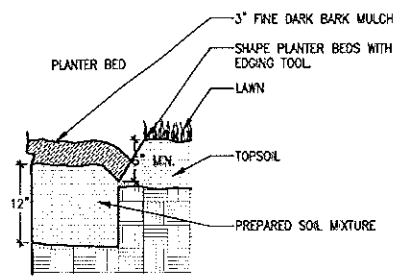
- ALL PLANTING BEDS TO RECEIVE 12" OF PREPARED SOIL MIXTURE: ALL PLANT MATERIAL - FIVE (5) PARTS TOPSOIL, ONE (1) PART COMPOST.
- ALL DISTURBED AREAS TO RECEIVE 6" TOPSOIL AND SEED UNLESS OTHERWISE NOTED.
- GRASS SEED SHALL BE A COMMERCIAL PRODUCT FROM A REPUTABLE MANUFACTURER AND SHALL BE CERTIFIED TO BE NOT MORE THAN ONE (1) YEAR OLD AND OF THE GENERAL PROPORTIONS BY WEIGHT OF THE FOLLOWING SEED TYPE:  
**LAWN SEED MIX:**  
ALLEN, STERLING & LOTHROP "PARK MIXTURE"  
35% VNS KENTUCKY BLUEGRASS  
20% VNS CREEPING RED FESCUE  
15% IMPROVED TURF TYPE TRI-RYE  
15% VNS CHEWINGS FESCUE  
15% VNS ANNUAL RYEGRASS  
APPLICATION RATE : 5 LBS PER 1,000 SQUARE FEET
- PRIOR TO PLANT INSTALLATION, LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT ON SITE FOR PRE-CONSTRUCTION WALKTHROUGH.
- THE LANDSCAPE ARCHITECT SHALL APPROVE PLANT SPACING AND LAYOUT PRIOR TO PLANTING.
- IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES IN SCHEDULE AND THOSE SHOWN ON PLAN, THE GREATER NUMBER SHALL TAKE PRECEDENCE.
- INSTALLATION OF PLANT MATERIAL: AS SHOWN IN DETAILS. PLANTS SHALL MEET REQUIREMENTS SPECIFIED IN PLANT SCHEDULE ACCORDING TO "AMERICAN STANDARD FOR NURSERY STOCK - MAY 12, 2004".
- LANDSCAPE CONTRACTOR SHALL STORE ALL TRANSPLANTED PLANT MATERIAL TOGETHER ON SITE IN A SHADY LOCATION AWAY FROM CONSTRUCTION DISTURBANCE. ALL TRANSPLANTED PLANT MATERIAL SHALL BE HEeled INTO MULCH OR SOIL AND WATERED NO LESS THAN TWICE PER WEEK. DAILY OR EVEN MORE FREQUENT IRRIGATION MAY BE NECESSARY IN SUMMER MONTHS OR IN TIMES OF EXTREME DROUGHT.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN MULCHED PLANT BEDS. TREES THAT ARE LOCATED IN LAWN AREA SHALL HAVE A MINIMUM 4' DIAMETER CIRCULAR MULCH BED.
- ALL LABELS, TAGS OR OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM PLANT MATERIAL LIMBS AND STEMS.
- LANDSCAPE CONTRACTOR SHALL WATER PLANT MATERIAL SO THAT TOPSOIL IS UNIFORMLY MOIST TO A DEPTH OF 4 INCHES. FREQUENCY OF WATERING SHALL BE NO LESS THAN TWICE PER WEEK FROM INSTALLATION DATE TO SUBSTANTIAL COMPLETION. DAILY OR EVEN MORE FREQUENT IRRIGATION MAY BE NECESSARY IN SUMMER MONTHS OR IN TIMES OF EXTREME DROUGHT.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ONE (1) YEAR REPLACEMENT GUARANTEE FOR ALL NEW PLANT MATERIAL AND SHALL MAINTAIN AND WATER ALL PLANTS (INCLUDING GRASSES AND LAWN) UNTIL ACCEPTANCE.
- PLANT BED PREPARATION: ALL PLANTING BEDS SHALL BE TILLED OR CULTIVATED TO A DEPTH OF NOT LESS THAN 18" WHERE THERE ARE CONSTRUCTION ACTIVITIES AND COMPACTED SOILS. ALL OTHER PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF NOT LESS THAN 12".

**SUBMITTALS AND SUBSTITUTIONS NOTES:**

- PLANT VARIETY SUBSTITUTIONS SHALL BE BASED ON SIMILAR CHARACTERISTICS OF THE SPECIFIED PLANT. APPROVALS SHALL BE BASED ON MATURE SIZE, COLOR, BLOOM TIMES, SHAPE, SOLAR AND SOIL PREFERENCES.
- THE CONTRACTOR SHALL SUBMIT A PLANT LIST A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION FOR APPROVAL.
- ALL PLANT SUBSTITUTIONS SHALL BE REQUESTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL NOT RECEIVE PAYMENT FOR ANY SUBSTITUTED PLANT MATERIAL THAT HAS NOT BEEN PRE-APPROVED.

**E15 PLANTING NOTES**

N/A



**A15 PLANT BED EDGE SECTION**

N/A



**PEAKS ISLAND - PORTLAND MAINE**  
**SEWERAGE EXTENSIONS & WATER MAIN RENEWAL**

**REVISIONS**

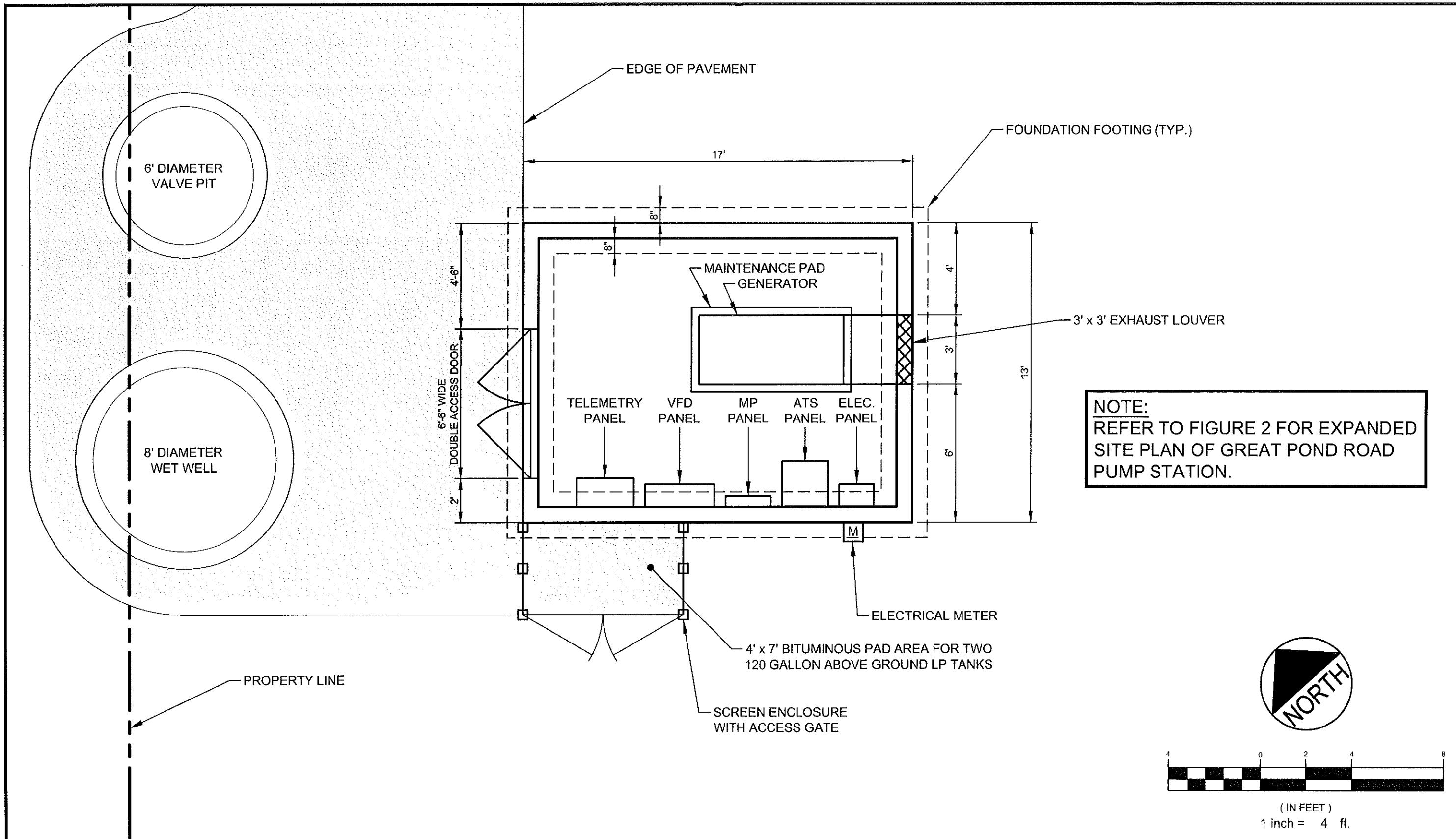
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DATE:	12.14.12
PROJECT #	070312
DRAWN BY:	KD
CHECKED BY:	RS
DRAWING SCALE:	VARIES

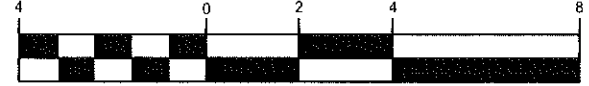
**SHEET TITLE**  
**LANDSCAPE PLAN, DETAILS & NOTES**

**L101**

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**NOTE:**  
REFER TO FIGURE 2 FOR EXPANDED  
SITE PLAN OF GREAT POND ROAD  
PUMP STATION.



( IN FEET )  
1 inch = 4 ft.

**DH**  
DeLuca-Hoffman Associates, Inc.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	DEC. 2012
DESIGNED:	JAL	SCALE:	1" = 4'
CHECKED:	JAL	JOB NO.:	3134
FILE NAME:	3134-PS FLOOR PLAN		

**PEAKS ISLAND - PORTLAND, MAINE**  
SEWERAGE EXTENSIONS & WATER MAIN RENEWAL

**GREAT POND ROAD PUMP STATION**  
FLOOR PLAN

FIGURE  
**3**