

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
DECIDUOUS TREE (preserved)	SETBACK LINE
DECIDUOUS TREE (to be removed)	LIMIT OF WORK LINE
CURB	DECIDUOUS TREE
EDGE OF PAVING	SHRUBS
BUILDING OUTLINE	PERENNIALS / GROUND COVER
POLE LIGHT	ASPHALT PAVEMENT
FIRE HYDRANT	CONCRETE PAVEMENT
MANHOLE	EDGE OF PAVING
ELEC / GAS METER	CURB
UTILITY POLE	CROSSWALK STRIPING
STREET LIGHT	LIGHT
SIGN	TRAFFIC SIGNAGE
CATCH BASIN	CATCH BASIN
WATER VALVE /SHUTOFF	SEWER MANHOLE
CHAIN LINK FENCE	TRANSFORMER
OVERHEAD WIRES	BOLLARD
UNDERGROUND POWER	CONTOUR LINE
WATER LINE	SPOT ELEVATION
GAS LINE	SITE FEATURE (TBD)
TELEPHONE	BUILDING ENTRY POINTS
STORM DRAIN	
SANITARY SEWER	
CONTOUR LINE	

NOTES:

- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL RENUMERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
- ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
- ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
- CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADMIXTURE SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
- ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE PREPARED SOIL PLANTING MIX AS PER THE CONTRACT SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.

LIGHTING SCHEDULE

QTY.	SYM.	LABEL	FIXTURE MODEL + MAKE	LAMP	HEIGHT	POLE	NOTES
14	■	BVS	VIPER S SERIES (BLACK) - BEACON LIGHTING	55 WATT LED	14'	SQUARE STRAIGHT STEEL	ADD HOUSE SIDE SHIELD - BACKLIGHT CONTROL
9	●	UNI	UNIVERSE COLLECTION (BLACK)	48 WATT LED	12'	ROUND STEEL	POLE MOUNT

PLANT LIST - TREES

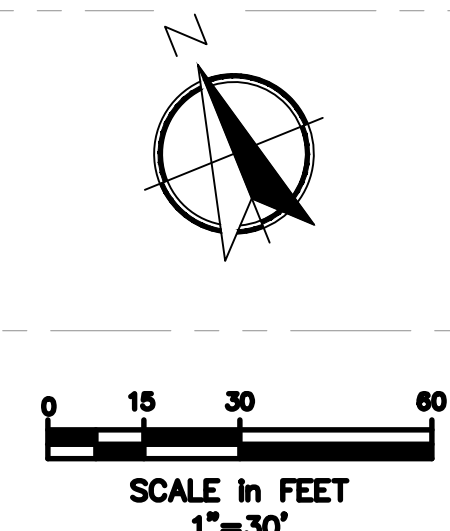
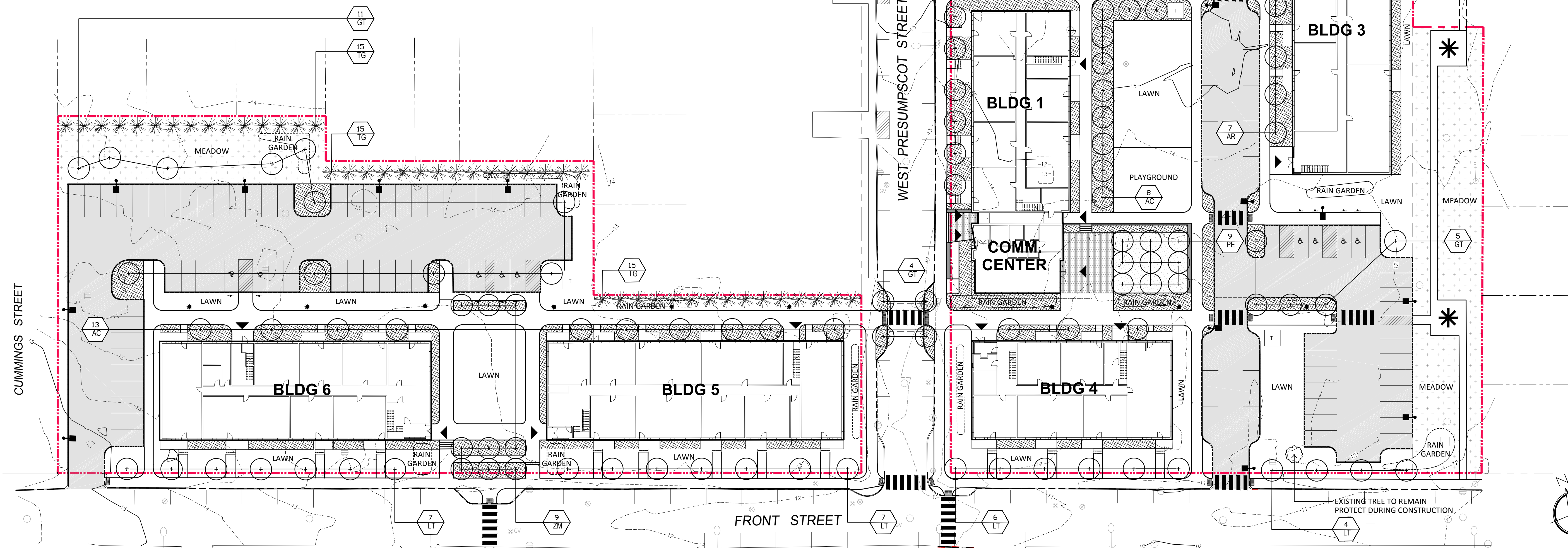
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
16	AR	<i>Acer x freemanii 'Armstrong'</i>	Red Maple	3-4" CAL.	B&B	Y
23	AC	<i>Amelanchier canadensis</i>	Serviceberry	8-10'	B&B, Multistem	Y
20	GT	<i>Gleditsia triacanthos 'Shademaster'</i>	Honeylocust	3-4" CAL.	B&B	N
34	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	3-4" CAL.	B&B	N
9	PE	<i>Platanus x acerifolia 'Exclamation'</i>	London Planetree 'Exclamation'	3-4" CAL.	B&B	N
45	TG	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	3-4" CAL.	B&B	N
9	ZM	<i>Zelkova serrata 'Musashino'</i>	Zelkova	3-4" CAL.	B&B	N

PLANT LIST - PERENNIALS + GROUND COVERS

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
17,350		Mixed perennials & grasses - TBD		# 2	CONT.	Y
10,000		New England Conservation / Wildflower Seed Mix		seed mix	25lbs / acres	Y

RAIN GARDEN PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
2,755		<i>Ilex verticillata</i>	Winterberry	#5	CONT.	Y
		<i>Festuca spp.</i>	Blue Fescue Grass	#2	CONT.	Y
		<i>Calamagrostis acutiflora</i>	Reed Grass 'Karl Foerster'	#2	CONT.	Y
		<i>Limonium latifolium</i>	Sea Lavender	#2	CONT.	Y
		<i>Panicum virgatum</i>	Switchgrass	#2	CONT.	Y
		<i>Andropogon gerardii</i>	Big Bluestem	#2	CONT.	Y

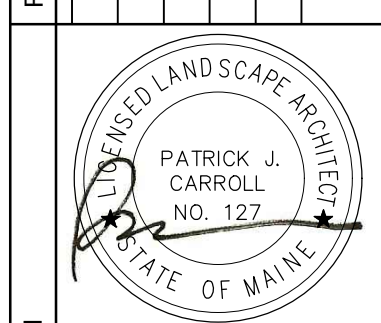


APPLICANT:
FRONT STREET REDEVELOPMENT, LP
14 BAXTER BLVD
PORTLAND, MAINE 04101

OWNER:
PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, MAINE 04101

Project:
FRONT STREET REDEVELOPMENT
LANDSCAPE AND LIGHTING PLAN

Revisions	Date	Description
1	9.15.2017	CITY OF PORTLAND LEVEL II SITE PLAN SUBM.



LANDSCAPE AND LIGHTING PLAN

Phase: PERMITTING

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
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Date: SEPT 28, 2017

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