1. PLANTING OF TREES AND SHRUBS SHALL NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED IN THE AREA.

2. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE SIZE SPECIFICATION INDICATED ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1 - NURSERY STOCK, LATEST REVISION.

3. ALL PLANTS SHALL HAVE ALL ROOTBALL WRAPPING MATERIALS (BURLAP, WIRE, STRING, ROPE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. REMOVE SOIL PLACED ABOVE ROOTS TO EXPOSE TRUNK FLARE AS NECESSARY TO DETERMINE SETTING LEVEL AND PIT DEPTH. CIRCLING ROOTS OR ROOTS THAT WOULD LATER GIRDLE THE PLANT SHALL BE STRAIGHTENED OR CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD".

4. BACKFILL MIX FOR ALL PLANT MATERIAL, EXCEPT TREES, SHALL BE COMPOSED OF TWO PARTS EXISTING SOIL AMENDED WITH ONE PART COMPOST OR TOPSOIL, OR WITH ONE PART SANDY FILL IF HEAVY SOILS. TREE PITS SHALL BE BACKFILLED WITH EXISTING SOIL. PLANTING PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF DEPTH OF PIT AT A TIME AND COMPACT. REFER TO FERTILIZER RATES AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT.

5. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE AGRIFORM 21-GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS - 1 TABLET/PLANT, WOODY SHRUBS TO 3'-0" - 2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE - 4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH ROOTS OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURERS INSTRUCTIONS. APPLICATION RATE: PERENNIALS - 2 QT/PLANT, WOODY SHRUBS TO 4'-0" - 1.5 GAL/PLANT, TREES AND SHRUBS 4'-0" TO 10'-0" 3.0 GAL/PLANT AND TREES 10' AND ABOVE - 4.0 GAL/PLANT.

6. ALL TREES REQUIRE A MINIMUM OF 2 STAKES EACH AND ALL SHALL BE GUYED OR STAKED. TREE STAKING MATERIAL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AFTER ONE GROWING SEASON.

7. ALL SHRUB PLANTINGS ARE IN MULCHED BEDS. ALL PLANTING BEDS SHALL BE FREE OF WEEDS OR GRASS PRIOR TO INSTALLATION OF MULCH. IF VEGETATION EXISTS, TREAT WITH HERBICIDE. MULCH SHALL BE MEDIUM SHREDDED BARK, 3" DEPTH. ALL PLANTINGS NOT IN BEDS OR ISLANDS SHALL HAVE MULCHED WATER RINGS ACCORDING TO THE DETAILS.

8. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND THEN APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANT INSTALLATION. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE. TREE LOCATIONS SHALL BE ADJUSTED TO AVOID FUTURE CONFLICT WITH OVERHEAD UTILITY LINES OR OTHER OBSTRUCTIONS.

9. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT, OWNER, AND CITY OF PORTLAND. ANY CHANGE TO PLANT SPECIES, DUE TO LACK OF AVAILABILITY DURING CONSTRUCTION, SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

10. ALL DISTURBED AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE GRASSED. THE GRASSED AREAS SHALL BE LOAMED, SEEDED AND MULCHED WITH SEED MIXES AS NOTED:

a. PRIOR TO SEEDING, APPLY FERTILIZER AND LIME IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
b. LAWN AREAS: 35% TALL FESCUE, 30% CREEPING RED FESCUE, 20% PERENNIAL RYEGRASS, 15% ANNUAL RYEGRASS
c. RATE: 5 LBS/1000 SF.
d. VEGETATED UNDERDRAINED SOIL FILTER :20 LBS / ACRE CREEPING RED FESCUE, 20 LBS / ACRE TALL FESCUE, 8 LBS / ACRE BIRDS FOOT TREFOIL.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND CONTINUE UNTIL GRASS IS FULL AND ESTABLISHED AND ACCEPTED BY THE OWNER.

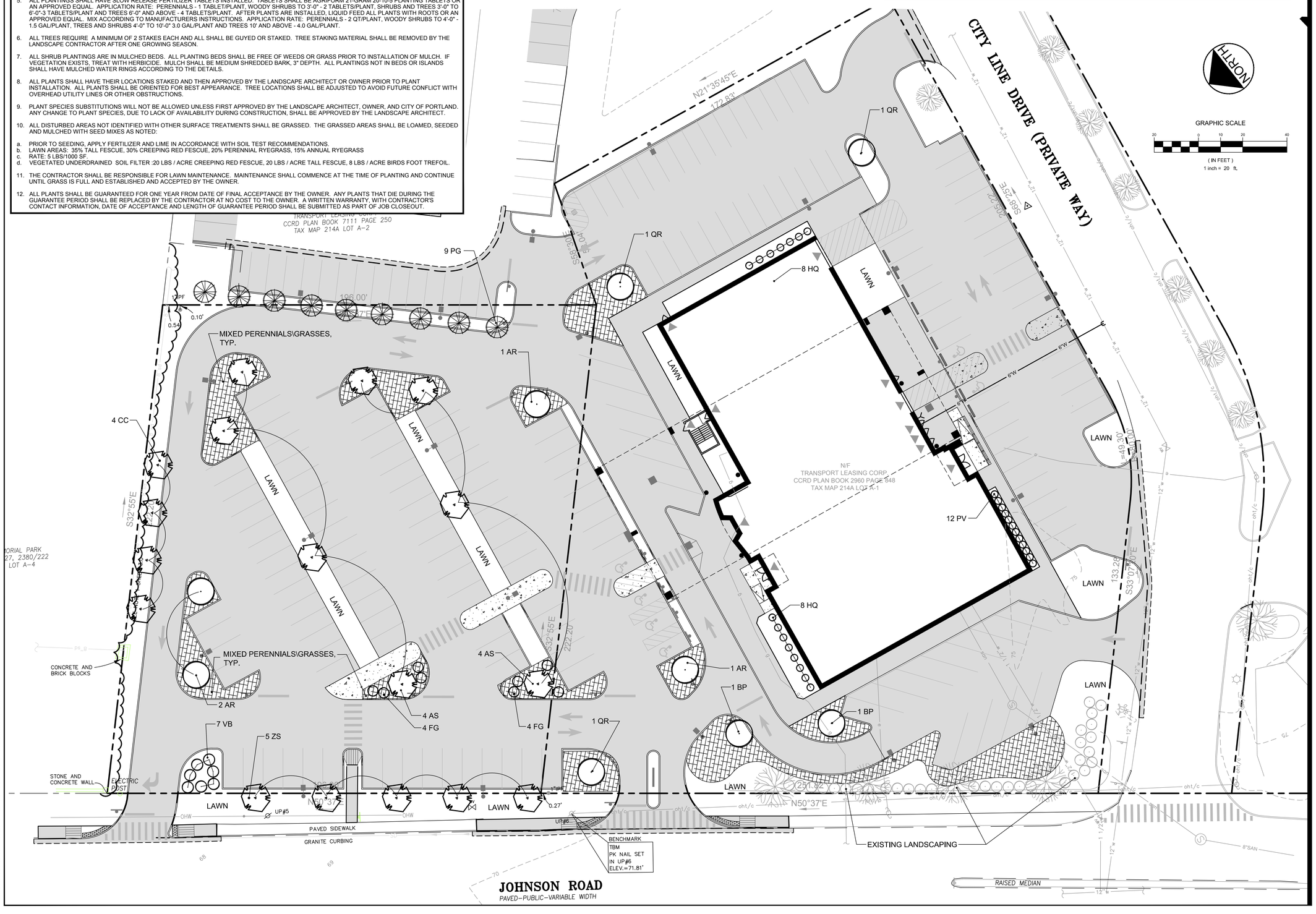
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. ANY PLANTS THAT DIE DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. A WRITTEN WARRANTY, WITH CONTRACTOR'S CONTACT INFORMATION, DATE OF ACCEPTANCE AND LENGTH OF GUARANTEE PERIOD SHALL BE SUBMITTED AS PART OF JOB CLOSEOUT.

PLANT LIST - TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
4	AR	*Acer rubrum x freemanii*	Freeman's Red Maple	2" CAL.	B&B	Y
8	AS	*Acer saccharum*	Sugar Maple	2" CAL.	B&B	Y
4	AC	*Amelanchier canadensis*	Serviceberry	8' - 10'	B&B, Multistem	Y
2	BP	*Betula papyrifera*	White Paper Birch	2" CAL.	B&B, Multistem	Y
4	CC	*Carpinus Caroliniana*	American Hornbeam	2" - 2 ½" CAL.	B&B	
9	PG	*Picea glauca*	White Spruce	6' - 8'	B&B	Y
3	QR	*Quercus rubra*	Red Oak	2" CAL.	B&B	Y
5	ZS	*Zelkova Serrata 'Green Vase'*	Japanese Zelkova	3" CAL.	B&B	

PLANT LIST - SHRUBS + PERENNIALS + GROUND COVERS

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
500		*Mixed perennials & grasses - TBD*		# 1	2' O.C.	Y
8	FG	*Fothergilla gardenii*	Dwarf Fothergilla	#7	CONT.	Y
15	HQ	*Hydrangea quercifolia*	"Ruby Slipper" Oakleaf hydrangea	#5	3' O.C.	
12	PV	*Panicum virgatum*	"Cheyenne Sky" Switchgrass	#2	3' O.C.	Y
7	VB	*Viburnum × burkwoodii*	Burkwood viburnum	#3	3' O.C.	Y



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Revision	By	Appd.	YY.MM.DD
2 SUBMITTED TO CITY FOR LEVEL III SITE PLAN REVIEW	PBF	SRB	18.07.09
1 SUBMITTED FOR OWNER REVIEW	PBF	SRB	18.03.22

File Name:	PBF	SRB	SRB	18.05.22
	DWN.	CHKD.	DSGN.	DATE

Permit-Seal

STATE OF MAINE
STEPHEN R. BUSHEY
07-09-18
LICENSED
PROFESSIONAL ENGINEER

Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA

JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
LANDSCAPE PLAN

Project No. 210801617
Scale 1" = 20'

Sheet
C-7.0

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