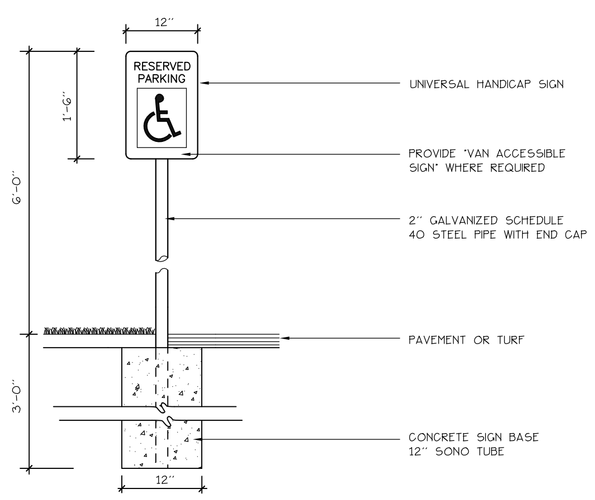
GENERAL NOTES

1. SITE AREA: 59,098 SF OR 1.357 ACRES
2. APPLICANT: MORRISON CENTER
   60 CHAMBERLAIN ROAD
   SCARBOROUGH, MAINE 04074
3. OWNER: MAINE COAST TRADING LLC
   TAX MAP 370A-B-5
   C.C.R.D. BOOK 30475 PAGE 188
4. ZONING DISTRICT: I-M INDUSTRIAL-MODERATE IMPACT
5. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY AT 481 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND, MAINE" PREPARED BY OWEN HASKELL, INC. DATED FEBRUARY 24, 2015.
6. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. OBTAINED BY POST PROCESSED GPS OBSERVATION.
7. SURVEY PERFORMED UNDER WINTER CONDITIONS OF EXTREME SNOW COVER. THE SURVEY SHOULD BE FIELD VERIFIED IN THE SPRING.
8. EXISTING PARKING SPACES: 27
   PROPOSED PARKING SPACES: 27
9. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS.
10. CONTRACTOR SHALL SECURE ALL NECESSARY LOCAL AND SATE PERMITS FOR WORK SHOWN ON THESE PLANS.
11. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
12. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
13. CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL STRUCTURES AND MATERIALS TO BE REMOVED.
14. CONTRACTOR SHALL KEEP PAVEMENT DISTURBANCE TO A MINIMUM. WHERE REMOVAL IS REQUIRED, PAVEMENT SHALL BE SAW-CUT AND NEW WORK BUTTED TO IT AND SEALED. IF POOR OR UNSATISFACTORY PAVEMENT EXISTS AT SAW CUT, THE ARCHITECT OR OWNERS REPRESENTATIVE MAY DIRECT THE CONTRACTOR TO REPLACE AND/OR REPAIR A MAX. 100 S.F. OF UNSATISFACTORY PAVEMENT AND BASE AT NO ADDITIONAL COST TO THE OWNER.
15. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION PRICING.



2/2 HANDICAP PARKING SIGNAGE
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
ROW LINE		
IRON PIPE/ROD		
MONUMENT		
UTILITY POLE		
DECIDUOUS TREE/SHRUB		
EVERGREEN TREE/SHRUB		
TREE LINE		
EDGE OF PAVEMENT		
NEW PAVEMENT		
NEW CONCRETE		
CURBING		
WETLAND		
SIGN		
LIGHT FIXTURE		

PLANTING NOTES

1. CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
4. PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL FURNISH AND PLACE 18 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUB GRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN".
7. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
9. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET, WHICH EVER IS GREATER.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
12. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING, WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURES AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, HAY MULCH ETC.) SHALL BE REMOVED ONCE STABILIZATION OF DISTURBED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO (2) MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM OF A UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
B. NIG	1	BETULA NIGRA 'RIVER BIRCH'	RIVER BIRCH	1.5" CAL (CLUMP)
P. SAR	2	PRUNUS SARGENTII	SARGENT CHERRY	1.75" CAL
SHRUBS				
C. SFA	10	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	#3
R. MRU	8	RHODODENDRON 'MIDNIGHT RUBY'	MIDNIGHT RUBY RHODODENDRON	#3

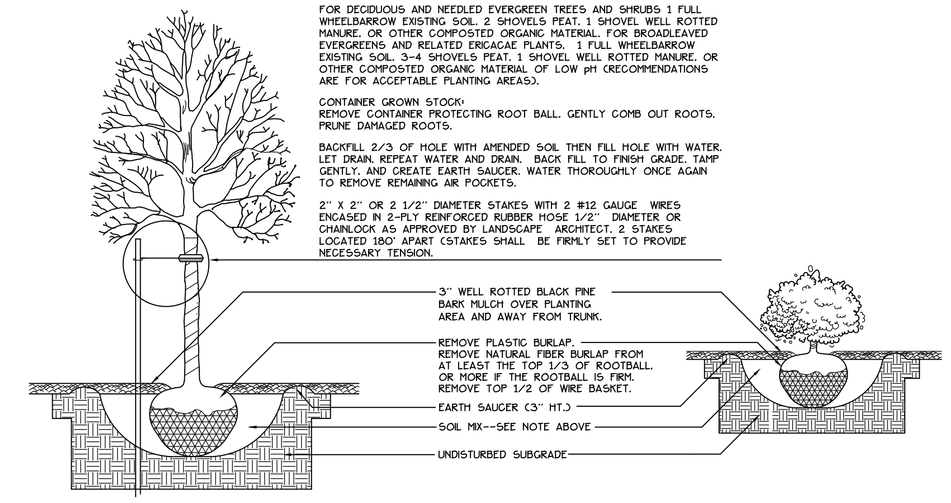
*NOTES: DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

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 ENGAGAGE 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).

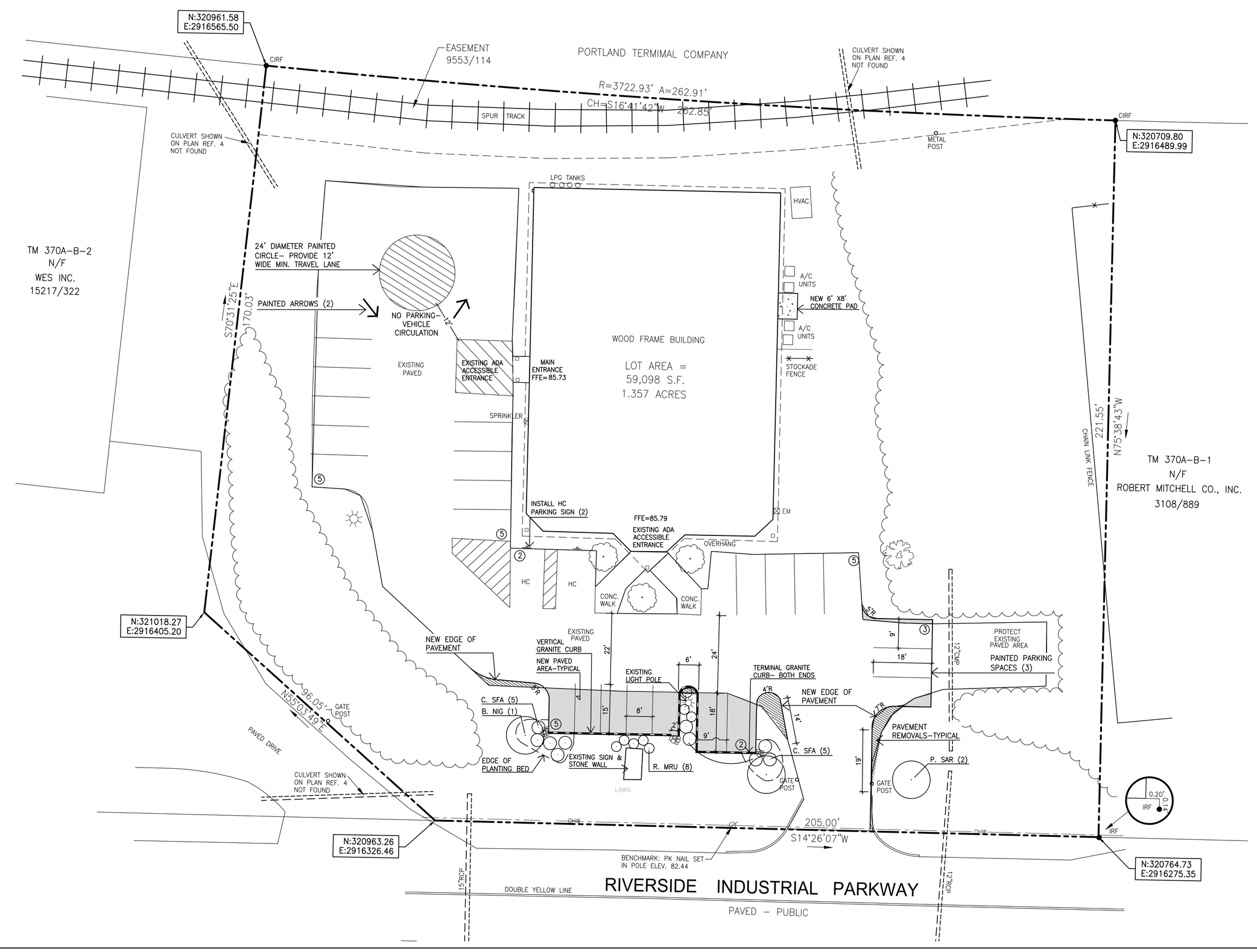
CONTAINER GROWN STOCK: REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS. PRUNE DAMAGED ROOTS.

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



1/2 TREE AND SHRUB INSTALLATION
NOT TO SCALE



LICENSED LANDSCAPE ARCHITECT
JOHN D. MITCHELL
No. 15
STATE OF MAINE

Prepared For:
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Scarborough, Maine 04074

Prepared By:
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MORRISON CENTER
481 Riverside Industrial Parkway Portland, Maine

Date: MARCH 30, 2015

Issued For: PRICING

Revisions:

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Title: LAYOUT & PLANTING PLAN

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

North:

Sheet No.: 2