

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AG	9	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7' - 8'	Clump Form, B&B, Ornamental Tree
AM	16	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	24" - 30"	4 o.c., cont., Deciduous Shrub
CC	10	Carpinus caroliniana	American Hornbeam	1.75" - 2" cal.	B&B or Cont., Understory Tree
EP	10	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.	18" o.c.
HR	10	Hemerocallis x 'Rosy Returns'	Happy Ever Appster(R) Daylily	1 gal.	18" o.c.
JV	30	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" - 24"	4; o.c., cont., Evergreen Shrub
PG	9	Picea glauca	White Spruce	5' - 6'	B&B, Evergreen Tree
QR	6	Quercus robur x bicolor 'Regal Prince'	Regal Prince Oak	2" - 2.5" cal.	B&B, Canopy Tree
SB	37	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - 24"	3 o.c., cont., Deciduous Shrub
VC	28	Viburnum cassinoides	Withered Viburnum	24" - 30"	5 o.c., cont., Deciduous Shrub

NOTES

- A. GRADING NOTES:**
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
 - TILL SOIL TO A DEPTH OF 4" MINIMUM.
 - REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
 - GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- B. LAWN SEEDING AND SODDING NOTES:**
- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
 - AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
 - SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
 - STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.
- C. LANDSCAPE NOTES:**
- SEE PLANTING NOTES ON THIS DRAWING FOR INSTALLATION OF ALL LANDSCAPING
 - PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
- D. IRRIGATION NOTES:**
- IRRIGATION TO BE PROVIDED AS A DESIGN BUILD BY THE CONTRACTOR.
 - ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
 - IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
 - A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
 - LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.
- E. BUFFER YARDS: CITY OF AUGUSTA - PERFORMANCE STANDARDS - ARTICLE VI SECTION 300-802**
- BUFFER YARD A - 15 FT WIDE BUFFER ALONG PARKING PERIMETER**
 TOTAL PERIMETER = 254'. USE 2.5 MULTIPLIER
 5 CANOPY EVERGREEN TREES REQ'D.
 10 UNDERSTORY TREES REQ'D.
 15 DECIDUOUS SHRUBS REQ'D.
- BUFFER YARD E - 25 FT WIDE BUFFER ALONG EASTERN AVE.**
 PROVIDED 35' ORDINANCE SECTION C (2) (C) [3] ALLOW FOR A 10% REDUCTION IN PLANT TYPES FOR EVERY 5' INCREASE IN BUFFER WIDTH = 20% REDUCTION IN THE MINIMUM NUMBER OF PLANTS.
 AVAILABLE LANDSCAPE FRONTAGE = 205'. USE 2.05 MULTIPLIER
 8 CANOPY EVERGREEN TREES REQ'D.
 11 UNDERSTORY TREES REQ'D.
 50 DECIDUOUS SHRUBS REQ'D.
 25 EVERGREEN SHRUBS REQ'D.

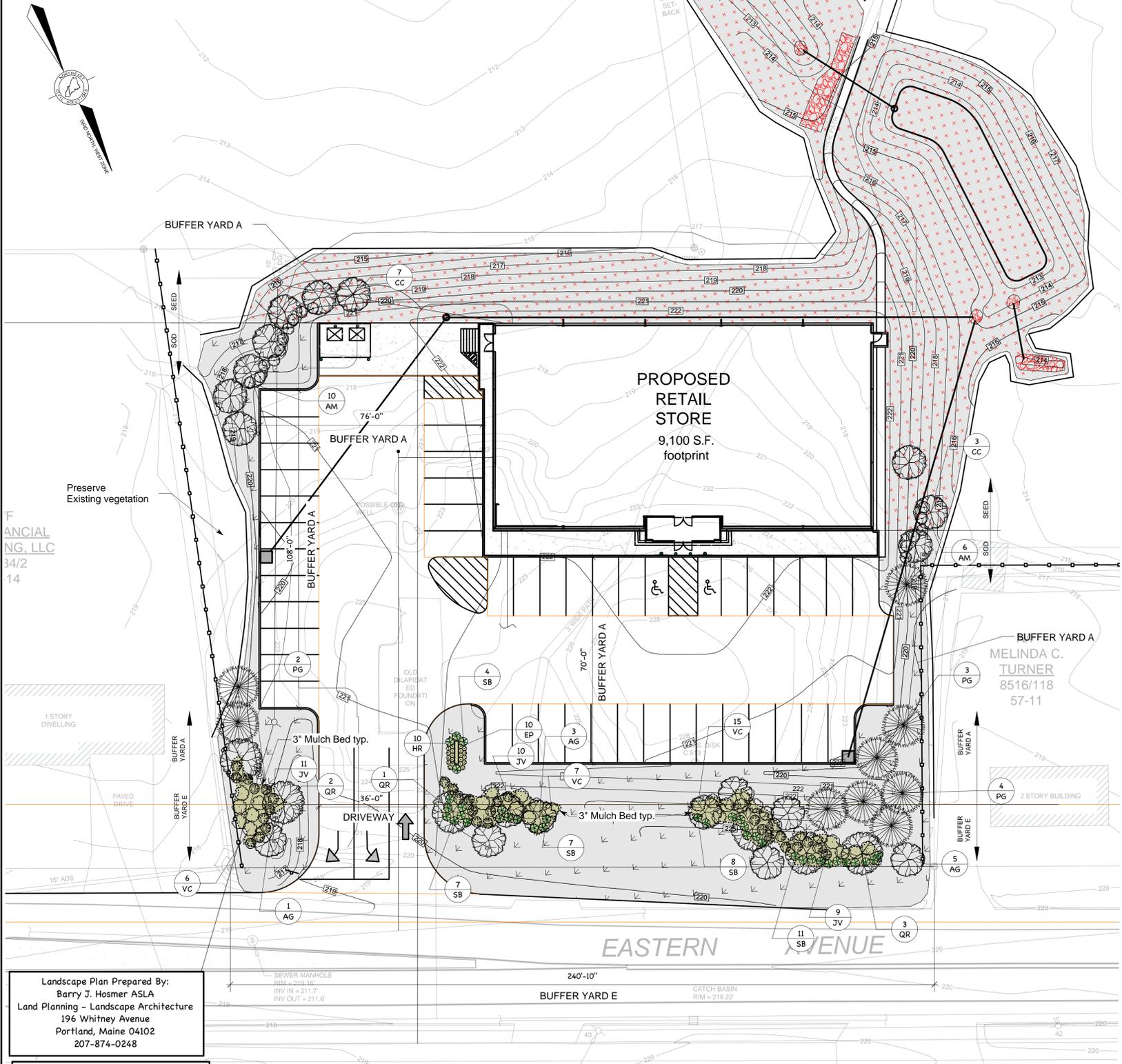
Plant Notes:

- The Landscape Contractor is advised of the existence of underground utilities. The Landscape Contractor shall verify utilities prior to commencing construction. Call Dig-Safe (1-800-344-7233) prior to beginning work.
- The Landscape Contractor shall be responsible for repairing any utilities, walks, paving, curbing, etc. damaged in the performance of this job at no cost to the Owner. The Landscape Contractor shall notify the Landscape Architect immediately if they encounter any site conditions, which will not allow them to carry out the landscape installation according to the drawings.
- Planting of trees shall not occur until all grading and paving is completed. All islands and planting areas, shall have 24" of planting soil mix, installed and rolled prior to planting. The finished elevation of the planting soil mix shall be equal to the top of the curb or adjacent ground and, if in an island, crowned 6" at the center of the island or graded to drain away from the building. Submit a sample of the topsoil with NPK, pH, calcium, aluminum effective cation exchange capacity tests and fertility recommendations as well as bulk density test of the sample. Topsoil shall be friable void of weeds, stones greater than 1" diameter, sticks and other debris. Topsoil shall contain, 70-80% sand, 5-20% clay, 18-20% silt, 3.5-8% organic matter and a pH of 6-6.9. Notify the Landscape Architect immediately if there is standing water or other factors, which would prohibit the installation of plant material.
- 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 measurements on the Plant List and shall conform to ANSI Z60.1 - Nursery Stock, latest revision. Prior to plant installation, the Landscape Contractor shall submit a written affidavit of all plant species, cultivars, varieties, sizes and quantities that they propose to install with the name, phone number and location of all nurseries where plant material has been grown. All plants shall be grown in USDA Zone 5 or colder.
- All plants shall have all non-biodegradable materials (string, wire, pots, etc.) removed at the time of planting. Circling roots or roots that would later girdle the plant shall be straightened, cut or the root ball shall be cut utilizing the "split ball technique". Top 1/3 of wire baskets and burlap on trees shall be cut and removed. Backfill mix shall be composed of an 80/20, top soil/peat moss mix. Planting pits shall be excavated to three times the diameter and to the same depth of the plant root ball. Backfill 1/2 of the pit at a time, and compact. See Note 7 and install slow release fertilizer after first backfill lift. Setting the tree/shrub: Each tree/shrub shall be planted such that the trunk flare junction is level with or 1" above existing grade. All trees/shrubs where the planting depth is incorrect shall be rejected. All trees and shrubs shall have a 3" soil saucer constructed at the perimeter of the planting pit.
- All plantings shall have slow release fertilizer installed at the time of planting. The fertilizer shall be "Roots Transparent 1 Step", installed/ applied according to manufacturers instructions according to manufacturers instructions. After the plants are installed in each area, liquid feed all plants with *Roots - Liquid Concentrate*. Mix and apply according to manufacturers instructions. The landscape contractor shall submit samples of the slow release fertilizer and copies of the label of the liquid fertilizer prior to plant installation. The Landscape Contractor shall not install any plant material unless appropriate watering equipment is on site. **All plants shall be adequately watered the day of installation** or these plants will be rejected and replaced by the Landscape Contractors at no cost to the owner.
- All trees shall have 2 stakes and guys. Stakes and guys shall not be used to support loose or broken root balls, these trees shall be immediately rejected and replaced. The landscape contractor shall remove all stakes after 1 year.
- Mulch to be installed to a depth of 3" after normal settling including the seasonal color area. Mulch shall be shredded hardwood mulch. Do not place mulch in contact with the tree trunk. The Landscape Contractor shall submit a .25 cubic foot sample prior to installation.
- The Landscape Contractor shall coordinate the inspection of all plant material prior to installation. All plants shall have their locations staked and approved by the Landscape Architect prior to plant installation. Plants shall be spaced according to the plan and as noted in the Plant Species List. All plants shall be oriented for best appearance and arranged to evenly occupy the space where they are planted.
- Plant species and plant size substitutions will not be allowed unless first approved by the Landscape Architect. Any substituted plants installed without prior written approval will be rejected.
- All plants shall be guaranteed for two years. The landscape contractor at no cost to the owner shall replace any plants that die during the guarantee.
- Allow deciduous and evergreen shrubs to grow together to form a continuous plant mass.
- The contractor shall supply the quantities of plants sufficient to complete the work shown on all of the drawings. If quantities of plants listed in the plant species list do not correlate with the plantings indicated on the drawings, the quantities on the drawings shall govern. Any discrepancies between the plant list and the drawings shall not entitle the landscape contractor to additional remuneration. Notify the Landscape Architect immediately if discrepancies are detected.
- Under no circumstance shall snow be plowed and piled on planting areas. This will result in crushing the plants. Limit use of ice melting salts and do not throw salt laden snow and ice in the planting beds, is can result in salt toxicity which will kill the plants and void the guarantee.

LEGEND

- AREA TO BE SODDED WITH TURF TYPE FESCUE (OR APPROVED EQUAL)
- AREA TO BE SEEDED WITH TURN TYPE FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. MULCH SEEDED AREA WITH STRAW AT THE RATE OF 1.5 BALES PER 1,000 S.F.
- IRRIGATION COVERAGE AREA. CONTRACTOR TO PROVIDE AS DESIGN BUILD ITEM

SEED MIX	
UNDERDRAIN FILTER SEED MIX	
TYPE	LBS/AC
CREeping RED FESCUE	20 LBS/AC
TALL FESCUE	20 LBS/AC
BIRDSFOOT TREFOLI	8 LBS/AC
TOTAL	48 LBS/AC



Landscape Plan Prepared By:
 Barry J. Hosmer ASLA
 Land Planning - Landscape Architecture
 196 Whitney Avenue
 Portland, Maine 04102
 207-874-0248

This plan shall not be modified without written permission from Barry J. Hosmer - Landscape Architect. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Barry J. Hosmer - Landscape Architect. File Name: Nonesuch River Brew Pub v2015.vmx

PROJECT BENCHMARK
 L43 BOLT IN POLE #43
 ELEV = 220.87 (NAVD-88)

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
2	SMA	1/27/16	REVISED PER CITY STAFF COMMENTS

PROJECT NUMBER 34450.2 ACAD FILE: 34450-LANDSCAPING.DWG SCALE: 1" = 20' DATE: DECEMBER 18, 2015

Drawing Name: **LANDSCAPING PLAN**

Project Name: **PROPOSED RETAIL STORE**
 296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant: **FRANKLIN LAND ASSOCIATES, LLC**
 9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

INCORPORATED
Northeast Civil Solutions
 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
 800.882.2227

2-22-16 SHEET 12 OF 12

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