

PLAN VIEW

Scale: 1" =60'

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.

2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.

3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.

4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.

5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST ADDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

6. ALL PLANTS SHALL BE DELIVERED TO THE SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.

8. PLANTING TREES AND SHRUBS: EXCAVATE PLANTING PITS WITH SLOPING SIDES, AND WITH BOTTOM OF EXCAVATION RAISED IN CENTER FOR DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION, AND LOOSEN SOIL ON SIDES OF SLOPES. SET PLANTS IN CENTER OF PIT WITH TOP OF BALL RAISED SLIGHTLY ABOVE FINISH GRADES. PLACE A SETTING LAYER OF COMPACTED PLANTING MIX. REMOVE BURLAP AND WIRE BASKETS FROM TOP OF BALLS. ON SIDES, FOLD BACK WIRE AND REMOVE UPPER PORTIONS OF BURLAP. DO NOT USE PLANT IF ROOT BALL IS CRACKED OR BROKEN. IF CONTAINER, REMOVE CONTAINER AND SCOUR PERIMETER SOIL AND ROOTS. PLACE PLANTING MIX AROUND BALL/CONTAINER IN LAYERS, TAMPING TO ELIMINATE VOIDS AND AIR POCKETS. DO NOT COVER TOP OF ROOT BALL. PRUNE, THIN, AND SHAPE AFTER PLANTING.

9. MULCH PLANTING BEDS AND TREE PITS WITH 3" FINELY SHREDDED AND AGED BARK MULCH OR AS SPECIFIED ON THE PLAN.

10. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SEEDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER(S).

11. GRADES SHOWN REPRESENT PROPOSED GRADES PER CONTRACT. CONTRACTOR TO VERIFY GRADES AS NEEDED.

12. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER(S).

13. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER(S).

14. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.

15. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

SEEDING NOTES:

1. THE FOLLOWING GENERAL PRACTICES SHALL BE USED TO ESTABLISH LAWNS. FOR MORE DETAILED SPECIFIC REQUIREMENTS, REFER TO PROJECT MANUAL AND WRITTEN EROSION AND SEDIMENTATION CONTROL PLAN:

2. ALL DISTURBED AREAS ON-SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL RECEIVE A MINIMUM OF 4" OF LOAM AND SOD, UNLESS DETAILED OR SPECIFIED ELSEWHERE.

3. ALL FINAL SEEDING SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING THE FINAL GRADING.

4. FOR LAWN CONSTRUCTION SPECIFICATIONS, SOIL AMENDMENTS, SEED MIX AND APPLICATION RATES, REFER TO THE PROJECT MANUAL AND THE "EROSION AND SEDIMENTATION CONTROL PLAN.

5. ALL AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCHING SHALL BE MONITORED. IF MULCHING PROVES TO BE INEFFECTIVE, THEN NETTING AND MATTING SHALL BE USED IN ITS PLACE.

6. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1 AND APRIL 15. DORMANT SEEDING SHALL NOT BE USED UNLESS APPROVED BY OWNER'S REPRESENTATIVE.

7. SHOULD DORMANT SEEDING BE NECESSARY, THE SPECIFIED SEED APPLICATION RATE SHALL BE DOUBLED.

8. FOR LATE SEEDING OR DORMANT SEEDING, ALL FERTILIZING, SEEDING, AND MULCHING SHALL BE DONE ON THE SAME DAY IMMEDIATELY AFTER THE LOAM IS SPREAD. FINAL GRADING SHALL BE LIMITED TO AREAS WHICH CAN BE COMPLETED AND SEEDED THE SAME DAY.

PLANT SYMBOL LEGEND

- CT– CANOPY STREET TREE MAPLE, OAK & LONDON PLANE TREE
- OT–ORNAMENTAL TREE MAPLE, OAK, & LONDON PLANE TREE
- ET–EVERGREEN TREE SPRUCE & PINE
- ARBORVITAE
- SH–SHRUB LILAC, SERVICEBERRY & VIBURNUM
- CHOKEBERRY, WINTERBERRY, & CLETHRA
- GR–GRASSES REED GRASS
- HAMELN GRASS

PLANT LIST

QTY	NAME	LATIN	SIZE
STREET TREES			
9	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	2-2.5" CAL.
9	RED OAK	QUERCUS RUBRA	2-2.5" CAL.
8	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2-2.5" CAL.
TREES / EVERGREENS			
20	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	1-1.5" CAL.
22	RED OAK	QUERCUS RUBRA	1-1.5" CAL.
11	LONDON PLANETREE	PLATANUS X ACERIFOLIA	1-1.5" CAL.
11	WHITE SPRUCE	PICEA GLAUCA	6-7 FT HT.
15	AUSTRIAN PINE	PINUS NIGRA	6-7 FT HT.
13	DARK AMERICAN ARBORVITAE	THUJA NIGRA	6-7 FT HT.
SHRUBS			
10	SERVICEBERRY	AMELANCHIER CANADENSIS	5-6 FT HT.
4	COMMON LILAC	SYRINGA VULGARIS (PURPLE)	5-6 FT HT.
5	RED TWIG DOGWOOD 'ARCTIC FIRE'	CORNUS SER. 'FARROW'	2.5-3 FT HT.
6	WINTER RED WINTERBERRY (FEMALE)	ILEX VERTICILLATA 'WINTER RED'	2-2.5 FT HT.
2	JIM DANDY WINTERBERRY (MALE)	ILEX VERTICILLATA 'JIM DANDY'	2-2.5 FT HT.
45	REED GRASS 'KARL FOERSTER'	MISCANTHUS SINENSIS 'KARL FOERSTER'	3 GAL.
RAIN GARDENS			
24	WITHEROD VIBURNUM	VIBURNUM CASSINOIDES	2.5-3 FT HT.
11	WINTER RED WINTERBERRY (FEMALE)	ILEX VERTICILLATA 'WINTER RED'	2-2.5 FT HT.
4	JIM DANDY WINTERBERRY (MALE)	ILEX VERTICILLATA 'JIM DANDY'	2-2.5 FT HT.
46	SUMMERSWEET CLETHRA	CLETHRA ALNIFOLIA	2-2.5 FT HT.
37	REED GRASS 'KARL FOERSTER'	MISCANTHUS SINENSIS 'KARL FOERSTER'	3 GAL.
96	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL.
SEED			
71,600	MEADOW GRASS	SEED TO MEADOW	SF
130,000	LAWN	SEED TO LAWN	SF

LANDSCAPE PLAN PREPARED BY
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APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

Sheet 1 of 3

TAX MAP 204, LOTS 83 & 85 (OLD TAX MAP 87, LOTS 67 & 68)

10-2-25
SCOTT M. STRYNAR
No. 3148
REGISTERED LANDSCAPE ARCHITECT

10/2/2025

CIVIL CONSULTANTS
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NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
JMJP, REALTY
OWNER ADDRESS:
40 GODFREY COVE RD.
YORK, MAINE 03909

EMERALD WOODS ELDERLY HOUSING
TAX MAP 87 LOTS 67 & 68
U.S. ROUTE 1
YORK, YORK COUNTY, MAINE

PREPARED FOR:
YORK HARBOR BUILDERS, LLC
40 GODFREY COVE ROAD, YORK, ME 03909

CLIENT ADDRESS:

1"=60'
0' 60

DATE: 10/2/2025
DRAWN BY: SS
CHECKED BY:
APPROVED BY:

PROPOSED LANDSCAPING PLAN

PROJECT NO: 21-208.01

LS1

SHEET: 1 OF 1

CADD FILE: F:\Projects\010-Archive\200-York-Elderly\CAD\200-Base 10-2-25.dwg

PLOT DATE: 7/8/2025