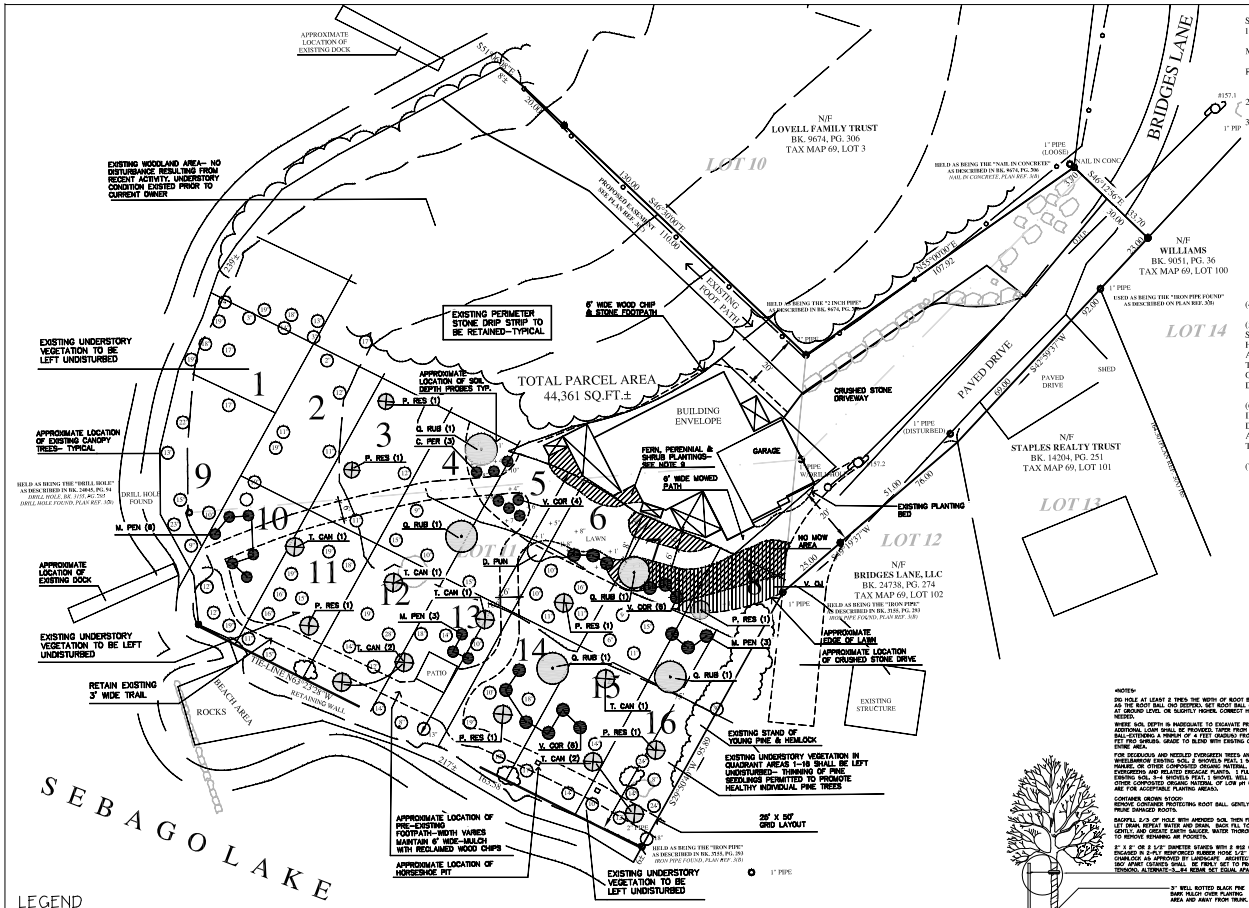


SURVEY NOTES

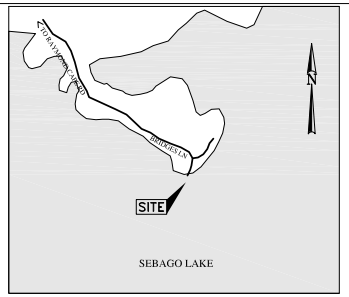
1. DEED REFERENCES:
   (A) DEED BOOK 24045, PAGE 94 - MICHAEL T. MCGONAGLE
   (B) DEED BOOK 25190, PAGE 156 - MILKY WAY PROPERTIES, LLC
   CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
2. TAX MAP: TAX MAP 69, LOTS 1 & 2
3. PLAN REFERENCE:
   (A) PLAN SHOWING WILD ACRES, COTTAGE LOTS
   BY: EARLE B. WATSON
   DATED: APRIL 1950
   RECORDED: PLAN BOOK 35, PAGE 65 (C.C.R.D.)
   (B) PLAN OF PROPERTY
   FOR: THOMAS E. HALL
   BY: RONALD I. KENISTON
   DATE: DEC. 26, 1994
   (C) EASEMENT PLAN
   FOR: MICHAEL MCGONAGLE
   BY: SURVEY, INC.
   DATED: APRIL 2, 2007
   LAST REVISED: APRIL 30, 2007

(4) NORTH REFERENCE: PLAN REF. 3(A)

(5) SURVEY, INC. DID NOT PERFORM AN EXTENSIVE TITLE SEARCH. BOUNDARIES OF THE SURVEYED PARCEL SHOWN HERON BASED UPON REESTABLISHING LOCUS DEED AND ABUTTING LAND OWNERS BOUNDARIES ACCORDING TO THE TOWN OF RAYMOND TAX ASSESSORS RECORDS. THE OPINION OF A TITLE ATTORNEY SHOULD BE SOUGHT TO DETERMINE ABSOLUTE FEE TITLE INTEREST.

(6) SURVEY, INC. SHALL NOT BE RESPONSIBLE FOR INFORMATION THAT MAY BE FOUND IN UNRECORDED DEEDS, PLATS, PLANS OR OTHER DOCUMENTS THAT MAY ALTER THE BOUNDARIES OF THE PROPERTY DEPICTED ON THIS PLAN.

(7) PROPERTY IS SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.



LOCATION MAP

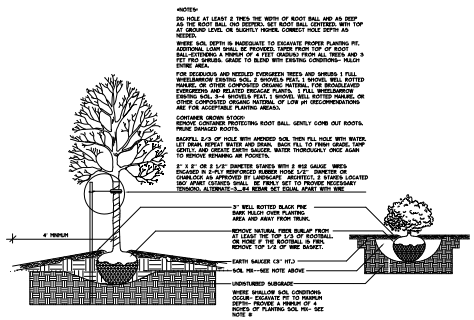
(NOT TO SCALE)

GENERAL NOTES

1. EXISTING CONDITIONS AND BOUNDARY PREPARED BY SURVEY. INC. PO BOX 210. WINDHAM. MAINE 04062. PREPARED FOR MICHAEL MCGONAGLE DATED MAY 2007.
2. THE MAJORITY OF THE EXISTING SHRUB LAYER CONSISTS OF LOW VEGETATION WITH HEIGHTS FROM 6 INCHES TO 2 FEET. VOLUNTEER TREE SPECIES ARE RARE.
3. THE LAWN AREA IN FRONT OF THE NEW DWELLING HAS A LIMITED SOIL DEPTH OVER LEDGE. DEPTH RANGES FROM 4 TO 20 INCHES WITH AN AVERAGE DEPTH OF 9.9 INCHES.
4. REMOVE EXCESSIVE DEPTH OF WOOD CHIP MULCH- MAXIMUM DEPTH RETAINED NOT TO EXCEED 3 INCHES. PROTECT EXISTING SHRUB LAYER/ HERBACEOUS MATERIAL.
5. EXCESS MULCH REMOVED. SHALL BE REDISTRIBUTED TO NEW PLANTING AREA AS SHOWN ON PLAN OR OTHER IDENTIFIED MITIGATION AREAS AS DETERMINED IN THE FIELD.
6. IN SEVERAL LOCATIONS VOLUNTEER WHITE PINE AND HEMLOCK SEEDLINGS SHOULD BE THINNED TO INCREASE SURVIVAL RATES. SELECT FOR WELL ESTABLISHED PLANT MATERIAL. TRANSPLANT VIABLE SEEDLINGS AS DIRECTED BY OWNERS REPRESENTATIVE.
7. EXISTING GRASS SHALL BE REMOVED. AS SHOWN ON THE PLAN. AND PLANTING BED TO BE MULCHED. SELECTION OF PLANTINGS SUBJECT TO OWNERS APPROVAL

GENERAL 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 12 INCHES OF LOAM IN ALL SHRUB BEDS AND 30 INCHES IN ALL TREE PITS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE OWNER OR OWNERS REPRESENTATIVE 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" LATEST EDITION.
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. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE LAND
11.
12.
13. , SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL. TWO PARTS SPHAGNUM PEAT MOSS. AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
14. DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.



TREE AND SHRUB INSTALLATION
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
IRON PIN FOUND			DECIDUOUS TREE/SHRUB		
UTILITY POLE			EVERGREEN TREE		
TREE CALIPER			PLANTING BEDS		
GRASS AREA (NO MOW)					
EXISTING TREE LINE					

EXISTING COVERAGE

AREA 1	90-100% NATIVE VEGETATION: HERBACEOUS. SHRUB + CANOPY	AREA 9	90-100% NATIVE SHRUB AND GROUNDCOVER VEGETATION
AREA 2	10% GROUNDCOVER COVERAGE REESTABLISHED NATIVE VEGETATION INC. 3' HT BEECH	AREA 10	20% GROUNDCOVER COVERAGE 40% NATIVE VEGETATION SHRUB COVERAGE
AREA 3	10% GROUNDCOVER COVERAGE	AREA 11	90% GROUNDCOVER COVERAGE REESTABLISHED NATIVE VEGETATION: MAPLE -3' HT
AREA 4	2% GROUNDCOVER COVERAGE NOT INCLUDING LAWN AREA	AREA 12	90% GROUNDCOVER COVERAGE 60% NATIVE VEGETATION SHRUB COVERAGE
AREA 5	2% GROUNDCOVER COVERAGE NOT INCLUDING LAWN AREA	AREA 13	20% GROUNDCOVER COVERAGE REESTABLISHED NATIVE VEGETATION INCLUDING WHITE PINE + OAK
AREA 6	2% GROUNDCOVER COVERAGE NOT INCLUDING LAWN AREA	AREA 14	2% GROUNDCOVER COVERAGE
AREA 7	2% GROUNDCOVER COVERAGE NOT INCLUDING LAWN AREA	AREA 15	2% GROUNDCOVER COVERAGE REESTABLISHED NATIVE VEGETATION INCLUDING WHITE PINE + HEMLOCK (HEIGHTS BTWN 8"-3')
AREA 8	10% GROUNDCOVER COVERAGE + NATIVE TREES + NEW HEMLOCK PLANTINGS NOT INCLUDING LAWN AREA	AREA 16	20% GROUNDCOVER COVERAGE AND REESTABLISHED NATIVE VEGETATION INCLUDING WHITE PINE. RHODODENDRON. HEMLOCK. BEECH. OAK (HEIGHTS BTWN 2'-12')

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
P. RES	7	PINUS RESINOSA	RED PINE	4'-5" HEIGHT
Q. RUB	5	QUERCUS RUBRA	RED OAK	1.75" CAL
T. CAN	8	TSUGA CANADENSIS	CANADIAN HEMLOCK	4'-5' HEIGHT
SHRUBS				
C. PER	3	COMPTONIA PEREGRINA	SWEETFERN	#2
M. PEN	12	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	#3
V. COR	16	VACCINUM CORYMBOSUM	'BERKELEY' HIGH BUSH BLUEBERRY	#3
GROUNDCOVER				
D. PUN	100 SF	DENNSTAEDTIA PUNCTILOBULA	HAYSCENTED FERN	SOD
V. CJ	100 SF	VACCINUM ANGUSTIFOLIUM	LOW BUSH BLUEBERRY	SOD

Prepared For:
Owner:
VICKIE & DONALD MATTHEWS
7 Richard Road
Gorham, Maine 04038

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

Matthews Property

11 Bridges Lane
Raymond, Maine

Date: NOVEMBER 27, 2012

Issued For:

Revisions:
Dec 21, 2012:
Revise notes per CEO and MDEP comments.

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Title: EXISTING CONDITIONS AND MITIGATION PLAN

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

North:

Sheet No.: 1