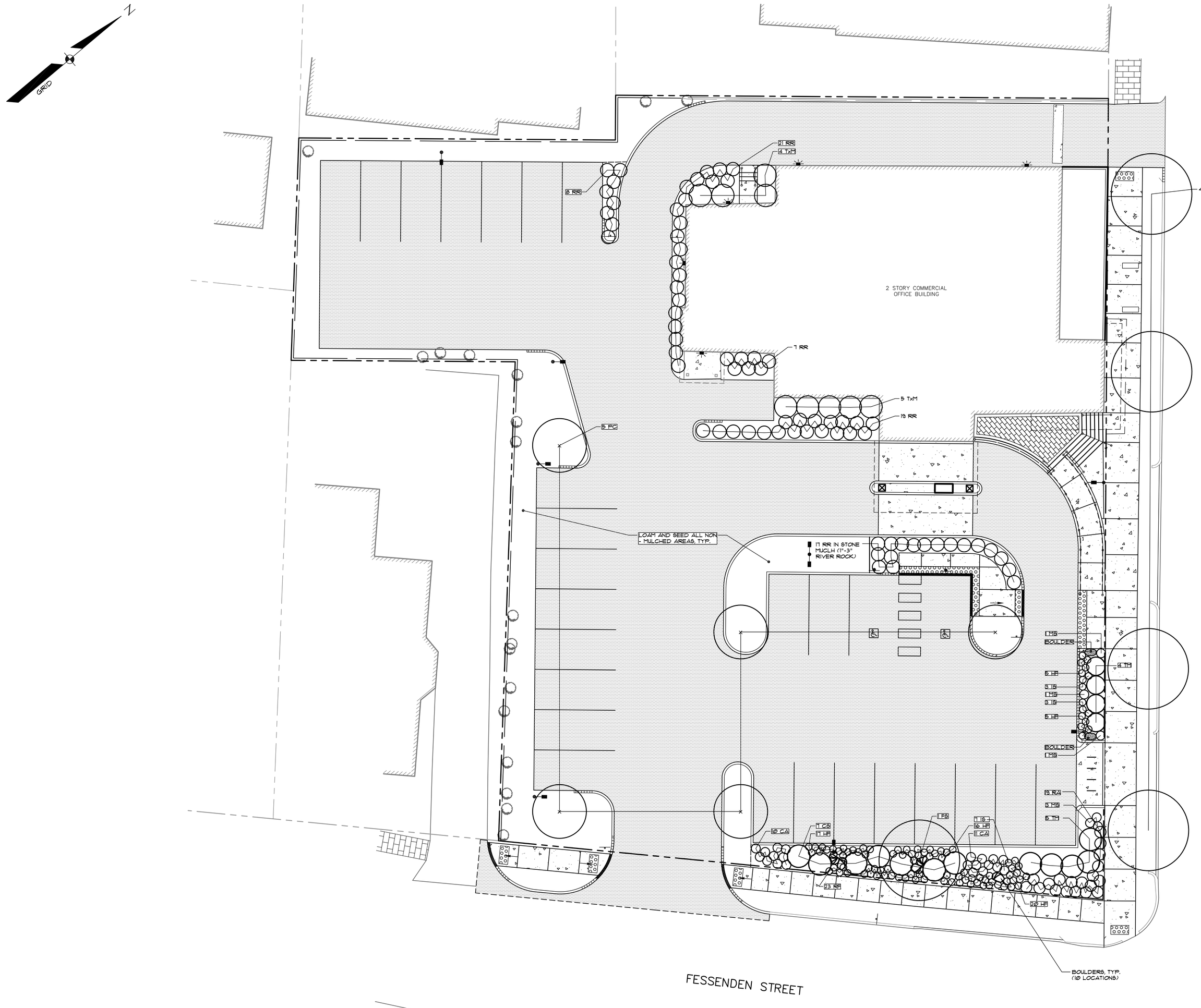
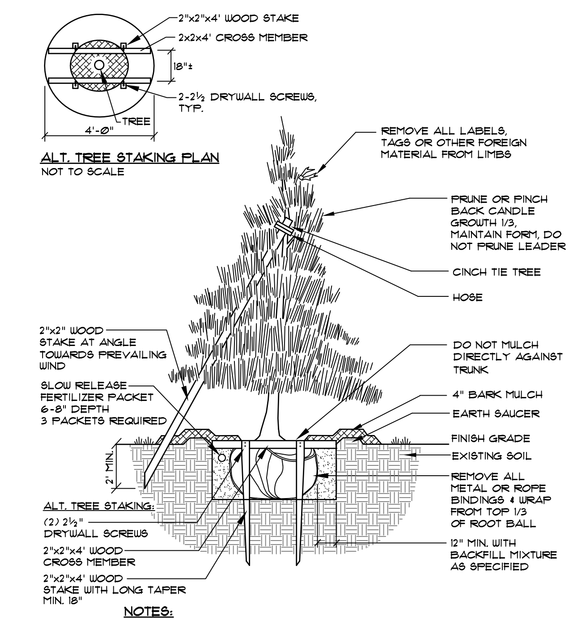


LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. 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 BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE 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 THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. 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.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER 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.



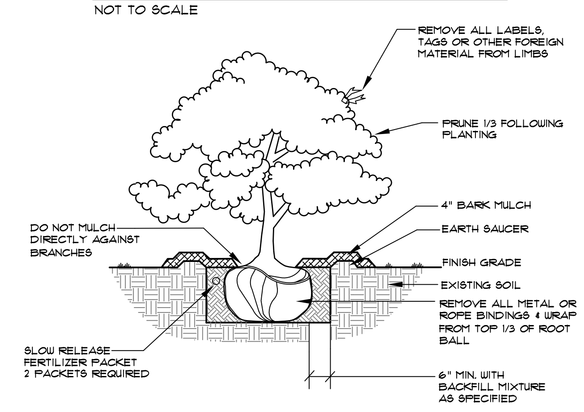
ALT. TREE STAKING PLAN
NOT TO SCALE

NOTES:

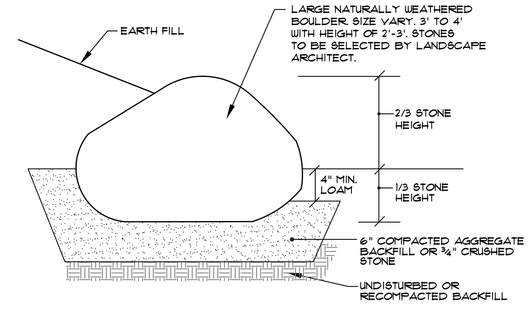
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES — UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES — 7'-0" IN HEIGHT & UNDER
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



BOULDER INSTALLATION
NOT TO SCALE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURBLINE	
	CHAIN LINK FENCE	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	MULCH LINE	
	BOLLARD	
	LIGHT POLE/WALL	

NOTE: PROVIDE DRIP IRRIGATION FOR ALL PLANTINGS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1
FS	FAGUS SYLVATICA 'DAWYCK PURPLE'	COLUMNAR PURPLE BEECH	3" CAL.
HF	HEMEROCALLIS 'PINK PLAYMATE'	PINK PLAYMATE DAYLILY	#2
TM	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	2-2½FT. HGT.
HP	HOSTA 'REGAL SPLENDOR'	REGAL SPLENDOR HOSTA	#1
LF	LEUCOTHOE FONTANESIANA 'NANA'	DWARF FETTERBUSH	#5
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MAIDEN GRASS	#1
PA	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1
PC	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	3" CAL.
RF	RUDBECKIA FULGIDIA	BLACK EYED SUSAN	#1
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	#3
RH	RHODODENDRON x 'MIKKELI'	MIKKELI RHODODENDRON	3' HGT.
TxM	TAXUS x MEDIA 'BROWNII'	SPREADING YEW	24" HGT.
IS	IRIS SIBERICA 'CAESAR'S BROTHER'	SIBERIAN IRIS	#1

REV:	BY:	DATE:	STATUS:
G	WTC	6/4/10	PLAN AMENDMENT TO CITY
F	WTC	3/19/10	REVISED SITE WALLS
E	WTC	1/5/10	ISSUED FOR BIDDING
D	WTC	11/9/09	FOURTH SUBMISSION TO CITY
C	WTC	11/3/09	THIRD SUBMISSION TO CITY
B	WTC	10/22/09	SECOND SUBMISSION TO CITY
A	WTC	9/21/09	INITIAL SUBMISSION TO CITY

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LANDSCAPING PLAN
OF:
TOWN & COUNTRY FEDERAL CREDIT UNION
426 FOREST AVENUE
PORTLAND, MAINE
FOR:
TOWN & COUNTRY FEDERAL CREDIT UNION
557 MAIN STREET, P.O. Box 9420
SOUTH PORTLAND, MAINE 04116

DATE	SCALE
9/17/09	1" = 10'
PROJ. NO.	DWG NAME
09039	09039L
FIELD BOOK	DESIGN BY
-	WTC
DRAWN BY	CHECKED BY
JKS	WTC

SHEET 6 OF 9