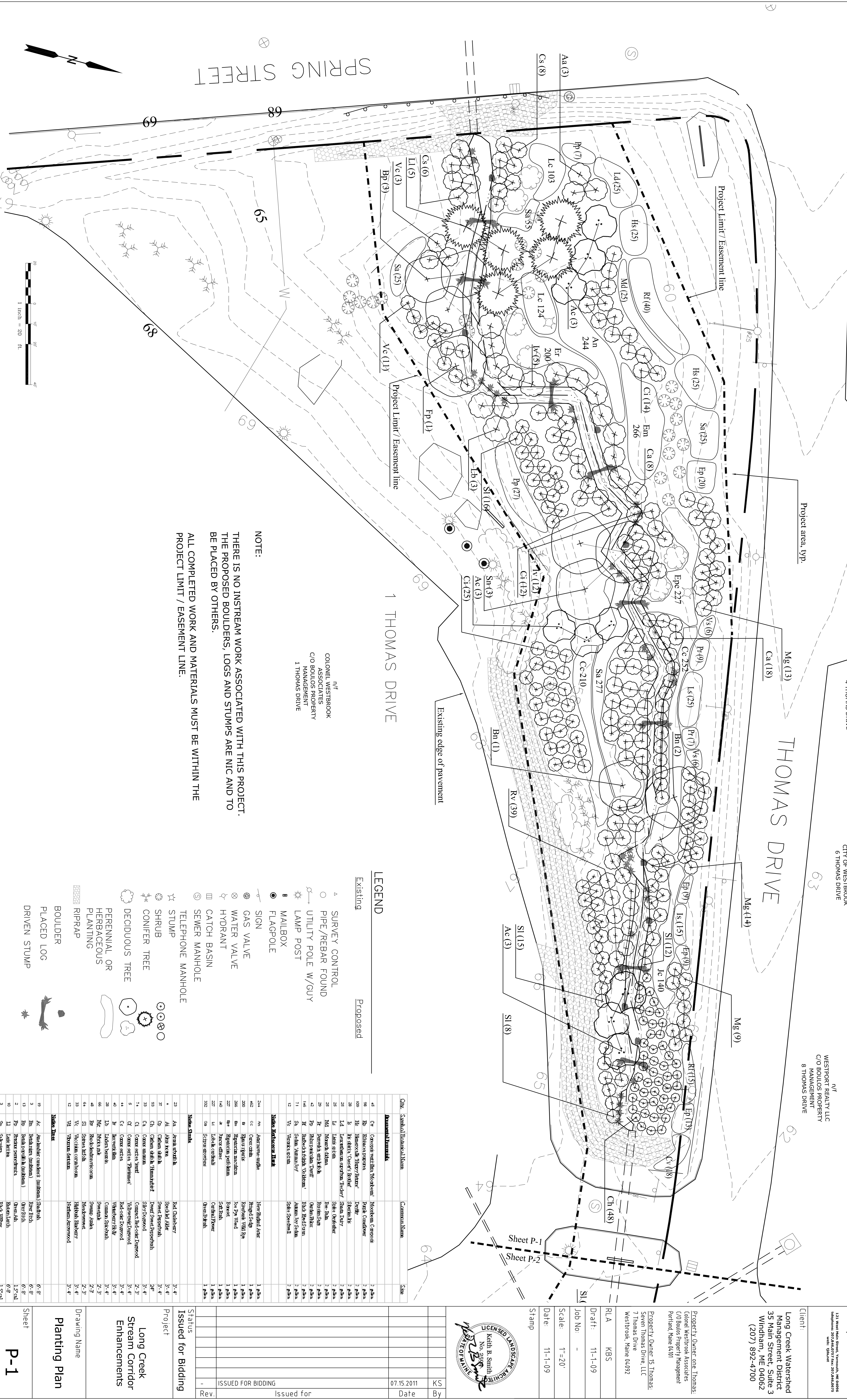


WESTPORT REALTY LLC
C/O BOULOS PROPERTY MANAGEMENT
2 THOMAS DRIVE

MILLENNIUM DEVELOPMENT LLC
ONE CANAL PLAZA
4 THOMAS DRIVE

CITY OF WESTBROOK
6 THOMAS DRIVE

WESTPORT REALTY LLC
C/O BOULOS PROPERTY MANAGEMENT
8 THOMAS DRIVE



SPRING STREET

1 THOMAS DRIVE

THOMAS DRIVE

NOTE:

THERE IS NO INSTREAM WORK ASSOCIATED WITH THIS PROJECT. THE PROPOSED BOULDERS, LOGS AND STUMPS ARE NIC AND TO BE PLACED BY OTHERS.

ALL COMPLETED WORK AND MATERIALS MUST BE WITHIN THE PROJECT LIMIT / EASEMENT LINE.

n/f
COLONEL WESTBROOK ASSOCIATES
C/O BOULOS PROPERTY MANAGEMENT
1 THOMAS DRIVE

LEGEND

Existing

Proposed

- ▲ SURVEY CONTROL
- PIPE/REBAR FOUND
- UTILITY POLE W/GUY
- LAMP POST
- MAILBOX
- FLAGPOLE
- SIGN
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ⊗ HYDRANT
- ▣ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ☆ STUMP
- ⊗ SHRUB
- ⊗ CONIFER TREE
- ⊗ DECIDUOUS TREE
- ⊗ PERENNIAL OR HERBACEOUS PLANTING
- ▨ RIPRAP
- BOULDER
- PLACED LOG
- DRIVEN STUMP

Code	Symbol	Botanical Name	Common Name	Size
4*	○	<i>Amorpha canescens</i>	Hoop Pine	2' dbh
5*	○	<i>Asplenium platyneuron</i>	Rock Spleenwort	2' dbh
6*	○	<i>Betula nana</i>	Swamp Birch	2' dbh
7*	○	<i>Betula pumila</i>	Yellow Birch	2' dbh
8*	○	<i>Betula rotundifolia</i>	Belted Birch	2' dbh
9*	○	<i>Betula spicata</i>	Spice Birch	2' dbh
10*	○	<i>Betula utilis</i>	European Birch	2' dbh
11*	○	<i>Betula utilis</i>	European Birch	2' dbh
12*	○	<i>Betula utilis</i>	European Birch	2' dbh
13*	○	<i>Betula utilis</i>	European Birch	2' dbh
14*	○	<i>Betula utilis</i>	European Birch	2' dbh
15*	○	<i>Betula utilis</i>	European Birch	2' dbh
16*	○	<i>Betula utilis</i>	European Birch	2' dbh
17*	○	<i>Betula utilis</i>	European Birch	2' dbh
18*	○	<i>Betula utilis</i>	European Birch	2' dbh
19*	○	<i>Betula utilis</i>	European Birch	2' dbh
20*	○	<i>Betula utilis</i>	European Birch	2' dbh
21*	○	<i>Betula utilis</i>	European Birch	2' dbh
22*	○	<i>Betula utilis</i>	European Birch	2' dbh
23*	○	<i>Betula utilis</i>	European Birch	2' dbh
24*	○	<i>Betula utilis</i>	European Birch	2' dbh
25*	○	<i>Betula utilis</i>	European Birch	2' dbh
26*	○	<i>Betula utilis</i>	European Birch	2' dbh
27*	○	<i>Betula utilis</i>	European Birch	2' dbh
28*	○	<i>Betula utilis</i>	European Birch	2' dbh
29*	○	<i>Betula utilis</i>	European Birch	2' dbh
30*	○	<i>Betula utilis</i>	European Birch	2' dbh
31*	○	<i>Betula utilis</i>	European Birch	2' dbh
32*	○	<i>Betula utilis</i>	European Birch	2' dbh
33*	○	<i>Betula utilis</i>	European Birch	2' dbh
34*	○	<i>Betula utilis</i>	European Birch	2' dbh
35*	○	<i>Betula utilis</i>	European Birch	2' dbh
36*	○	<i>Betula utilis</i>	European Birch	2' dbh
37*	○	<i>Betula utilis</i>	European Birch	2' dbh
38*	○	<i>Betula utilis</i>	European Birch	2' dbh
39*	○	<i>Betula utilis</i>	European Birch	2' dbh
40*	○	<i>Betula utilis</i>	European Birch	2' dbh
41*	○	<i>Betula utilis</i>	European Birch	2' dbh
42*	○	<i>Betula utilis</i>	European Birch	2' dbh
43*	○	<i>Betula utilis</i>	European Birch	2' dbh
44*	○	<i>Betula utilis</i>	European Birch	2' dbh
45*	○	<i>Betula utilis</i>	European Birch	2' dbh
46*	○	<i>Betula utilis</i>	European Birch	2' dbh
47*	○	<i>Betula utilis</i>	European Birch	2' dbh
48*	○	<i>Betula utilis</i>	European Birch	2' dbh
49*	○	<i>Betula utilis</i>	European Birch	2' dbh
50*	○	<i>Betula utilis</i>	European Birch	2' dbh
51*	○	<i>Betula utilis</i>	European Birch	2' dbh
52*	○	<i>Betula utilis</i>	European Birch	2' dbh
53*	○	<i>Betula utilis</i>	European Birch	2' dbh
54*	○	<i>Betula utilis</i>	European Birch	2' dbh
55*	○	<i>Betula utilis</i>	European Birch	2' dbh
56*	○	<i>Betula utilis</i>	European Birch	2' dbh
57*	○	<i>Betula utilis</i>	European Birch	2' dbh
58*	○	<i>Betula utilis</i>	European Birch	2' dbh
59*	○	<i>Betula utilis</i>	European Birch	2' dbh
60*	○	<i>Betula utilis</i>	European Birch	2' dbh
61*	○	<i>Betula utilis</i>	European Birch	2' dbh
62*	○	<i>Betula utilis</i>	European Birch	2' dbh
63*	○	<i>Betula utilis</i>	European Birch	2' dbh
64*	○	<i>Betula utilis</i>	European Birch	2' dbh
65*	○	<i>Betula utilis</i>	European Birch	2' dbh
66*	○	<i>Betula utilis</i>	European Birch	2' dbh
67*	○	<i>Betula utilis</i>	European Birch	2' dbh
68*	○	<i>Betula utilis</i>	European Birch	2' dbh
69*	○	<i>Betula utilis</i>	European Birch	2' dbh
70*	○	<i>Betula utilis</i>	European Birch	2' dbh
71*	○	<i>Betula utilis</i>	European Birch	2' dbh
72*	○	<i>Betula utilis</i>	European Birch	2' dbh
73*	○	<i>Betula utilis</i>	European Birch	2' dbh
74*	○	<i>Betula utilis</i>	European Birch	2' dbh
75*	○	<i>Betula utilis</i>	European Birch	2' dbh
76*	○	<i>Betula utilis</i>	European Birch	2' dbh
77*	○	<i>Betula utilis</i>	European Birch	2' dbh
78*	○	<i>Betula utilis</i>	European Birch	2' dbh
79*	○	<i>Betula utilis</i>	European Birch	2' dbh
80*	○	<i>Betula utilis</i>	European Birch	2' dbh
81*	○	<i>Betula utilis</i>	European Birch	2' dbh
82*	○	<i>Betula utilis</i>	European Birch	2' dbh
83*	○	<i>Betula utilis</i>	European Birch	2' dbh
84*	○	<i>Betula utilis</i>	European Birch	2' dbh
85*	○	<i>Betula utilis</i>	European Birch	2' dbh
86*	○	<i>Betula utilis</i>	European Birch	2' dbh
87*	○	<i>Betula utilis</i>	European Birch	2' dbh
88*	○	<i>Betula utilis</i>	European Birch	2' dbh
89*	○	<i>Betula utilis</i>	European Birch	2' dbh
90*	○	<i>Betula utilis</i>	European Birch	2' dbh
91*	○	<i>Betula utilis</i>	European Birch	2' dbh
92*	○	<i>Betula utilis</i>	European Birch	2' dbh
93*	○	<i>Betula utilis</i>	European Birch	2' dbh
94*	○	<i>Betula utilis</i>	European Birch	2' dbh
95*	○	<i>Betula utilis</i>	European Birch	2' dbh
96*	○	<i>Betula utilis</i>	European Birch	2' dbh
97*	○	<i>Betula utilis</i>	European Birch	2' dbh
98*	○	<i>Betula utilis</i>	European Birch	2' dbh
99*	○	<i>Betula utilis</i>	European Birch	2' dbh
100*	○	<i>Betula utilis</i>	European Birch	2' dbh

tjda
Terenza J. Dawin & Associates
Landscape Architects & Planners
131 West Main Street, Westbrook, ME 04092
Telephone: 207.646.4272 Fax: 207.646.6575
www.tjda.com

Client:
Long Creek Watershed Management District
35 Main Street, Suite 3
Windham, ME 04062
(207) 892-4700

Property Owner: one Thomas
Colonel Westbrook Associates
C/O Boulos Property Management
Portland, Maine 04101

Property Owner: 15 Thomas
Seven Thomas Drive, LLC
7 Thomas Drive
Westbrook, Maine 04092

RLA: K85
Draft: 11-1-09
Job No: -
Scale: 1"=20'
Date: 11-1-09
Stamp



By	KS	Date	07.15.2011
Issued for	ISSUED FOR BIDDING		
Status	Issued for Bidding		
Project	Long Creek Stream Corridor Enhancements		
Drawing Name	Planting Plan		
Sheet	P-1		

n/f
WESTPORT REALTY LLC
C/O BOULOS PROPERTY
MANAGEMENT
8 THOMAS DRIVE

n/f
HOLMES, PETER F
10 THOMAS DRIVE

n/f
LANCO PROPERTIES LLC
12 THOMAS DRIVE

n/f
LANCO PROPERTIES LLC
12 THOMAS DRIVE

Client:
Long Creek Watershed
Management District
35 Main Street, Suite 3
Windham, ME 04062
(207) 892-4700

Property Owner one Thomas:
Colonel Westwood Associates
C/O Boulos Property Management
Portland Maine 04101

Property Owner 15 Thomas:
Seven Thomas Drive, LLC
7 Thomas Drive
Westbrook, Maine 04092

RLA KBS
Date: 11-1-09
Job No: -
Scale: 1"=20'
Date: 11-1-09
Stamp

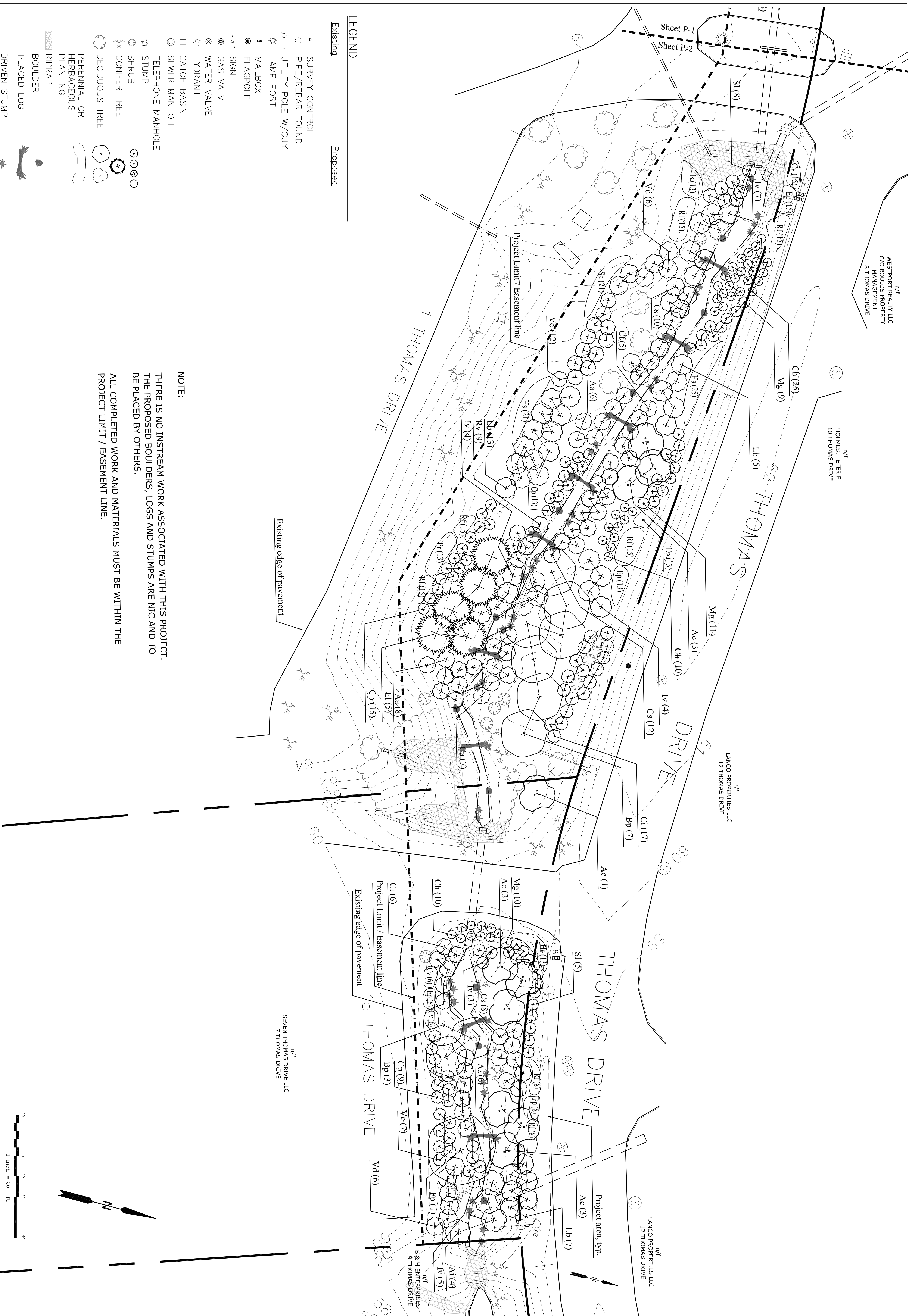


Rev.	Issued for	Date	By
-	ISSUED FOR BIDDING	07.15.2011	KS
-	ISSUED FOR		

Status
Issued for Bidding
Project
Long Creek
Stream Corridor
Enhancements

Drawing Name
Planting Plan

Sheet
P-2

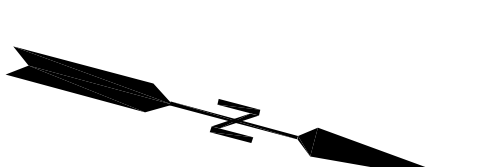
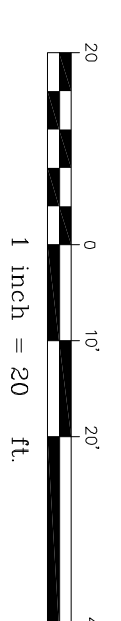


LEGEND

Existing	Proposed
▲ SURVEY CONTROL	○ PIPE/REBAR FOUND
○ UTILITY POLE W/GUY	○ UTILITY POLE W/GUY
☀ LAMP POST	☀ LAMP POST
■ MAILBOX	■ MAILBOX
● FLAGPOLE	● FLAGPOLE
— SIGN	— SIGN
⊗ GAS VALVE	⊗ GAS VALVE
⊗ WATER VALVE	⊗ WATER VALVE
♀ HYDRANT	♀ HYDRANT
▣ CATCH BASIN	▣ CATCH BASIN
⊙ SEWER MANHOLE	⊙ SEWER MANHOLE
⊙ TELEPHONE MANHOLE	⊙ TELEPHONE MANHOLE
☆ STUMP	☆ STUMP
⊗ SHRUB	⊗ SHRUB
☀ CONIFER TREE	☀ CONIFER TREE
☀ DECIDUOUS TREE	☀ DECIDUOUS TREE
☀ PERENNIAL OR HERBACEOUS PLANTING	☀ PERENNIAL OR HERBACEOUS PLANTING
▨ RIPRAP	▨ RIPRAP
▨ BOULDER	▨ BOULDER
▨ PLACED LOG	▨ PLACED LOG
▨ DRIVEN STUMP	▨ DRIVEN STUMP

NOTE:

THERE IS NO INSTREAM WORK ASSOCIATED WITH THIS PROJECT. THE PROPOSED BOULDERS, LOGS AND STUMPS ARE NIC AND TO BE PLACED BY OTHERS.
ALL COMPLETED WORK AND MATERIALS MUST BE WITHIN THE PROJECT LIMIT / EASEMENT LINE.



RLA	KBS
Date:	11-1-09
Job No:	-
Scale:	1"=10'
Date:	11-1-09
Stamp	



By	KS	Date	07.15.2011
Issued for			
Rev.			
Status			
Issued for Bidding			
Project			

Long Creek
Stream Corridor
Enhancements

Drawing Name
Details

Sheet
P-3

LANDSCAPE SPECIFICATIONS

1.0 DESCRIPTION

- A. All applicable portions of General Requirements are to be considered as included with this section.
- B. Work under this section shall include all labor, materials, services, equipment and accessories necessary to furnish and install plant material in complete accordance with the specifications and applicable Drawings.

1.1 QUALITY ASSURANCE

- A. Installer's Personnel Qualifications: Reputable landscape contractor with a min. 5-years experience in landscape construction and licensed to perform work as described in this section.
- B. Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- C. The landscape contractor shall call Dig-Safe (1-888-344-7233) prior to start of work.

1.2 WARRANTY

- A. All Plants: (Trees, Shrubs, Perennials, & Grasses) shall be guaranteed by the landscape contractor for one (1) full year and all lawns shall be guaranteed for thirty (30) days after acceptance of site by the Owner.
- B. All replacement stock shall be subject to the same warranty requirements as the original stock.
- C. The landscape contractor shall replace or repair any existing utilities or site improvements damaged in performance of this job at no additional cost to owner.

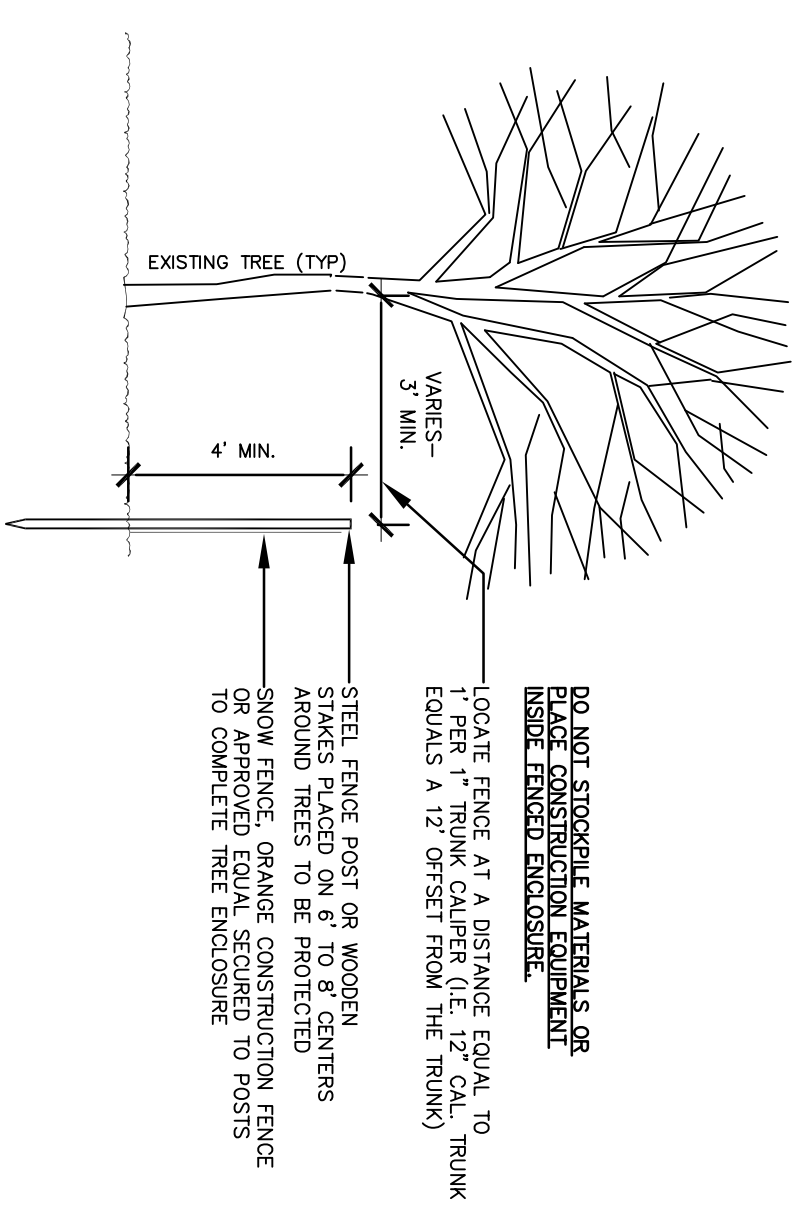
1.3 MATERIALS

- A. All plant stock shall be nursery grown and comply with ANSI Z60.1 (American Standard for Nursery Stock).
- B. All stock shall be balled and burlapped (B&B), container grown stock, or sod.
- C. Damaged plants and plants that do not meet requirements will be rejected.
- D. Topsoil/Planting Soils: Topsoil or manufactured topsoil shall consist of 3 parts loam, amended with 1 part peat humus. Provide friable natural topsoil free of rocks, stones, brush, clay, lumps, twigs, litter, extraneous material, noxious weeds and seeds.
- E. Bark Mulch: Shredded, dark brown/black (no pieces larger than 3" in any direction) at least 6 months old, shall consist of soft wood bark fragments of such size and texture as to successfully resist washing or blowing under normal conditions, but capable of being easily and uniformly spread around the plants. The mulch shall contain no foreign material.
- F. Tree Stabilization: Stakes for tree support shall be hardwood free from knots, rot, cross grain or other defects that would impair strength. Chafing guards shall be all the same color on the project.

1.4 INSTALLATION

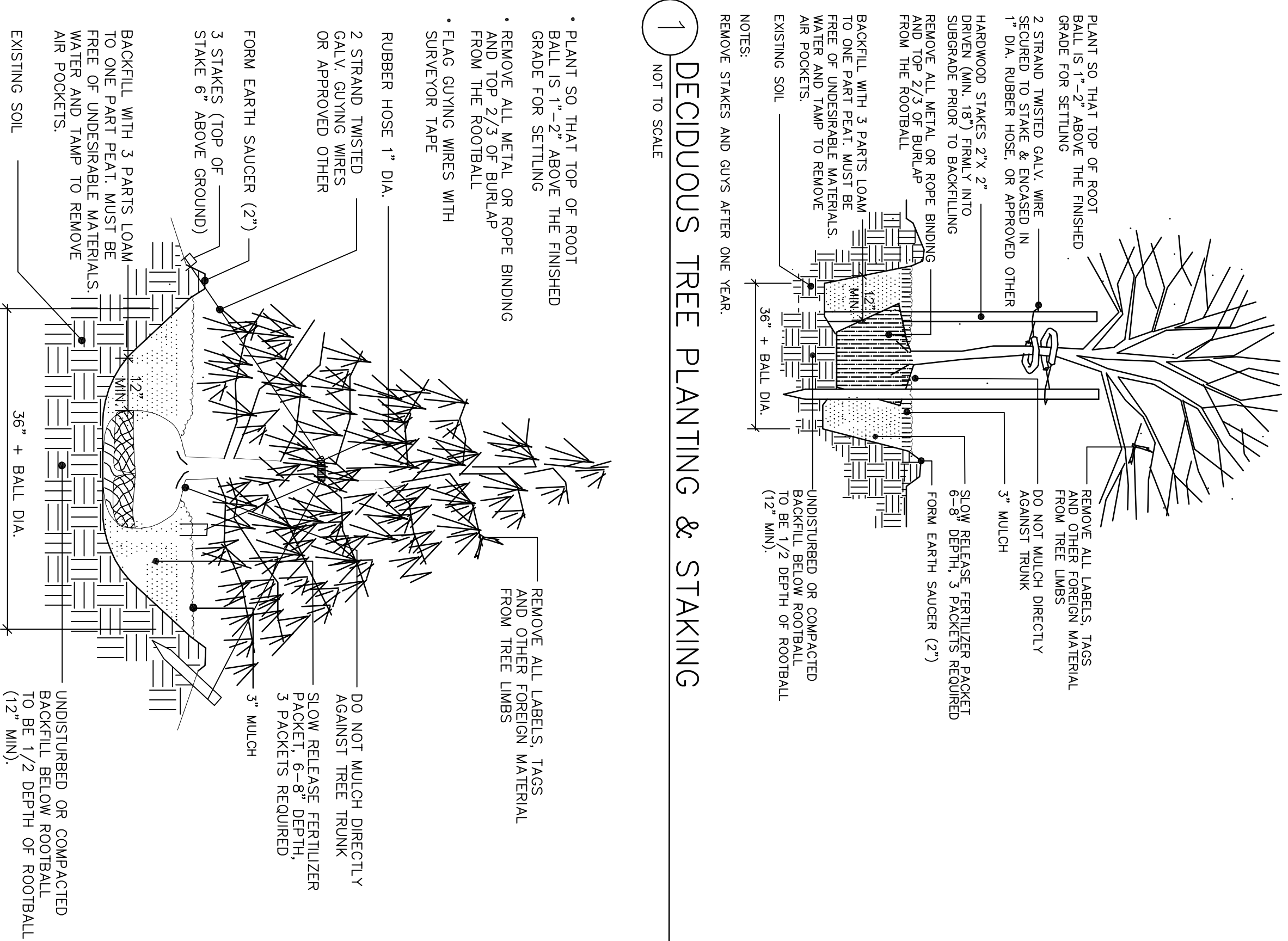
- A. Site Preparation: Prior to beginning the work of this section, verify that site preparation have been properly completed.
- B. Plants shall be located within individual holes, not in a continuous bed, to prevent soil erosion and sedimentation of the creek. All planting holes shall either be dug by hand or by machinery if site conditions allow.
- C. Seasons for planting, unless otherwise directed by project landscape architect, shall be within the following dates:
 - 1. Potted and Container-Grown Plants: Spring 4/1 to 7/15, and Fall 8/15 to 11/15
 - 2. Balled and Burlapped: Spring 4/1 to 7/15, and Fall 8/15 to 10/15
- D. Inspection: The landscape contractor shall notify project landscape architect a minimum of 48 hours prior to installation to coordinate inspection and location of plant material.
- E. Plant Placement: Plant material locations and bed outlines shall be as indicated on the landscape plan. Plant material locations may be adjusted slightly to meet field conditions.
- F. Planting Soil Depth: Install twelve inches (12") depth at shrub and perennial planting beds and twelve inches (12") minimum under tree rootball for no less than 30" total depth. In locations of high clay content apply organic gypsum additives to break down the clay.
- G. Planting: All planting shall be done as shown on drawings and as specified herein and in strict accordance with standard horticultural practices. **Dispose of subsoil removed from planting excavations off site.**
- H. Pruning: All dead or damaged branches shall be removed from trees and shrubs.
- I. Staking, guying, and anchoring: Trees shall be staked and guyed while shrubs and perennials shall be anchored within 24 hours of planting according to drawings provided.
- J. Mulching:
 - 1. Rings around individual trees, shrubs, and perennials as indicated on planting detail.
 - 2. Planting Areas: 3 inches average thickness of mulch. The edges shall be cut so that the mulch maintains its depth and does not spill onto adjacent surfaces. Edge trimmings shall be removed from the site.
- K. Watering: Water shall be tanked to the site by contractor unless other arrangements have been made with the Owner.
- L. Clean-up: The Contractor shall remove all debris, construction equipment, excess fill, rocks, and other excess material caused by this work, from the site upon completion of work.

END OF SECTION



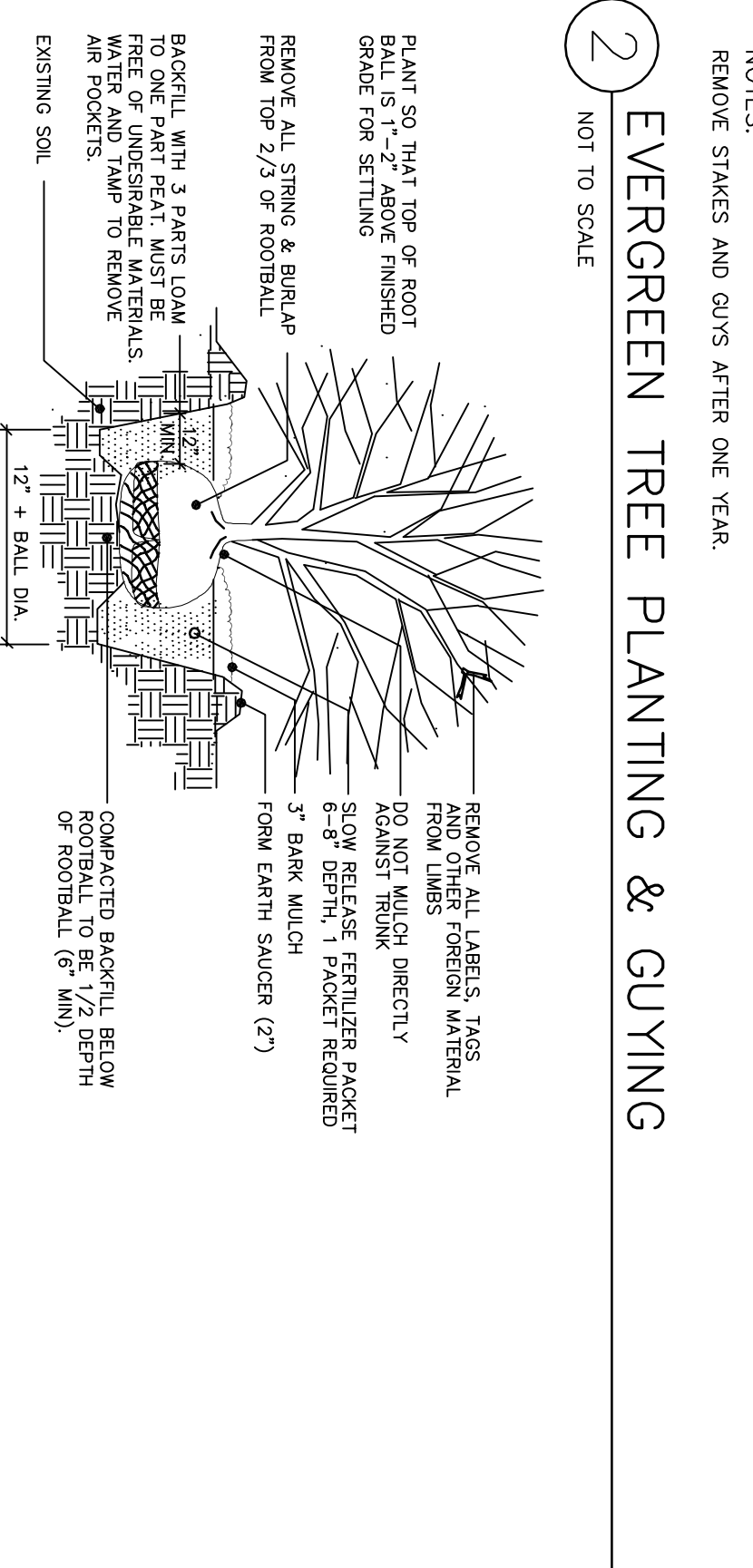
5 TREE PROTECTION DETAIL

NOT TO SCALE



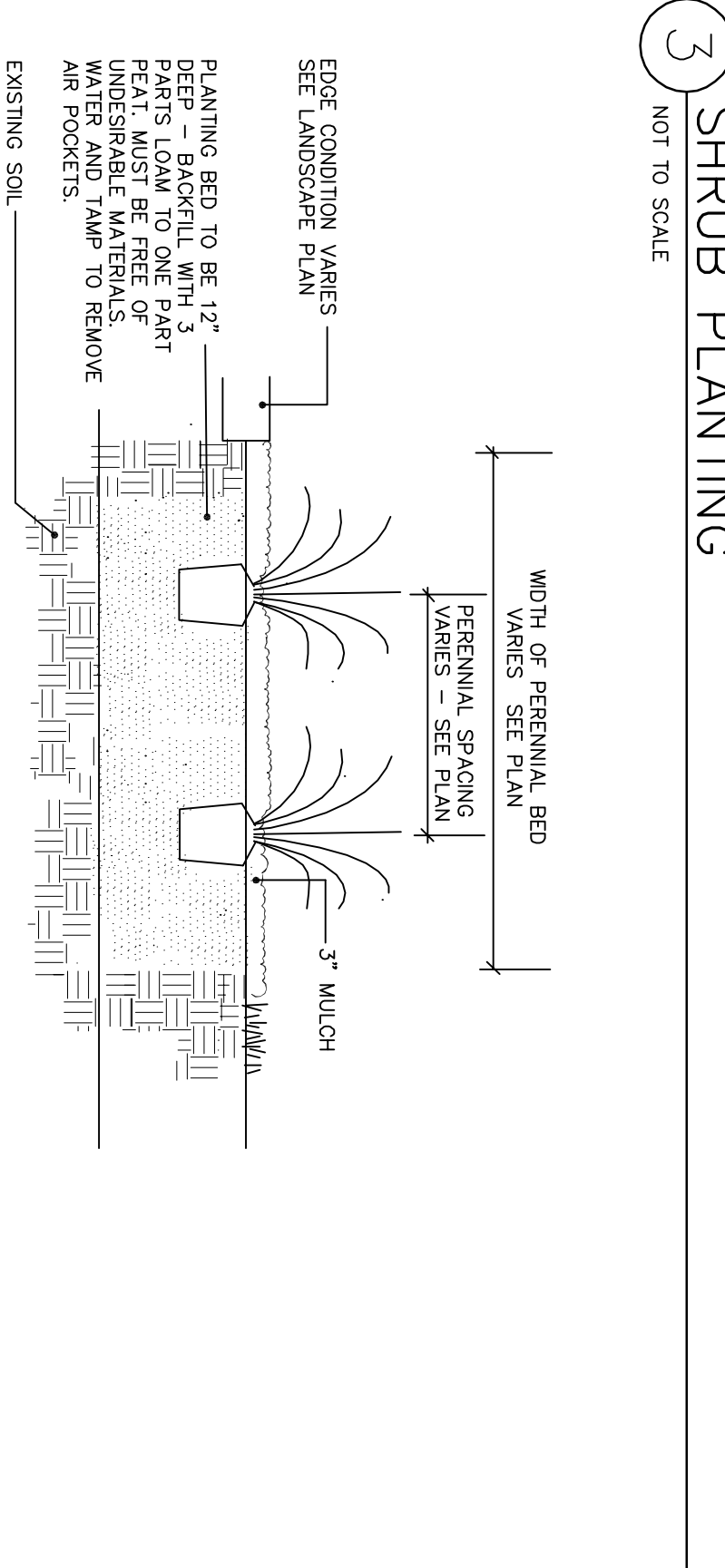
1 DECIDUOUS TREE PLANTING & STAKING

NOT TO SCALE



2 EVERGREEN TREE PLANTING & GUYING

NOT TO SCALE

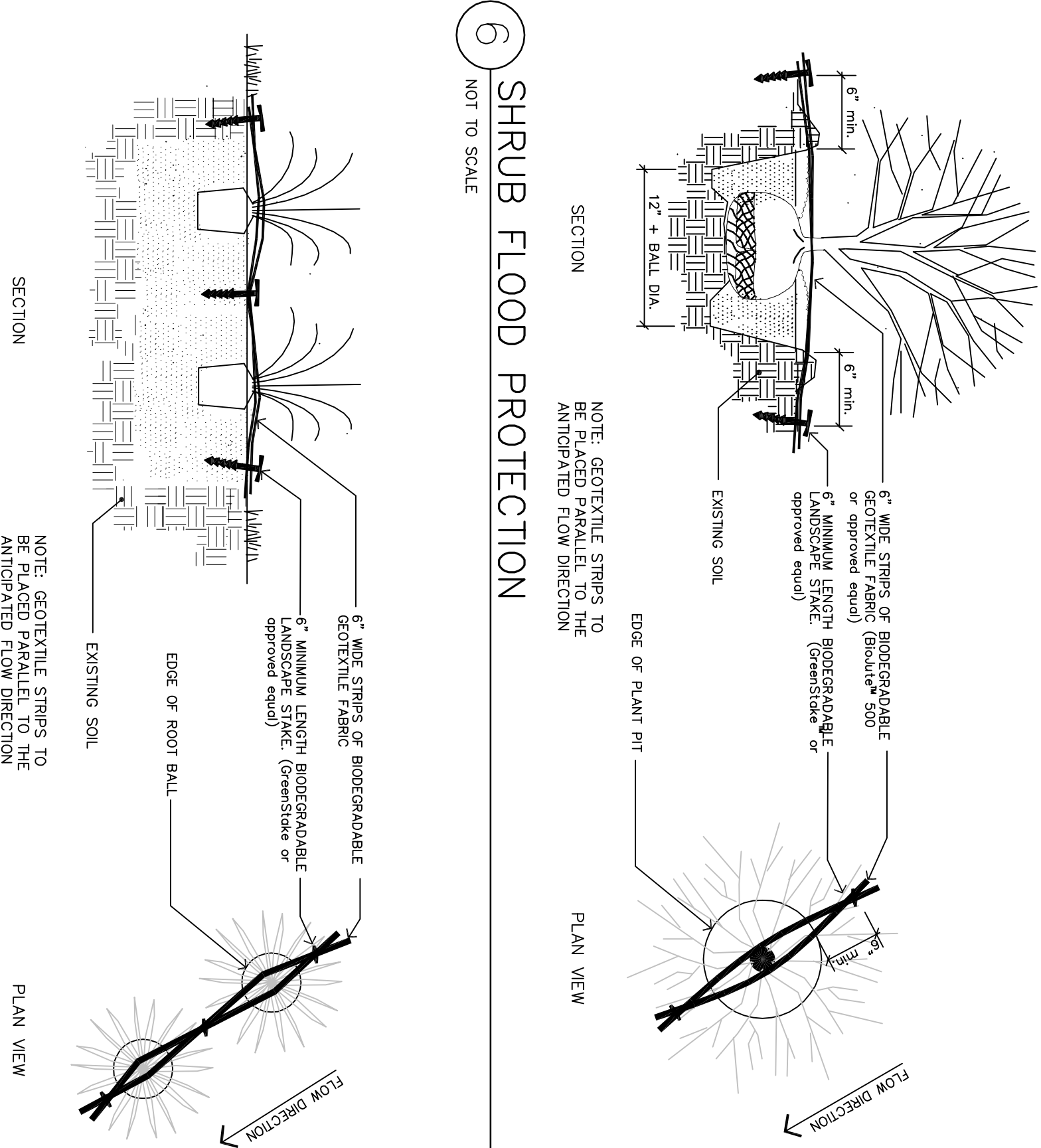


3 SHRUB PLANTING

NOT TO SCALE

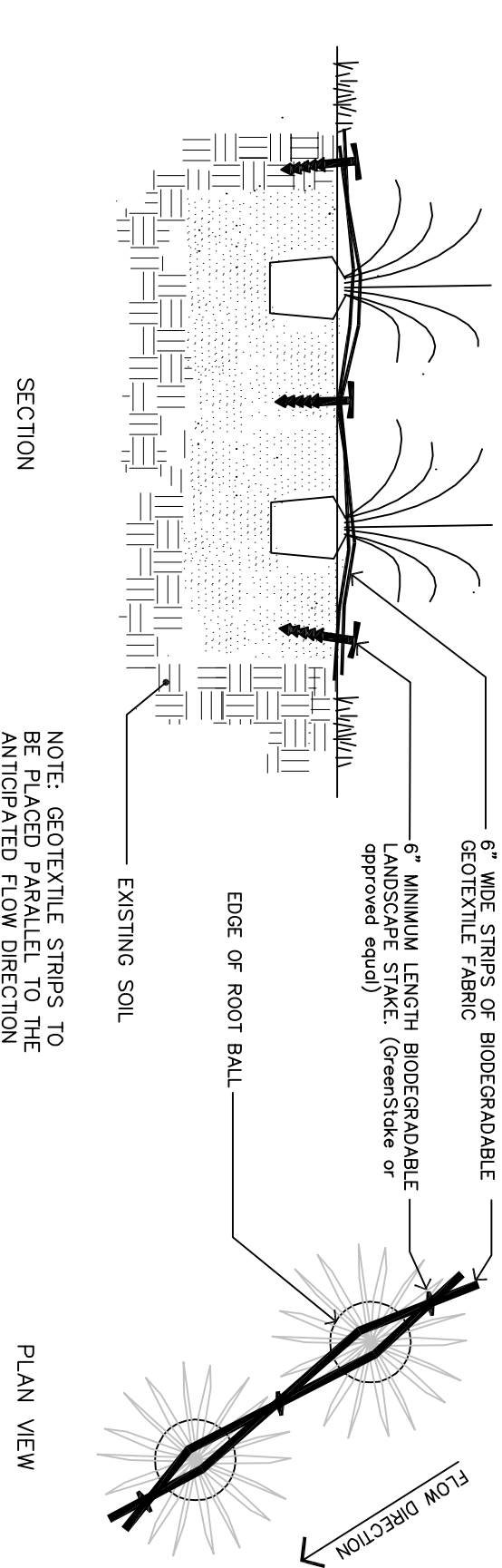
4 PERENNIAL PLANTING

NOT TO SCALE



6 SHRUB FLOOD PROTECTION

NOT TO SCALE



7 PERENNIAL FLOOD PROTECTION

NOT TO SCALE

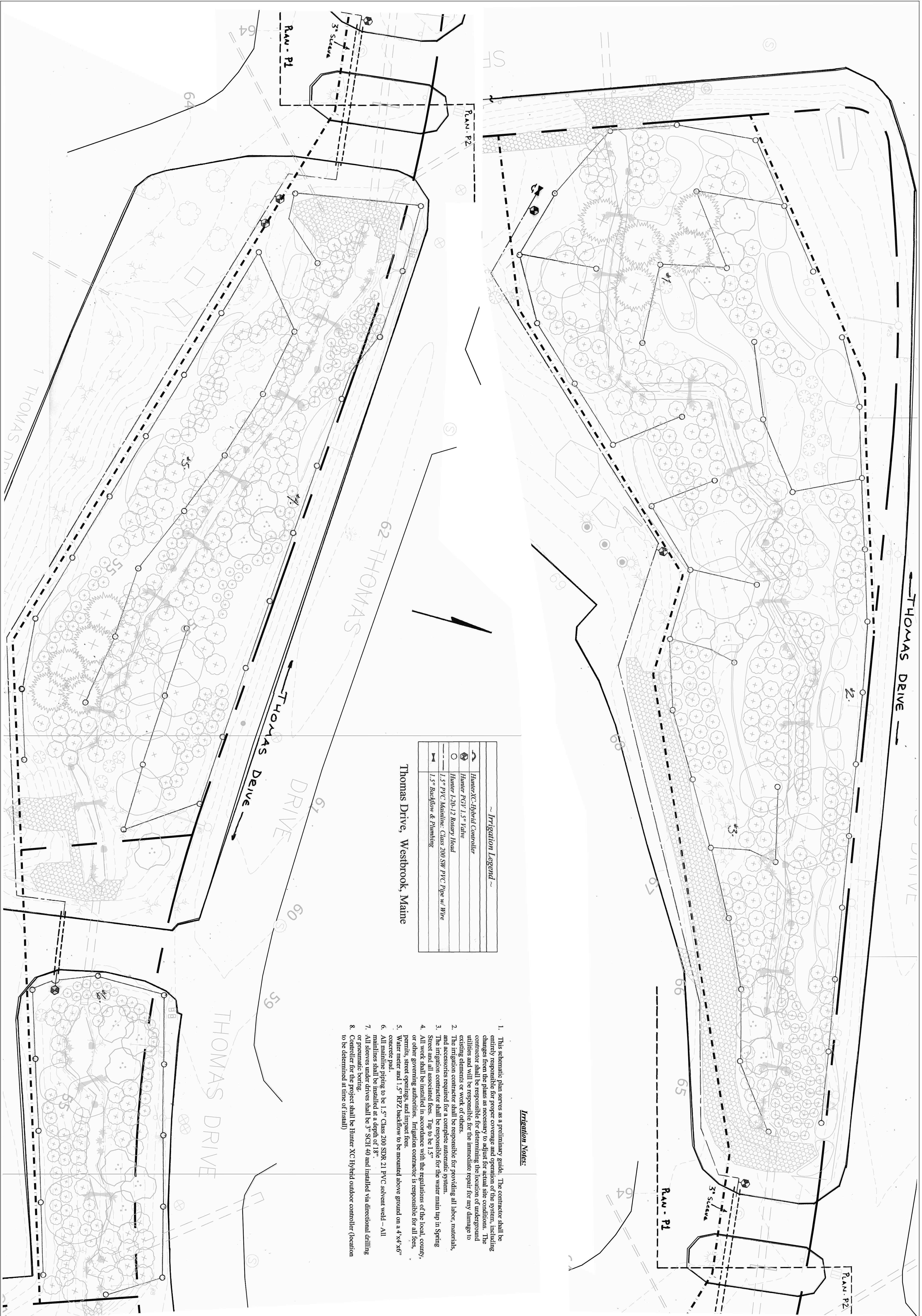
Rev.	Issued for	Date	By
1	ISSUED FOR BIDDING	07.15.2011	KS

Status:
Issued for Bidding

Project:
Long Creek
Stream Corridor
Enhancements

Drawing Name:
Irrigation Plan

Sheet:
P-4



~ Irrigation Legend ~

	Hunter XC Hybrid Controller
	Hunter PGT 1.5\" Valve
	Hunter 120-12 Backflow Head
	1.5\" PVC Mainline Class 200 SW PVC Pipe w/ Wire
	1.5\" Backflow & Plumbing

Thomas Drive, Westbrook, Maine

Irrigation Notes:

1. This schematic plan serves as a preliminary guide. The contractor shall be entirely responsible for proper coverage and operation of the system, including changes from the plans as necessary to adjust for actual site conditions. The contractor shall be responsible for determining the location of underground utilities and will be responsible for the immediate repair for any damage to existing elements or work of others.
2. The irrigation contractor shall be responsible for providing all labor, materials, and accessories required for a complete automatic system.
3. The irrigation contractor shall be responsible for the water main tap in Spring Street and all associated fees. Tap to be 1.5\"
4. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Irrigation contractor is responsible for all fees, permits, street openings, and impact fees.
5. Water meter and 1.5\" RPZ backflow to be mounted above ground on a 4'x4'x6\" concrete pad.
6. All mainline piping to be 1.5\" Class 200 SDR 21 PVC solvent weld - All mainlines shall be installed at a depth of 18\"
7. All sleeves under drives shall be 3\" SCH 40 and installed via directional drilling or pneumatic boring.
8. Controller for the project shall be Hunter XC Hybrid outdoor controller (location to be determined at time of install)