

LANDSCAPE REQUIREMENTS (TOWN OF MIDDLETOWN)

EXISTING VEGETATION (TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS)
TREES HAVING GREATER THAN 18" DBH THAT CANNOT BE PRESERVED ARE REPLACED WITH TWO TREES OF AT LEAST 4" DBH

PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.
TOTAL PROJECT AREA = 13,742 SF
REQUIRED LANDSCAPE AREA = 3435 SF (25% OF PROJECT AREA)
PROVIDED LANDSCAPE AREA = 1940 SF (±14% OF PROJECT AREA)

SCREENING
SCREENING ELEMENT SUCH AS PLANTINGS, STONE WALLS, BERMS, AND/OR FENCES (OR A COMBINATION) PROVIDED ALONG ALL PROPERTY LINES

BUFFERS
A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT)
FOR ALL USES, A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.
A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP, IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS

PLANTINGS
PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE

TREES
DECIDUOUS TREES - 2 TREES PROPOSED; 0 EXISTING TREES TO REMAIN
PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS
PLANTED IN STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB.
SPACED NO FURTHER THEN 30' ON CENTER
A MINIMUM OF 4" DBH AT TIME OF PLANTING

PARKING LOT TREES - 2 TREES REQUIRED, 2 TREES PROPOSED, 0 TREES EXISTING
MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
TREES AT LEAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA

SCENIC VIEWS
SCENIC VIEWS AND HISTORICALLY SIGNIFICANT LANDSCAPE FEATURES PRESERVED TO THE MAXIMUM EXTENT REASONABLY POSSIBLE
CONSISTENT WITH TOWN CODE CHAPTER 96: TREE PRESERVATION AND PROTECTION
CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS

MAINTENANCE
FOR LARGER PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED
LANDSCAPE MAINTENANCE PLANS ARE REQUIRED BY SECTION 523, AND PERFORMANCE AND MAINTENANCE GUARANTEES ARE REQUIRED UNDER ARTICLE 7.

LANDSCAPE LIGHTING ZONES

ZONES	SYM	QTY	DESCRIPTION	TRANSFORMER LOCATIONS	TOTAL WATTAGE	ESTIMATED LENGTH OF RUN
ZONE 1			POOL TERRACE	TBD		500' RUN
	T	2	COASTAL SOURCE ANODIZED ALUMINUM 300W TRANSFORMER (AAT300CL)		300 WATTS	
	O	11	COASTAL SOURCE FLEX NICHE BULLET LIGHT (FNCHBTZ.7XV8)			
	O	19	COASTAL SOURCE SHORT THROW NICHE LIGHT W/ 180° MARKER SHROUD (N180MSTZ.7XV8)			
	O	4	COASTAL SOURCE SHORT THROW NICHE LIGHT W/ 90° MARKER SHROUD (N90MSTZ.7XV8)			
ZONE 2			SOUTH PATH + BEECH TREES	STORAGE SHED		200' RUN
	T	1	COASTAL SOURCE 12-15VAC DIRECT BURIAL TRANSFORMER (AAT300CL)		300 WATTS	
	O	7	COASTAL SOURCE FLEX NICHE BULLET LIGHT (FNCHBTZ.7XV8)			
	O	5	COASTAL SOURCE SHORT THROW NICHE LIGHT W/ 180° MARKER SHROUD (N180MSTZ.7XV8)			
	O	3	COASTAL SOURCE FLEX NICHE DIRECTOR LIGHT (FNCHDZ.7XV8)			

— CABLES/WIRE
— SLEEVES UNDER PAVED SURFACES - TO BE PROVIDED BY CONTRACTOR

ARCHITECTURAL LIGHTING (REFER TO ARCHITECT PLANS FOR FIXTURE TYPES AND SWITCHING)

- GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

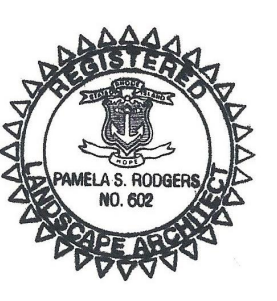
- LAYOUT NOTES
- ALL PAVEMENTS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL VERIFY THE LAYOUT OF ALL OTHER SITE ELEMENTS AND REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - AT ALL LOCATIONS WHERE ROADWAY OR SIDEWALK PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF EXISTING PAVEMENT SHALL BE SAW CUT TO A SMOOTH EDGE.
 - ALL LINES AND DIMENSIONS ARE PARALLEL, PERPENDICULAR, OR RADIAL TO THE LINES FROM WHICH THEY ARE MEASURED.
 - ALL DIMENSIONS ARE IN FEET AND INCHES.
 - WALL CAP/JOINTS AT CABLE RAILING TO BE LOCATED BETWEEN POSTS.

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ARCHITECT
CORDTSEN DESIGN ARCHITECTURE
42 W MAIN ROAD
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401 619 4689

CIVIL ENGINEER
NORTHEAST ENGINEERS & CONSULTANTS, INC.
6 VALLEY ROAD
MIDDLETOWN RI 02842
401 849 0810

WAVE POND MOTEL
AP 116NW LOT 13
AQUIDNECK AND WAVE AVENUE
MIDDLETOWN, RI



PROJECT NUMBER: 24.824
DRAWN BY: PSR
CHECKED BY: PSR
SCALE: 1"=10'-0"
DATE: 01.10.2024

REVISIONS:

NO.	DATE	COMMENT
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LIGHTING PLAN

