

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSEYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
- TWO INCH (2") DEEP, FINELY SHREDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
- SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

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 = 167,232 SF
REQUIRED LANDSCAPE AREA = 41,808 SF (25% OF PROJECT AREA)
PROVIDED LANDSCAPE AREA = 31,265 SF (±18.7% 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 - 7 TREES PROPOSED, 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

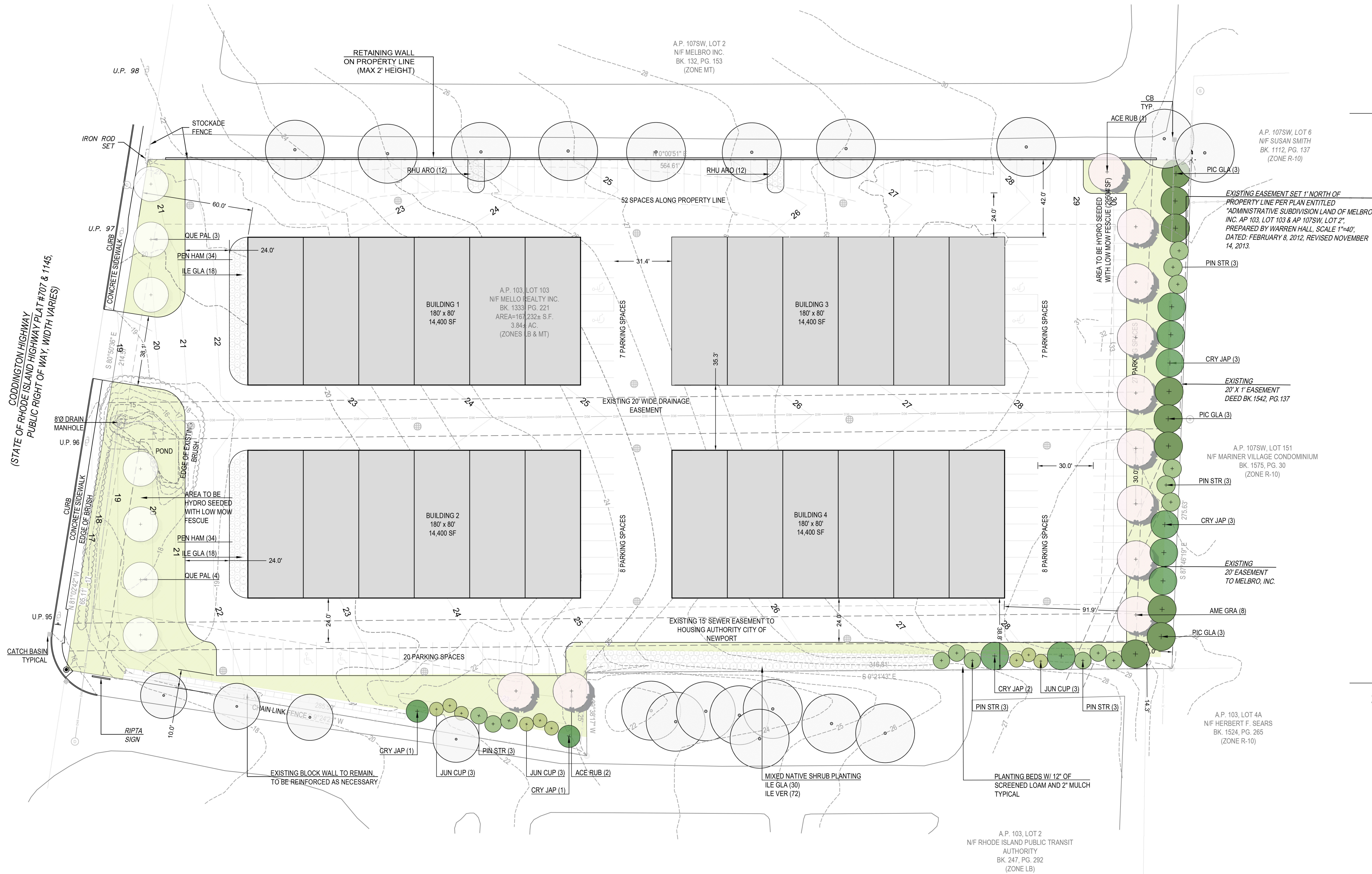
PARKING LOT TREES - 26 TREES REQUIRED, 11 TREES PROPOSED, 11 TREES EXISTING
MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
TREES AT LEAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA

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.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
	ACER RUBRUM 'FRANK JR.' PP 16769	REDPOINTE® MAPLE	3	4" CAL.
	AMELANCHIER × GRAND 'AUTUMN BRILLIANCE'	SERVICEBERRY	8	10/12" B&B CLUMP
	QUERCUS PALUSTRIS	PIN OAK	7	4" CAL.
EVERGREENS				
	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CEDAR	10	8/10" B&B
	JUNIPERUS VIRG. 'CUPRESSIFOLIA'	EASTERN RED CEDAR	9	7/8" B&B
	PICEA GLAUCA 'MONTROSE CHARM'	WHITE SPRUCE	9	8/10" B&B
	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	15	8/10" B&B
NATIVE SHRUBS				
	ILEX GLABRA 'SHAMROCK'	SHAMROCK HKBERRY	98	2.5/3" B&B
	ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	72	2.5/3" B&B
	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	24	2 GAL. CONT.
GRASSES				
	PENNISSETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	36	1 GAL. CONT.
	LAWN AREAS TO BE HYDRO SEEDED WITH A DROUGHT TOLERANT FESCUE			22,817 SF
	EXISTING TREES TO REMAIN			



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CIVIL ENGINEER
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DRAFT
FOR REVIEW

**CODDINGTON
COVE COMMONS
A.P. 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN, RI**

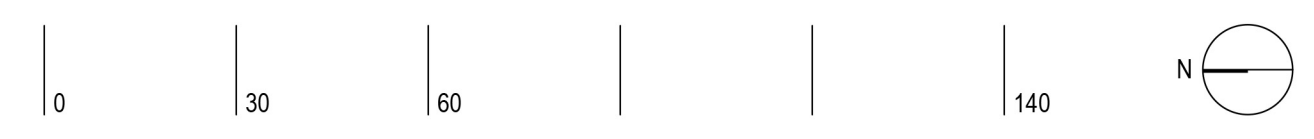


PROJECT NUMBER: 23.604
DRAWN BY: KD
CHECKED BY: PR
SCALE: 1"=20'-0"
DATE: 03.06.2024

REVISIONS:

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LANDSCAPE PLAN



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