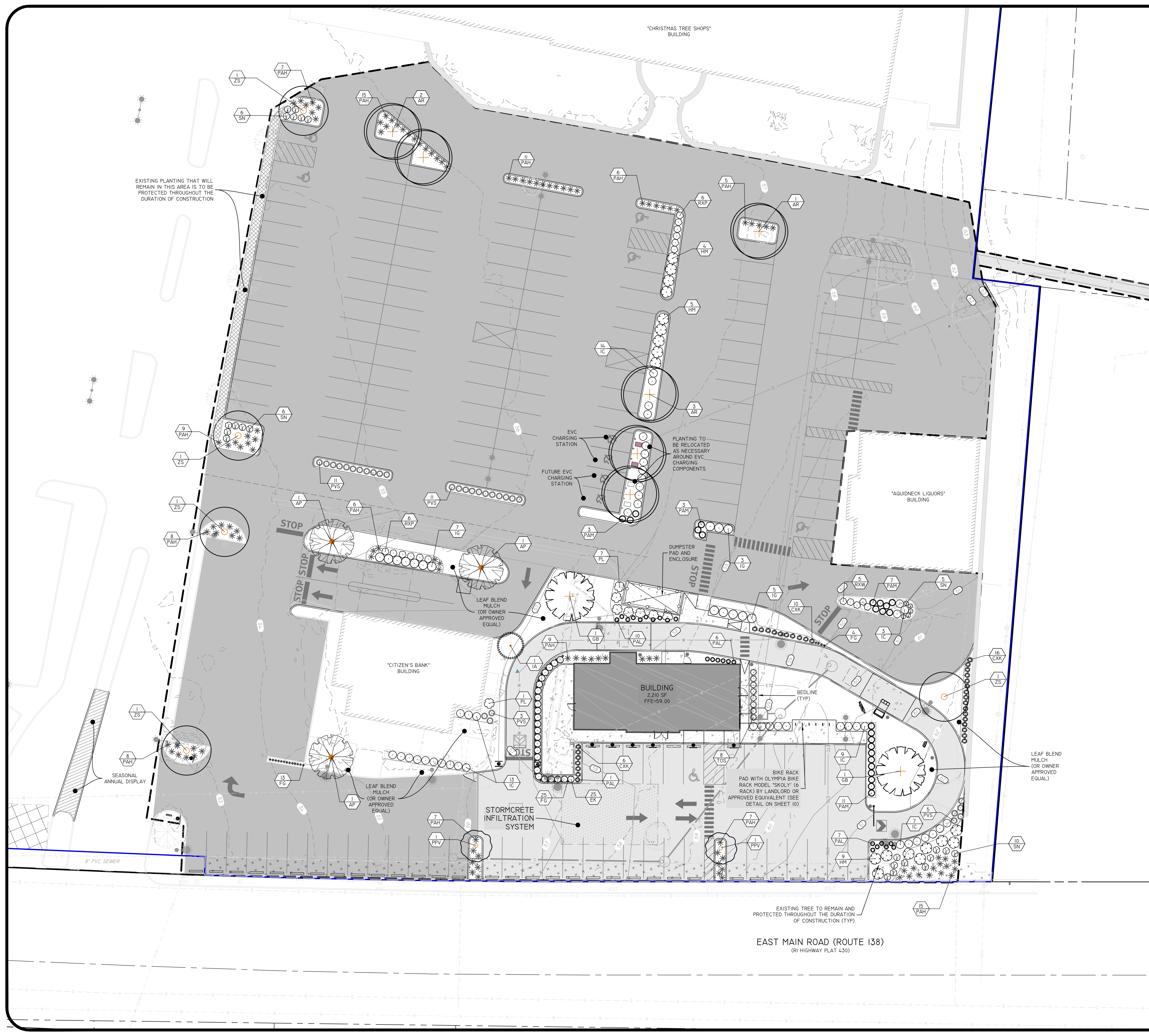
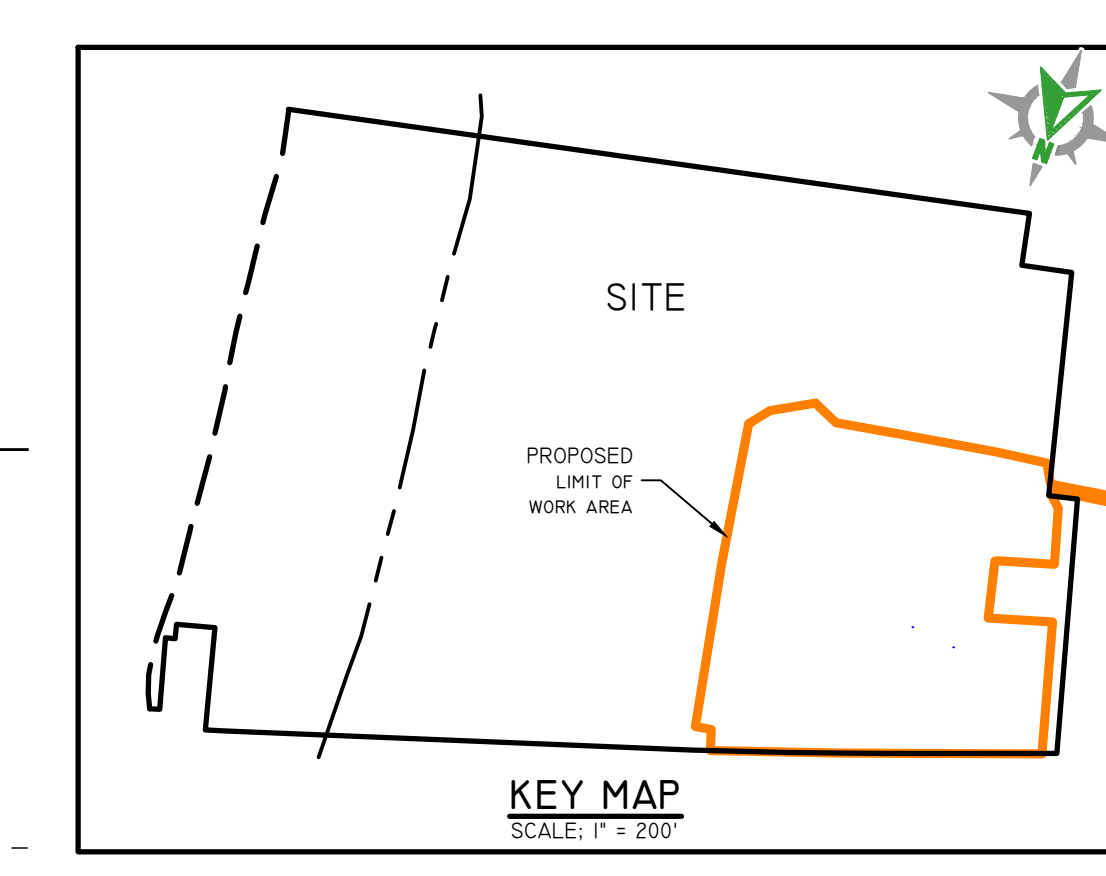



Z:\DEPARTMENT\PROJECTS\182-006_AQUIDNECK CENTER\AUTOCAD DRAWINGS\2024-004-LAND\DWG PLANTING 9/11/2022




- PLANTING NOTES:**
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
 - CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
 - ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
 - PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
 - ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
 - CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
 - ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. GRAVEL IS PROPOSED IN SOME PORTIONS OF THE SITE.
 - TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
 - CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
 - RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
 - ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
 - LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
 - IRRIGATION BY OWNER/OTHERS.
 - THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.




SCALE: 1"=20'
0 10' 20' 40'



DiPrete Engineering
90 Broadway Newport, RI 02840
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9/11/2022

THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IT IS THE PROPERTY OF DIPRETE ENGINEERING. A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.

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DATE: 9/11/2022
DRAWN BY: SDM
DESIGN BY: NNP

LANDSCAPE PLAN
AQUIDNECK CENTRE
ASSESSOR'S PLAT 075E LOT 106
MIDDLE TOWN, RHODE ISLAND
PREPARED FOR:
AQUIDNECK GROUP LLC c/o CROSSPOINT ASSOCIATES, INC.
180 NEEDHAM STREET 1, SUITE 255, NEWTON, MA 02464
TEL (608) 655-9505

SHEET 11 OF 12

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	AP	3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	B & B	4" cal
	AR	6	Acer rubrum 'Red Sunset'	Red Sunset Swamp Maple	B & B	4" cal
	GB	2	Ginkgo biloba 'Autumn Gold'	Maidenhair Tree	B&B/ Male	4" cal
	PPV	2	Parrotia persica 'Vanessa'	Vanessa Persian Parrotia	B & B	4" cal
	ZS	5	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	B & B	4" cal
EVERGREENS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	IA	1	Ilex opaca 'Jersey Knight'	American Holly	6' HT MIN	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	EK	25	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	3' HT MIN	
	HM	18	Hydrangea macrophylla 'Endless Summer' TM	Bailmer Hydrangea	5 gal	
	IC	46	Ilex crenata 'Helerii'	Heler Japanese Holly	5 gal	
	IG	15	Ilex glabra 'Shamrock'	Inkberry	3-4' HT	
	PL	8	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	4' HT	
	RXP	12	Rosa x 'Pink Knockout'	Pink Knockout Rose	3 gal	
	RXW	5	Rosa x 'White-Out'	White-Out Rose	3 gal	
	SN	27	Spiraea nipponica 'Snowmound'	Snowmound Spirea	1 gal	
	TOS	8	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' HT MIN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	CXK	32	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	
	FG	42	Festuca glauca 'Elijah Blue'	Blue Fescue	1 gal	
	PVS	30	Panicum virgatum 'Shenendoah'	Burgundy Switch Grass	1 gal	
	PAH	113	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	
	PAL	24	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	
	PAM	24	Pennisetum alopecuroides 'Moudry'	Oriental Fountain Grass	1 gal	

* TREES MUST BE A MINIMUM OF 7' TALL AT TIME OF INSTALLATION.

**Town of Middletown
Zoning Section 521.3 Landscaping**

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

B. AMOUNT REQUIRED
PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.

PROJECT AREA	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS PROJECT AREA	0.533 ACRES	0.426 ACRES	0.107 ACRE DECREASE
PERCENT PERVIOUS PROJECT AREA	4.8%	26.7% > 25%	21.9% INCREASE

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

D. BUFFERS
1. A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT).

2. ALONG LOT LINES ABUTTING RESIDENTIAL PROPERTIES OR USES 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.
FOR LARGE SCALE SHOPPING CENTERS, A LANDSCAPED BUFFER AT LEAST 50' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.

3. 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.

EXISTING BUFFER BETWEEN EXISTING BUILDINGS AND PARKING LOTS/DRIVEWAYS TO REMAIN. A WAIVER IS REQUESTED FOR THE PROPOSED BUILDING.

E. PLANTINGS
PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE.
PLANTINGS ARE NONINVASIVE SPECIES AND PRIMARILY NATIVE TO RHODE ISLAND.

F. TREES
1. DECIDUOUS STREET TREES:
PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS. PLANTED IN PLANTER STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB. SPACED NO FURTHER APART THAN 30' ON CENTER.
A MINIMUM OF 4" DBH AT TIME OF PLANTING.

EXISTING CONDITIONS ALONG EAST MAIN ROAD TO REMAIN WITH THE ADDITION OF 2 NEW LANDSCAPE ISLAND WITH TREES THAT WILL NOT INTERFERE WITH OVER HEAD WIRES.

2. PARKING LOT TREES
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 FT2 OF PERMEABLE UNPAVED AREA

AT LEAST ONE TREE HAS BEEN PROVIDED FOR EVERY 5 PARKING SPACES. TREES SHALL BE THE APPROPRIATE CALIBER PER "THE AMERICAN STANDARD FOR NURSERY STOCK" (SEE GENERAL NOTE #4) AT TIME OF PLANTING AND SURROUNDED BY AT LEAST 25 FT2 OF PERMEABLE UNPAVED AREA.

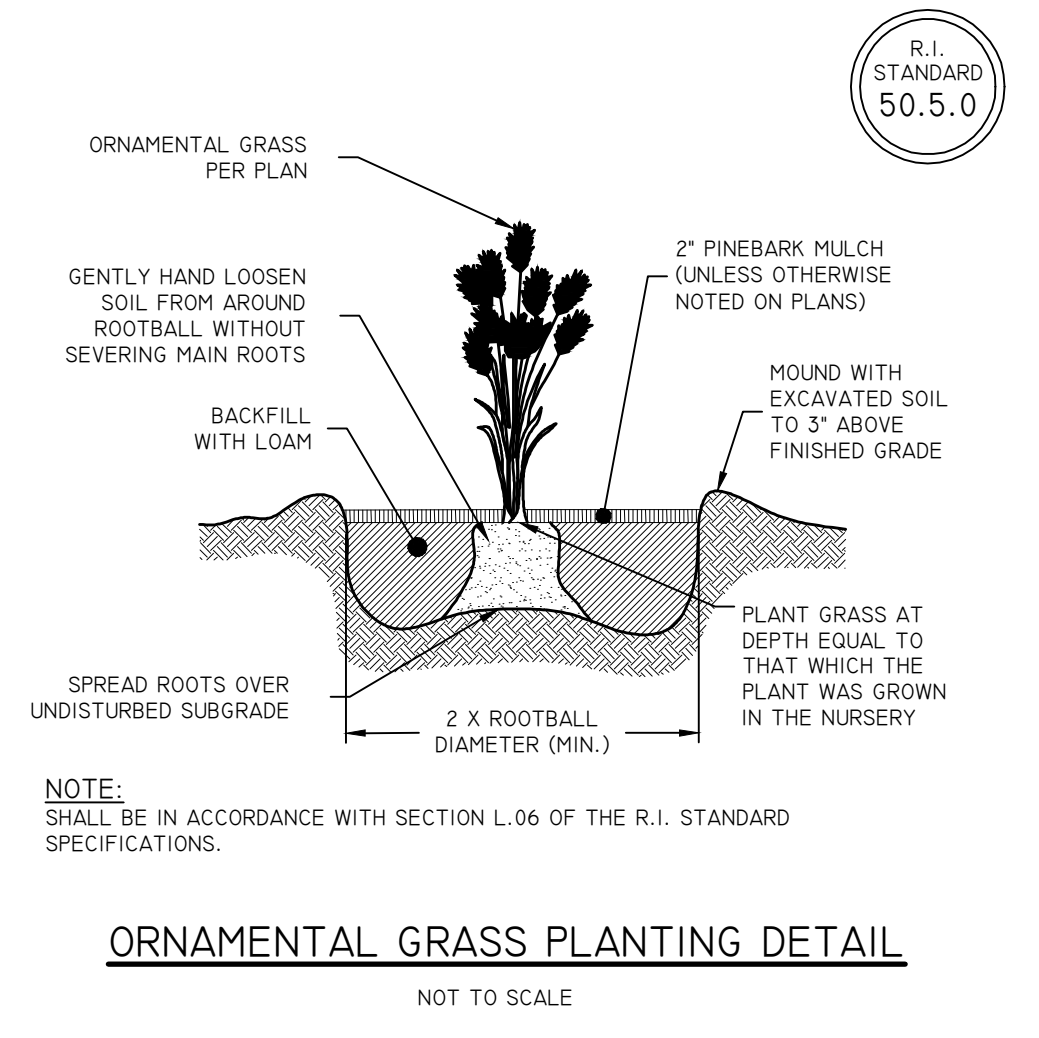
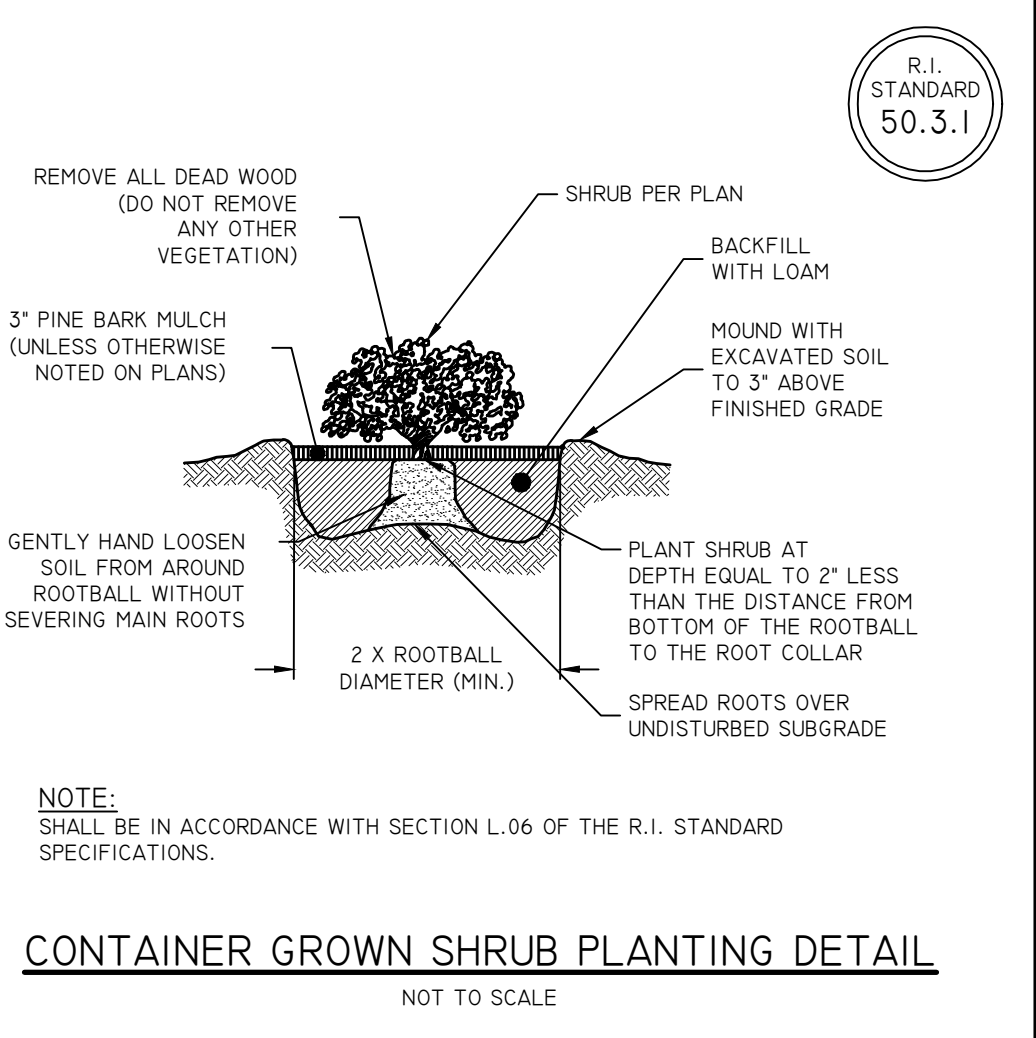
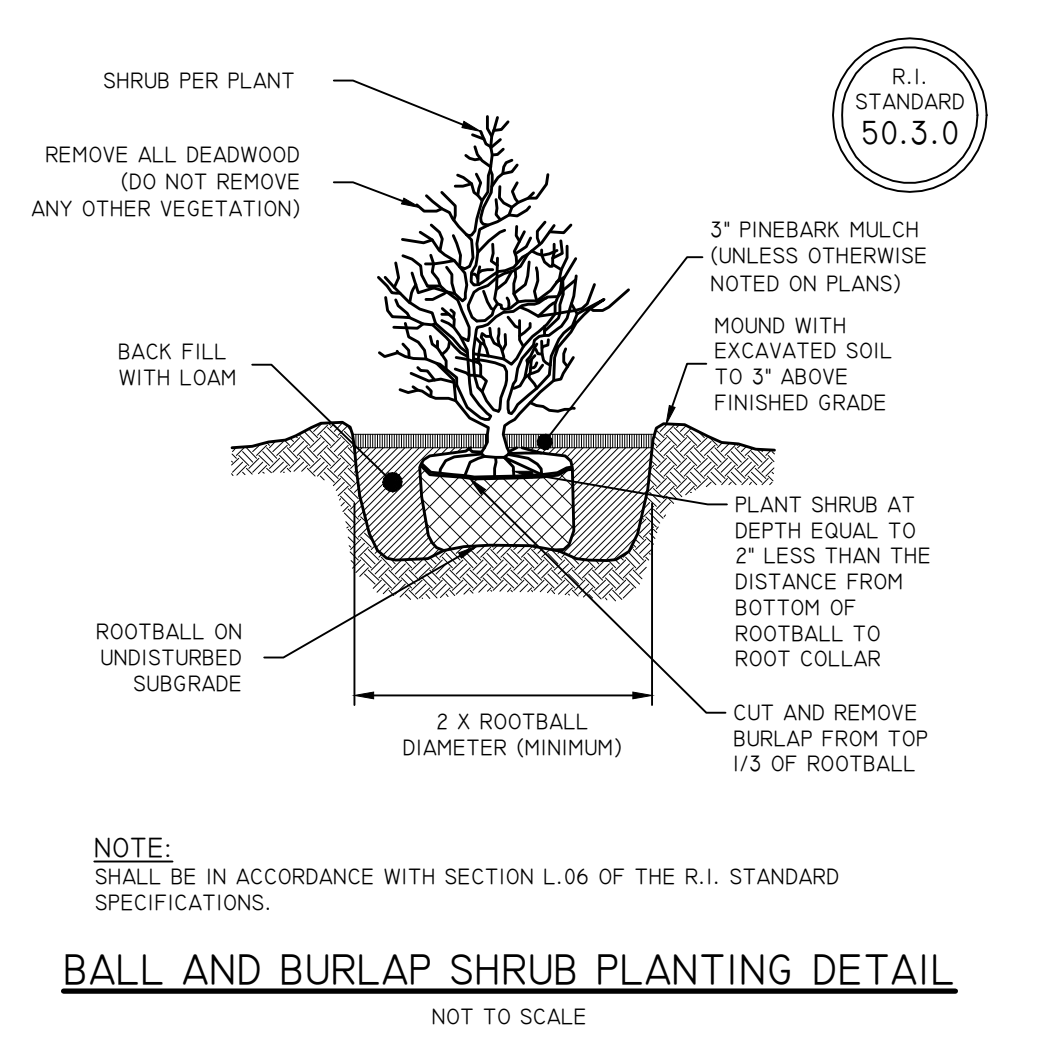
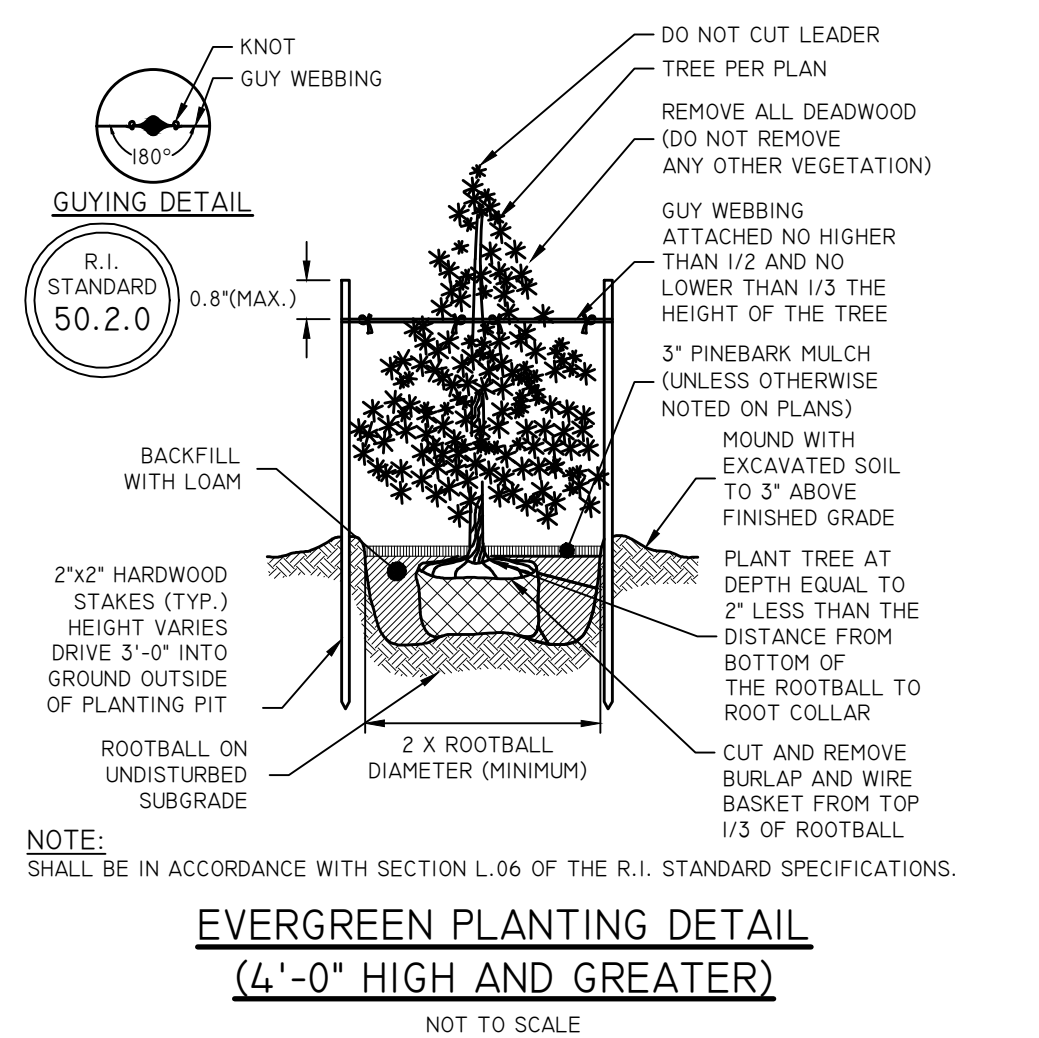
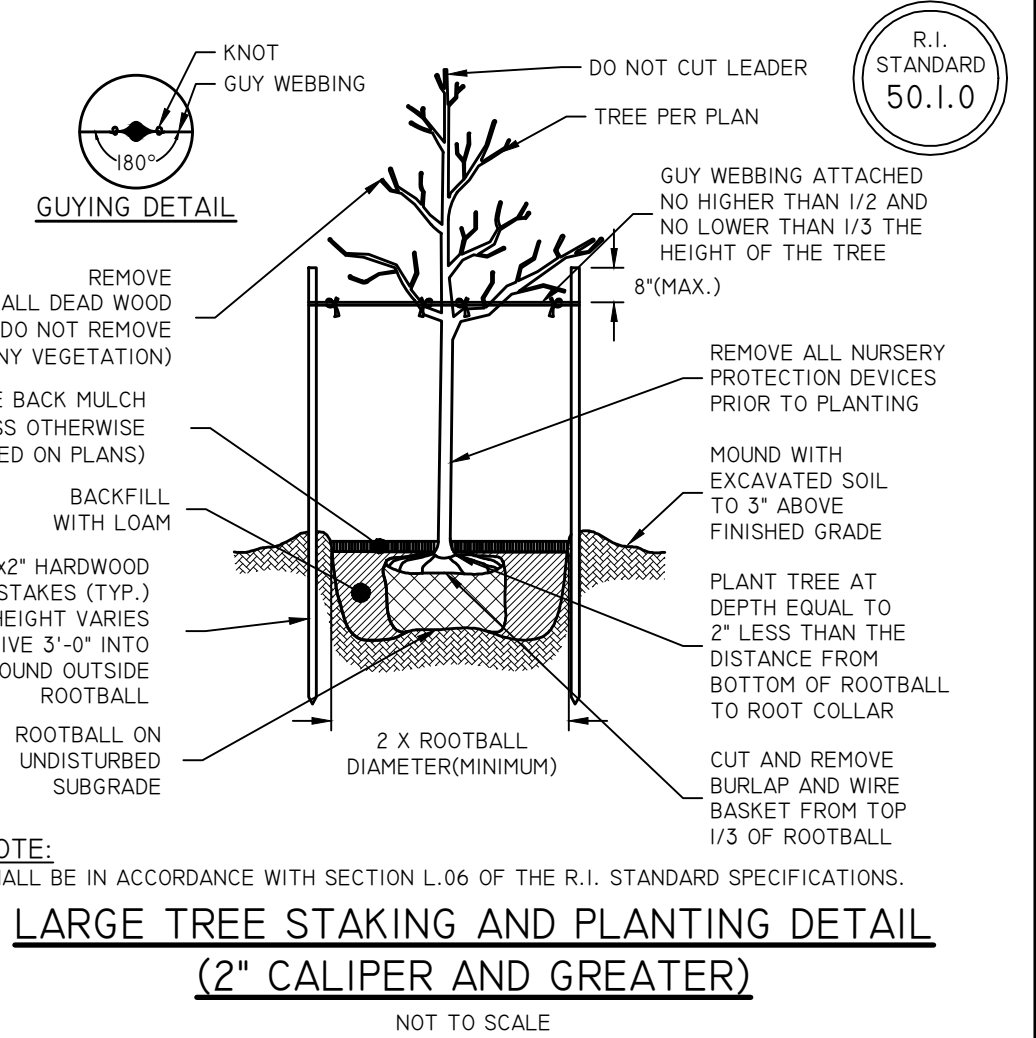
PARKING LOT TREE REQUIREMENT:	EXISTING	PROPOSED	DIFFERENCE
PARKING SPACES:	198	163	35 FEWER SPACES
REQ. PARKING TREES: 198/5 = (39.6) 40 TREES		163/5 = (32.6) 33 TREES	7 FEWER REQUIRED
PARKING LOT TREES:	11	16	5 MORE TREES (51.25% INCREASE)

G. 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 (SEE CHECKLIST).
CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS (SEE CHECKLIST).

NOT APPLICABLE

H. MAINTENANCE
FOR LARGE PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED

NOT APPLICABLE



DiPrete Engineering
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CP Crosspoint

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DATE: 9/11/20
DRAWN BY: SDH
DESIGN BY: NMP

LANDSCAPE NOTES & DETAILS
AQUIDNECK CENTRE
ASSESSOR'S PLAT 07SE LOT 106
MIDDLETOWN, RHODE ISLAND
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180 NEEDHAM STREET 1, SUITE 255, NEWTON, MA 02464
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SHEET 12 OF 12

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