

COMMERCIAL SITE DEVELOPMENT PLANS

72 JOHNNYCAKE HILL ROAD
ASSESSORS MAP 114, PARCEL 601

Middletown , Rhode Island

JANUARY 3, 2023



LDEC
Land Development Engineering & Consulting, LLC

207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T:401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JANUARY 3, 2023

DRAWN BY: SJE	DESIGN BY: SJE	CHECK BY: MER
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PROJECT NO. 22085

ISSUED FOR:

PERMITTING



Michael E. Russell

COMMERCIAL SITE
DEVELOPMENT PLANS
72 JOHNNYCAKE HILL ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 601
PREPARED FOR
GG PROPERTIES, LLC

DRAWING TITLE:

COVER PLAN

SCALE: 1" = 30'

SHEET NO.

1 OF 9

CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

SURVEYOR OF RECORD
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
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(401) 354-2050

ARCHITECT
HERK WORKS ARCHITECTURE
36 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842
(401) 662-7875

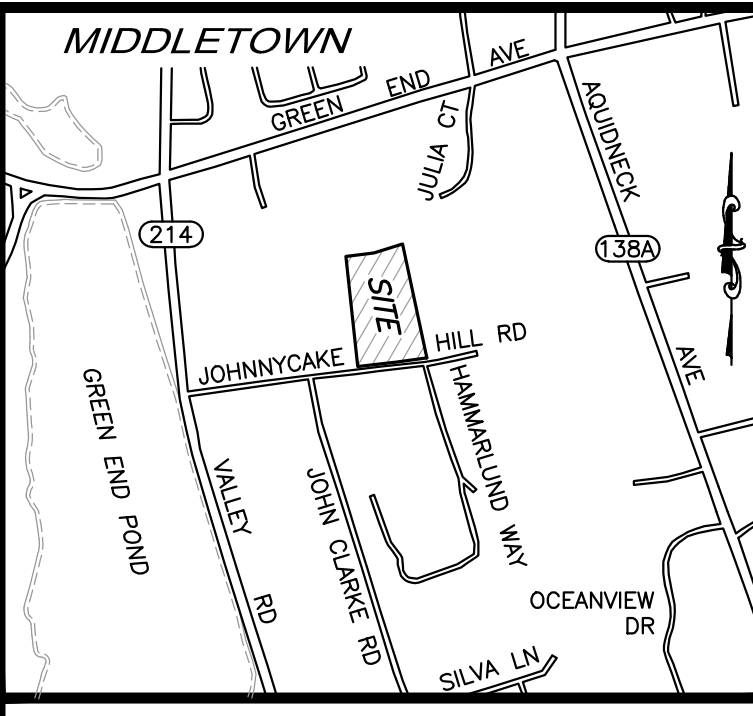
LANDSCAPE ARCHITECT
VERDE DESIGN + HORTICULTURE
89 DR. MARCUS WHEATLAND BLVD.
NEWPORT, RI 02840
(401) 619-0562



LOCUS MAP

PLAN INDEX

<u>TITLE</u>	<u>SHEET NO.</u>
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8
CONSTRUCTION DETAILS	9



NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN SEPTEMBER 16, 2022 AND OCTOBER 31, 2022 AND SUPPLEMENTED WITH RECORD INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0093 J (MAP EFFECTIVE DATE 9/4/2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
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LOCUS NOT TO SCALE

PARKING TABLE

BUILDING-1
 USE: EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING; MANUFACTURING USES; TRANSPORTATION, COMMUNICATION, AND UTILITIES; WHOLESALE COMMERCIAL
 REQUIREMENT:
 1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MIN. 4 SPACES)
 4 SPACES REQUIRED
 USE: OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
 REQUIREMENT:
 3 SPACE / 1,000 GFA (2,600 SF / 1,000) X 3 = 8
 12 SPACES REQUIRED

BUILDING-2
 USE: EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING; MANUFACTURING USES; TRANSPORTATION, COMMUNICATION, AND UTILITIES; WHOLESALE COMMERCIAL
 REQUIREMENT:
 1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MIN. 4 SPACES)
 4 SPACES REQUIRED
 USE: OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
 REQUIREMENT:
 3 SPACE / 1,000 GFA (2,000 SF / 1,000) X 3 = 6
 10 SPACES REQUIRED

TOTAL REQUIRED SPACES = 22
 TOTAL PROVIDED SPACES = 26 (EXISTING)

OFFICE PARK (OP) ZONING DISTRICT			
REGULATION	REQUIREMENT	EXISTING	PROPOSED (NEW BLDG.)
MIN. LOT AREA	40,000 SQ. FT.	132,766 SQ. FT.	132,766 SQ. FT.
LOT FRONTAGE	150 FT.	300 FT.	300 FT.
FRONT SETBACK	10 FT.	99.8 FT.	99.8 FT.
SIDE SETBACK	35 FT.	49.8 FT.	35.3 FT.
REAR SETBACK	40 FT.	250.9 FT.	55.9 FT.
MAX. BUILDING HEIGHT	40 FT.	-	*32.3'
MAX. LOT COVERAGE	35%	14.0%	23.4%
GREEN SPACE %	25%	81.5%	69.7%

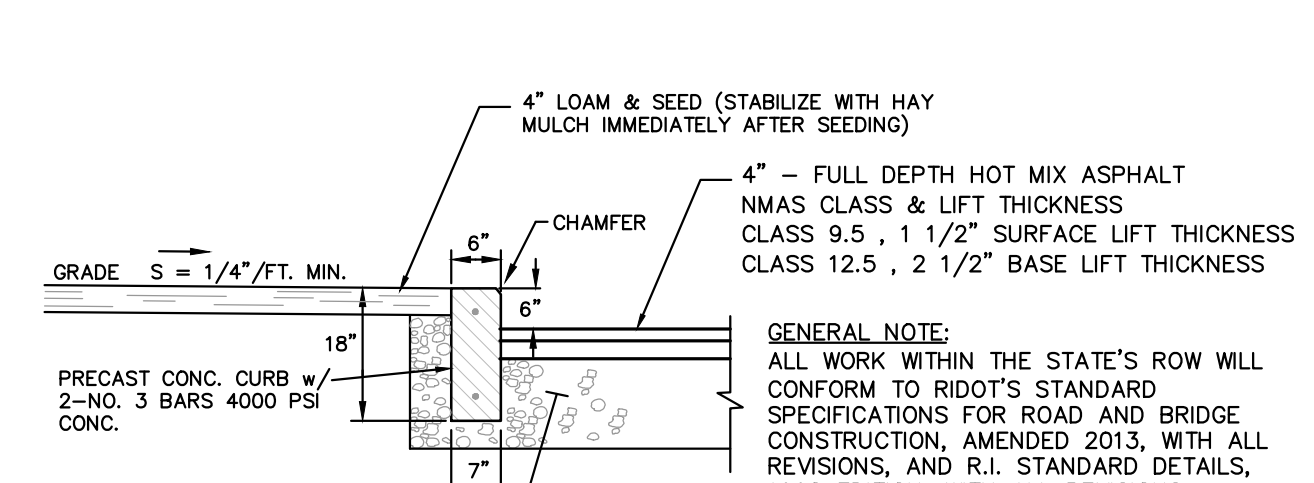
*BUILDING HEIGHT CALCULATED FROM MEAN AVERAGE GRADE = 83.8

CURRENT OWNER
 GG PROPERTIES, LLC
 715 PEQUOT AVENUE
 SOUTHPORT, CT 06890
TITLE REFERENCE:
 DEED BK.1779/PG.22
PLAN REFERENCE:
 SUBDIVISION PLAN, AQUIDNECK INDUSTRIAL PARK, MIDDLETOWN RHODE ISLAND, APRIL 30, 1976 BY C.E. MAGUIRE, INC. (PARCEL 15)
SITE LOCATION:
 72 JOHNNYCAKE HILL ROAD
 MIDDLETOWN, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 114 PARCEL 601

LOADING SPACES	
1 SPACE + 1 SPACE/20,000SF	1 + 34,216/20,000 = 2.7
EXISTING	PROPOSED
0 SPACES	3 SPACES

LEGEND

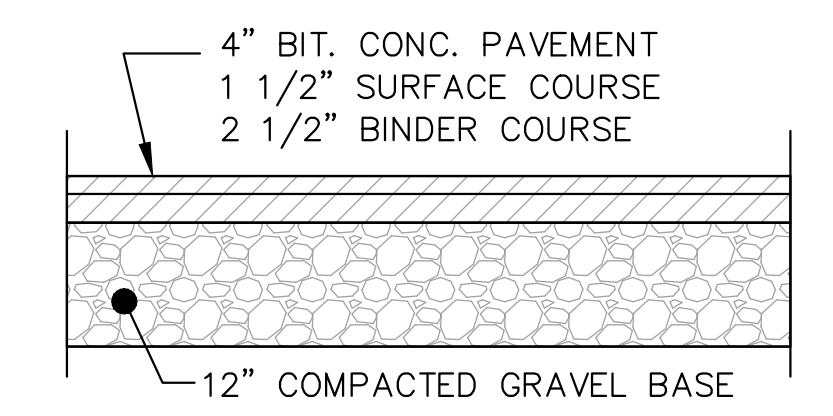
- BUSH/SHRUB
- BIT. CONC BITUMINOUS CONCRETE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- GB/DH GRANITE BOUND W/DRILL HOLE
- LANDSCAPING
- ⊙ SEWER MANHOLE
- ⊙ SPOT ELEVATION
- STONE WALL
- ⊙ TP-1 TEST PIT
- TREE
- TREE LINE
- ⊕ UP UTILITY POLE
- ⊕ WG WATER GATE
- OW OVERHEAD WIRES
- D UNDERGROUND DRAIN
- G UNDERGROUND GAS
- S UNDERGROUND SEWER
- W UNDERGROUND WATER



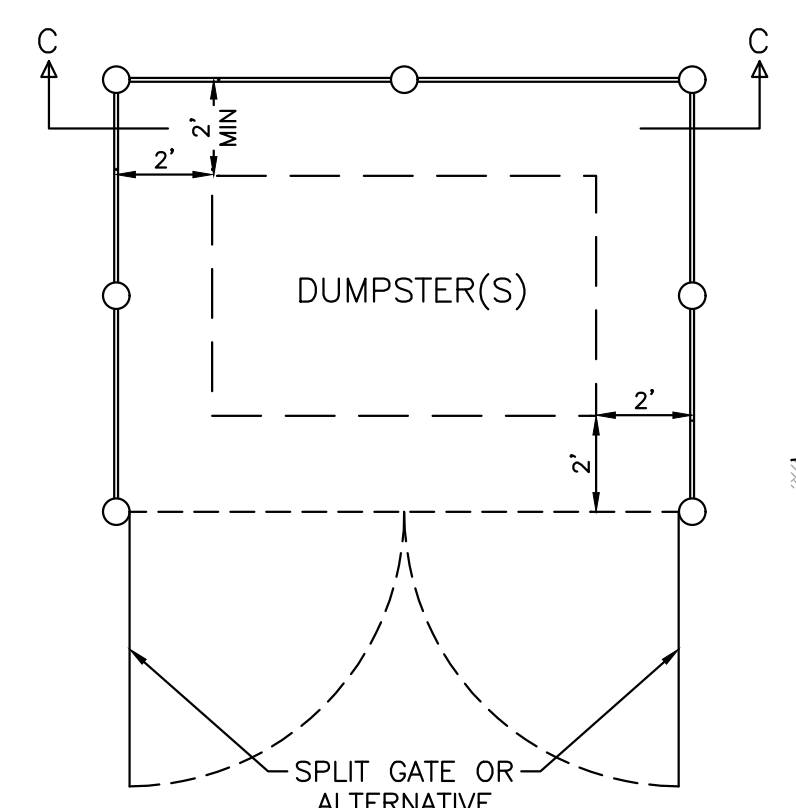
PAVEMENT & PRECAST CONCRETE CURB DETAIL NOT TO SCALE

- NOTES:**
- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06, AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
 - 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:
 GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

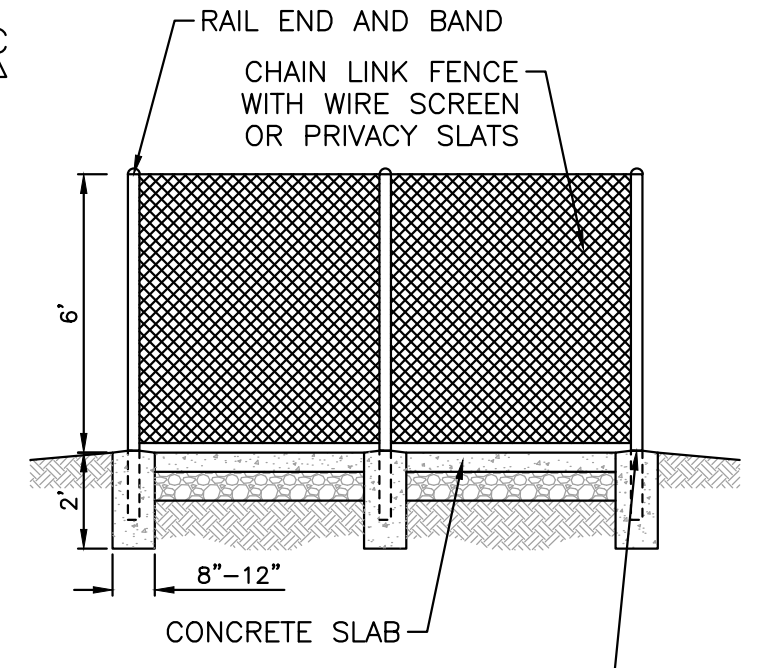
SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-28	
NO. 200	0-10	



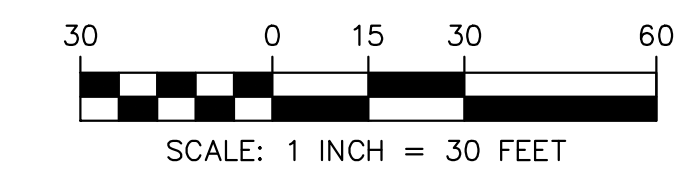
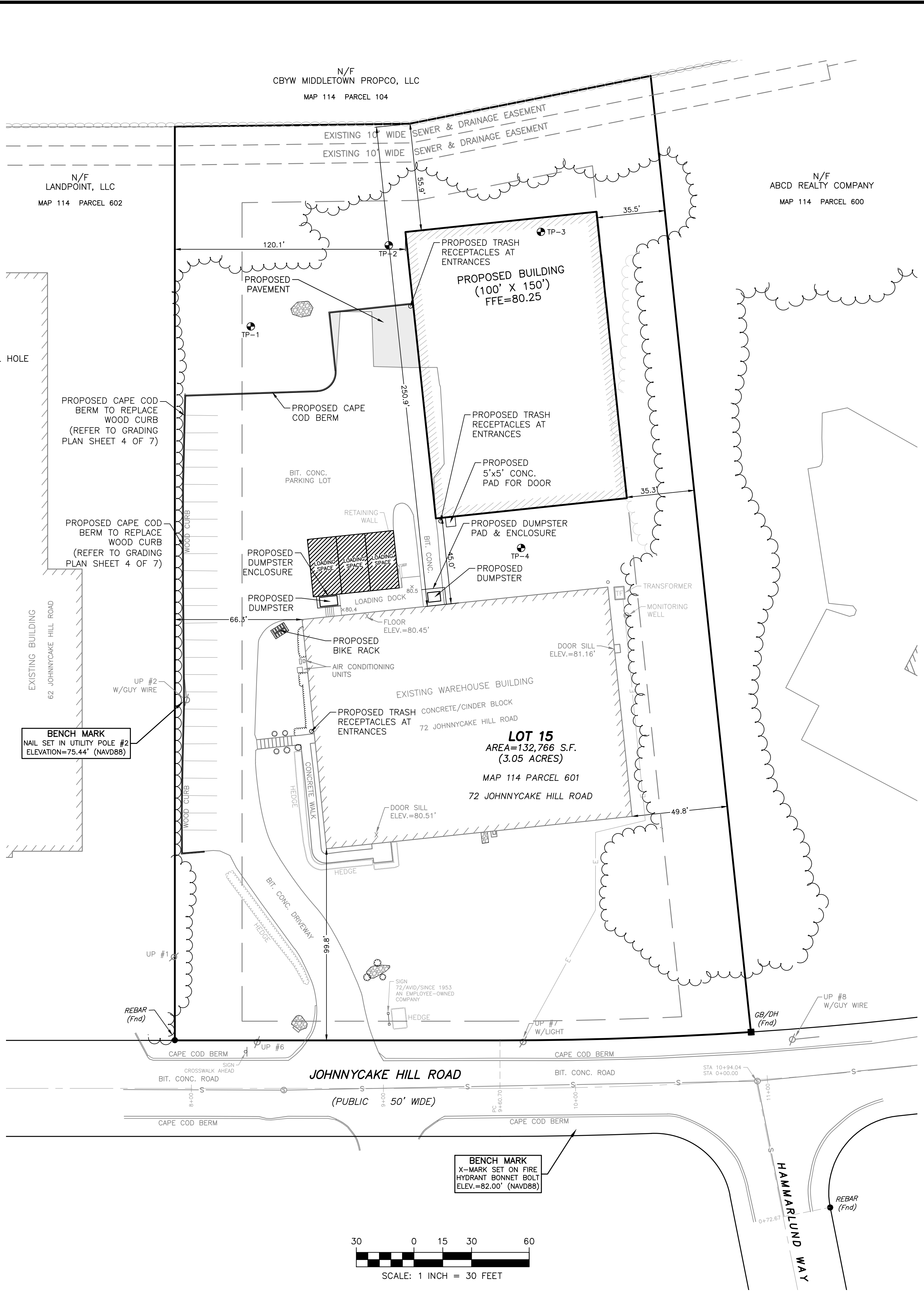
TYPICAL BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE



DUMPSTER(S) PLAN VIEW



SECTION C-C DUMPSTER ENCLOSURE DETAIL NOT TO SCALE



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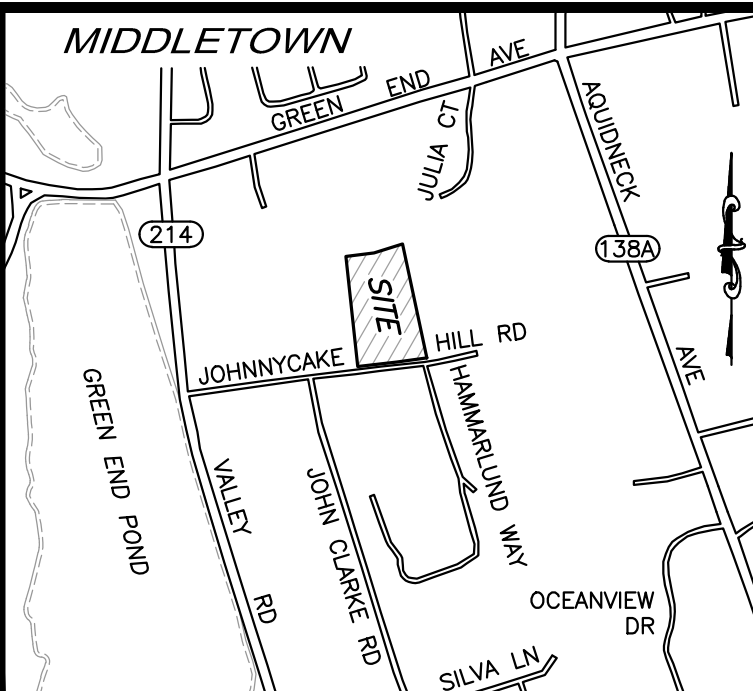
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 72 JOHNNYCAKE HILL ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 114, PARCEL 601
 PREPARED FOR GG PROPERTIES, LLC

DRAWING TITLE: **SITE PLAN**
 SCALE: **1" = 30'**
 SHEET NO. **3 OF 9**



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LOCUS NOT TO SCALE

LEGEND

- BUSH/SHRUB
- BIT. CONC.
- CATCH BASIN
- FIRE HYDRANT
- GRANITE BOUND W/DRILL HOLE
- LANDSCAPING
- SEWER MANHOLE
- SPOT ELEVATION
- STONE WALL
- TEST PIT
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- OVERHEAD WIRES
- UNDERGROUND DRAIN
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND WATER

CURRENT OWNER

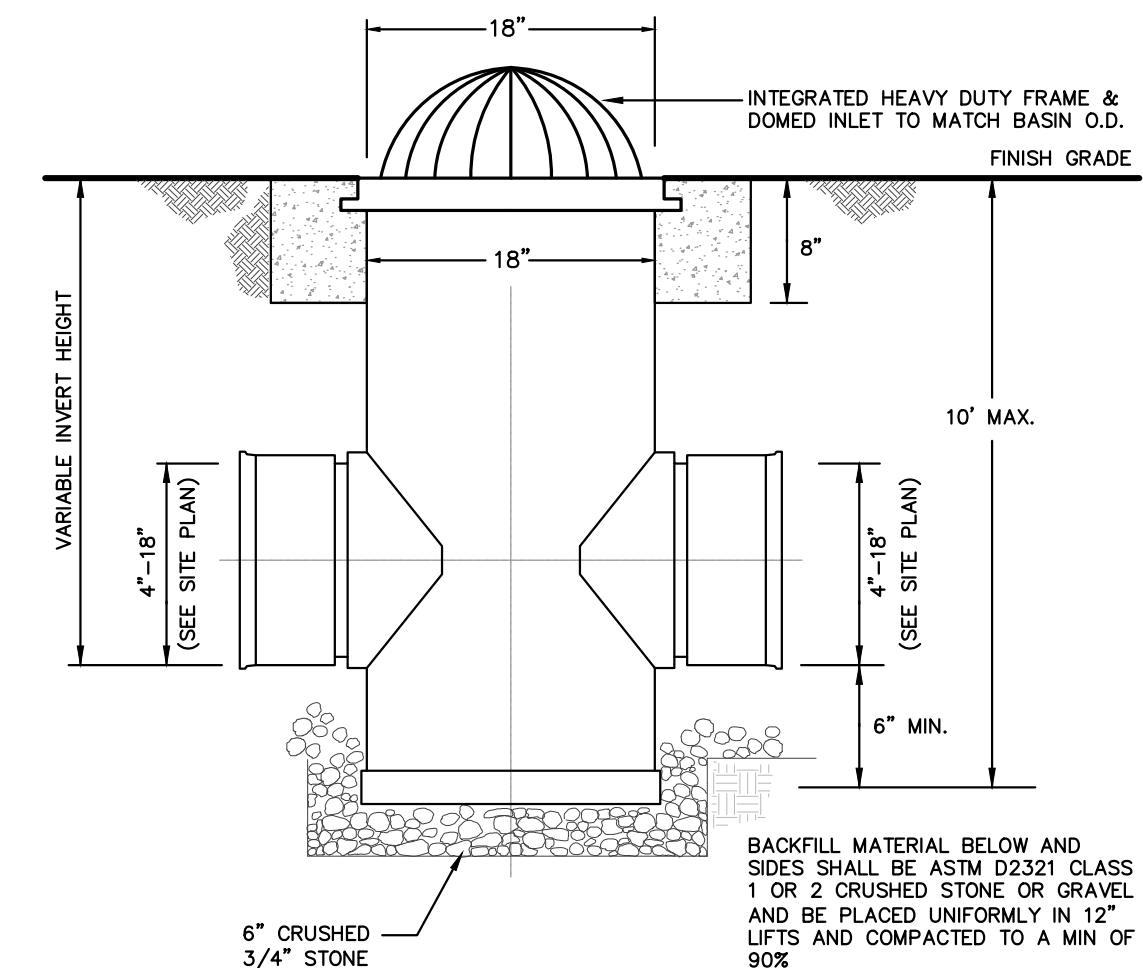
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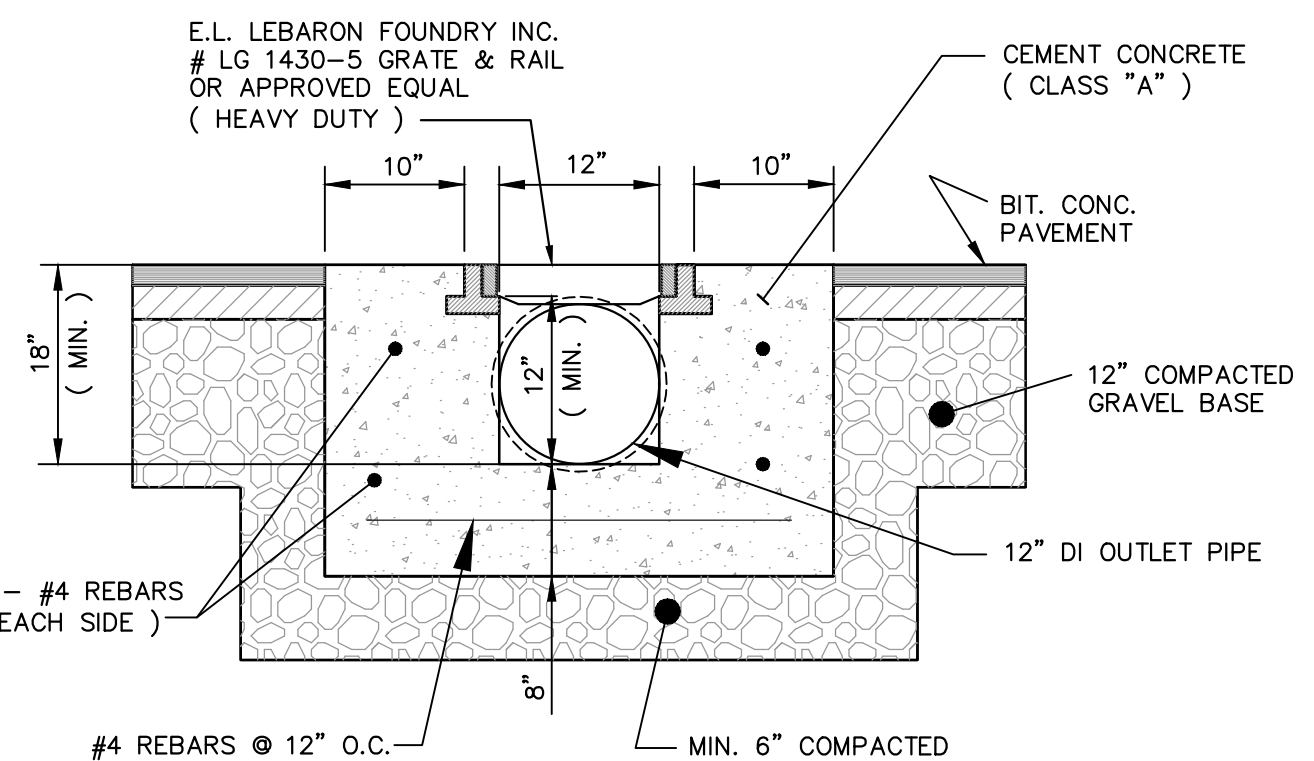
SITE LOCATION:
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MAP 114 PARCEL 601



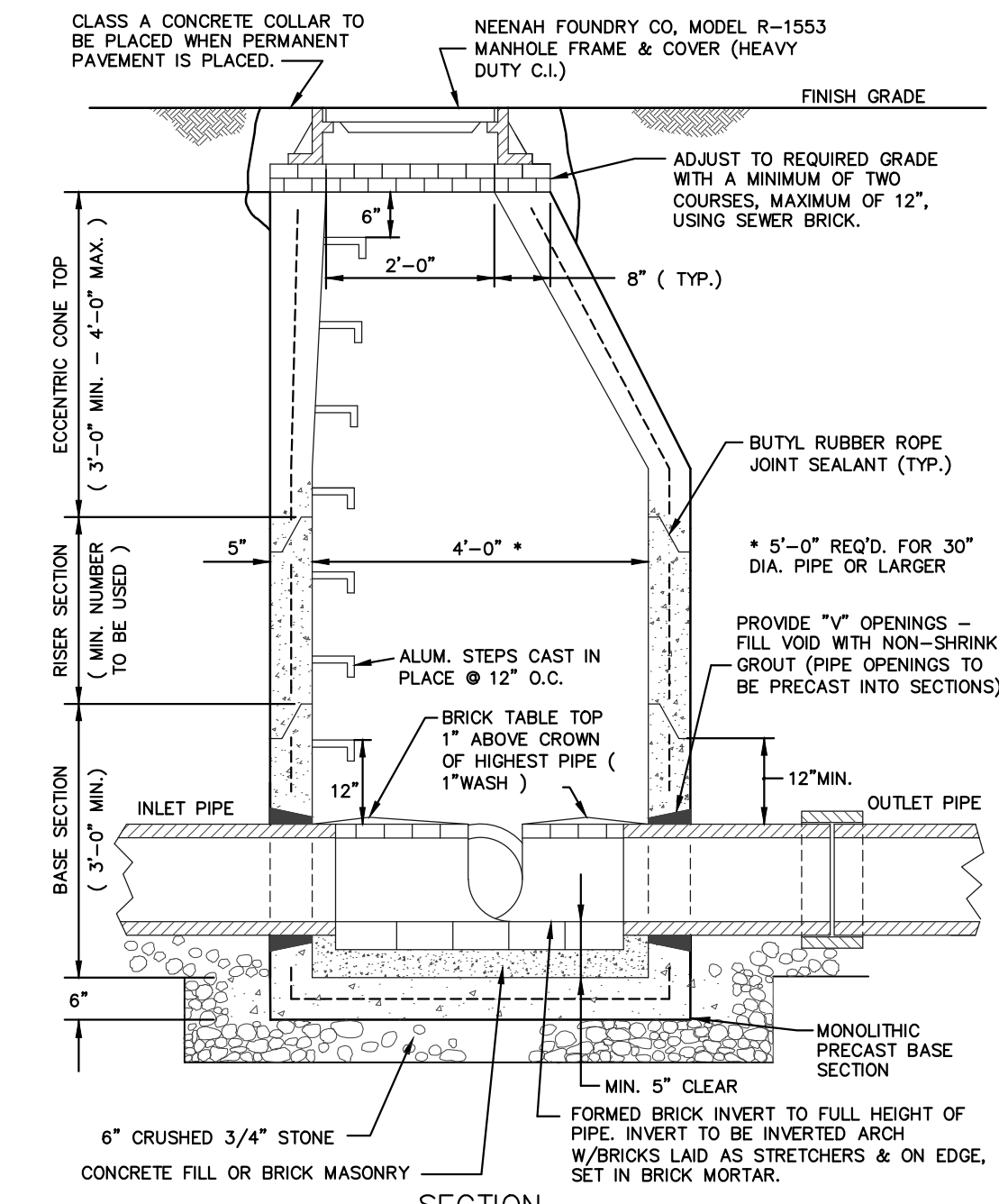
TYPICAL DRAIN CATCH BASIN DETAIL

- NOTES: NYLOPLAST DRAIN BASIN**
- ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.—NYLOPLAST, ASTM, AND AASHTO.
 - FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 - CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



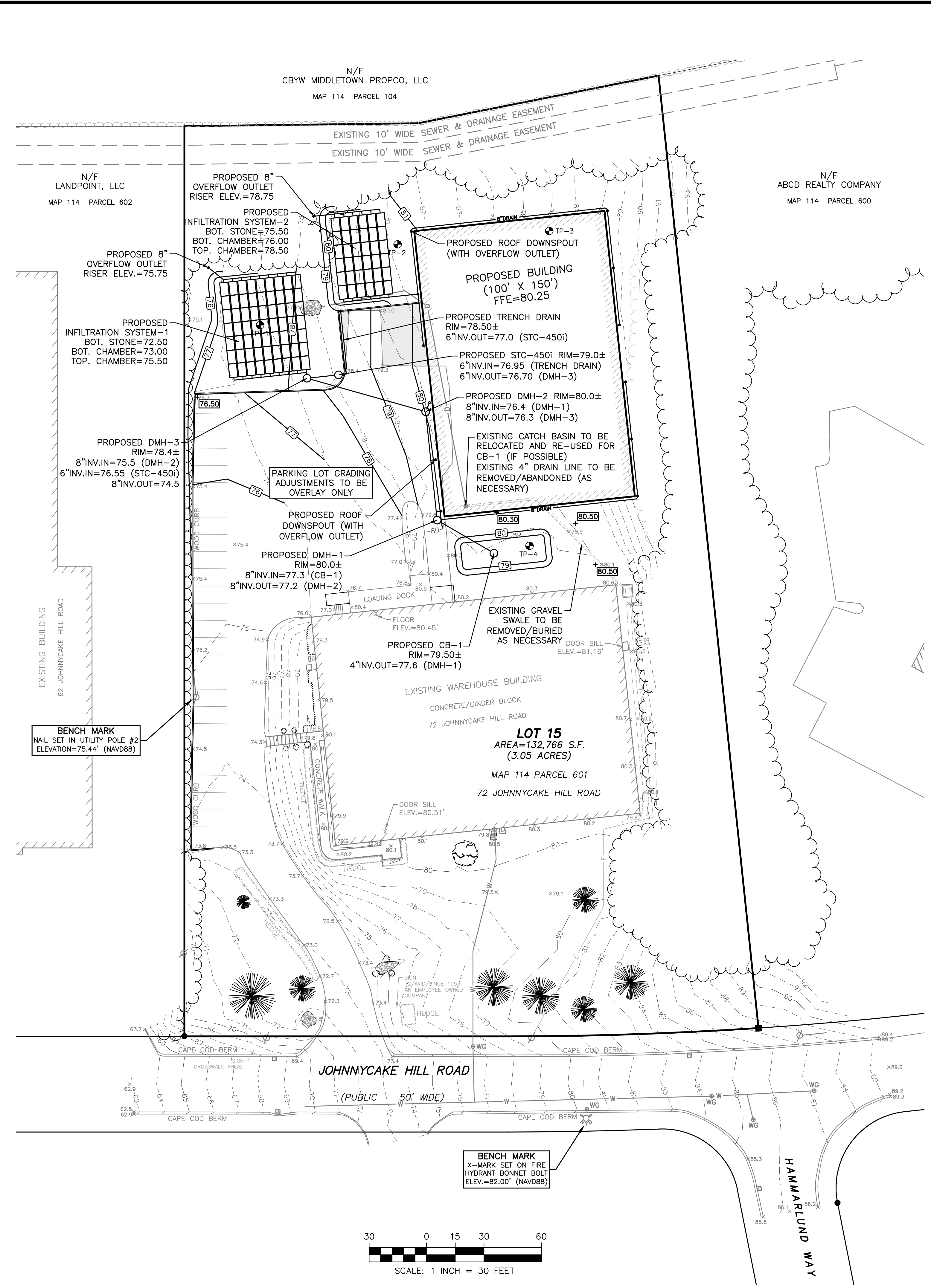
TRENCH DRAIN DETAIL

NOTE:
REBAR TO HAVE A MIN. 3" CONC. COVER



PRECAST CONCRETE DMH DETAIL

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



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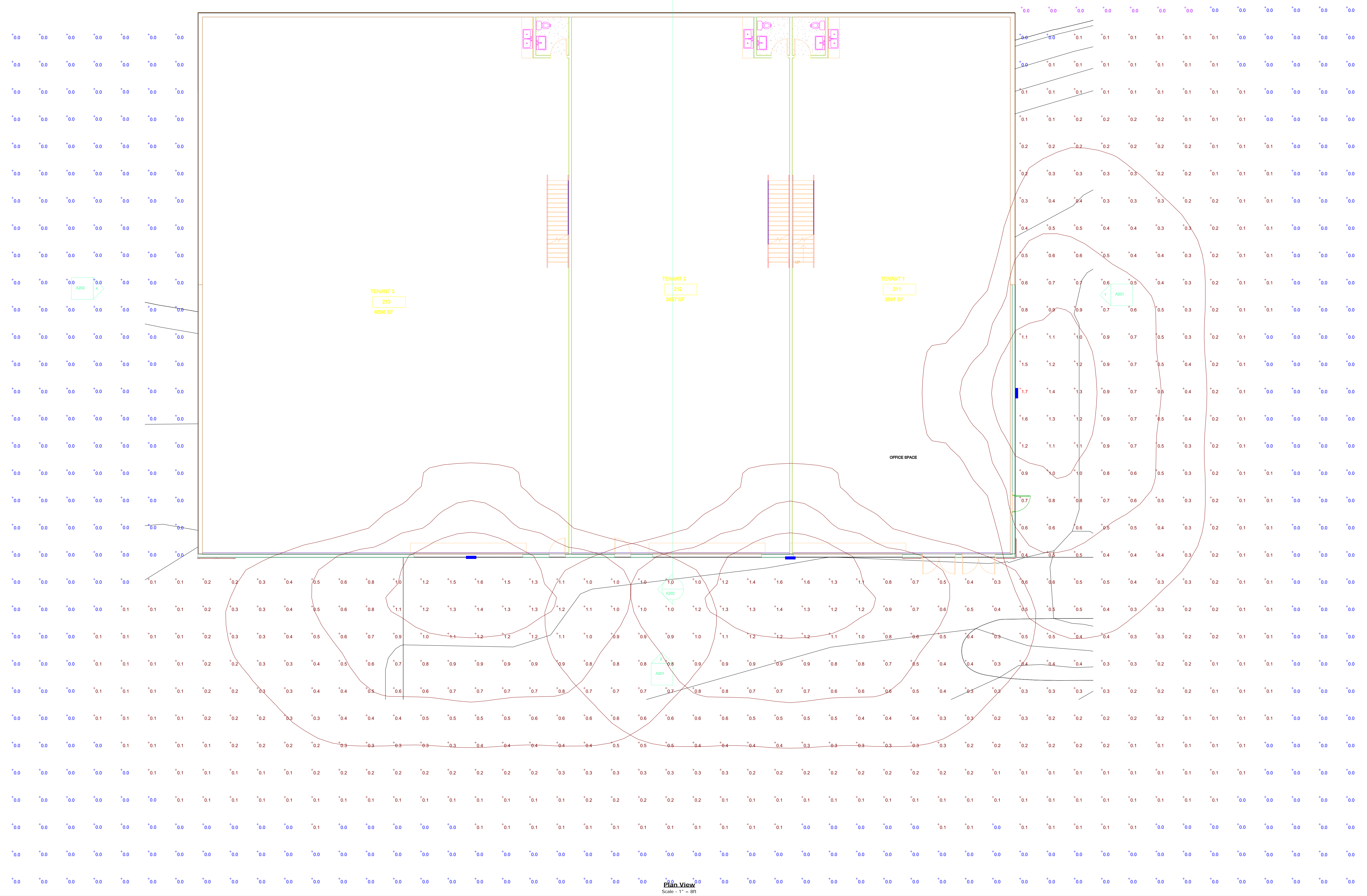
DRAWING TITLE:
GRADING & DRAINAGE PLAN

SCALE: 1" = 30'
SHEET NO.



Schedule									
Symbol	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	
		3	Holophane	HLWPC2 P10 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium mounted at 15'AFG	3017	0.95	28	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Paved Area	+	0.2 fc	1.7 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 8ft

72 Johnnycake Hill Rd.
Middletown, RI

Designer
Date 01/09/2023
Scale Not to Scale
Drawing No. Summary

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 NURSERYMEN.
- 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 SHREDDED 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 ARE PRESERVED

PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA
TOTAL PROJECT AREA = 132,766 SF
REQUIRED LANDSCAPE AREA = 33,192 SF
PROVIDED LANDSCAPE AREA = 72,946 SF

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 - 0 PROPOSED
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

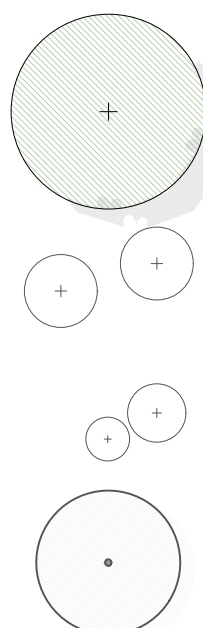
PARKING LOT TREES - 0 TREES REQUIRED, NO NEW PARKING PROSED
MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
TREES AT EAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA

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

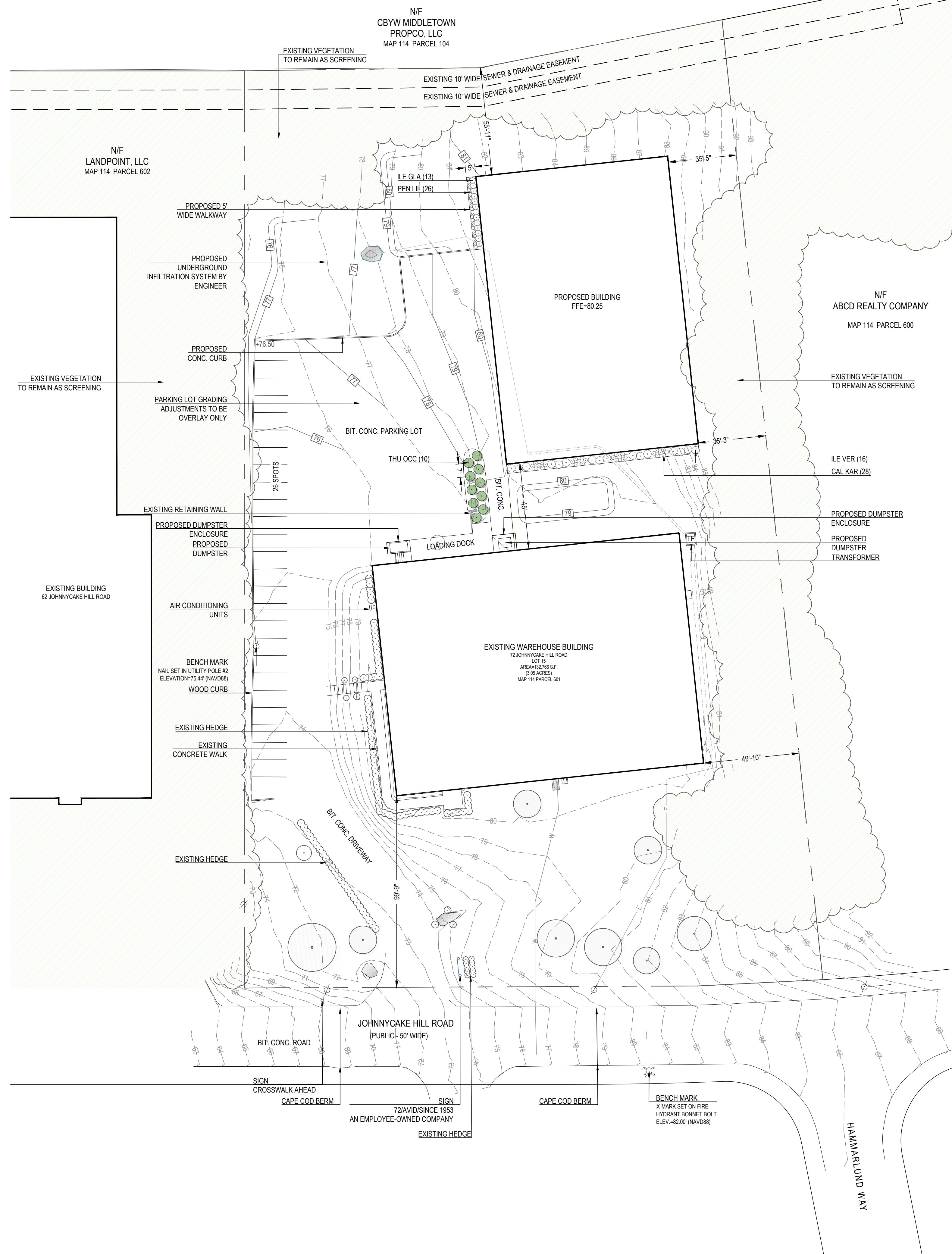
MAINTENANCE
FOR LARGER PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED
LANDSCAPE MAINTENANCE PLANS ARE REQUIRED BY SECTION 523, AND PERFORMANCE AND MAINTENANCE GUARANTEES ARE REQUIRED UNDER ARTICLE 7.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
EVERGREENS					
THU OCC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10	7/8" B&B	7' O.C.
SHRUBS					
ILE GLA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	13	5 GAL.	36"
ILE VER	ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	16	7 GAL.	48"
GRASSES					
CAL KAR	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER GRASS	28	1 GAL.	24"
PEN LIT	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	26	1 GAL.	16"



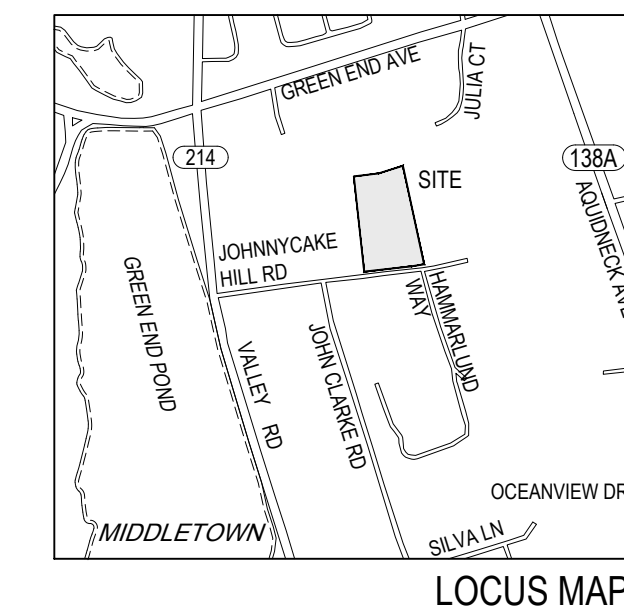
EXISTING TREES TO REMAIN



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PROJECT NUMBER: 23.072
DRAWN BY: MS
CHECKED BY: PR
SCALE: 1" = 30'-0"
DATE: 1.10.2023

REVISIONS:

PLANTING PLAN



L1.0

