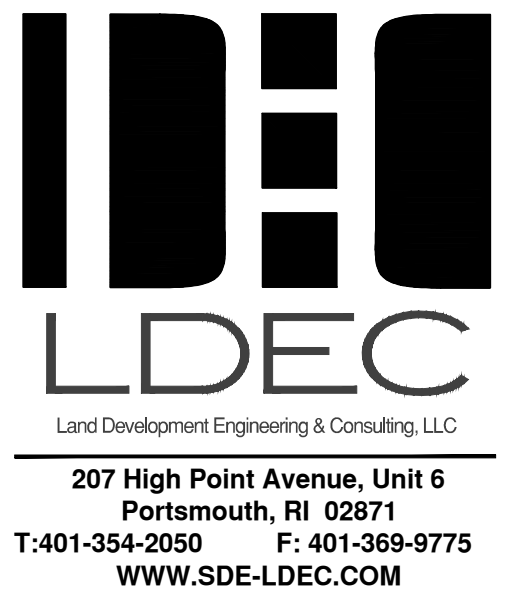


SITE DEVELOPMENT PLANS MIDDLETOWN SELF STORAGE VALLEY ROAD ASSESSORS MAP 107SE, PARCEL 403

Middletown , Rhode Island
DECEMBER 30, 2022



NO.	DESCRIPTION	DATE	APPROVED

PLAN REVISIONS		
DATE:	DECEMBER 30, 2022	
DRAWN BY:	COMPS. BY:	CHECK BY:
SJE	SJE	MER
PROJECT NO.:	22048	
ISSUED FOR:		
PERMITTING		

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
PORTSMOUTH, RI 02871
(401) 354-2050

ARCHITECT
CORDTSEN DESIGN ARCHITECTURE
42 WEST MAIN ROAD
MIDDLETOWN, RI 02842
(401) 619-4689

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	9-10



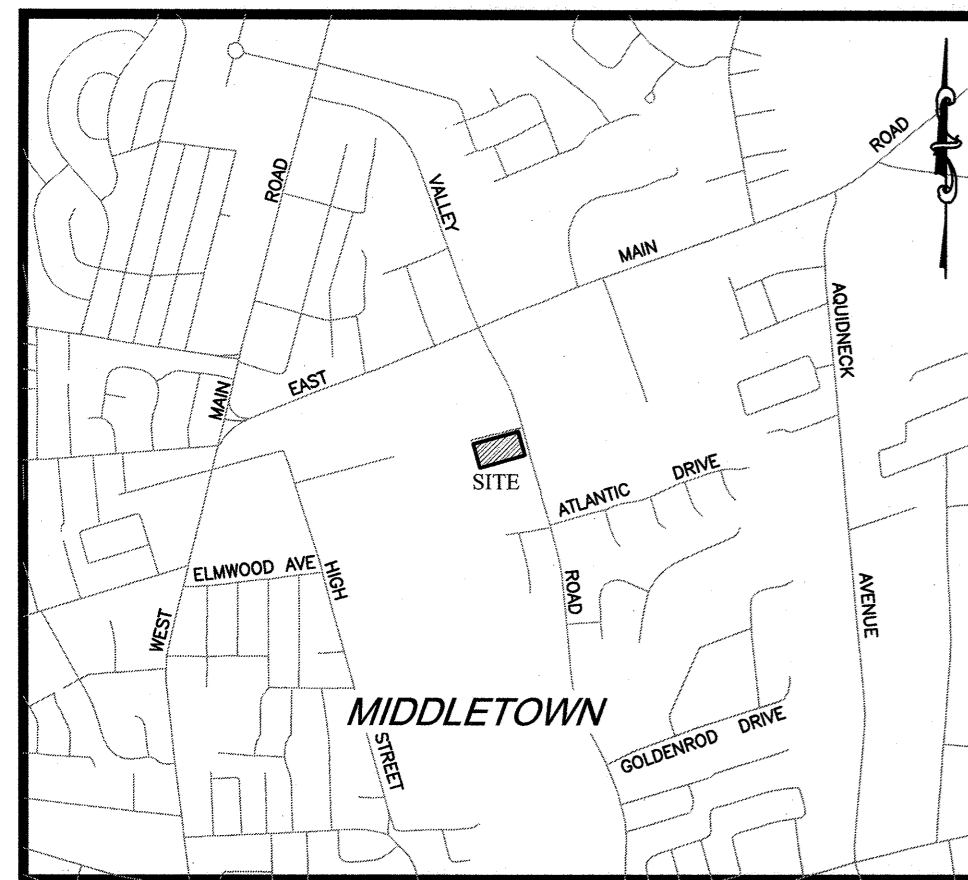
SITE DEVELOPMENT PLANS
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 403
 PREPARED FOR
 Reed Development Corporation

DRAWING TITLE:
COVER

SCALE: **NTS**

SHEET NO.
1 OF 10

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



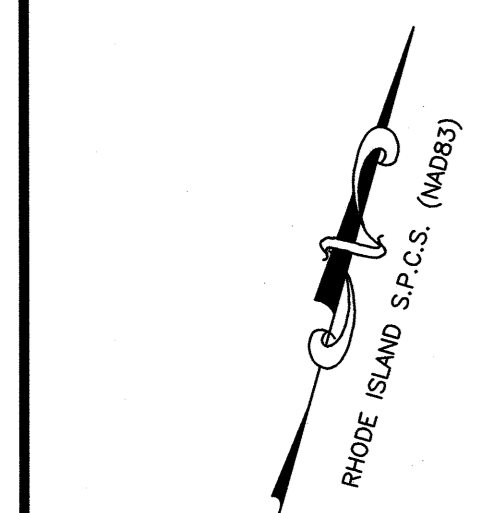
LOCUS NOT TO SCALE

NOTES:

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CURRENT OWNER	
REED DEVELOPMENT CORPORATION 909 AQUIDNECK AVENUE MIDDLETOWN, RI 02842	
TITLE REFERENCE: DEED BK.1770/PG.41	
PLAN REFERENCE: PLAN NO. 2002-34 (PARCEL B)	
SITE LOCATION: VALLEY ROAD MIDDLETOWN, RHODE ISLAND	
ASSESSORS REFERENCE: MAP 107SE PARCEL 403	

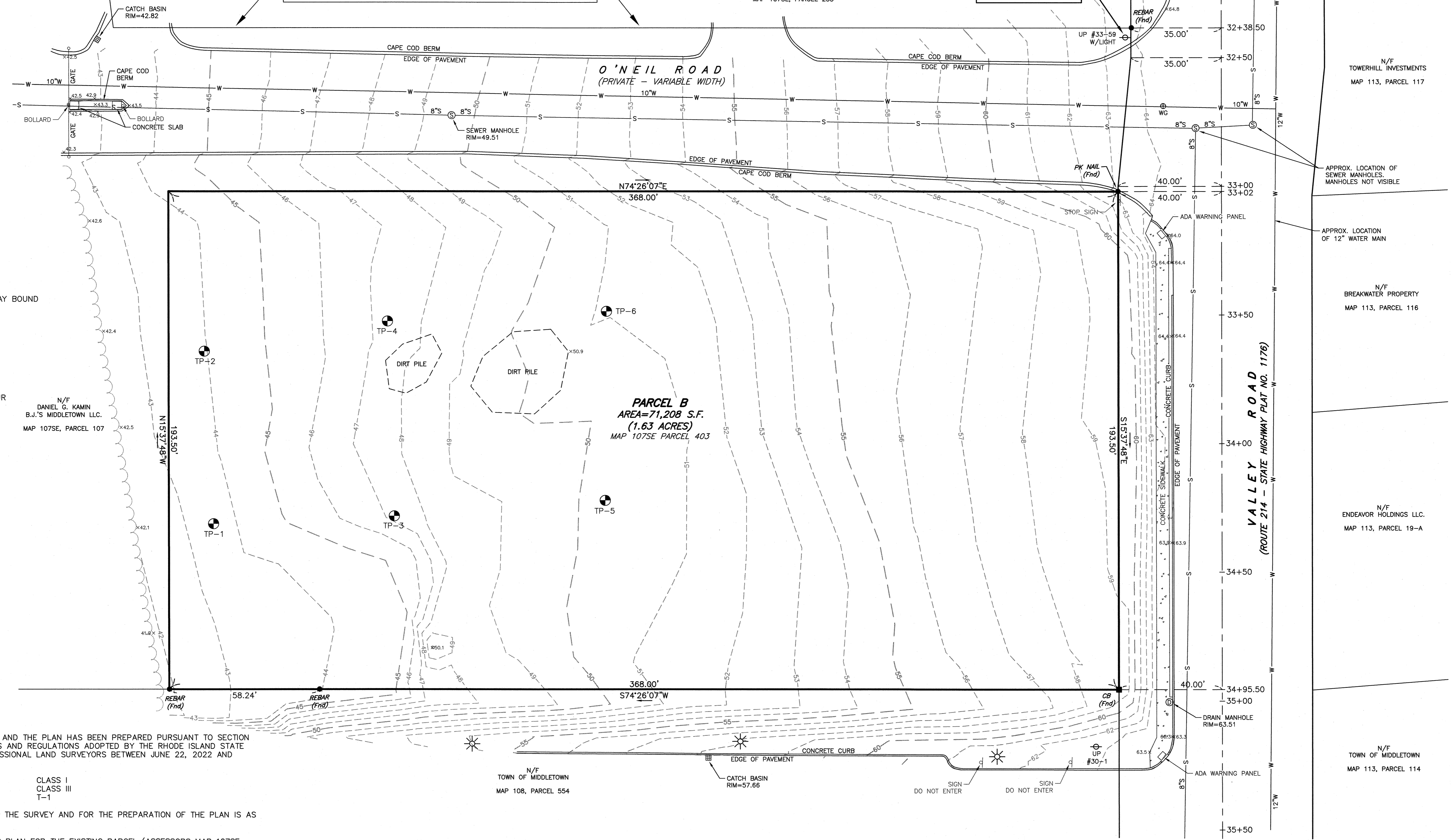
TRAFFIC SENSITIVE GENERAL BUSINESS (GBA) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	12,000 SQ. FT.
LOT FRONTAGE	100'
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	20'
MAX. BUILDING HEIGHT	40'
MAX. LOT COVERAGE	25%



LEGEND

- CATCH BASIN
- CONCRETE BOUND
- DRAIN MANHOLE
- LIGHT POLE
- RHODE ISLAND HIGHWAY BOUND
- SEWER MAIN
- SEWER MANHOLE
- SPOT ELEVATION
- STREET SIGN
- TEST PIT
- TOPOGRAPHIC CONTOUR
- TREE LINE
- UTILITY POLE
- WATER GATE
- WATER MAIN

NOTE:
FOR ACCESS AND UTILITY EASEMENTS IN WAY KNOWN AS O'NEIL ROAD SEE DEED RECORDED AT MIDDLETOWN LAND EVIDENCE IN BOOK 460, PAGE 101.



CERTIFICATION

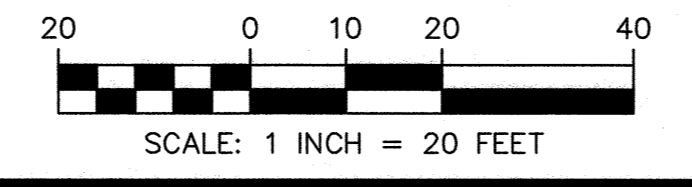
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN JUNE 22, 2022 AND SEPTEMBER 22, 2022, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III
 TOPOGRAPHIC SURVEY ACCURACY T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 107SE, PARCEL 403) TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY Robert L. Mason 1-13-2023
 ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA



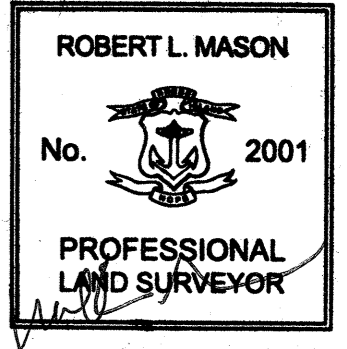
NO.	DATE	DESCRIPTION	APPROVED
2	1/13/23	REVISIONS PER TOWN PLANNER COMMENTS	RLM
1	9/23/22	TEST PIT LOCATIONS	RLM

DATE: JUNE 29, 2022

DRAWN BY: RLM/SKD COMPS BY: RLM CHECK BY: MER/RLM

PROJECT NO. 22048

ISSUED FOR:



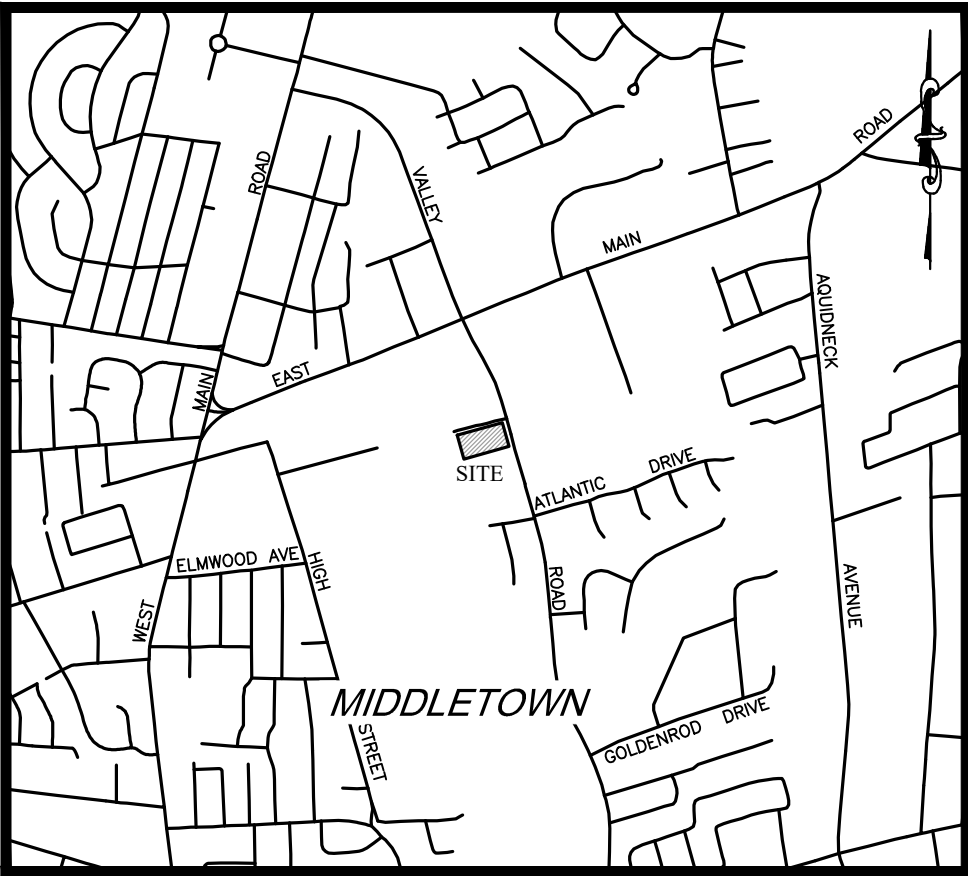
EXISTING CONDITIONS PLAN
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 403
 PREPARED FOR
 REED DEVELOPMENT CORPORATION

DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1" = 20'

SHEET NO. **2 OF 8**



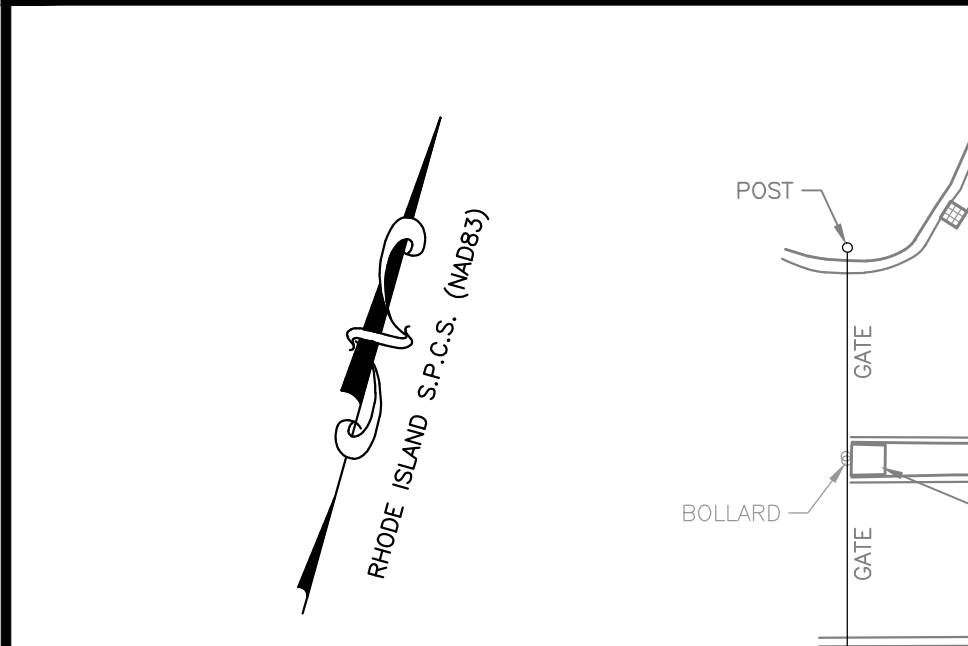
LOCUS
NOT TO SCALE

- NOTES:**
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 MIDDLETOWN, RI 02842
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 DEED BK.1770/PG.41
PLAN REFERENCE:
 PLAN NO. 2002-34 (PARCEL B)
SITE LOCATION:
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 107SE PARCEL 403

TRAFFIC SENSITIVE GENERAL BUSINESS (GBA) ZONING DISTRICT		
REGULATION	REQUIREMENT	PROPOSED
MIN. LOT AREA	12,000 SQ. FT.	71,208 SQ. FT.
LOT FRONTAGE	100'	193.5'
FRONT SETBACK	10'	73.4'
SIDE SETBACK	10'	43.7'
REAR SETBACK	20'	105.0'
MAX. BUILDING HEIGHT	40'	40.0'
MAX. LOT COVERAGE	25%	24.8%
GREEN SPACE	25%	29.2%

*MEAN AVERAGE GRADE DETERMINED FROM FRONT AND REAR DOOR AVERAGE
 49.2 + 59.2 = 54.2



- LEGEND**
- ▣ CATCH BASIN
 - ▣ CONCRETE BOUND
 - ⊙ DRAIN MANHOLE
 - ⊙ LIGHT POLE
 - R.I.H.B. RHODE ISLAND HIGHWAY BOUND
 - S SEWER MAIN
 - ⊙ SEWER MANHOLE
 - ⊙ SPOT ELEVATION
 - ⊙ STREET SIGN
 - - - TOPOGRAPHIC CONTOUR
 - TREE LINE
 - ⊙ UTILITY POLE
 - ⊙ WATER GATE
 - WATER MAIN

PARKING TABLE

REQUIREMENTS
 EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING;
 MANUFACTURING USES;
 TRANSPORTATION, COMMUNICATION AND UTILITIES; WHOLESALE COMMERCIAL

1 SPACE PER 2 EMPLOYEES, PLUS 1 PER VEHICLE (MIN. 4 SPACES)

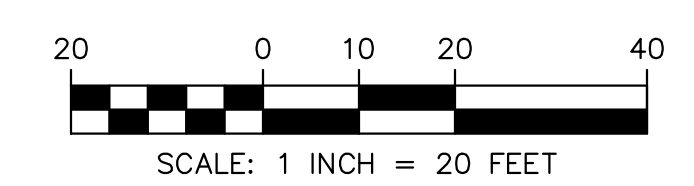
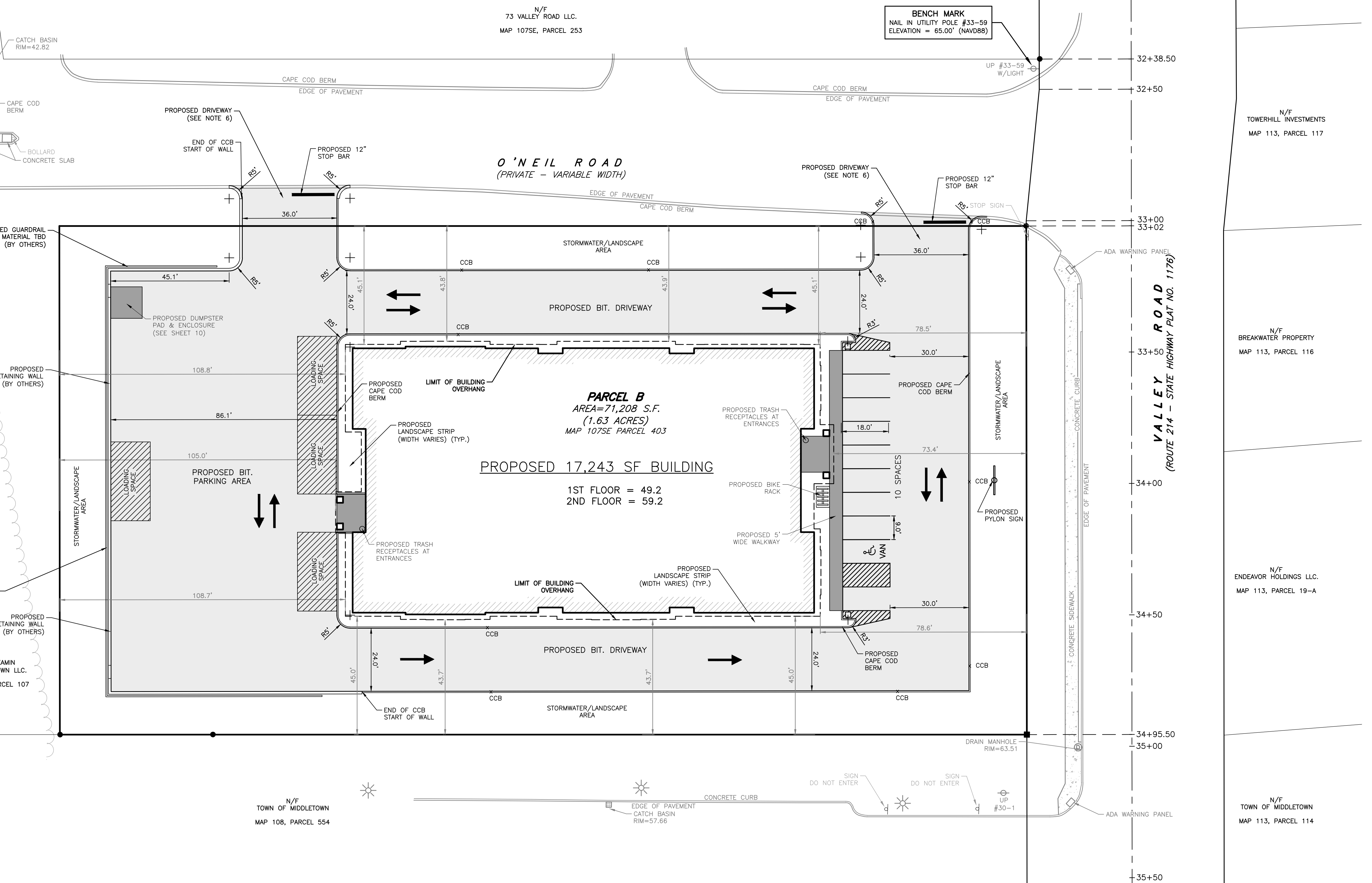
REQUIRED SPACES = 4
 PROPOSED SPACES = 8

LOADING SPACES

1 SPACE + 1 SPACE/20,000SF
 1 + 68,972/20,000 = 4.4

EXISTING	PROPOSED
0 SPACES	4 SPACES

- DRAINAGE WORK NOTES:**
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
 - THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.
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LDEC
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 Portsmouth, RI 02871
 T:401-354-2050 F: 401-369-9775
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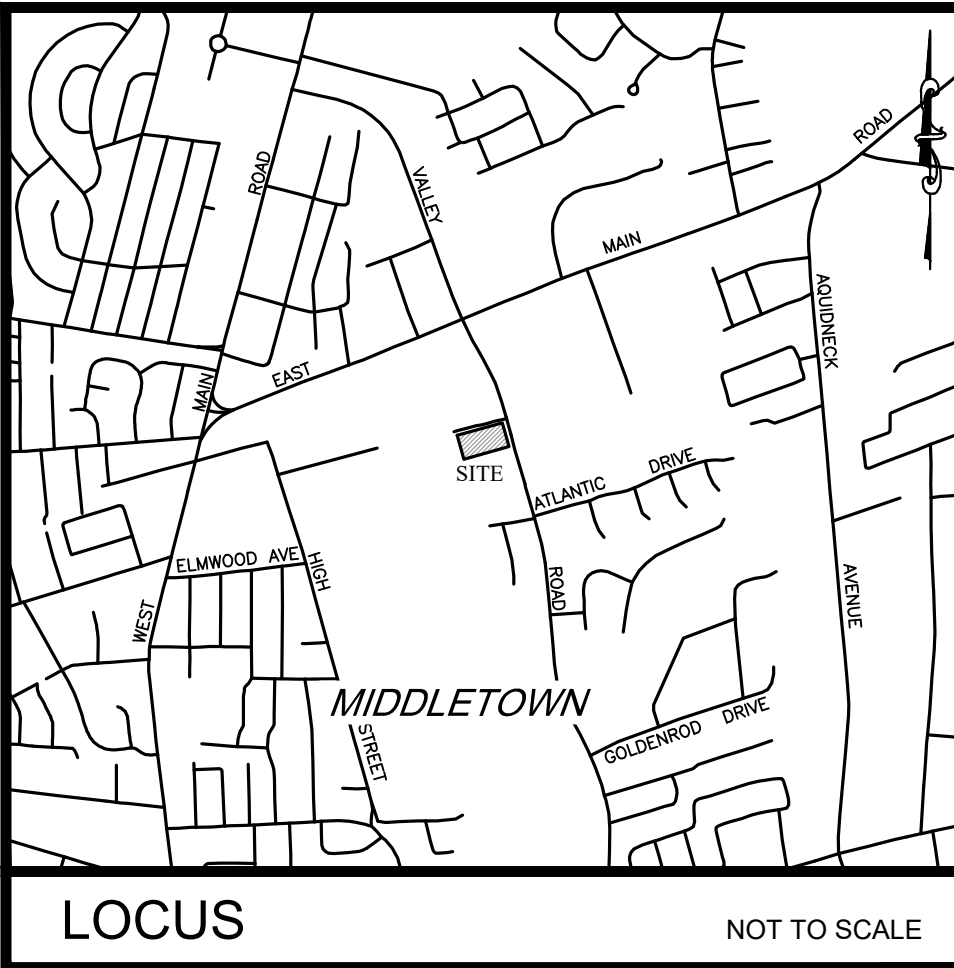
NO.	DATE	DESCRIPTION
1.	11/3/2023	ACCESS NOTE ADDED

DATE: DECEMBER 30, 2022
 DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER
 PROJECT NO. 22048
 ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE DEVELOPMENT PLANS
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 403
 PREPARED FOR
 Reed Development Corporation

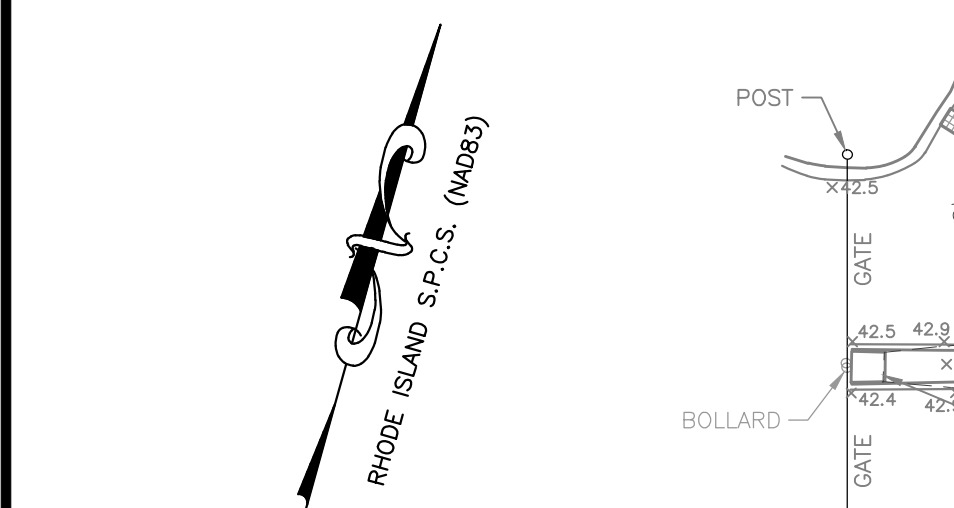
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SITE PLAN
 SCALE: **1" = 20'**
 SHEET NO.
3 OF 10



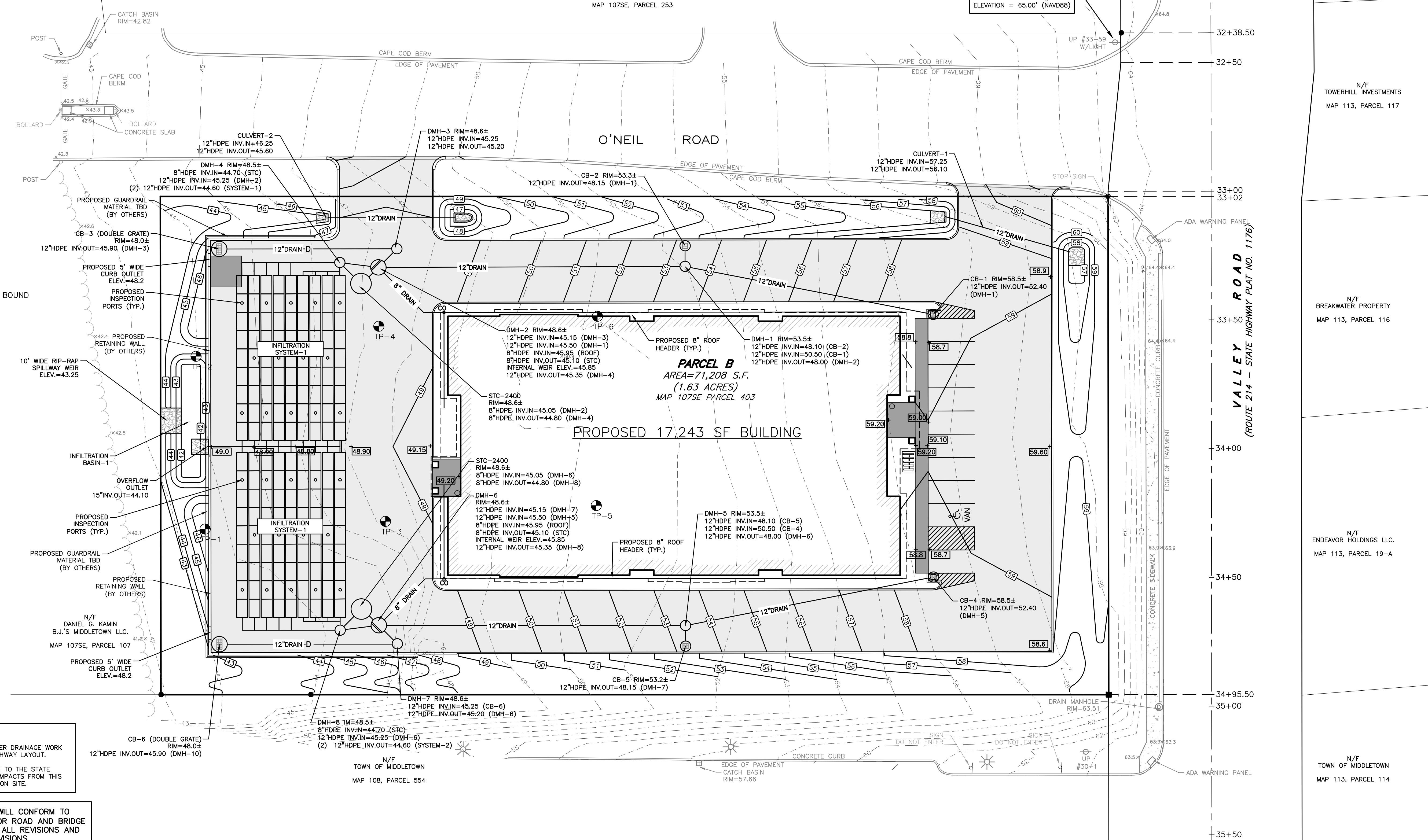
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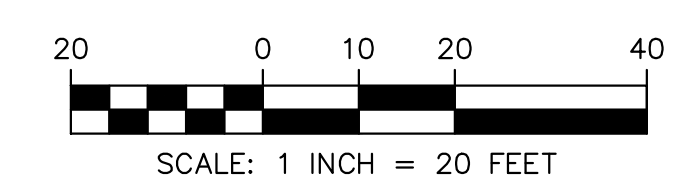
- LEGEND**
- ▣ CATCH BASIN
 - ▣ CB CONCRETE BOUND
 - ⊙ DRAIN MANHOLE
 - ⊙ LIGHT POLE
 - R.I.H.B. RHODE ISLAND HIGHWAY BOUND
 - S — SEWER MAIN
 - ⊙ SEWER MANHOLE
 - ⊙ SPOT ELEVATION
 - ⊙ STREET SIGN
 - 48 --- TOPOGRAPHIC CONTOUR
 - () — TREE LINE
 - ⊙ UTILITY POLE
 - ⊙ WC WATER GATE
 - W — WATER MAIN



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PLAN REVISIONS

DATE: DECEMBER 30, 2022

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 22048

ISSUED FOR: PERMITTING

N/F BREAKWATER PROPERTY
MAP 113, PARCEL 116

N/F ENDEAVOR HOLDINGS LLC.
MAP 113, PARCEL 19-A

N/F TOWN OF MIDDLETOWN
MAP 113, PARCEL 114

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE DEVELOPMENT PLANS

VALLEY ROAD

MIDDLETOWN, RHODE ISLAND

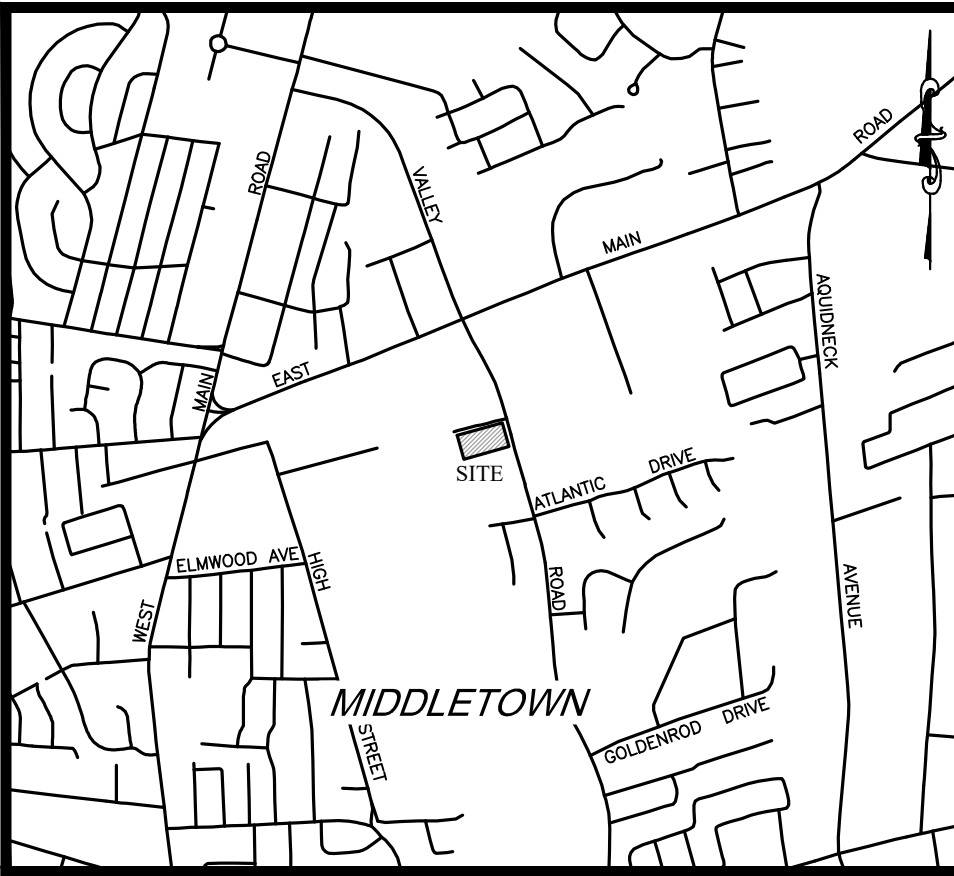
ASSESSORS MAP 107SE, PARCEL 403

PREPARED FOR
Reed Development Corporation

DRAWING TITLE:
GRADING & DRAINAGE PLAN

SCALE: **1" = 20'**

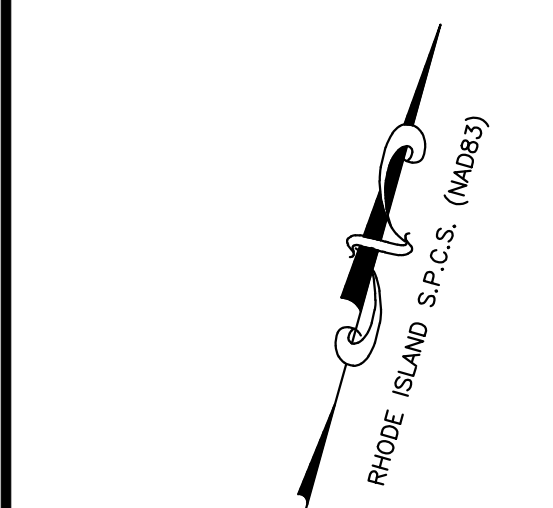
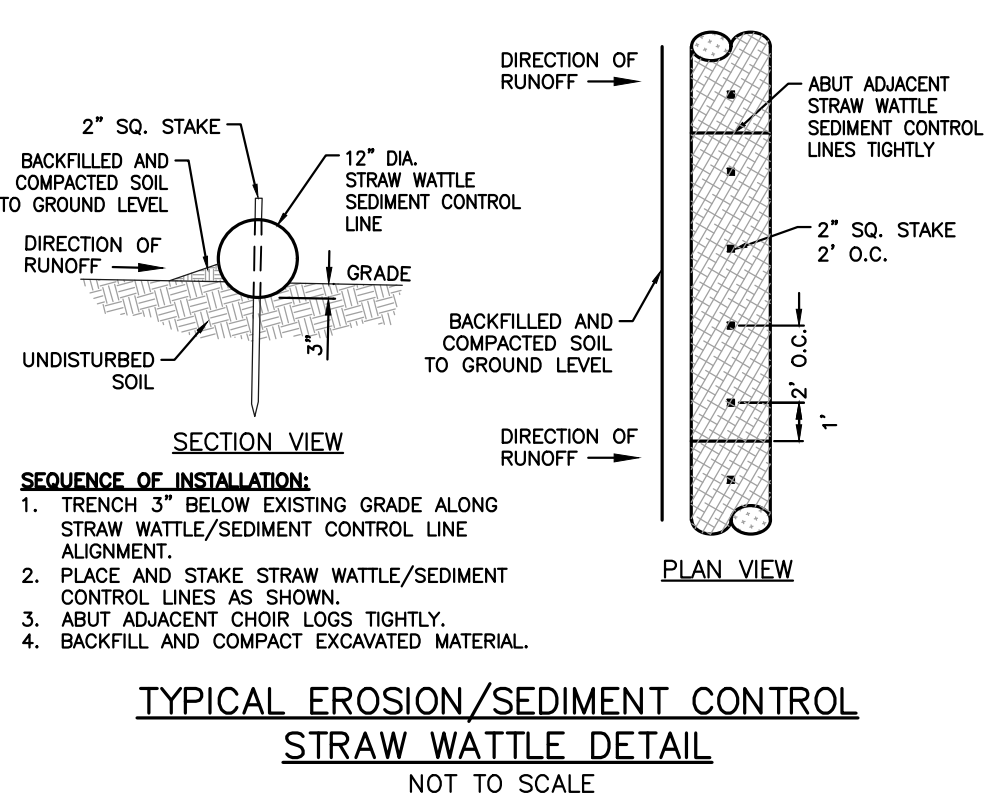
SHEET NO. **4 OF 10**



LOCUS NOT TO SCALE

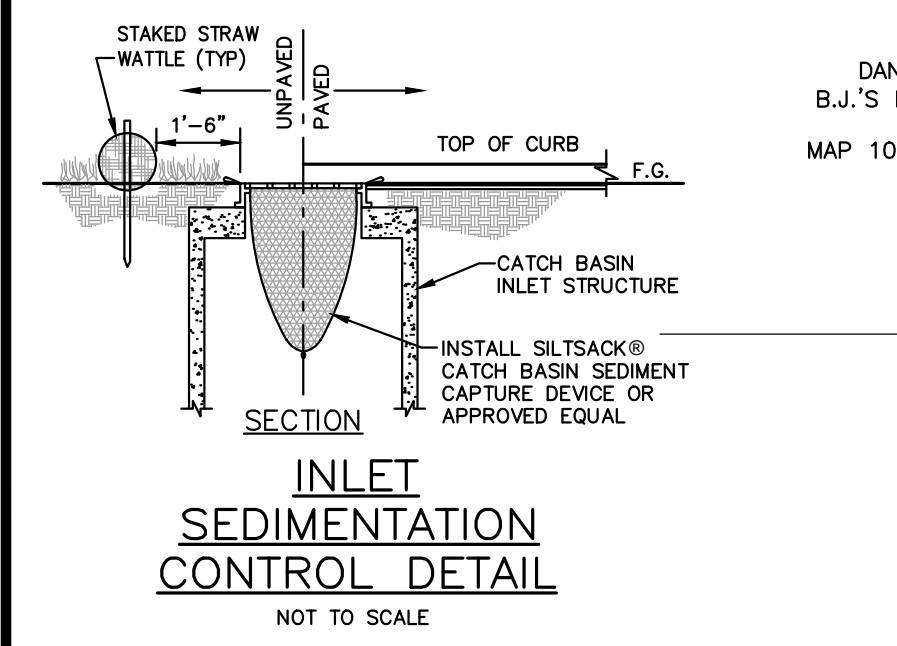
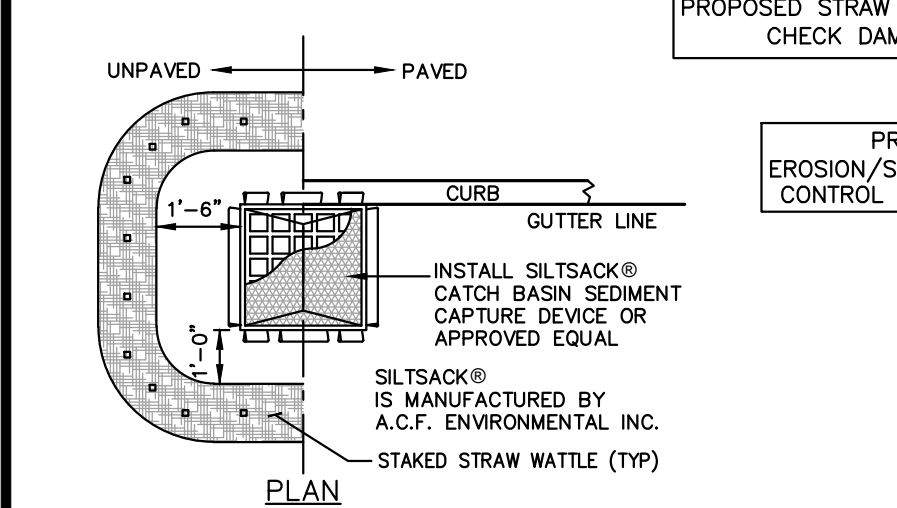
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- NOTES:**
- ALL INFILTRATION BASINS SHALL BE PROTECTED WITH BARRIER DELINEATION THROUGHOUT CONSTRUCTION.
 - CONSTRUCTION EQUIPMENT AND MATERIAL STOCKPILES SHALL BE PLACED IN AREAS DESIGNATED ON THIS PLAN.
 - CONSTRUCTION VEHICLE ACCESS, PARKING & EQUIPMENT STAGING SHALL BE IN DESIGNATED AREAS.
- CONSTRUCTION SEQUENCING:**
- TEMPORARY SEDIMENT TRAP
 - UNDERGROUND INFILTRATION SYSTEM
 - INFILTRATION BASIN



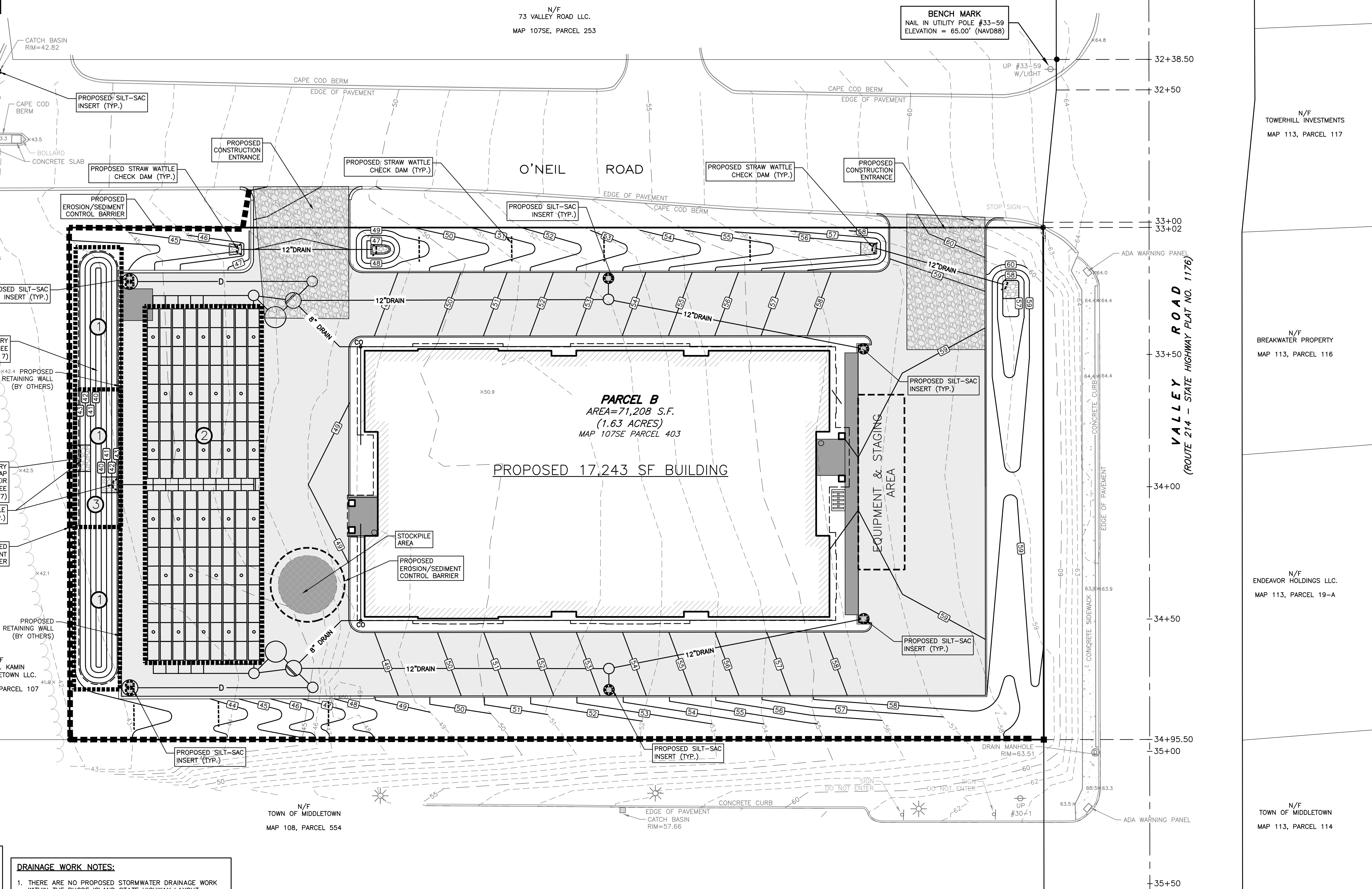
LEGEND

- ▣ CATCH BASIN
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- TREE LINE
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- ⊙ WATER GATE
- W — WATER MAIN

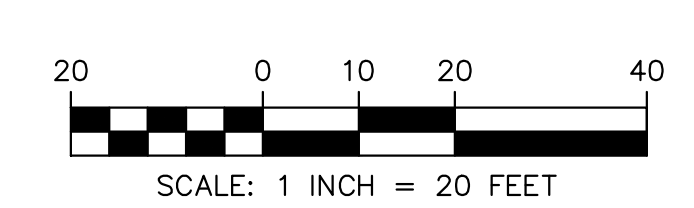


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WWW.SDE-LDEC.COM

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PLAN REVISIONS

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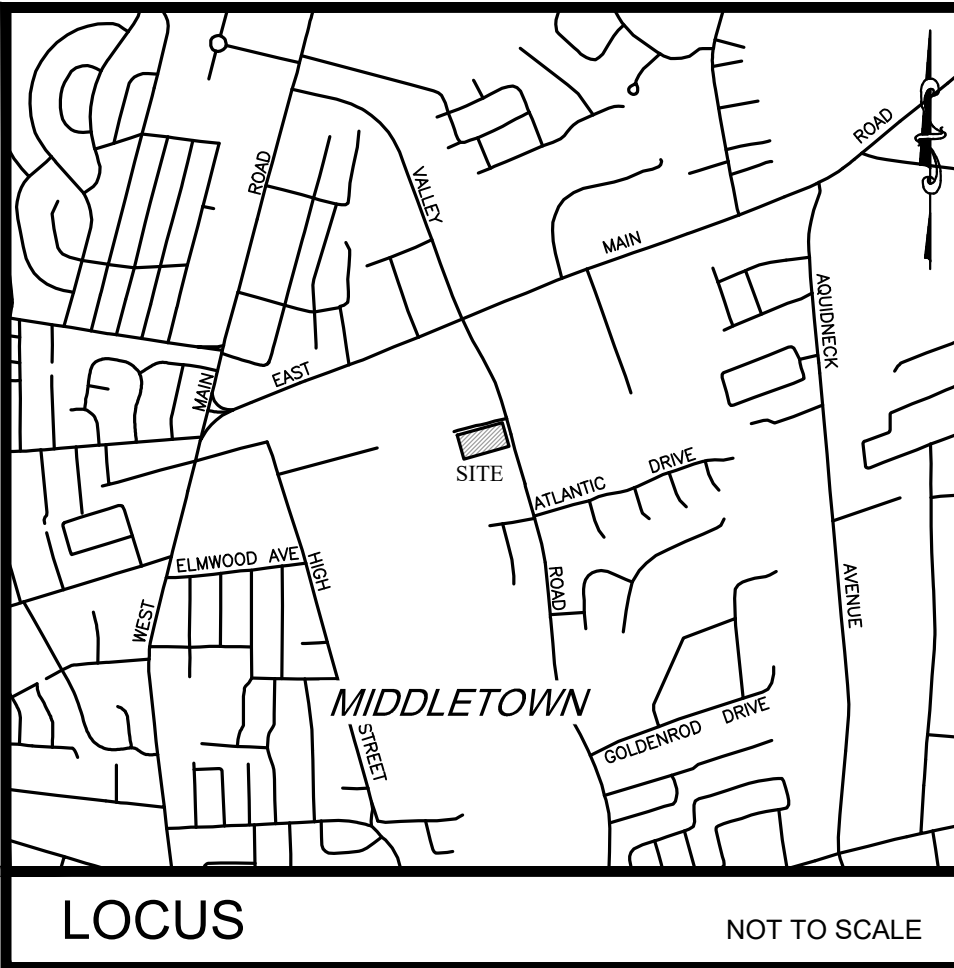
SITE DEVELOPMENT PLANS
VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 107SE, PARCEL 403

PREPARED FOR
Reed Development Corporation

DRAWING TITLE:
EROSION CONTROL PLAN

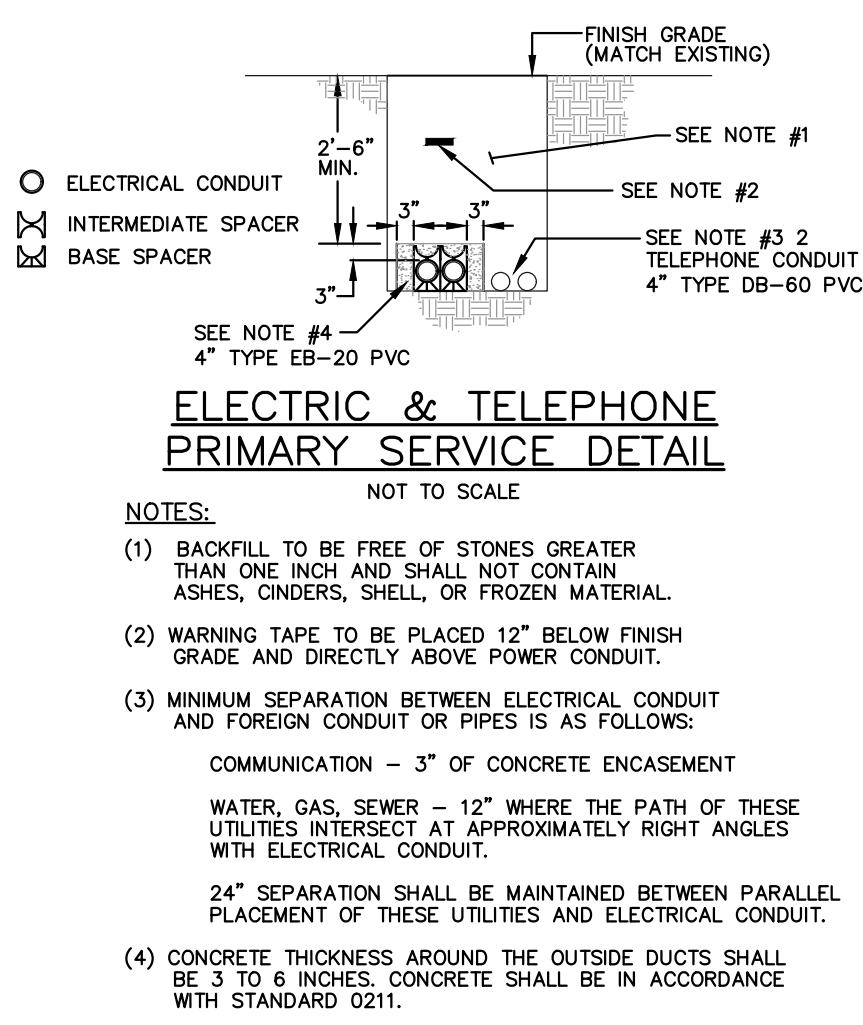
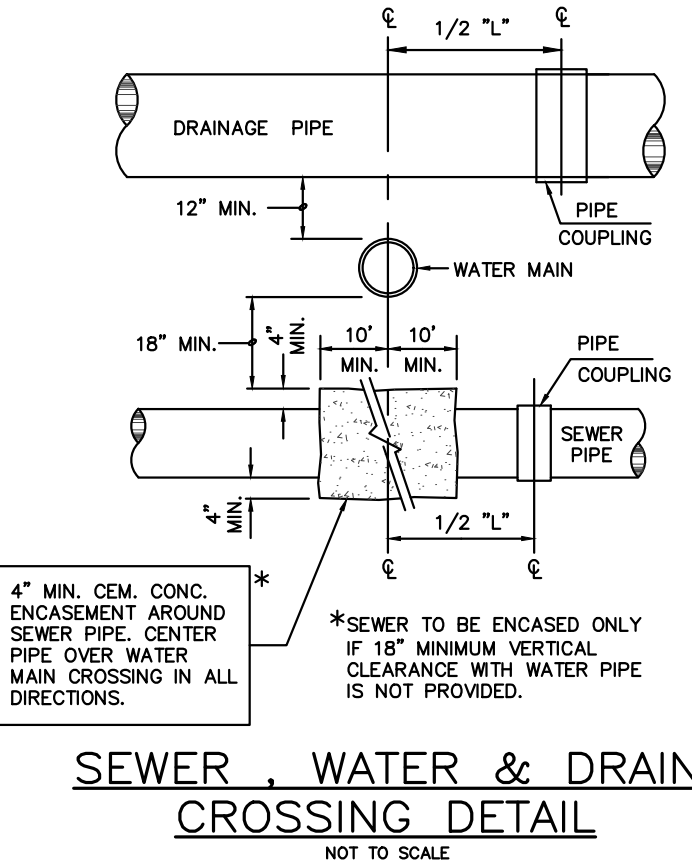
SCALE: **1" = 20'**

SHEET NO.
5 OF 10

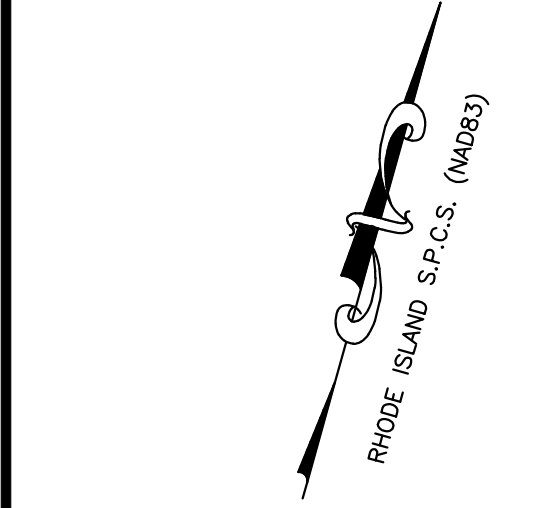


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- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON, THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC, ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- CONTRACTOR TO REFER TO PLUMBING PLANS FOR SEWER SERVICE CONNECTION AND INVERT ELEVATION. (ADJUST INVERT ELEVATIONS AS NECESSARY)
- FOR ACCESS AND UTILITY EASEMENTS IN WAY KNOWN AS O'NEIL ROAD SEE DEED RECORDED AT MIDDLETOWN LAND EVIDENCE IN BOOK 460, PAGE 101.

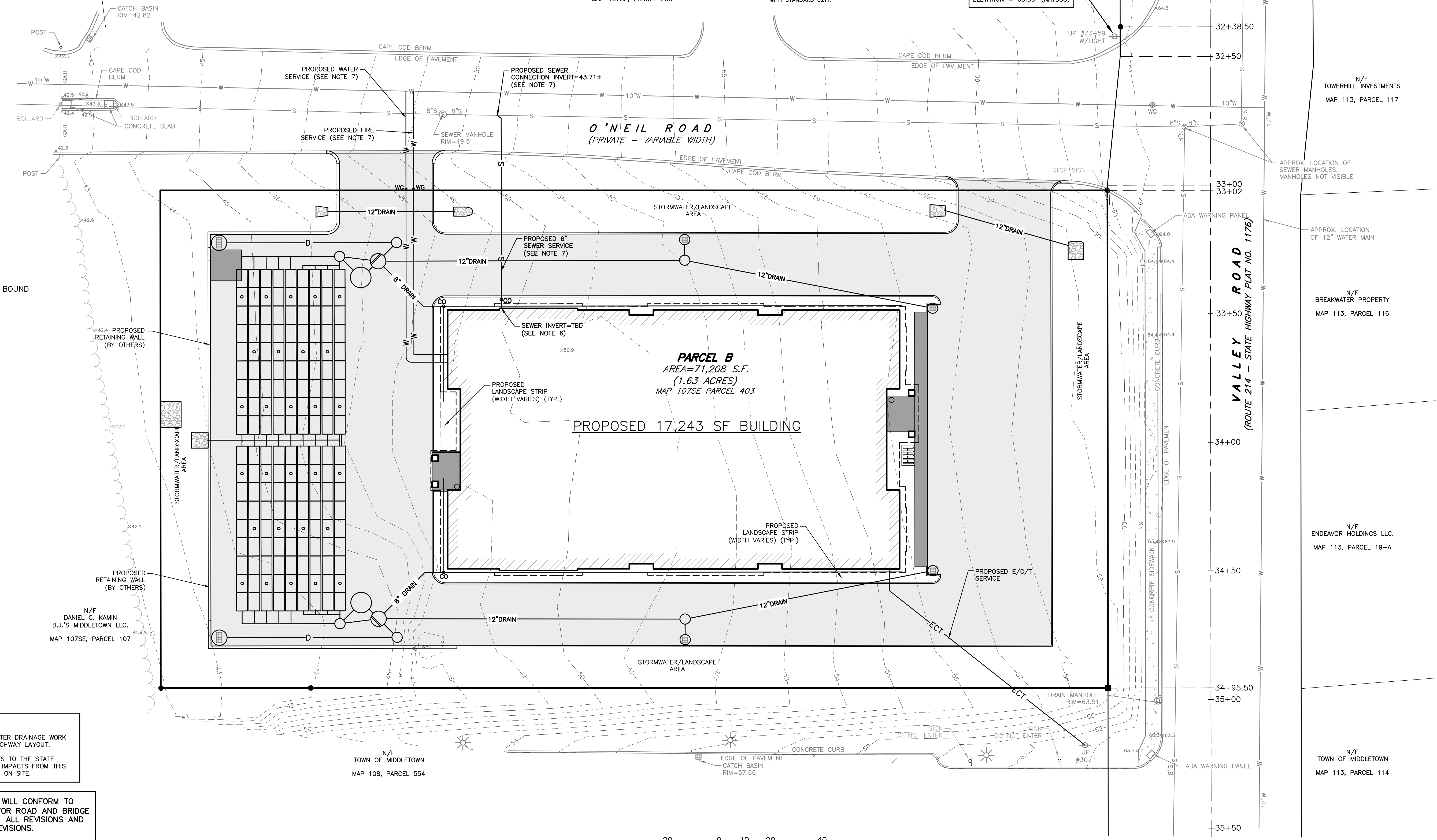


BENCH MARK
NAIL IN UTILITY POLE #33-59
ELEVATION = 65.00' (NAVD88)



LEGEND

- CATCH BASIN
- CONCRETE BOUND
- DRAIN MANHOLE
- LIGHT POLE
- RHODE ISLAND HIGHWAY BOUND
- SEWER MAIN
- SEWER MANHOLE
- SPOT ELEVATION
- STREET SIGN
- TOPOGRAPHIC CONTOUR
- TREE LINE
- UTILITY POLE
- WATER GATE
- WATER MAIN

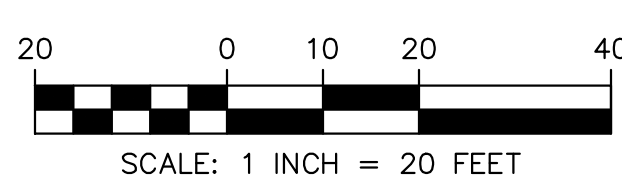


DRAINAGE WORK NOTES:

- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



NO.	DATE	DESCRIPTION
1.	11/13/2023	UTILITY NOTE ADDED

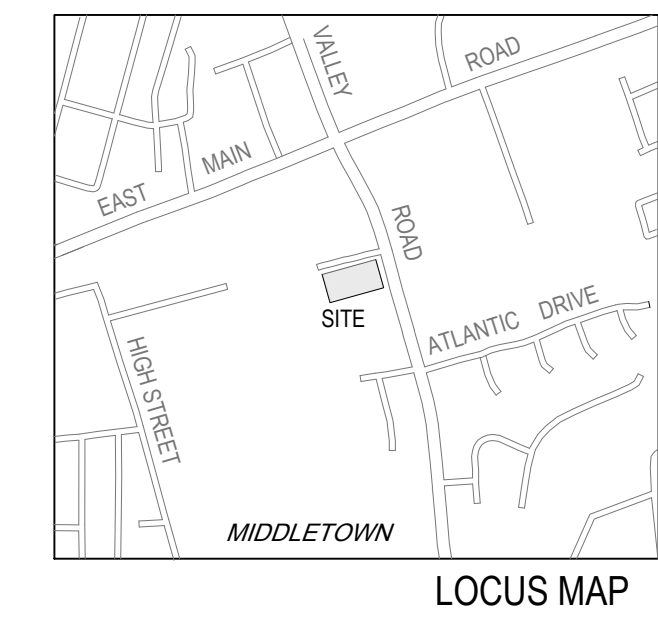
DATE: DECEMBER 30, 2022
 DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER
 PROJECT NO. 22048
 ISSUED FOR: PERMITTING

SITE DEVELOPMENT PLANS
 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 403

PREPARED FOR
 Reed Development Corporation

DRAWING TITLE:
UTILITIES PLAN

SCALE: **1" = 20'**
 SHEET NO.
6 OF 10



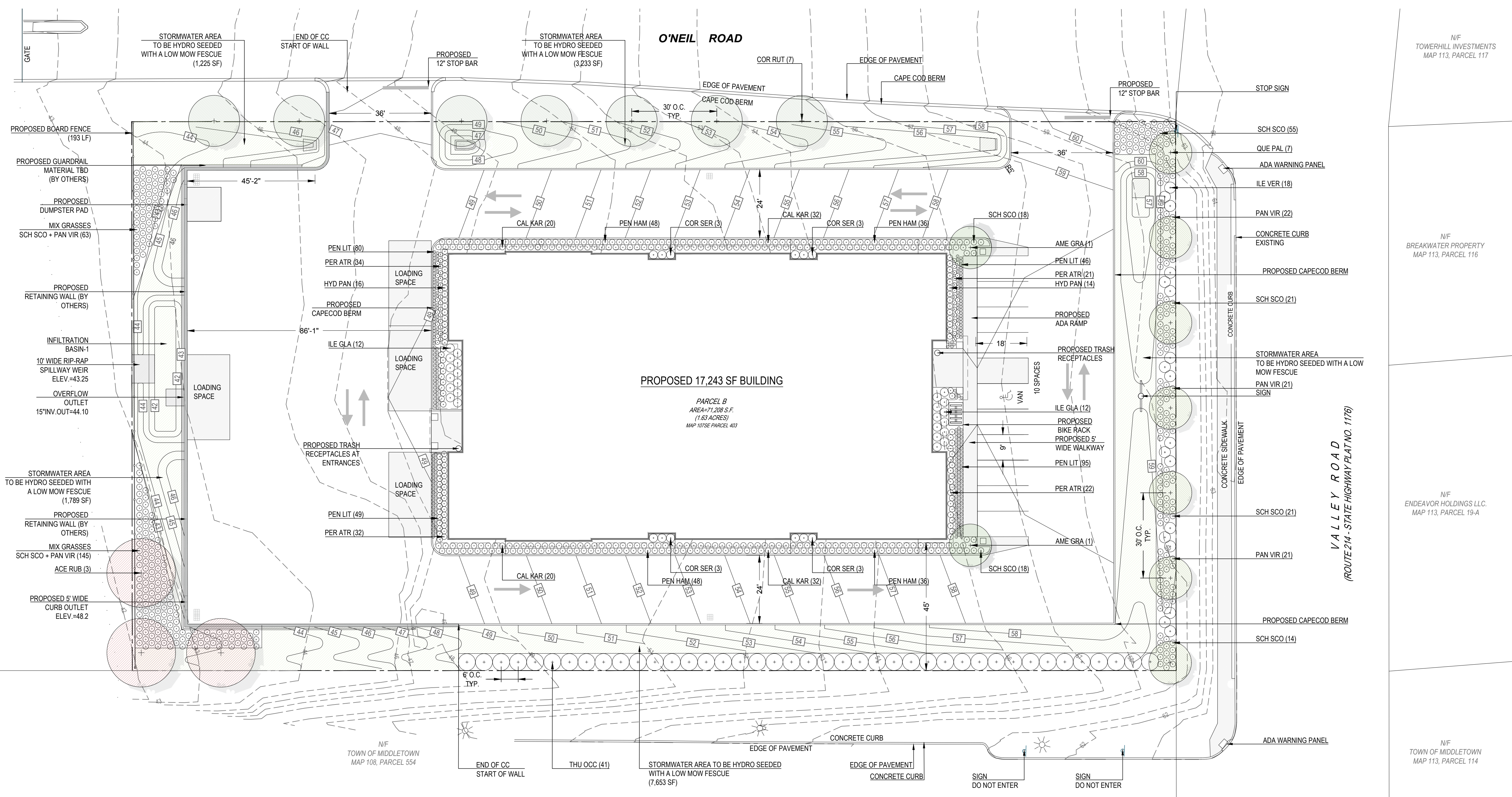
MIDDLETOWN
SELF STORAGE
VALLEY ROAD
MIDDLETOWN, RI



PROJECT NUMBER: 23-403
DRAWN BY: MS
CHECKED BY: PR
SCALE: 1" = 20'-0"
DATE: 1.09.2023

REVISIONS:

PLANTING PLAN

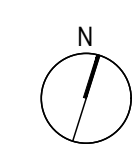


PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES					
	ACE RUB ACER RUBRUM 'FRANK JR.' PP 16769'	RED POINTE MAPLE	3	4" MIN. CAL.	
	AME GRA AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHADBLOW	2	4" MIN. CAL.	
	COR RUT CORNUS X RUTGERSSENSIS 'RUTCAN'	DOGWOOD CONSTELLATION ®	6	4" MIN. CAL. 30' O.C.	
	QUE PAL QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR PIN OAK	7	4" MIN. CAL. 30' O.C.	
EVERGREENS					
	THU OCC THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	41	7/8" B&B 5' O.C.	
SHRUBS					
	CO SER CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	12	7 GAL. 36"	
	ILE GLA ILEX GLABRA GEM BOX®	INKBERRY	24	5 GAL. 40"	
	ILE VER ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	18	7 GAL. 48"	
	HYD PAN HYDRANGEA PANICULATA	TINY QUICK FIRE® HYDRANGEA	30	3 GAL. 24"	
PERENNIALS					
	PER ATR PEROVSKIA ATRIPICIFOLIA 'LACY BLUE'	LACY BLUE RUSSIAN SAGE	109	1 GAL. 18"	
GRASSES					
	CAL KAR CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER GRASS	104	1 GAL. 30"	
	PAN VIR PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	168	1 GAL. 30"	
	PEN LIT PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	270	1 GAL. 16"	
	PEN HAM PENNISETUM ALOPECUROIDES 'HAMELN'	HAMLEN FOUNTAIN GRASS	168	1 GAL. 30"	
	SCH SCO SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	251	1 GAL. 24"	
HYDRO SEED					
	LOW MOW FESCUE - TO BE HYDROSEED		13,900 SF		

- 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.
 - FOUR INCHES (4") NON-DYED AGED SHREDDED HARDWOOD MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES, ONCE PER YEAR.
 - 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.
 - BIORETENTION SOIL SHALL CONSIST OF USDA LOAMY SAND AND MEET THE FOLLOWING GRADATIONS: SAND 85-88%, SILT 8-12%, CLAY 0-2%, AND ORGANIC MATTER 3-5%, PER ENGINEER.
 - 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.
 - PLANTING MUST BE DENSE AND COVER THE ENTIRETY OF THE FILTER SURFACE.

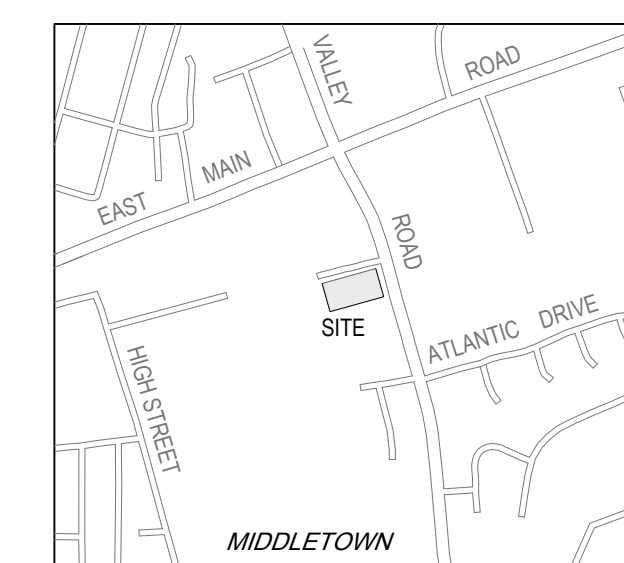
- LANDSCAPE REQUIREMENTS (TOWN OF MIDDLETOWN)**
- EXISTING VEGETATION**
TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS (WHENEVER POSSIBLE)
TREES HAVING GREATER THAN 18" DBH ARE PRESERVED (WHENEVER POSSIBLE)
TREES HAVING GREATER THAN 18" DBH THAT CANNOT BE PRESERVED ARE REPLACED WITH TWO TREES OF AT LEAST 4" DBH
- PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.**
TOTAL PROJECT AREA = 71,208 SF
REQUIRED LANDSCAPE AREA = 17,802 SF
PROVIDED LANDSCAPE AREA = 17,543 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 - 13 TREES 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 - 2 TREES REQUIRED, 5 TREES PROPOSED**
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.



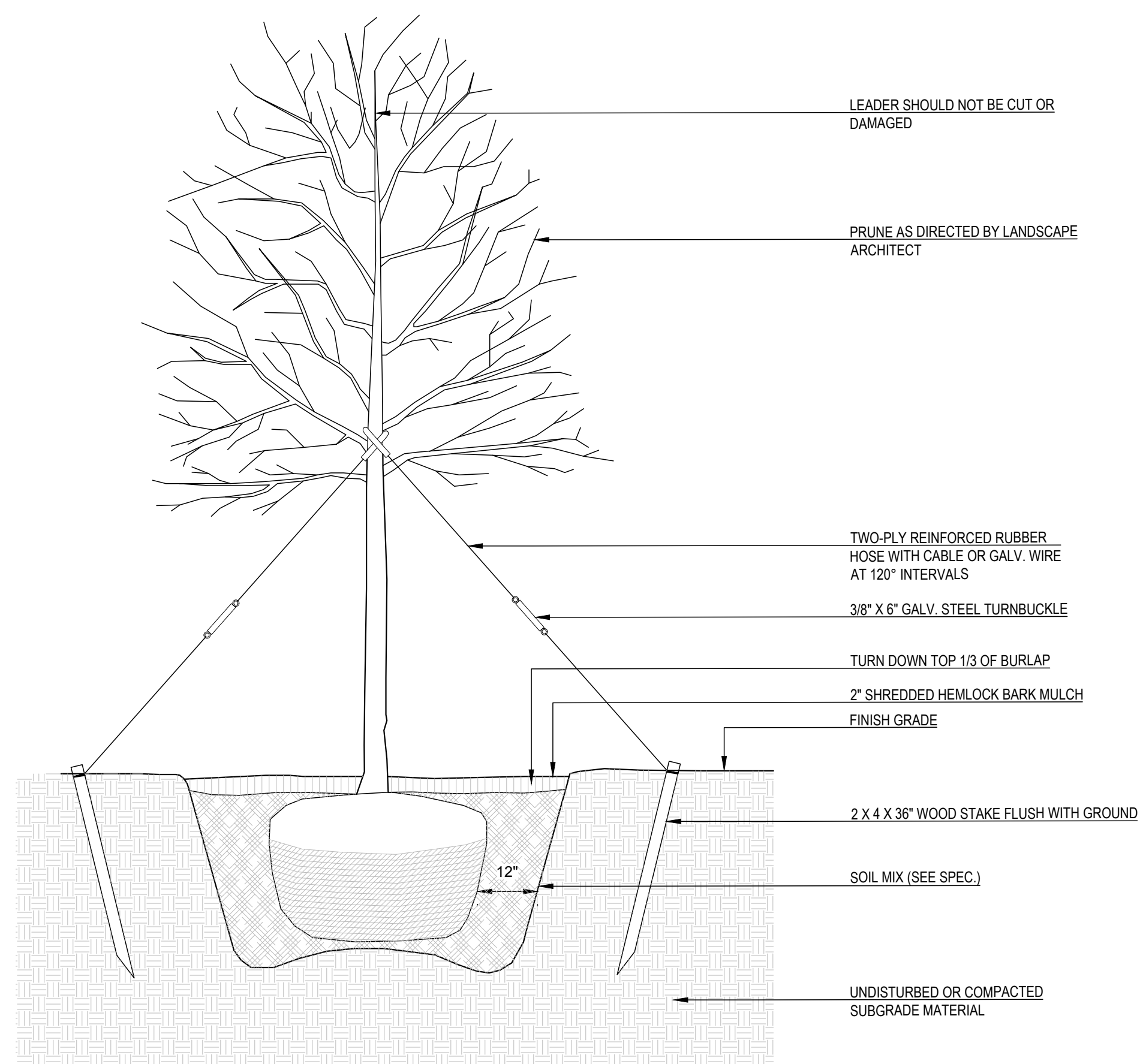


ARCHITECT
CORDTSEN DESIGN
SPENCER CORDTSEN MCCOMBE, AIA, LEED AP
42 WEST MAIN ROAD
MIDDLETOWN, RI 02842
401-619-4689

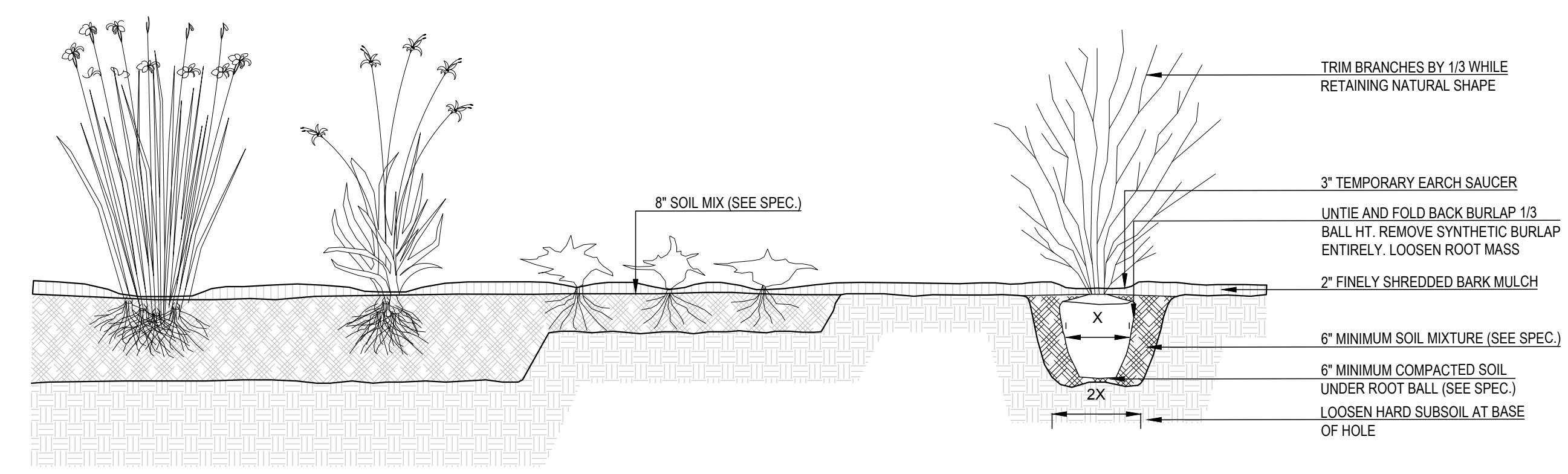
CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING
& CONSULTING LLC
207 HIGH POINT AVE. UNIT 6
PORTSMOUTH, RI 02871
401-354-2550



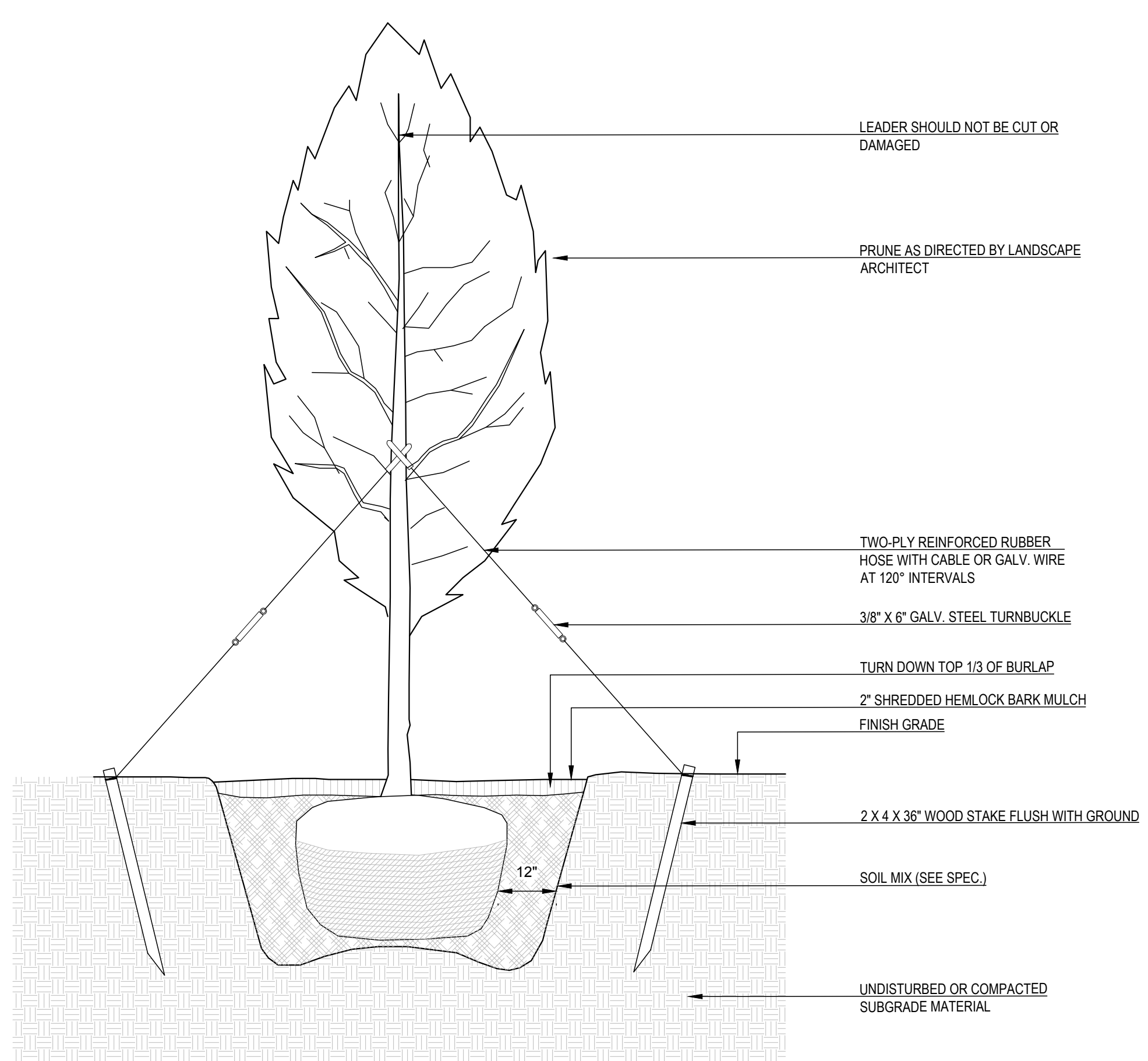
LOCUS MAP



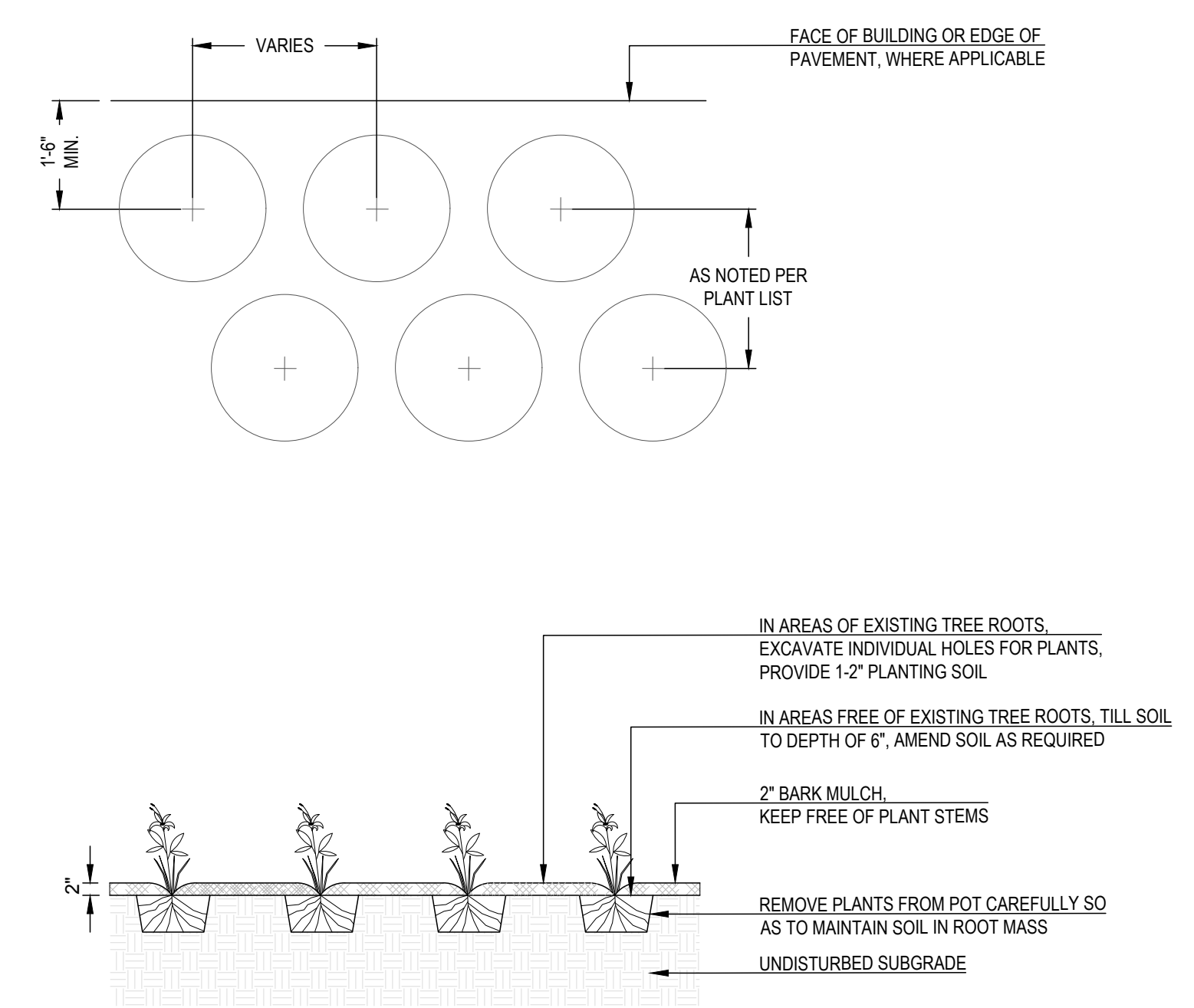
1 DECIDUOUS TREE PLANTING
L1.2 SCALE 1/2" = 1'-0"



2 SHRUB AND GRASS PLANTINGS
L1.2 SCALE 1/2" = 1'-0"



4 EVERGREEN TREE PLANTING
L1.2 SCALE 1/2" = 1'-0"



1 PLANT SPACING
L1.2 SCALE 1/2" = 1'-0"

MIDDLETOWN SELF STORAGE
VALLEY ROAD
MIDDLETOWN, RI



PROJECT NUMBER: 23 403
DRAWN BY: MS
CHECKED BY: PR
SCALE: 1" = 20'-0"
DATE: 1.09.2023

REVISIONS:

PLANTING DETAILS

LANDSCAPE PLANTING SPECIFICATIONS

BY PRODDERS LLC DBA VERDE DESIGN

PART 1 - GENERAL

1.1 SCOPE DESCRIPTION

A. PROVIDE LABOR, MATERIALS, TOOLS, PERMITS, TAXES AND ALL OTHER COSTS CONSIDERED AS NECESSARY TO COMPLETE PLANTING WORK AS INDICATED AND SPECIFIED WITHIN THE LANDSCAPE PLANS BY VERDE DESIGN (LANDSCAPE ARCHITECT).

B. THE INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER AND AS SHOWN ON THE DRAWINGS.

1.2 SPECIFICATIONS AND INSTRUCTIONS

A. LOCAL, MUNICIPAL, AND STATE CODES, LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS.

B. THE PLANTING DESIGN AS INDICATED ON THE PLANS IS DIAGRAMMATIC. SCALED DIMENSIONS ARE APPROXIMATE. VERIFY ALL SITE DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.

C. THE INSTRUCTIONS TO BIDDERS, FROM PRODDERS LLC DBA VERDE DESIGN - HORTICULTURE, SHALL BE COMPLETED AND RETURNED TO THE OWNERS REPRESENTATIVE WITH THE BID BY THE CONTRACTOR AND SHALL BE A PART OF THESE PLANS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ABSENCE OF INSTRUCTION TO BIDDERS.

D. MATTER WHICH THE CONTRACTOR SHALL MEET OR EXCEED IMMEDIATELY LOCATE, ORDER AND PURCHASE, OR HAVE HELD, ALL SPECIFIED PLANT MATERIAL INCLUDING PRE-SELECTED PLANT MATERIAL.

E. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE PLANTING DESIGN AND INSTALLATION AT NO ADDITIONAL CHARGE.

1.3 WORK SCHEDULING

A. THE CONSTRUCTION MANAGEMENT (CM) TEAM IS TO PROVIDE THE DESIGN TEAM AND ALL CONSULTANTS WITH A COMPLETE PROJECT SCHEDULE PRIOR TO ANY CONSTRUCTION STARTING ON THE SITE AND THROUGHOUT THE PROJECT.

B. ALL WORK INCLUDED IN THIS SECTION SHALL BE IN COORDINATION AND IN STRICT COMPLIANCE TO THE PROJECT BENCHMARK DATES.

C. THE OWNER AND THE LANDSCAPE ARCHITECT SHALL APPROVE ANY DEVIATION FROM THE PROPOSED PROJECT SCHEDULE.

D. THE CONTRACTOR SHALL PROCEED WITH THE WORK AS RAPIDLY AS THE SITE BECOMES AVAILABLE, CONSISTENT WITH NORMAL SEASONAL LIMITATIONS FOR PLANTING WORK.

E. THE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH CONSTRUCTION MANAGEMENT TEAM IN ORDER TO ENSURE PLANT MATERIAL IS INSTALLED UNDER THE MOST OPTIMAL CONDITIONS.

1.4 QUALITY ASSURANCE

A. QUALIFICATIONS OF CONTRACTOR:

1. THE CONTRACTOR SHALL BE LICENSED OR CERTIFIED BY THE STATE OF RHODE ISLAND, FOR THE TYPE OF WORK SHOWN ON THE PLANS.

2. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKS AND INSTALLATION SO AS TO OFFER FULL PROTECTION TO THE OWNER FROM ANY POSSIBLE DAMAGE SUE OR LIEN ON THE OWNERS PROPERTY.

3. FOR THE PLANTING THE CONTRACTOR SHALL MEET THE FOLLOWING QUALIFICATIONS:

A. CERTIFIED ARBORIST CONSULTANT AVAILABLE FOR GUIDANCE ON THE PROJECT.

B. MINIMUM OF 5 YEARS OF EXPERIENCE PLANTING AND STABILING TREES OF THE SAME SIZE, SPECIES AND QUANTITIES AS SHOWN ON THE PLANS.

C. THE DESIGNATED PERSONFORMAN SHALL BE PRESENT AT ALL LANDSCAPE PERTINENT PRE-CONSTRUCTION MEETINGS, SOO REVIEW MEETINGS, OWNER ARCHITECT CONTRACTOR (OAC) MEETINGS, AND ON-SITE THROUGHOUT THE DURATION OF THE LANDSCAPE PORTION OF THE PROJECT. THIS DESIGNATED INDIVIDUAL IS THE MAIN POINT OF CONTACT BETWEEN ALL PARTIES INVOLVED AS IT RELATES TO HISHER CONSTRUCTION PROCEDURE.

D. THIS DESIGNATED PERSONFORMAN SHALL ALSO BE THE MAIN POINT OF CONTACT FOR ALL SUBMITALS, SAMPLES AND PROJECT NOTIFICATIONS AS OUTLINED IN THESE SPECIFICATIONS.

E. THIS DESIGNATED PERSONFORMAN SHALL BE FAMILIAR WITH ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS TO ENSURE CONTINUITY FOR THE PROJECT AND PROVIDE CLEAR DIRECTION FOR ALL CONSULTANTS INVOLVED.

F. PERSONS WHOSE OUTLINED ABOVE MUST MEET THE FOLLOWING REQUIREMENTS FOR APPROVAL AS THE MAIN POINT OF CONTACT FOR THE PROJECT:

A. MINIMUM OF 5 YEARS OF SUCCESSFUL AND CONTINUOUS EXPERIENCE ON PROJECTS OF THIS TYPE.

B. MINIMUM OF 3 SUCCESSFUL PROJECT TYPES OF THIS SIZE AND SCOPE INCLUDING COST.

C. CONTRACTOR TO PROVIDE PROF OF THE ABOVE REQUIREMENTS INCLUDING PROJECT EXAMPLES.

D. CONTRACTOR SHALL REVIEW AND TAG PLANTS AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.

E. DISTANT MATERIAL: SUBMIT PHOTOGRAPHS WITH A PERSON ADJACENT TO PLANTS FOR PRELIMINARY REVIEW PRIOR TO ON-SITE REVIEW AT PLACE OF GROWTH. SUCH REVIEW MUST NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROCESS OF THE WORK. PLANT MATERIALS SHALL BE SELECTED FROM THE SAME GEOGRAPHIC REGION AS THE PROJECT SITE. EXPERIENCED SIMILAR GROWING CONDITIONS AS THE PROJECT SITE. THIS INCLUDES REGIONAL EMPACKING ZONES 4+ ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP.

F. UNAVAILABLE MATERIAL: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIES IS NOT ATTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH THE CORRESPONDING ADJUSTMENTS TO CONTRACT PRICE. SIZE SUBSTITUTION INCREASES FROM THE SIZE SPECIFIED GREATER THAN ONE INCH (1") CALIPER SIZE OR TWO FEET (2') HEIGHT FOR EVERGREEN TREES WILL NOT BE ALLOWED. LATE SUBSTITUTIONS ARE AT THE SOLE APPROVAL OF THE LANDSCAPE ARCHITECT.

G. UNAVAILABLE MATERIAL: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIES IS NOT ATTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH THE CORRESPONDING ADJUSTMENTS TO CONTRACT PRICE. SIZE SUBSTITUTION INCREASES FROM THE SIZE SPECIFIED GREATER THAN ONE INCH (1") CALIPER SIZE OR TWO FEET (2') HEIGHT FOR EVERGREEN TREES WILL NOT BE ALLOWED. LATE SUBSTITUTIONS ARE AT THE SOLE APPROVAL OF THE LANDSCAPE ARCHITECT.

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PART 2 - SUBMITTALS

A. WITHIN 35 DAYS AFTER AWARD OF CONTRACT, AND BEFORE ANY PLANTING MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE LANDSCAPE ARCHITECT A COMPLETE LIST OF NURSERIES WHERE PLANTS ARE TO BE OBTAINED AND ANY SUBSTITUTIONS PROPOSED TO BE INSTALLED.

B. INCLUDE COMPLETE DATA ON SOURCE LOCATION, SIZE, QUALITY AND PHOTOS OF PLANT MATERIAL, LISTED ON COMPANY/NURSERY LETTERHEAD AS AN OFFICIAL DOCUMENT, NO EMAIL, MESSAGES OR INFORMAL NOTES WILL BE ACCEPTED. THE DOCUMENT SHALL, AT A MINIMUM, THE NURSERY LOCATION INCLUDING ADDRESS, TELEPHONE, FAX, EMAIL, AND CONTACT NAME.

C. ARRANGE PROCEDURE FOR REVIEW OF PLANT MATERIAL AT THE TIME OF SUBMISSION. THE LANDSCAPE ARCHITECT IS TO REVIEW PLANT MATERIAL AT SOURCE IF REQUIRED BY OWNER. DEMONSTRATE COMPLETE CONFORMANCE WITH THE REQUIREMENTS OF THIS SECTION.

E. TREES AND SHRUBS WILL BE TAGGED BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE AT THE TREE GROWER/NURSERY PRIOR TO PURCHASE, DIGGING AND DELIVERY TO THE SITE IF REQUIRED BY THE OWNER (SEE SECTION 1.4-D).

F. LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE RESERVE THE RIGHT TO REJECT ANY PLANT MATERIAL DELIVERED TO THE SITE THAT IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THIS SECTION. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM THE PROJECT SITE.

A. THE CONTRACTOR SHALL SUBMIT TO THE OWNERS REPRESENTATIVE, THE FOLLOWING ITEMS:

1. SUBMIT, AT THE TIME OF DELIVERY, INVOICE STATEMENTS FOR ORGANIC AMENDMENTS AND FERTILIZERS CERTIFYING DELIVERY TO THE SITE AND QUANTITIES BY BULK/AND/OR WEIGHT.

2. SUBMIT SUPPLIERS STATEMENTS OF CONFIRMATION REGARDING COMPLIANCE OF ORGANIC AMENDMENTS AND FERTILIZERS WITH THESE SPECIFICATIONS.

3. SUBMIT CERTIFICATES FOR THE FOLLOWING ITEMS UPON DELIVERY TO THE JOB SITE:

A. QUANTITY OF COMMERCIAL FERTILIZER AND ORGANIC FERTILIZER.

B. QUANTITY OF SOIL AMENDMENTS.

C. QUANTITY OF SEED.

D. QUANTITY OF OTHER SOIL ADDITIVES PER AGRONOMIC SOILS TEST REPORT.

4. SUBMIT WRITTEN CERTIFICATE OF DELIVERY OF CONTAINER OR BULK MATERIALS.

5. SUBMIT WRITTEN CERTIFICATE OF DELIVERY OF CONTAINER OR BULK MATERIALS.

6. SUBMIT WRITTEN CERTIFICATE OF QUANTITY AND QUALITY OF PLANT MATERIALS.

A. ITEMS TO BE SUBMITTED PRIOR TO INSTALLATION FOR APPROVAL BY THE LANDSCAPE ARCHITECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING ITEMS:

1. TREE AND SHRUB PLANTING FERTILIZER TABLETS OR GRANULES.

2. HARDWOOD BARK MULCH: ONE (1) PNT

3. ROOT BARRIER: TWO (2) PANEL SAMPLES

4. TREE EARTH ANCHOR SYSTEM: TWO (2) EARTH ANCHORS WITH CABLE ATTACHMENTS

5. ROOT BALL TENSION STRAP: TWO (2) NYLON STRAPS AND RATCHETS

6. TOPSOIL PLANTING MIX: ONE (1) PNT

7. ANY ADDITIONAL SPECIFIC ITEMS (SECTION 5 MATERIALS)

A. LANDSCAPE ARCHITECT WILL REVIEW AND TAG PLANTS AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.

B. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.

C. SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.

D. REVIEW: REQUEST FOR A REVIEW OF PLANT MATERIALS AND QUANTITIES AT PLACE OF GROWTH OR FROM NURSERY SHIPMENT SITE AT LEAST 7 DAYS IN ADVANCE OF SHIPPING TO THE PROJECT SITE. RIGHT IS RESERVED TO REFUSE REVIEW AT THIS TIME BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, OR IF A SUFFICIENT QUANTITY OF PLANTS IS NOT AVAILABLE.

E. TRANSPORTATION: CONTRACTOR SHALL ACCOMPANY LANDSCAPE ARCHITECT AND/OR OWNER TO ALL REVIEWS OF PLANT MATERIALS BEFORE ANY PURCHASING OR DIGGING OF MATERIALS. LANDSCAPE ARCHITECT WILL REVIEW AND TAG PLANTS AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.

F. DISTANT MATERIAL: SUBMIT PHOTOGRAPHS WITH A PERSON ADJACENT TO PLANTS FOR PRELIMINARY REVIEW PRIOR TO ON-SITE REVIEW AT PLACE OF GROWTH. SUCH REVIEW MUST NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROCESS OF THE WORK. PLANT MATERIALS SHALL BE SELECTED FROM THE SAME GEOGRAPHIC REGION AS THE PROJECT SITE. EXPERIENCED SIMILAR GROWING CONDITIONS AS THE PROJECT SITE. THIS INCLUDES REGIONAL EMPACKING ZONES 4+ ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP.

G. UNAVAILABLE MATERIAL: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIES IS NOT ATTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH THE CORRESPONDING ADJUSTMENTS TO CONTRACT PRICE. SIZE SUBSTITUTION INCREASES FROM THE SIZE SPECIFIED GREATER THAN ONE INCH (1") CALIPER SIZE OR TWO FEET (2') HEIGHT FOR EVERGREEN TREES WILL NOT BE ALLOWED. LATE SUBSTITUTIONS ARE AT THE SOLE APPROVAL OF THE LANDSCAPE ARCHITECT.

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B. TESTING: AGENCY: CONTRACTOR TO SUBMIT CONTACT INFORMATION OF DESIGNATED TESTING LABORATORY PRIOR TO PROVIDING SAMPLES TO THE LAB FOR TESTING. LANDSCAPE ARCHITECT SHALL APPROVE SOIL TESTING LABORATORY PRIOR TO TESTING. CONTRACTOR TO PAY COST OF TESTING OF MATERIALS NOT MEETING SPECIFICATIONS AS STATED WITHIN REPORT SHALL BE COMPLETED WITHIN (3-5) BUSINESS DAYS OF RECEIVING ANY SOIL SAMPLES FROM CONTRACTOR.

C. SUBMIT REPORT THREE (3) WEEKS PRIOR TO MATERIAL INSTALLATION IN SOIL ANALYSIS REPORT. INDICATE SUITABILITY OF SOIL TYPES FOR ORNAMENTAL TREES AND SHRUBS AND LAWN GROWTH IF NOT SUITABLE. STATE QUANTITIES OF SAND, ORGANIC MATTER, NITROGEN, PHOSPHORUS, POTASH, AND ANY ALUMINUM SULPHATE OR OTHER SOIL AMENDMENTS TO BE ADDED TO MAKE TOPSOIL SUITABLE. INCLUDE RECOMMENDATIONS TO IMPROVE LEVEL OF ORGANIC MATTER.

D. POST-INSTALLATION AGRONOMIC SOIL REPORTS: WHEN ALL PLANTING OPERATIONS ARE COMPLETE, AND NO LATER THAN FOURTEEN (14) DAYS PRIOR TO FINAL ACCEPTANCE INSPECTION, SUBMIT A SOIL ANALYSIS REPORT TO THE LANDSCAPE ARCHITECT FROM FOUR (4) DIFFERENT LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE SOIL ANALYSIS SHALL BE MADE BY APPROVED SOIL TESTING LABORATORY STATING PERCENTAGES OF SILT,

