

MIDDLETOWN
SELF STORAGE
VALLEY ROAD
MIDDLETOWN, RI

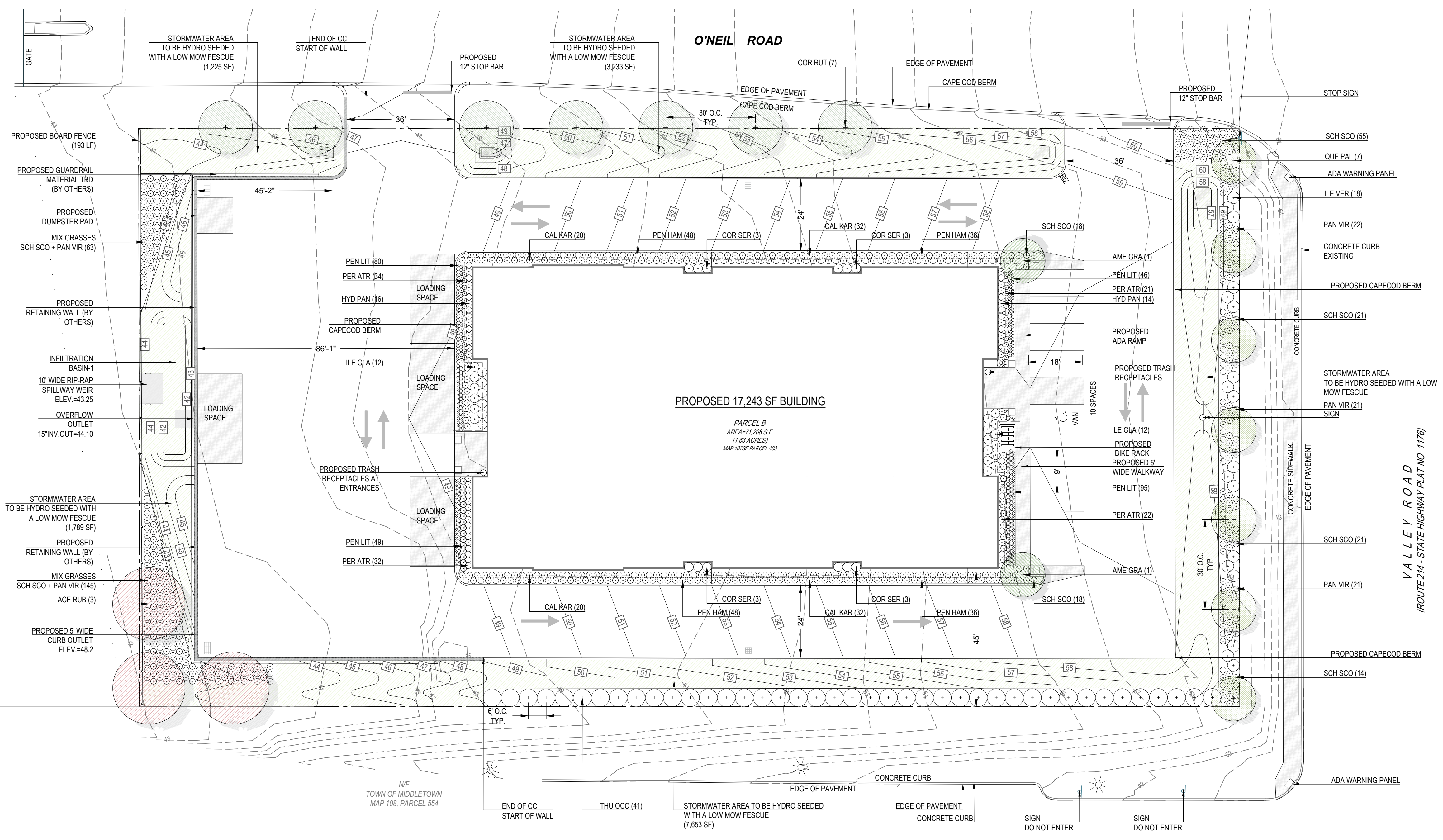


PROJECT NUMBER: 23 403
DRAWN BY: MS
CHECKED BY: PR
SCALE: 1" = 20'-0"
DATE: 01.26.2023

REVISIONS:

1	01.26.2023	LANDSCAPE AREA %

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 ATRIPLICIFOLIA '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'	HAMELN 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 HYDROSEEDED				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 = 71,405 SF
REQUIRED LANDSCAPE AREA = 17,851 SF (25% OF PROJECT AREA)
PROVIDED LANDSCAPE AREA = 20,216 SF (±28% 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 - 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.

