

LANDSCAPE PLANS

Neon Marketplace

LOCATED AT:

1149 Division Street
Assessor's Plat 215, Lot 008
Warwick, Rhode Island

PREPARED FOR:

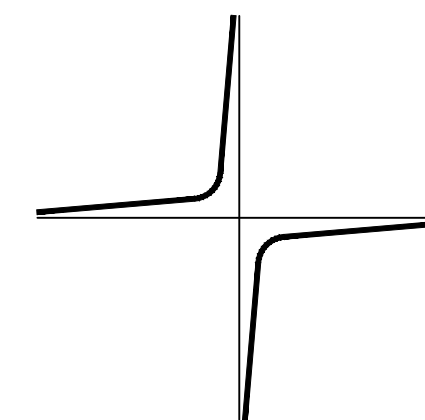
TPG Dev Con
1140 Reservoir Avenue
Cranston, Rhode Island 02920

SHEET INDEX

NUMBER	TITLE	ISSUED FOR PERMITTING	REVISIONS
	COVER SHEET		
1	PLANTING PLAN	06-30-2021	07-20-2021 10-25-2021 10-26-2021
2	PLANTING NOTES AND DETAILS	06-30-2021	10-25-2021 10-26-2021

ARCHITECTURE

Cordtsen Design Architecture
42 West Main Road
Middletown, RI 02842
401-619-4689



PREPARED BY:

JOHN C. CARTER & CO., INC.

960 BOSTON NECK RD., NARRAGANSETT, RI
(401) 783 - 3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

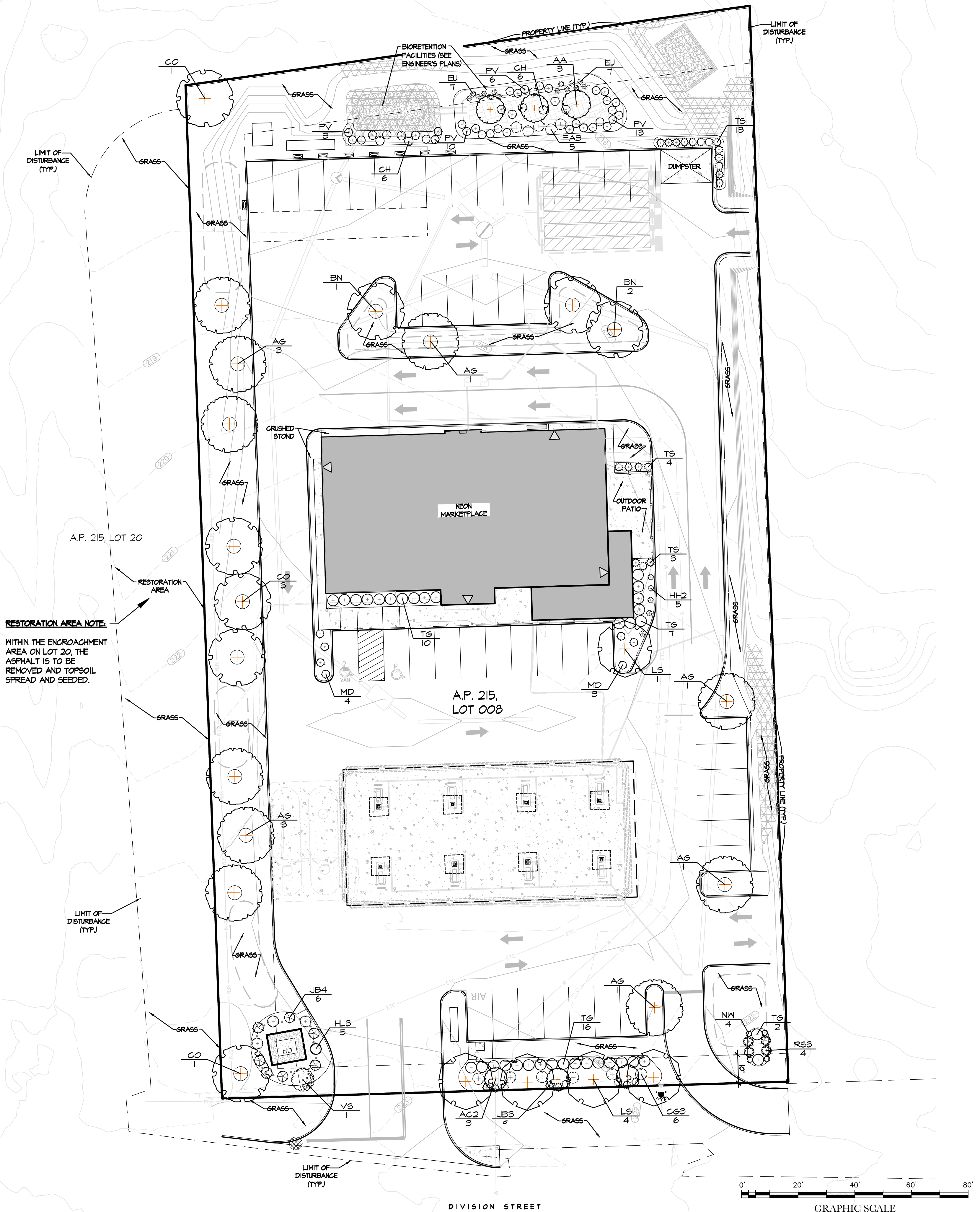
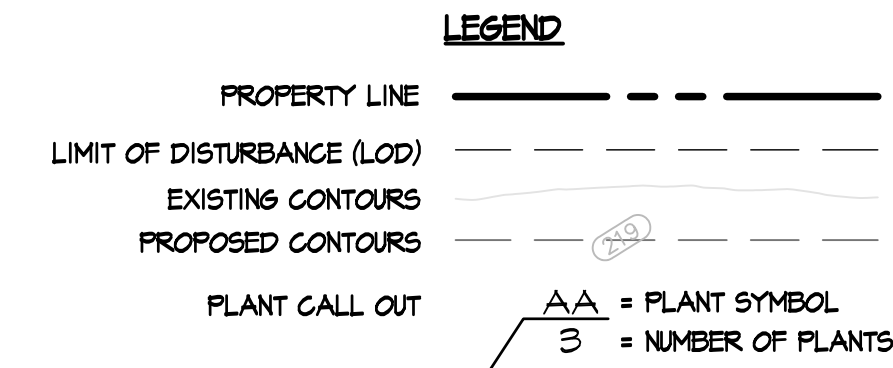
ENGINEER

DiPrete Engineering
2 Stafford Court
Cranston, Rhode Island
401-943-1000

NOTES:

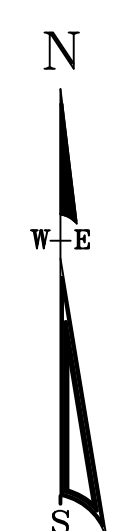
GENERAL:

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING, TITLED '0161-221-SEND-NK', DATED JUNE 10, 2021, AND REVISIONS PLAN 0161-221-ALLS-DATA-OLAR-20210105.
2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-1233.



RESTORATION AREA NOTE:
WITHIN THE ENCROACHMENT AREA ON LOT 20, THE ASPHALT IS TO BE REMOVED AND TOPSOIL SPREAD AND SEEDED.

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC2	3	ACER PALMATUM DIS. ATROPUR. 'CRIMSON QUEEN'	CRIMSON QUEEN JAPANESE MAPLE	7 GAL
AG	10	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	2-1/2 TO 3" CAL.
AA	3	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5-6" HT.
BN	3	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	12-14" HT.
CO	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2-1/2 TO 3" CAL.
LS	5	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	2-1/2 TO 3" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CG3	6	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF SAWARA CYPRESS	3 GAL
CH	12	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	3 GAL
FAS	5	FOTHERGILLA GARDENII 'MT. AIRY'	DWARF WITCHALDER	3 GAL
HL3	5	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GAL
JB4	6	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	4-5' HT
JB3	4	JUNIPERUS SQUMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL
MD	7	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	3 GAL
TG	35	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	18-24" HT.
TS	20	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' HT
VS	1	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA JAPANESE SNOWBALL	24-36" HT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FV	32	PANICUM VIRSATUM	SWITCH GRASS	2 GAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EU	14	EUTROCHUM DUBIUM 'BABY JOE'	BABY JOE PYE WEED	2 GAL
HH2	5	HEMEROCALLIS X EVERBLOOMING MIX	HAPPY RETURNS & RUBY STELLA DAYLILY MIX	2 GAL
NW	4	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL
ROSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
R33	4	ROSA DRIFT GROUNDCOVER 'SWEET'	SWEET DRIFT ROSE	3 GAL



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LANDSCAPE PLAN

NEON MARKETPLACE

ASSESSOR'S PLAT 215 LOT 008
1149 DIVISION STREET
WARWICK, RHODE ISLAND

PREPARED BY

JOHN C. CARTER & COMPANY, INC.

LANDSCAPE ARCHITECTURE

960 Boston Neck Road
Narragansett, RI 02882
(401)783-3500 Fax: (401) 792-1327

PREPARED FOR

TPG Dev Con

1140 Reservoir Avenue
Cranston, RI 02920

JUNE 30, 2021

DWN. BY: L.M.W.

SHEET 1 OF 2

NO.	DATE	DESCRIPTION	BY
3	10/26/21	RESPONSE TO BIDOT COMMENTS	J.C.C.
2	10/25/21	RESPONSE TO SITE LAYOUT	J.C.C.
1	07/20/21	ALLIATE LIGHTING CONFLICT	J.C.C.

NOTES:

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PLANTING BED PREPARATION:

ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

1. ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
2. THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
3. ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

PLANTING:

1. PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
3. DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
5. ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
6. AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
7. ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
8. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AND SITE CONDITIONS. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

MAINTENANCE & WARRANTY:

1. THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
2. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
3. AFTER A PERIOD OF ONE FULL YEAR FROM THE DATE OF PLANTING, THE CONTRACTOR OR OWNER SHALL REMOVE ALL STAKES, GUY WIRES, TAPE AND REPLACE ANY DEAD PLANT MATERIAL.
4. ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
5. IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.
6. ALL LANDSCAPING MUST BE MAINTAINED THROUGHOUT THE ENTIRE LIFE OF THE PROJECT AND ANY PLANT MATERIAL THAT DIES WITHIN THIS TIME PERIOD SHALL BE REPLACED BY THE OWNER OR CONTRACTOR.

LAYOUT:

1. AFTER THE PLANTING BEDS ARE PREPARED, THE PLANTS SHALL BE PLACED ON THE GROUND WHERE SHOWN ON THE PLAN.
2. THE PLANTS SHALL BE ORIENTED IN SUCH A MANNER TO RESULT IN THE MOST UNIFORM AND VIGOROUS SIDE OF THE PLANT FACING THE FRONT.
3. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND SHALL INSPECT AND APPROVE THE LOCATIONS BEFORE THEY ARE PLANTED.

SODDING:

1. AREAS ON THE PLAN THAT ARE LABELED 'GRASS' ARE TO BE SODDED.
2. SOD SHALL BE LIVE, FRESH, AND OF SUITABLE CHARACTER FOR THE PURPOSE INTENDED AND FOR THE SOIL ON WHICH IT WILL BE PLACED. SODS SHALL BE AT LEAST 2-SQUARE FEET IN AREA AND SHALL BE THICK ENOUGH TO CONTAIN ALL NATURAL ROOTS WITHOUT MUTILATION. IN NO CASE WILL SODS BE PERMITTED TO BE UNDER ¾" THICK OR OVER 1" THICK, UNLESS EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS PROCURED. SOD STORED LONGER THAN 36 HOURS WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
3. RECOMMENDED SODDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15.
4. SOD INSTALLATION: THE SOD BED SHALL BE MOIST AND BE WATERED CONTINUOUSLY DURING THE SODDING OPERATION. SOD SHALL BE LAID IN THE LONGEST DIMENSION PARALLEL TO THE CONTOURS. THE FIRST ROW OF SOD SHALL BE LAID A STRAIGHT LINE WITH THE SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL/VERTICAL JOINTS SHALL BE STAGGERED BY A MINIMUM OF 12" TO PROMOTE UNIFORM GROWTH AND STRENGTH. SOD SHALL NOT BE STRETCHED OR OVERLAPPED AND ALL JOINTS SHALL BE BUTTED TIGHT.
5. AFTER THE SOD IS PLACED, IT SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SOD BED BY TAMPING OR HAND ROLLING. THIS PROCEDURE SHALL NOT DEFORM THE SOD. THE CONTRACTOR SHALL CUT THE SOD TO LINE AS INDICATED ON THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

IRRIGATION:

ALL AREAS OF SOD ARE TO BE IRRIGATED WITH SPRAY HEADS. PLANTING BEDS ARE TO BE IRRIGATED WITH DRIP LINES.

CITY OF WARWICK - CODE OF ORDINANCES

SECTION 300 - ESTABLISHMENT OF CLASSIFICATION OF DISTRICTS

301 DISTRICTS

TABLE 2B DIMENSIONAL REGULATIONS - GENERAL BUSINESS (GB)

MINIMUM LANDSCAPED OPEN SPACE REQUIRED	LANDSCAPED OPEN SPACE PROVIDED
10%	95%

SECTION 505 - LANDSCAPING AND SCREENING REQUIREMENTS FOR NONRESIDENTIAL USES

505.1 MINIMUM LANDSCAPED BUFFER

1. A TEN-FOOT-WIDE LANDSCAPED BORDER SHALL BE PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS.

A TEN-FOOT-WIDE LANDSCAPED BORDER IS PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR CURB CUTS.

1. ALL OUTDOOR TRASH RECEPTACLES, DUMPSTERS AND ELECTRICAL BOXES SHALL BE SCREENED ON ALL SIDES BY A FENCE AND A TIGHT EVERGREEN HEDGE WHOSE HEIGHT SHALL BE GREATER THAN OR EQUAL TO THE HEIGHT OF SAID STRUCTURE, AS SPECIFIED IN SUBSECTION 505.4, PLANT REQUIREMENTS AND SIZES.

PER PLANNING DEPARTMENT RECOMMENDATIONS 14.8, SCREENING OF THE DUMPSTER WITH A TIGHT EVERGREEN HEDGE ON SIDES ABUTTING ADJACENT PARCELS IS PROVIDED. THE PROPOSED PLANTINGS WILL BE BETWEEN FIVE TO EIGHT FEET IN HEIGHT AS SPECIFIED IN SECTION 505.4 WHEN INSTALLED.

505.3 TREE PRESERVATION AND PROTECTION

NO TREES CURRENTLY EXIST ON THIS SITE.

505.4 PLANT REQUIREMENTS AND SIZES

1. SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN AND SHALL SATISFY THE SIZE REQUIREMENTS SET FORTH IN THIS SECTION.

A CONTINUOUS PLANTING OF SHRUBS IS PROPOSED WHICH MEETS THE SIZE REQUIREMENTS SET FORTH IN THIS SECTION.

THERE IS APPROXIMATELY 162 LINEAR FEET OF LANDSCAPING.

TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
162 / 95 =	24 SHADE TREES	104	110
22 SHADE TREES			

3. MINIMUM SIZE FOR ALL SHADE TREES SHALL BE BETWEEN 2.5 AND 3 (THREE) INCHES IN DIAMETER, AND 12-14 FEET IN HEIGHT.

ALL SHADE TREES ARE SPECIFIED BETWEEN 2.5 AND 3 (THREE) INCHES IN DIAMETER AND/OR 12-14' IN HEIGHT

4. MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN FIVE TO EIGHT FEET IN HEIGHT.

NO EVERGREEN TREES ARE SPECIFIED. TALL EVERGREEN SHRUBS USED FOR SCREENING, HAVE BEEN SPECIFIED AT 4-5' IN HEIGHT.

5. ALL SHRUBS SHALL BE A MINIMUM OF THREE FEET IN HEIGHT (B4B) OR THREE GALLON (CONTAINERIZED) UNLESS OTHERWISE APPROVED BY THE LANDSCAPE COORDINATOR.

ALL SHRUBS ARE SPECIFIED AS AT LEAST THREE GALLONS.

505.6 PARKING LOT BUFFERS

1. WHEN PARKING AREA IS LOCATED DIRECTLY ADJACENT TO A CITY STREET THE FOLLOWING ALTERNATIVES SHALL BE CONSIDERED TO REDUCE THE VISUAL IMPACT OF THE PARKING AREA. ALTERNATIVES INCLUDE:

1. PROVIDE A TEN-FOOT MINIMUM LANDSCAPED SETBACK AREA EXCLUSIVE OF THAT REQUIRED FOR SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING LOT, TO BE PLANTED WITH TREES AND SHRUBS IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN SECTION 505.4, PLANT REQUIREMENTS AND SIZES.

A TEN-FOOT MINIMUM LANDSCAPED AREA IS PROVIDED BETWEEN DIVISION STREET AND THE PARKING LOT, AND IS PLANTED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 505.4.

1. PROVIDE A MINIMUM OF FIVE PERCENT INTERIOR LANDSCAPING FOR THE PURPOSE OF PLANTING SHADE TREES AND SHRUBS.

INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED
5%	4.1%

2. LANDSCAPING WITHIN THE PARKING AREA SHOULD BE USED TO DELINEATE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS. MECHANICAL EQUIPMENT, TRASH, AND LOADING AREAS SHALL BE SCREENED ON ALL SIDES BY WALLS, FENCES, AND LANDSCAPING, WHICH SHALL CONSIST OF A TIGHT EVERGREEN HEDGE.

LANDSCAPING IS PROVIDED WITHIN THE PARKING AREA TO DELINEATE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS. THE DUMPSTER AREA IS SCREENED PER PLANNING DEPARTMENT RECOMMENDATIONS 14.8, WITH A TIGHT EVERGREEN HEDGE ON SIDES ABUTTING ADJACENT PARCELS.

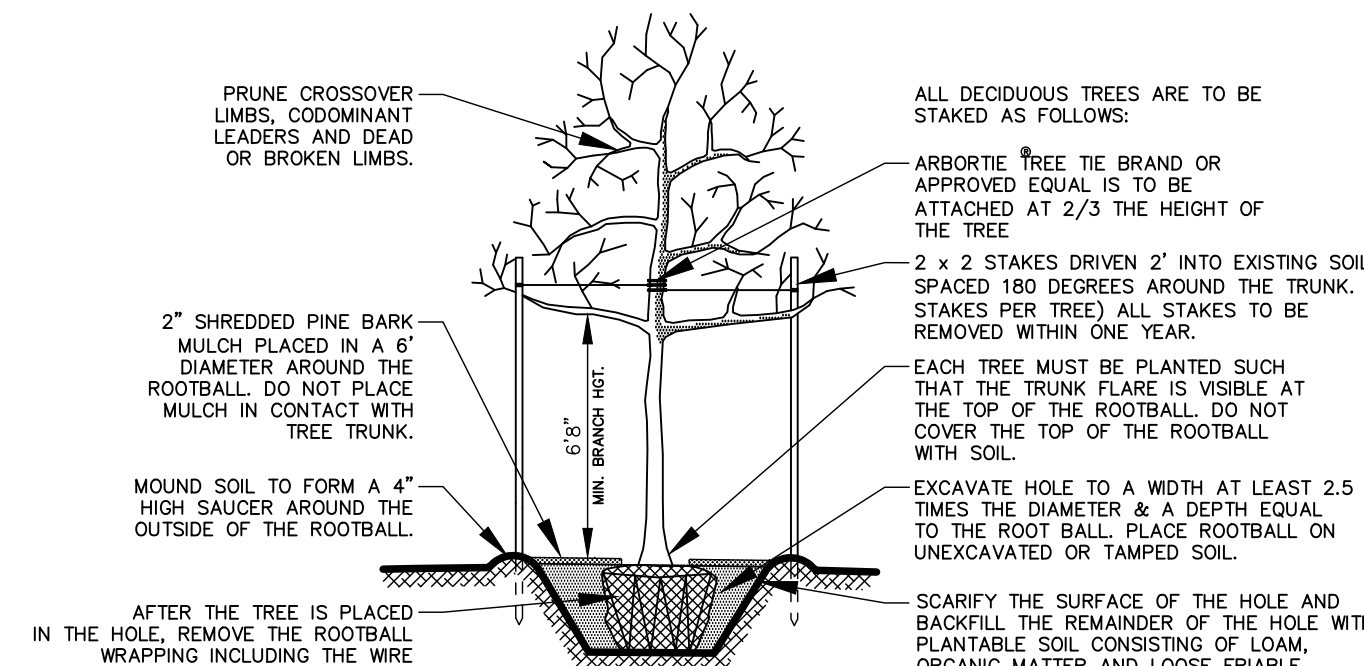
505.7 MAINTENANCE OF LANDSCAPED AREAS

1. AFTER A PERIOD OF ONE FULL YEAR FROM THE DATE OF PLANTING, THE CONTRACTOR OR OWNER SHALL REMOVE ALL STAKES, GUY WIRES, TAPE AND REPLACE ANY DEAD PLANT MATERIAL.

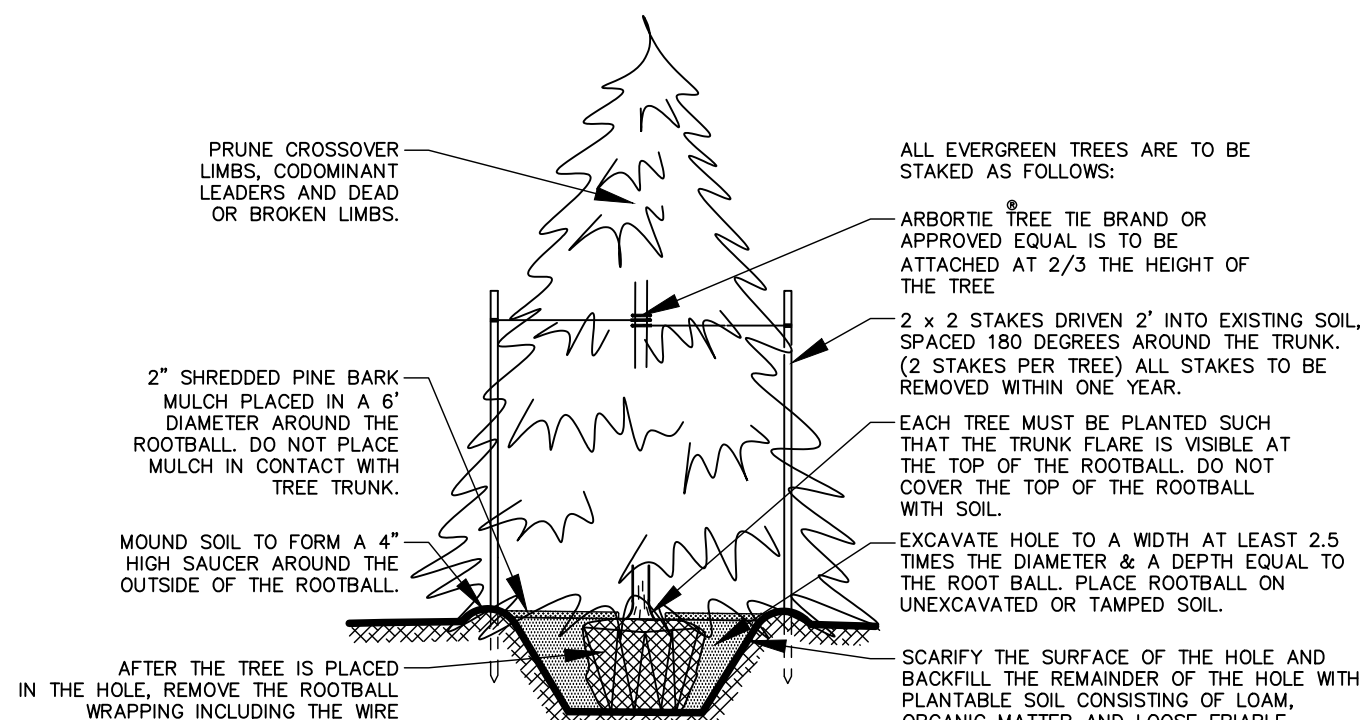
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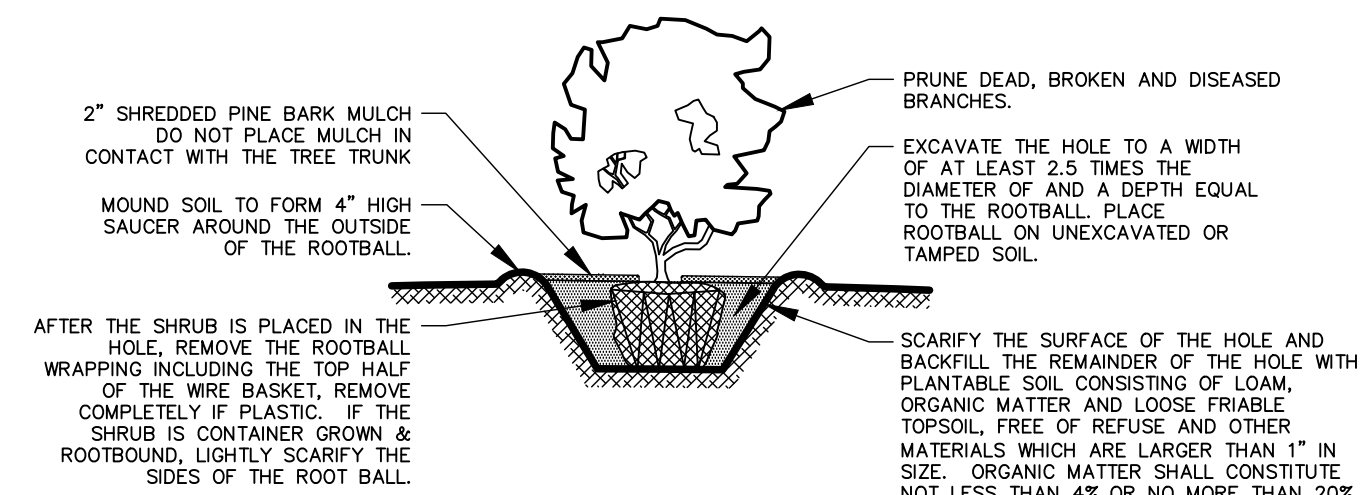
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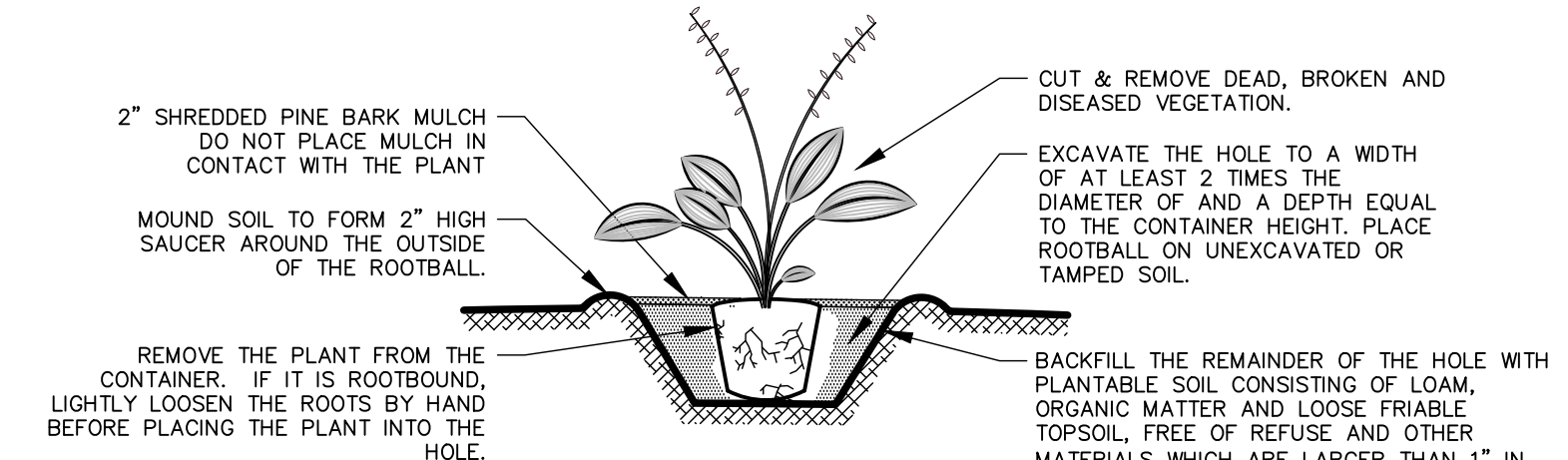
TREE PLANTING DETAIL
NOT TO SCALE
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EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
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SHRUB PLANTING DETAIL
NOT TO SCALE
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PERENNIAL PLANTING DETAIL
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LANDSCAPE NOTES & DETAILS

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Cranston, RI 02920

SHEET **2** OF 2

NO.	DATE	NOTES	J.C.C	BY
2	10/25/21	NOTES		