

JOHN C. CARTER & CO., INC.
960 BOSTON NECK RD. NARRAGANSETT, RI
(401) 783-3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

PLANTING PLAN

1160 POST ROAD

PREPARED FOR:

LOCATED AT:

A.P. 298, LOT 18
WARWICK, RHODE ISLAND

- DRAFT -

FOR REVIEW ONLY
THESE PLANS ARE NOT TO BE
USED FOR PERMITTING OR
CONSTRUCTION

REVISIONS

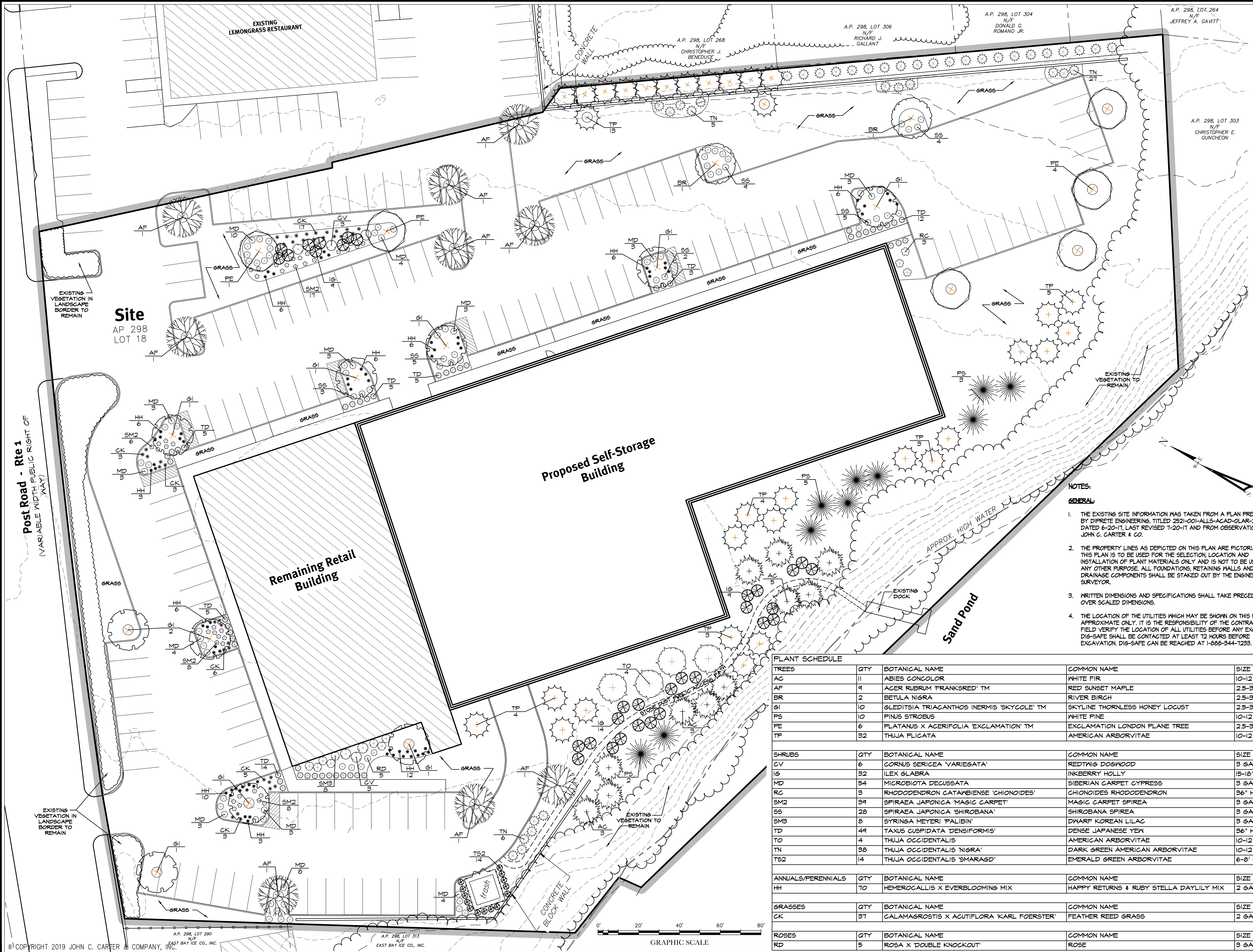
6-13-19 Plantings relocated & added
9-23-19 Plantings adjusted to fit new parking
layout. Evergreen plantings added per Zoning
Board comments.

SCALE: 1" = 20'
DATE: AUGUST 1, 2017

SHEET NUMBER

1 OF 2

DRAWN BY: LWM



NOTES:

GENERAL:

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERS, TITLED 2521-001-ALLS-ACAD-OLAR-20110620, DATED 6-20-17, LAST REVISED 7-20-17 AND FROM OBSERVATIONS BY JOHN C. CARTER & CO.
2. THE PROPERTY LINES AS DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF PLANT 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 THE UTILITIES WHICH MAY BE 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	11	ABIES CONCOLOR	WHITE FIR	10-12' HT
AF	4	ACER RUBRUM 'FRANKSRED'™	RED SUNSET MAPLE	2.5-3" GAL
BR	2	BETULA NIGRA	RIVER BIRCH	2.5-3" GAL
GI	10	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'™	SKYLINE THORNLESS HONEY LOCUST	2.5-3" GAL
PS	10	PINUS STROBUS	WHITE PINE	10-12' HT
PE	6	PLATANUS X ACERIFOLIA 'EXCLAMATION'™	EXCLAMATION LONDON PLANE TREE	2.5-3" GAL
TP	32	THUJA PLICATA	AMERICAN ARBORVITAE	10-12' HT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CV	6	CORNUS SERICEA 'VARIEGATA'	REDTING DOGWOOD	3 GAL
IG	32	ILEX GLABRA	INKBERRY HOLLY	15-18" HT
MD	54	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	3 GAL
RC	3	RHODODENDRON CATANBIENSE 'CHIONOIDES'	CHIONOIDES RHODODENDRON	36" HT.
SM2	34	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	3 GAL
SS	28	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	3 GAL
SMB	8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	3 GAL
TD	44	TAXUS CUSPIDATA 'DENSIFORMIS'	DENSE JAPANESE YEW	36" HT
TO	4	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	10-12' HT
TN	38	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN AMERICAN ARBORVITAE	10-12' HT
TS2	14	THUJA OCCIDENTALIS 'SMARASD'	EMERALD GREEN ARBORVITAE	6-8' HT
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HH	70	HEMEROCALLIS X EVERBLOOMING MIX	HAPPY RETURNS & RUBY STELLA DAYLILY MIX	2 GAL
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	37	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
ROSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RD	5	ROSA X 'DOUBLE KNOCKOUT'	ROSE	3 GAL

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PLANTING BED PREPARATION:

ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

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

PLANTING:

- PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK."
- PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
- DELIVER FRESH DIG 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.
- 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.
- ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
- 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.
- 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.
- RECOMMENDED PLANTING DATES ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

MAINTENANCE & WARRANTY:

- 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.
- AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
- ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
- 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.

LOAMING & SEEDING:

- AREAS ON THE PLAN WHICH ARE LABELED AS "GRASS" ARE TO BE SEED.
- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS "GRASS", ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M18.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PRIOR TO SEEDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
- LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.
- AFTER THE SEED BED IS PREPARED, THE AREA IS TO BE HYDRO-SEEDED. THE HYDRO-SEED SHALL BE APPLIED EVENLY OVER THE SURFACE WITH A BONDED 100% WOOD FIBER MATRIX USING ACCEPTED HORTICULTURAL PRACTICES.
- RATHER THAN HYDRO-SEEDING AS DESCRIBED ABOVE, WITH PERMISSION FROM THE OWNER, THE CONTRACTOR MAY BROADCAST SEED. SEED SHALL BE BROADCAST EVENLY OVER THE PREPARED SURFACE AND WORKED INTO THE TOP 1" OF SOIL.
- SEED SHALL BE 'ENDOPHYTE ENHANCED' (AVAILABLE FROM ALLEN'S SEED STORE, SOUTH COUNTY TRAIL, EXETER, RI; PHONE: 800-521-3919 OR 401-294-2122) OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET.

ENDOPHYTE ENHANCED:	% BY WEIGHT
CHEWING FESCUE	30%
IMPROVED PERENNIAL RYEGRASS	30%
TURF TYPE FALL FESCUE	30%
KENTUCKY BLUEGRASS	10%

RECOMMENDED SEEDING DATES ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.

CITY OF WARWICK, RHODE ISLAND

**CODE OF ORDINANCES
APPENDIX A - ZONING**

505. - LANDSCAPING AND SCREENING REQUIREMENTS FOR NON-RESIDENTIAL USES

505.1 MINIMUM LANDSCAPED BUFFER

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

A LANDSCAPE BORDER AT LEAST TEN-FOOT WIDE HAS BEEN PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT AT CURB CUTS. THE EXISTING VEGETATION SHALL REMAIN AND PLANTINGS SHALL BE ADDED.

(B) A 20-FOOT WIDE LANDSCAPED BORDER SHALL BE PROVIDED ALONG ANY PROPERTY LINE THAT ABUTS A RESIDENTIAL DISTRICT.

A LANDSCAPE BORDER OF AT LEAST 20-FOOT WIDE HAS BEEN PROVIDED WHERE THE PROPERTY LINE ABUTS A RESIDENTIAL DISTRICT.

(C). IN ADDITION TO (SUBSECTION) (B) ABOVE, ANY NONRESIDENTIAL USE ON A LOT THAT ABUTS A DISTRICT LISTED IN (SUBSECTION) (B) ABOVE SHALL BE SCREENED ALONG SUCH ABUTTING PROPERTY LINE BY A WALL OR FENCE (SIX-FOOT MINIMUM HEIGHT) OF SOLID APPEARANCE OR A TIGHT EVERGREEN HEDGE AS SPECIFIED IN SUBSECTION 505.4, PLANT REQUIREMENTS AND SIZES.

A CONCRETE RETAINING WALL, SOLID BOARD FENCE, AND EVERGREEN HEDGE ARE PROVIDED WHERE THE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.

(D). 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 THE SAID STRUCTURE, AS SPECIFIED IN SUBSECTION 505.4, PLANT REQUIREMENTS AND SIZES.

AN OPAQUE FENCE AND TIGHT EVERGREEN HEDGE ARE PROPOSED AROUND THE TRASH RECEPTACLE.

505.4 PLANT REQUIREMENTS AND SIZES

(A). LANDSCAPE PLANS SHALL PROVIDE A SUITABLE MIXTURE OF EVERGREEN, ORNAMENTAL, SHADE TREES, AND SHRUBS TO PROVIDE AN ADEQUATE VISUAL AND NOISE BUFFER BETWEEN ADJACENT LAND USES. REFER TO APPENDIX D.5 OF THE SUBDIVISION DEVELOPMENT REGULATIONS FOR A LIST OF RECOMMENDED TREES AND SHRUBS. FENCES, BERMS AND OTHER STRUCTURAL FEATURES MAY ALSO BE USED TO PROVIDE AN ADEQUATE BUFFERING BETWEEN LAND USES.

THERE IS A COMBINATION OF AN EXISTING SOLID BOARD FENCE AND CONCRETE RETAINING WALL BETWEEN THE ADJACENT USES AND INCLUDES A MIXTURE OF EVERGREEN TREES, SHADE TREES, AND SHRUBS ARE PROPOSED TO PROVIDED ADDITIONAL BUFFERING BETWEEN THE PROPERTY AND THE RESIDENTIAL ZONE TO THE WEST.

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

SHRUBS THAT ARE EITHER THREE FEET IN HEIGHT B4B OR THREE GALLONS, AND EVERGREEN TREES THAT ARE 10-12 FEET IN HEIGHT ARE PROPOSED TO FORM A CONTINUOUS VISUAL SCREEN WHERE THE PROPERTY ABUTS A RESIDENTIAL ZONE.

2. APPROXIMATELY EVERY 35 LINEAR FEET OF LANDSCAPING SHALL CONTAIN ONE SHADE TREE AND FIVE SHRUBS. ALTERNATELY, TWO ORNAMENTAL TREES OR TWO EVERGREEN TREES MAY SUBSTITUTE FOR ONE SHADE TREE.

APPROXIMATELY EVERY 35 LINEAR FEET OF LANDSCAPING, A COMBINATION OF EVERGREEN TREES, SHADE TREES AND SHRUBS ARE PROPOSED. WITHIN 300 FEET THERE ARE FOUR (4) SHADE TREES THIRTEEN (13) LARGE EVERGREEN TREES, THIRTY (30) LARGE SHRUBS/SMALL EVERGREEN TREES AND 13 SHRUBS THAT ARE PROPOSED.

LANDSCAPE STRIP = 300 LINEAR FEET

REQUIRED:	PROPOSED:
9 SHADE TREES OR 17 ORNAMENTAL OR EVERGREEN TREES	4 SHADE TREES AND 13 EVERGREEN TREES
42.85 SHRUBS	32 TALL EVERGREEN SHRUBS OR SMALL TREES & 13 SHRUBS

505.6 PARKING LOT BUFFERS

(A) WHEN A 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 LANDSCAPED STRIP AT LEAST 10 FEET WIDE IS PROPOSED BETWEEN THE PARKING LOT AND THE BACK OF THE SIDEWALK AT THE STREET.

(B) PROVIDE A MINIMUM OF FIVE PERCENT INTERIOR LANDSCAPING FOR THE PURPOSE OF PLANTING SHADE TREES AND SHRUBS. THE FOLLOWING ALTERNATIVES ARE RECOMMENDED:

(1) PROVIDE A CONTINUOUS STRIP BETWEEN EVERY FOUR ROWS OF PARKING. THIS SHOULD BE A MINIMUM OF EIGHT FEET IN WIDTH TO ACCOMMODATE A LOW HEDGE AND SHADE TREES.

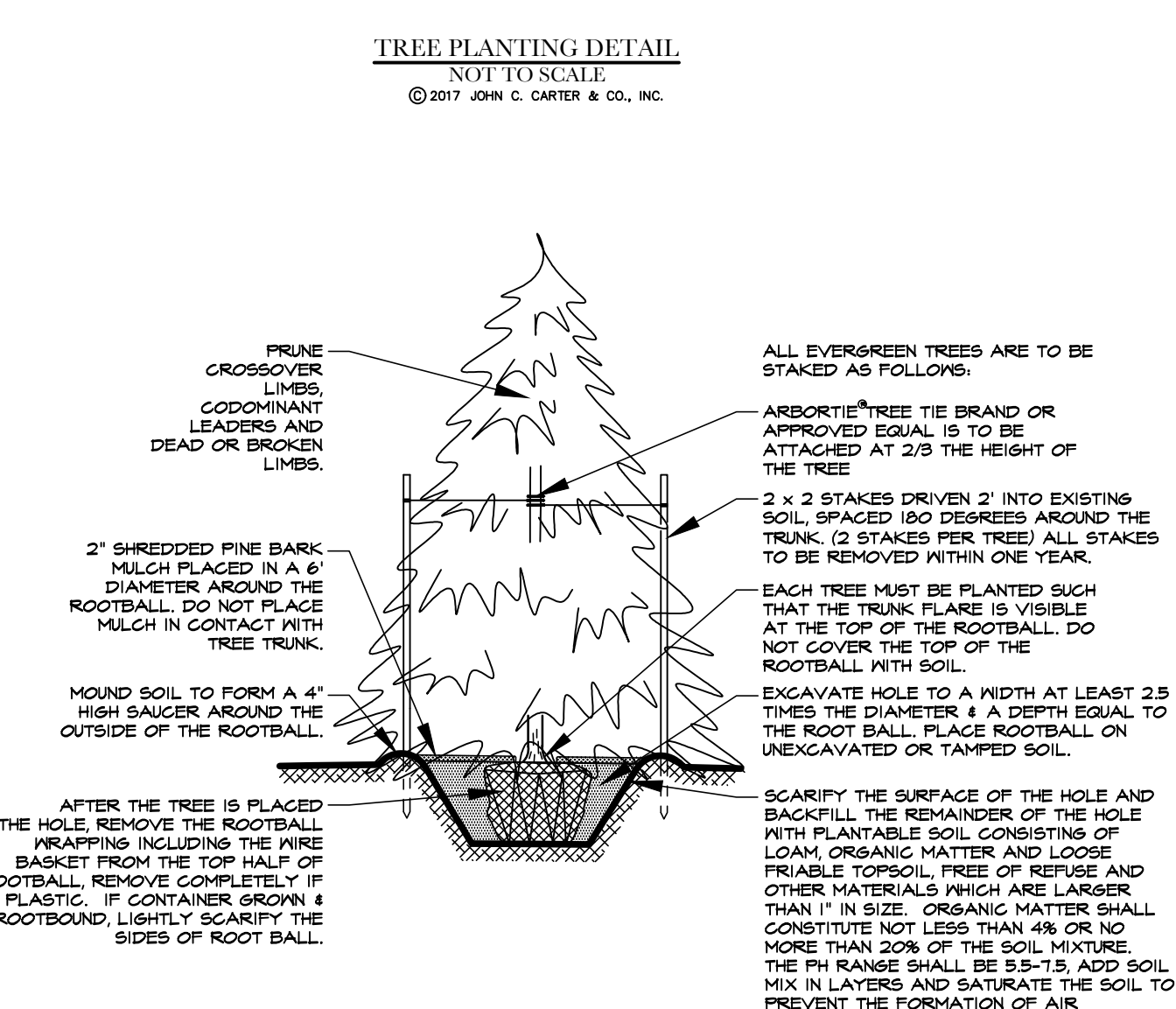
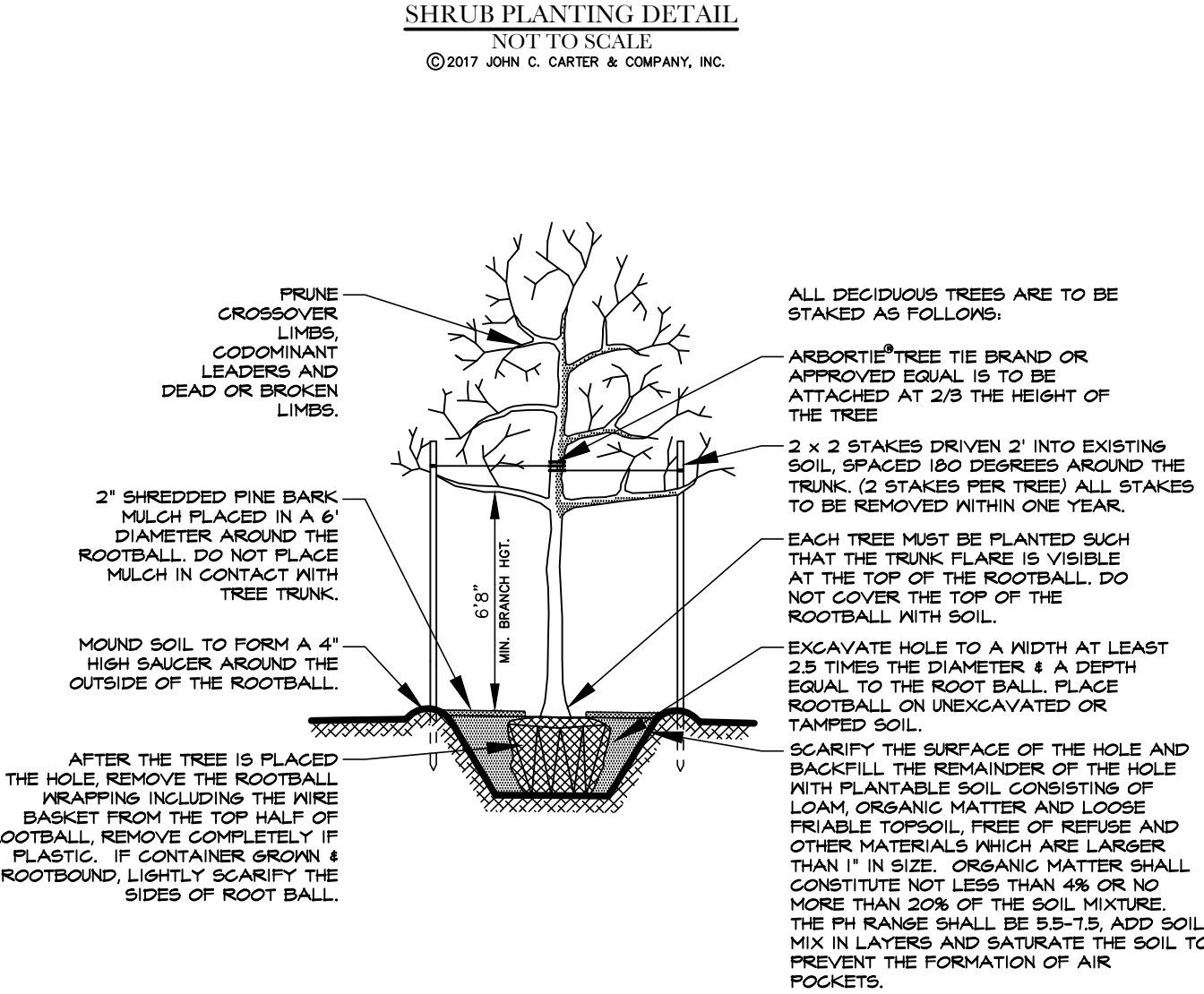
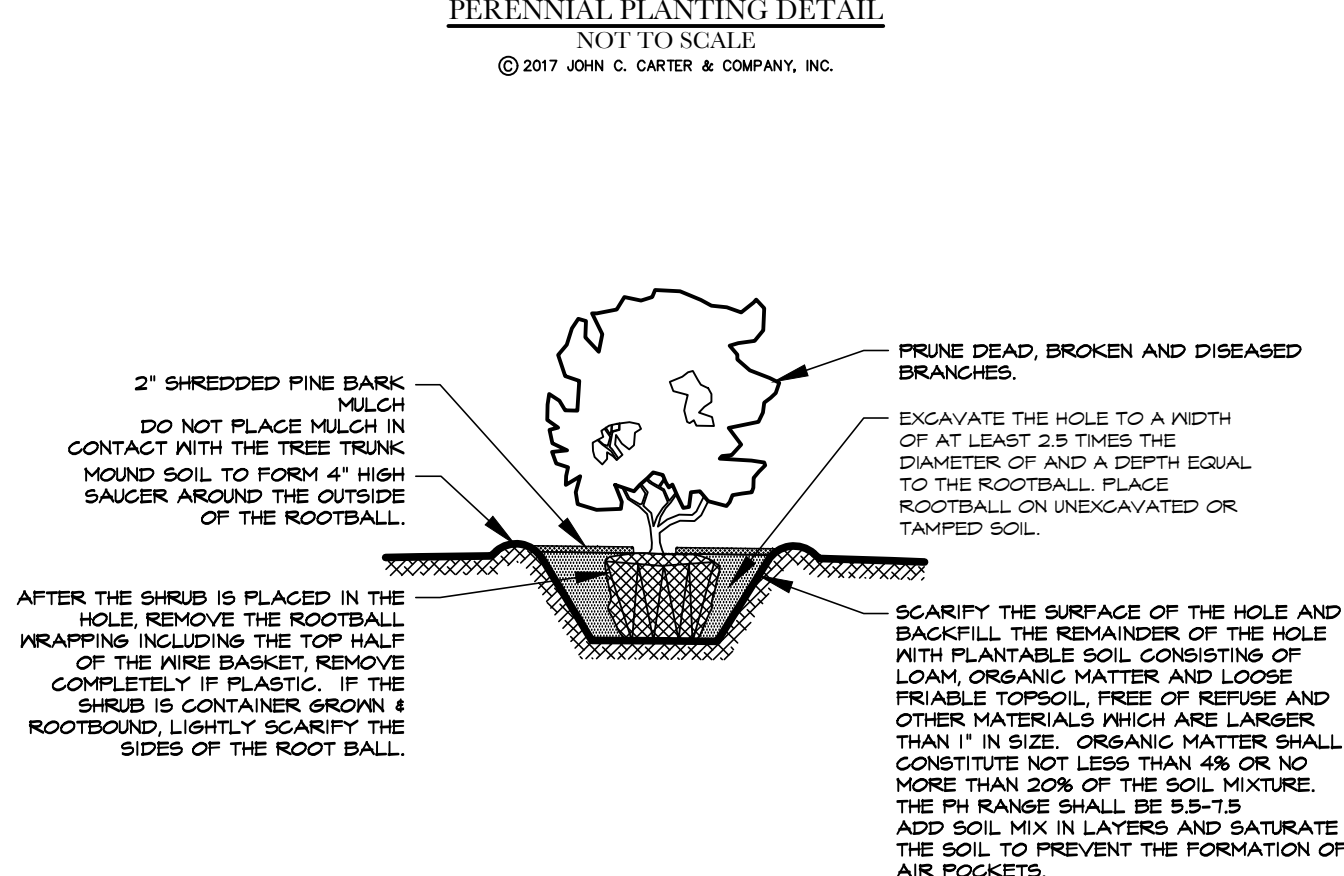
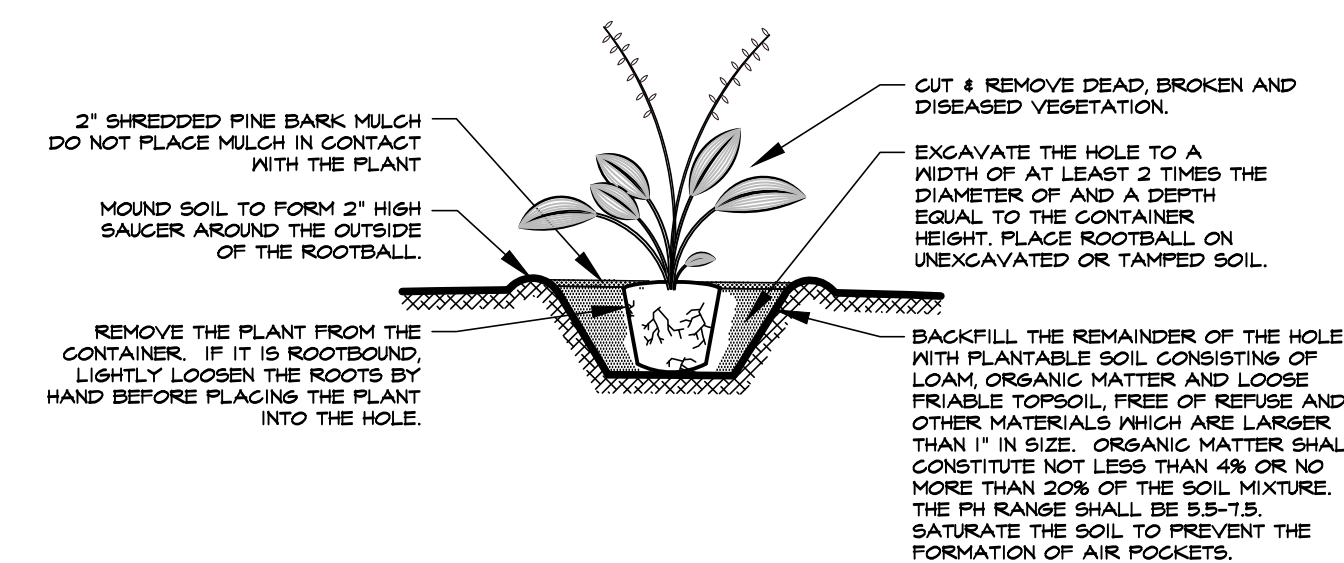
(2) CREATE LARGE PLANTING ISLANDS (OVER 600 SQUARE FEET) TO BE LOCATED THROUGHOUT THE LOT AND PLANTED WITH SHADE TREES, LOW SHRUBS, AND/OR GROUND COVER. THESE SHOULD PREFERABLE BE LOCATED AT THE ENDS OF PARKING ROWS.

(3) PROVIDE PLANTING ISLANDS (A MINIMUM OF NINE FEET WIDE) BETWEEN EVERY TEN TO 15 SPACES TO AVOID LONG ROWS OF PARKED CARS. EACH OF THESE PLANTING ISLANDS SHOULD PROVIDE AT LEAST ONE SHADE TREE HAVING A CLEAR TRUNK HEIGHT OF AT LEAST 6 FEET.

THERE IS APPROXIMATELY 55,067 SQUARE FEET OF PAVEMENT INCLUDING 128 PARKING SPACES PROPOSED. 5% = 2,753.35 INTERIOR LANDSCAPING REQUIRED.

REQUIRED INTERIOR LANDSCAPING	INTERIOR LANDSCAPING PROVIDED
2,753.35 SQ. FT.	15,224 SQ. FT.

THERE IS ONE LARGE PLANTING ISLAND EQUALING 5,063 SQ. FT. PROVIDED. IN ADDITION, PLANTING ISLANDS ARE PROPOSED BETWEEN AT LEAST EVERY 10 PARKING SPACES. EACH OF THESE PLANTING ISLANDS ARE 9 FEET IN WIDTH OR WIDER AND CONTAIN ONE SHADE TREE. ALL SHADE TREES ARE PROPOSED TO HAVE A CLEAR MINIMUM TRUNK HEIGHT OF 6-8 FEET.



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