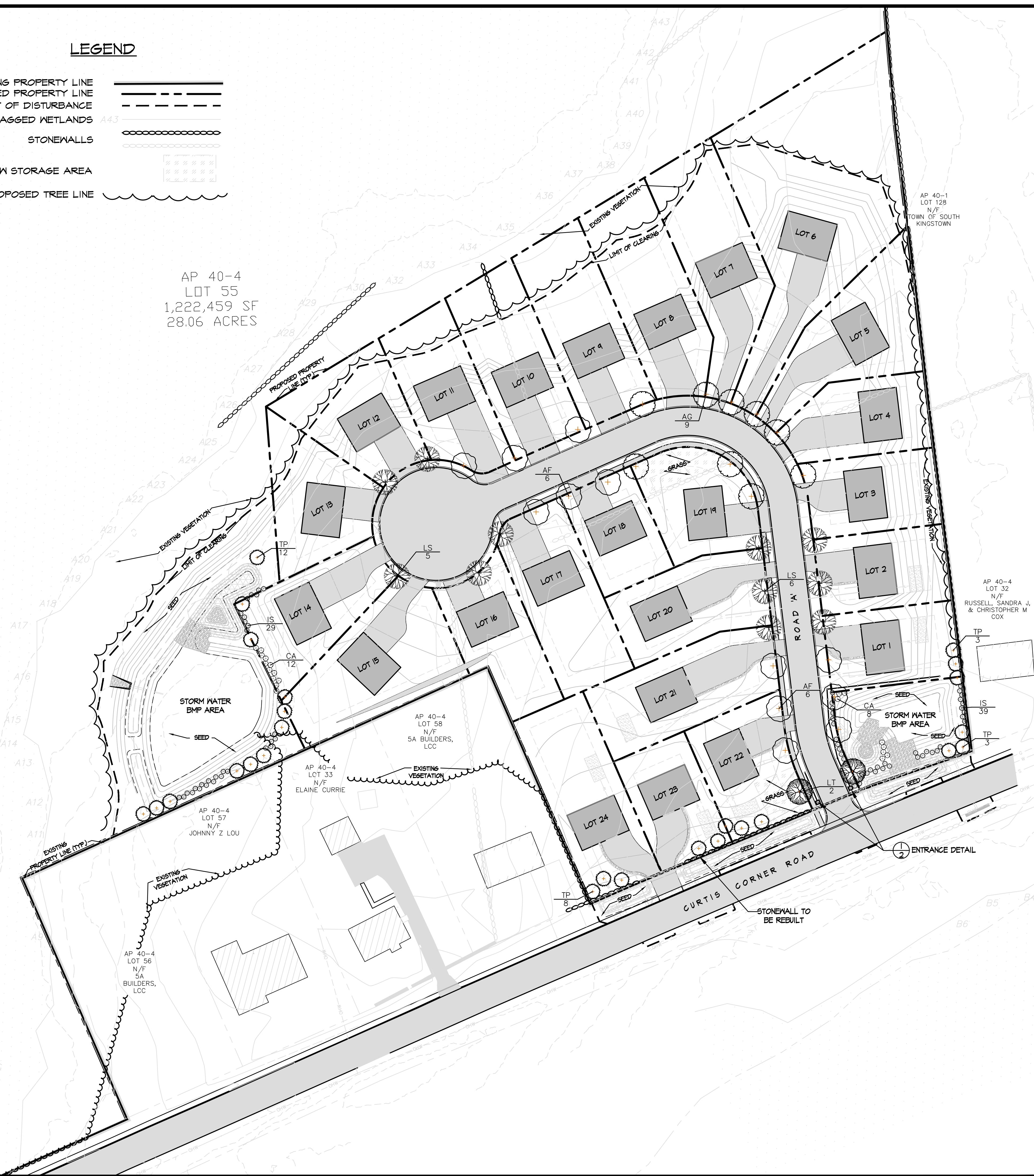


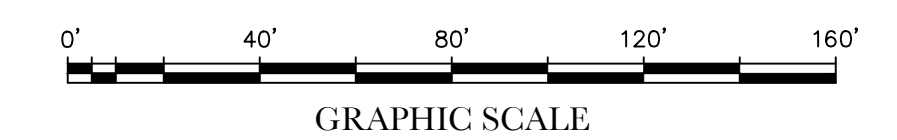
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF DISTURBANCE
- FLAGGED WETLANDS
- STONEWALLS
- SNOW STORAGE AREA
- PROPOSED TREE LINE

AP 40-4
LOT 55
1,222,459 SF
28.06 ACRES



PLANT SCHEDULE PLANT				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AF	12	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET RED MAPLE	1.5-2" CAL.
AG	9	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	1.5-2" CAL.
LS	11	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	1.5-2" CAL.
LT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	1.5-2" CAL.
TP	26	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6" HT.
SHRUBS				
CA	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	20	CLETHRA ALTERNIFOLIA	SWEET PEPPERBUSH	15-18" HT
IS	68	ILEX GLABRA 'SHAMROCK'	INKBERRY	15-18" HT



ISSUED FOR PERMITTING

LANDSCAPE PLAN
THE VILLAGE AT CURTIS CORNER
ASSESSOR'S PLAT 40-4 LOT 55
SOUTH KINGSTOWN, 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
Mr. Alex Petrucci
5A Builders, LLC
Knowlesway Extension
Narragansett, RI 02882

NO.	DATE	LANDSCAPE REVISIONS DESCRIPTION	J.C.C. BY
0	00/00/00		

AUGUST 20, 2020
DWN. BY: L.M.W.

SHEET **1** OF 2

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NOTES:

GENERAL:

- THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY 'X', TITLED 'X', AT A SCALE OF 'X', DATED 'X', AND FROM MEASUREMENTS PERFORMED BY JOHN C. CARTER & CO.
- 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.
- WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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 1-888-344-7233.
- PAVING PATTERNS ON THIS PLAN ARE FOR GRAPHIC ILLUSTRATION PURPOSES ONLY.
- ANY EXISTING STONE WALLS ARE TO BE RELOCATED AND REBUILT ONSITE.

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 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.
- 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 AND SITE CONDITIONS. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER. ANY SUBSTITUTIONS OF LANDSCAPE MATERIALS SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICER.

MAINTENANCE & WARRANTY:

- THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF TWO YEARS 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:

LAWN

- AREAS ON THE PLAN WHICH ARE LABELED AS 'GRASS' ARE TO BE SEEDED WITH 'ENDOPHYTE ENHANCED' SEED MIX.
- 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 M.1.B.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 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. THE SLURRY SHALL INCLUDE WATER, SEED, WOOD FIBER AND A HIGH PHOSPHORUS STARTER FERTILIZER.
- RATHER THAN HYDRO-SEEDING AS DESCRIBED ABOVE, WITH PERMISSION FROM THE OWNER, THE CONTRACTOR MAY BROADCAST SEED. PRIOR TO SEEDING, FERTILIZE WITH A HIGH PHOSPHORUS STARTER FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES. 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: 800-527-3840 OR 401-294-2722) OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET.

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

RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 15.

STORMWATER BASINS

AREAS ON THE PLAN WHICH ARE LABELED AS 'STORMWATER BMP AREA / SEED' ARE TO BE SEEDED WITH **ALLEN'S CONSERVATION MIX:**

%	BY WEIGHT
PERENNIAL RYE	25%
CREeping RED FESCUE	25%
ANNUAL RYE	25%
TALL FESCUE	17%
KENTUCKY BLUE	5%
COLONIAL BENTGRASS	1%

SEED MIXES

- PROVIDE QUALITY SEED DERIVED FROM THE VARIETY INDICATED UNDER 'SEEDING'.
- ALL SEED IS TO BE VIABLE, HEALTHY AND FREE OF INSECTS AND DISEASE.
- SEED IS TO BE INSTALLED AS SPECIFIED IN THE SEEDING NOTES WITH ADEQUATE WATER PROVIDED TO ESTABLISH A HEALTHY GRASS CATCH.
- RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE.
- SEED SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

TOWN OF SOUTH KINGSTOWN

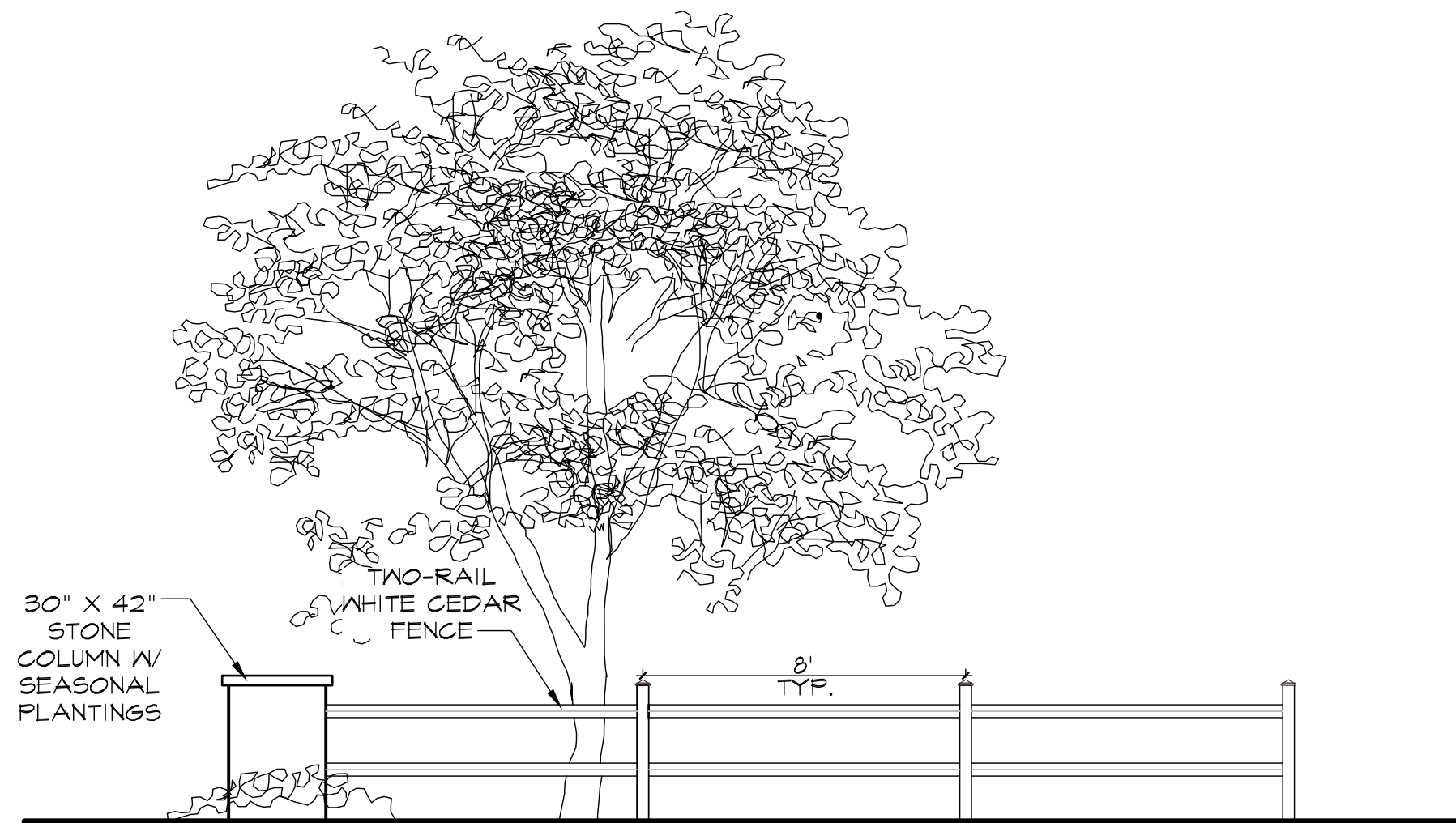
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

ARTICLE XIII DESIGN AND PUBLIC IMPROVEMENT STANDARDS

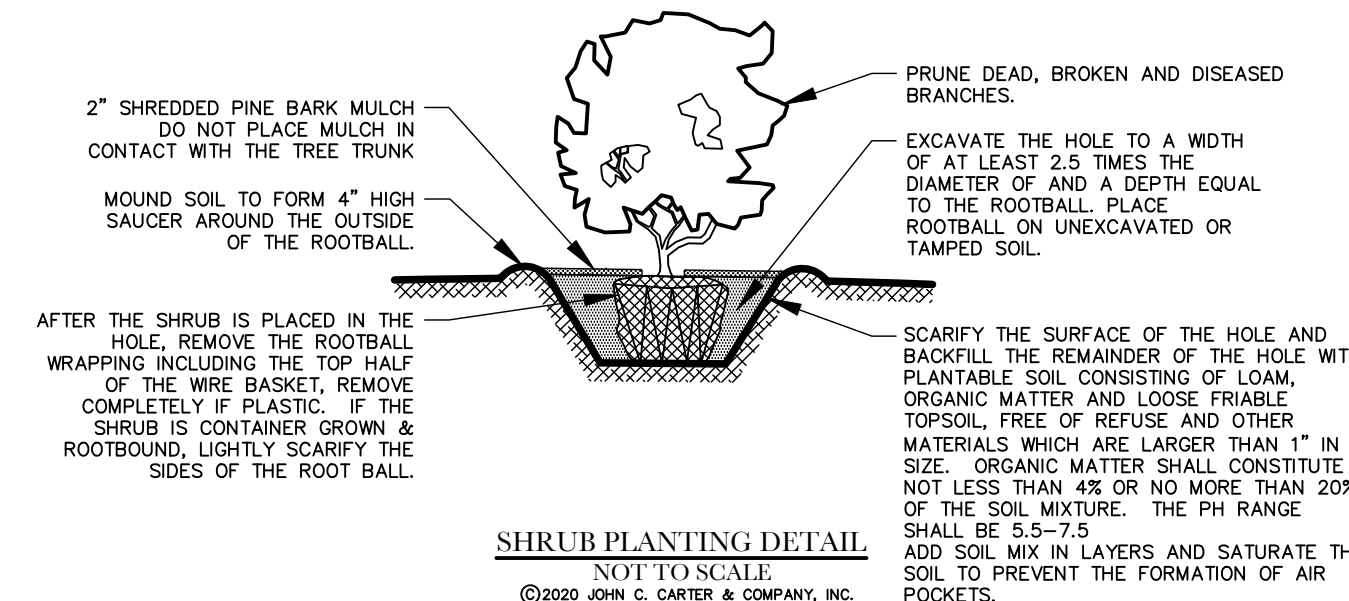
B. STREET DESIGN STANDARDS

1B. STREET TREES

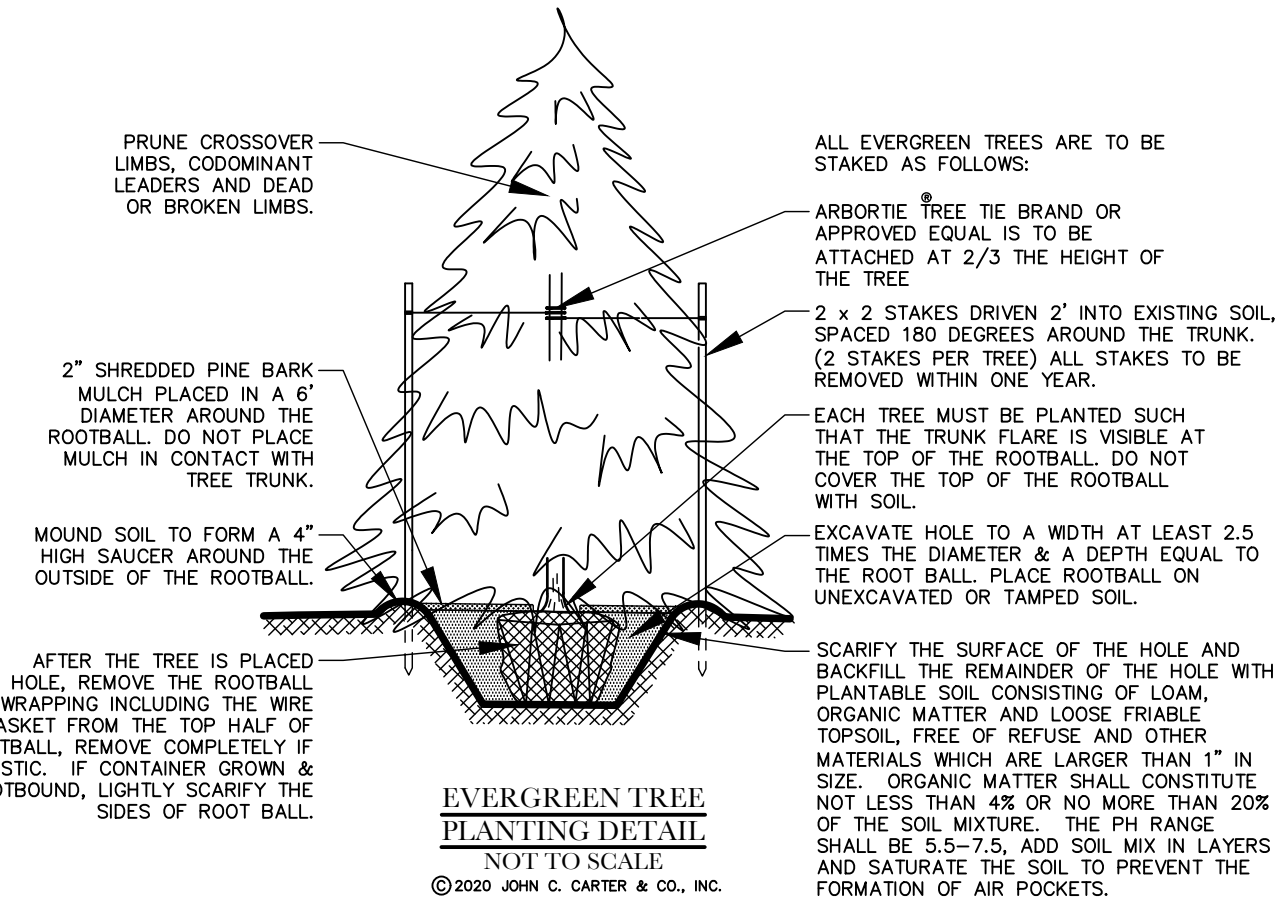
STREET TREES ARE PROPOSED TO BE LOCATED WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY AND SHALL BE SPACED APPROXIMATELY 30 TO 50 FEET ON CENTER. THE SPECIES HAVE BEEN CHOSEN FOR SUITABILITY FOR THE LOCATION AND FOR ZONE 6 HARDINESS. ALL STREET TREES HAVE BEEN SELECTED FROM THE PUBLICATION "SUSTAINABLE TREES AND SHRUBS FOR SOUTHERN NEW ENGLAND" AND ARE PROPOSED AT 1-1/2" - 2" CALIPER AND 6-8 FEET OF HEIGHT AT TIME OF PLANTING.



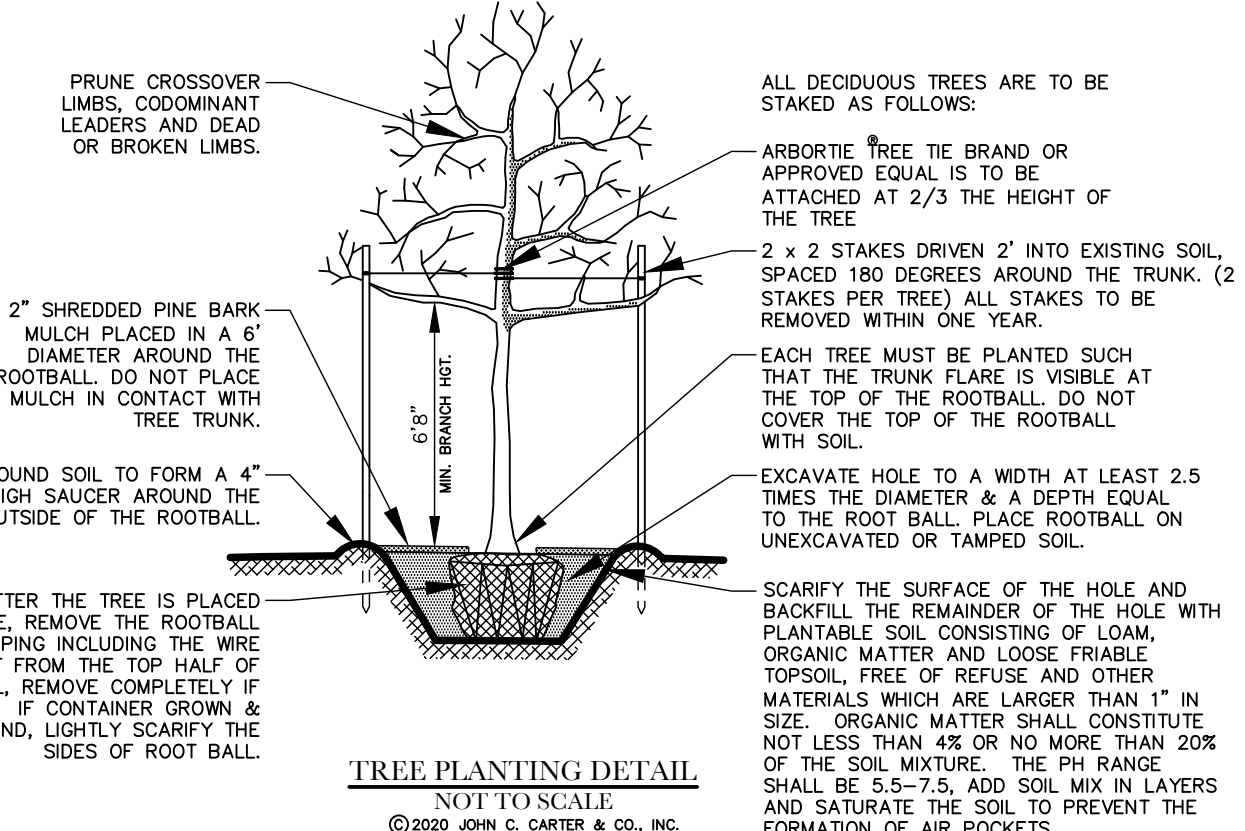
1 ENTRANCE DETAIL
SCALE: 1/4" = 1'



SHRUB PLANTING DETAIL
NOT TO SCALE
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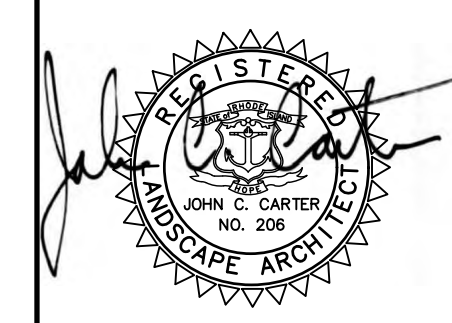


EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
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TREE PLANTING DETAIL
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LANDSCAPE NOTES & DETAILS
THE VILLAGE AT CURTIS CORNER

ASSESSOR'S PLAT 40-4 LOT 55
SOUTH KINGSTOWN, RHODE ISLAND

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