

GENERAL NOTES:

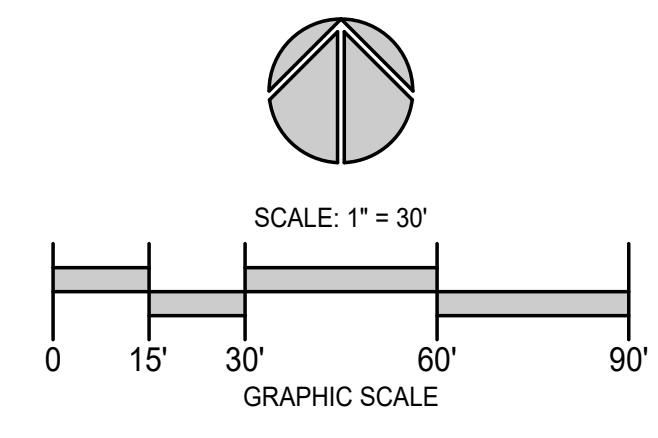
- SEE ENGINEER'S PLANS FOR ALL SITE LAYOUT, GRADING, DRAINAGE, AND UTILITY DESIGNS (SEE REFERENCES).
- SEE ENGINEER'S PLANS FOR ALL SURVEY DATUM, INCLUDING NORTH ARROW REFERENCES, ETC.
- SEE ARCHITECT'S PLANS FOR ALL BUILDING DESIGN COMPONENTS.
- SITE LIGHTING DESIGN: ALL SITE AND EXTERIOR BUILDING LIGHTING SHALL HAVE CUT-OFF TYPE FIXTURES THAT ARE AIMED TO DIRECT ILLUMINATION AWAY FROM ALL ADJUTING PROPERTIES.
- SITE SIGNAGE: BY OTHERS. APPROXIMATE Pylon SIGN HAS BEEN LOCATED AT MAIN (NORTH) SITE ENTRANCE. FINAL SIGN DESIGN AND LOCATION TO BE DETERMINED AND PERMITTED BY OTHERS.
- ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE RHODE ISLAND STANDARD SPECIFICATIONS, AS AMENDED.
- THIS PLAN IS INTENDED TO BE AN ACCURATE GUIDELINE FOR LAYOUT AND SPECIFICATION OF LANDSCAPE PLANTINGS ONLY. CONTRACTOR SHALL VERIFY ACTUAL AS-BUILT ON-SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION PROCEDURES. FINAL ALIGNMENT OF ALL LANDSCAPE IMPROVEMENTS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID CONFLICTS WITH OTHER PROPOSED SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, UTILITY AND DRAINAGE DESIGN AND FINAL DESIGN/LAYOUT OF VEHICULAR SURFACES, SIDEWALKS, AND PROPOSED STRUCTURES.
- UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION AND SITE OBSERVATIONS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BY CONTACTING DIG SAFE (888-DIG-SAFE (344-7233) or DMJ 811), IN ACCORDANCE WITH THE LAWS OF THE STATE OF RI. CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING CONSTRUCTION. DAMAGE TO ANY ABOVE OR BELOW-GROUND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER OWN EXPENSE.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR REUSE. DO NOT REMOVE LOAM FROM SITE UNLESS DIRECTED BY OWNER'S REPRESENTATIVE. IF DIRECTED BY OWNER'S REPRESENTATIVE, IT SHALL BE REMOVED OFFSITE TO AN APPROPRIATE FACILITY FOR FUTURE USE AS DIRECTED BY OWNER.
- ALL EXCESS SOILS, BOULDERS, STUMPS AND OTHER MATERIALS SHALL BE DISCARDED OFFSITE IN AN ACCEPTABLE MANNER TO ALL STATE, AND MUNICIPAL REGULATIONS. ALL MATERIALS THAT ARE REMOVED AND DISPOSED SHALL BE DONE SO IN A LEGAL MANNER AND FOLLOW THE SOIL EROSION CONTROL PLAN AT OWNER'S DIRECTION.
- CONTRACTOR TO PERFORM DAILY HOUSEKEEPING ON-SITE. CONTRACTOR SHALL SWEEP DAILY ANY TRACKING ONTO EXISTING PARKING AREA TO PREVENT FROM ENTERING THE DRAINAGE SYSTEM.
- ALL ITEMS NOT INDICATED FOR REMOVAL AND DISPOSAL SHALL BE PROTECTED BY CONTRACTOR DURING CONSTRUCTION. SHOULD DAMAGE OCCUR AS A RESULT OF CONSTRUCTION PROCEDURES, CONTRACTOR SHALL REPAIR SUCH DAMAGE AT HIS OR HER OWN EXPENSE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE AND THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT.
- THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE CURRENT PLANTING PROCEDURES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL MEET THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN, STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY.
- ALL PROPOSED PLANT MATERIAL SHALL BE AS SPECIFIED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. IN ABSOLUTELY NO CIRCUMSTANCE SHALL THERE BE ANY USE OF PLANTS LISTED ON THE RI INVASIVE SPECIES LIST FOR PLANTS AS PREPARED BY THE RHODE ISLAND NATURAL HISTORY SURVEY AND THE RHODE ISLAND INVASIVE SPECIES COUNCIL.
- ALL PLANTINGS SHALL BE SIZED IN ACCORDANCE WITH THE SIZES INDICATED ON THE PLANT SCHEDULE, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- IT IS UNDERSTOOD THAT SPECIFIED PLANT VARIETIES, QUANTITIES, AND SIZES MAY BE SUBJECT TO AVAILABILITY AT TIME OF ORDERING AND INSTALLATION. ALL PLANT SUBSTITUTIONS AND/OR CHANGES IN PLANT LOCATION, QUANTITY, OR SIZE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED IMMEDIATELY TO AN OFF-SITE LOCATION, UNLESS OTHERWISE INDICATED ON THE PLANS.
- MAINTENANCE AND WARRANTY:**
 - ALL PLANTINGS SHALL BE MAINTAINED BY THE OWNER OR CONTRACTOR FROM THE TIME OF PLANTING UNTIL THE PLANTINGS ARE ESTABLISHED. MAINTENANCE DURING THIS PERIOD SHALL INCLUDE WATERING OF PLANTINGS AS NECESSARY TO ENSURE PROPER ESTABLISHMENT OF PLANTINGS. FOLLOWING ESTABLISHMENT OF PLANTINGS, OWNER SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT THE PROJECT SITE.
 - CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL NEW PLANTINGS. SHOULD NEW PLANT MATERIAL DIE (OR DECLINE TO THE POINT WHERE PLANT IS EXPECTED TO DIE) WITHIN THIS WARRANTY PERIOD (OTHER THAN DUE TO NATURAL FACTORS, NATURAL DISASTER, OR NEGLIGENCE), CONTRACTOR SHALL REMOVE THE PLANT AND REPLACE SAID PLANT MATERIAL WITH NEW PLANTINGS IN ACCORDANCE WITH THE SIZE AND VARIETY SPECIFIED. ALL REPLACEMENT PLANT MATERIAL SHALL CARRY A NEW ONE (1) YEAR WARRANTY STARTING FROM THE DATE OF REPLACEMENT. CONTRACTOR SHALL REMOVE ALL STAKES, GUY WIRES, AND TAPE FROM TREES AT THE END OF THE SPECIFIED WARRANTY PERIOD.
 - FINAL LOCATIONS OF ALL NEW PLANTINGS SHALL BE ADJUSTED AS NECESSARY BASED ON FINAL AS-BUILT LOCATIONS OF ALL NEW AND EXISTING UTILITIES AND OTHER SITE CONDITIONS.
- EXISTING VEGETATION PROTECTION LINE:** PROTECTIVE BARRIERS ARE TO BE INSTALLED ALONG THE LIMIT OF DISTURBANCE ADJUTING EXISTING VEGETATION TO REMAIN (SEE ENGINEER'S PLANS). BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE A MINIMUM OF THREE-FOUR FEET (3-4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED. PRUNING OF ANY DAMAGED ROOTS SHALL BE DONE IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, UTILIZING ONLY CLEAN SHARP TOOLS - NO AXES TO BE USED FOR PRUNING. CARE SHALL BE TAKEN NOT TO DISPOSE OF PAINT OR ANY OTHER SOLVENTS THAT MAY CHANGE THE SOIL STRUCTURE IN OR AROUND THE ROOTZONE OF VEGETATION SPECIFIED TO REMAIN.
- LOAM AND COMPOST:** ALL LOAM USED AS PLANTABLE SOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH, CONSTRUCTION DEBRIS, OR OTHER OBJECTIONABLE MATERIAL. NEW PLANTING BEDS SHALL BE AMENDED WITH WELL-AGED COMPOST.
- COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM AGRICULTURAL, FOOD, AND/OR YARD TRIMMINGS. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (LESS THAN 1 PERCENT BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER.
- WATERING:** THOROUGHLY WATER ALL PLANTS WHEN 2/3 OF BACKFILL HAS BEEN PLACED TO ENSURE ALL AIR POCKETS ARE REMOVED. FIRMLY TAMP SOIL AROUND PLANT. ENSURE PROPER WATERING OF PLANT MATERIAL UNTIL ESTABLISHMENT (ONCE PER DAY FOR 14 DAYS FOLLOWING INSTALLATION, OR AS NEEDED DEPENDING ON FREQUENCY AND QUANTITY OF NATURAL RAIN FALL). MONITOR SOIL MOISTURE WITHIN ROOTZONE OF PLANTINGS PRIOR TO AND FOLLOWING EACH WATERING PROCEDURE. DO NOT OVERWATER OR SATURATE ROOTZONE OF PLANTINGS FOR PROLONGED PERIOD OF TIME.
- PRUNING:** ALL PLANTING MATERIAL SHALL BE PRUNED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND IN SUCH A MANNER AS TO MAINTAIN THE NATURAL FORM OF THE PLANT. PRUNING SHALL BE COMPLETED UTILIZING ONLY CLEAN SHARP TOOLS. USE OF AXES FOR PRUNING IS UNACCEPTABLE.
- PRUNE ALL PLANT MATERIAL TO REMOVE ANY AND ALL DEADWOOD.
- MULCH:** ALL PLANTINGS SHALL BE MULCHED AS INDICATED ON DETAIL DRAWINGS. PLANTINGS INSTALLED IN CLUSTERS, OR WITHIN PLANTING BEDS SHALL BE MULCHED AS SUCH. INSTALLING MULCH THROUGHOUT THE ENTIRE PLANTING BED. MULCH TO BE 2"-3", OR AS OTHERWISE NOTED, IN DEPTH AND REDUCED TO LESS THAN 1" AT ROOT FLARE OF EACH PLANT.
- BARK MULCH:** WHERE INDICATED, SHALL BE WELL-AGED, SHREDDED BARK MULCH, NATURAL DARK BROWN IN COLOR AND NON-DYED, OR AS APPROVED BY OWNER'S REPRESENTATIVE.
- LOAM AND SEED:**
 - LOAM AND SEED ALL DISTURBED AREAS. ALL NEW LAWN AREAS SUBJECT TO EROSION SHALL BE STABILIZED UTILIZING JUTE MESH OR APPROVED EQUAL.
 - LOAM UTILIZED FOR LAWN AREAS SHALL BE SANDY LOAM, 6" MIN. IN DEPTH, AND CONFORMING TO THE REQUIREMENTS OF THE USGA FOR LAWN PLANTINGS.
 - SEED MIX:**
 - SEED MIX UTILIZED FOR DETENTION/INFILTRATION BASINS SHALL BE AS NOTED ON ENGINEER'S PLANS.
 - SEED MIX UTILIZED FOR LAWN AREAS SHALL BE SIMILAR TO "Endophyte Enhanced Mix" AS AVAILABLE THROUGH ALLEN'S SEED, EXETER, RI, OR EQUAL, DROUGHT TOLERANT, DEEP-ROOTING GRASS SEED, CONTAINING A MINIMUM OF 30% BY WEIGHT OF TURF-TYPE TALL FESCUE, 30% Improved Perennial Rye, 30% Turf Type Tall Fescue, 30% Chewings Fescue, 10% Kentucky Bluegrass 98/85.
 - IF UTILIZING SOD, SOD SHALL ALSO BE COMPRISED OF DROUGHT TOLERANT, DEEP-ROOTING TURF GRASS, CONTAINING TURF-TYPE TALL FESCUE, SIMILAR TO "BLACK-BEAUTY" VARIETY SOD, AS AVAILABLE THROUGH SODOCO, INC., EXETER, RI, OR EQUAL.
 - SEED MIX UTILIZED FOR SLOPE INFREQUENTLY MOWED AREAS SHALL BE AS NOTED ON ENGINEER'S PLANS AND CONSIST OF A CONSERVATION WILDLIFE SEED MIX SIMILAR TO "NEW ENGLAND CONSERVATION/WILDLIFE MIX" AS AVAILABLE THROUGH NEW ENGLAND WETLANDS PLANTS, INC.
 - IF INSTALLING SEED UTILIZING HYDROSEEDER DEVICE, PROVIDE HYDRO FIBER-MULCH AND FERTILIZER MIX.
 - IF BROADCAST SEEDING, TOPDRESS WITH 2" STRAW MULCH OR HYDRO FIBER-MULCH AND FERTILIZER MIX (NO SEED), FOLLOWING SPREADING OF SEED.

PLANT SCHEDULE:

KEY	Scientific Name Common Name	QTY	Size Comment	Spacing
AS'GM'	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	5	12'-14' Std.	As Shown
BP'W'	Betula populifolia 'Whitespire' White Spire Gray Birch	3	12'-14' Std.	As Shown
GB'AG'	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	4	12'-14' Std.	As Shown
IG'S'	Ilex glabra 'Shamrock' Compact Inkberry	3	3" Ht. Container	54" O.C.
JVN'H'	Juniperus virginiana 'Hillspire' Hillspire Eastern Red Cedar	7	4'-5' B&B	8' O.C. Max.
LTA'	Liriodendron tulipifera 'Arnold' Arnold Columnar Tulip Tree	10	12'-14' Std.	As Shown
PA'H'	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	17	#1 (1 Gal.) Container	30" O.C.
PV'N'	Panicum virgatum 'Northwind' Northwind Upright Switchgrass	9	#1 (1 Gal.) Container	30" O.C.
PV'S'	Panicum virgatum 'Shenandoah' Shenandoah Red-Flowering Switchgrass	4	#1 (1 Gal.) Container	42" O.C.
SSTB'	Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	22	#1 (1 Gal.) Container	30" O.C.



REVISION HISTORY:

DATE	REVISION

REFERENCES:
 1. Plan Set Entitled: "PERMIT SET FOR COMSTOCK CROSSINGS", Sheets 1-11 of 11; Prepared for: Elizabeth Paul; Prepared by: Millstone Engineering, P.C.; Dated: November 2022 with Revisions Through 2/16/23

Comstock Crossings

A.P. 36, Lots 51, 52, and 53
 Comstock Parkway
 Cranston, RI

Prepared For:
 Elizabeth Paul



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LANDSCAPE PLANTING ONLY

Landscape Plan

Project #: 2.337.390	Sheet 1 of 2
Scale: 1" = 30'	L-1
Drawn By: KMA	
Checked By: KMA	
Date: March 24, 2023	ISSUED FOR PERMITTING