

NOTES:

GENERAL:

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING, TITLED ACAD-0161-117-MODEL-20210102, DATED OCTOBER 12, 2021, AND FROM OBSERVATIONS PERFORMED BY JOHN C. CARTER & CO.
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 12 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-1233.

CITY OF CRANSTON - CODE OF ORDINANCES
TITLE 17 - ZONING / CHAPTER 17.84 - DEVELOPMENT PLAN REVIEW
17.84.140 DEVELOPMENT AND LANDSCAPING DESIGN STANDARDS

C. LANDSCAPE STANDARDS

1. GENERAL STANDARDS

- a. A MINIMUM OF FIFTEEN (15) PERCENT OF A DEVELOPMENT'S PARCEL SHALL BE LANDSCAPED.

TWENTY NINE (29) PERCENT OF THE SITE IS PROPOSED TO BE LANDSCAPED

4. TREES

- a. ONE STREET TREE SHALL BE PLANTED FOR EVERY THIRTY-FIVE (35) FEET OF FRONTAGE.
**THE SITE HAS 919.34' OF FRONTAGE ALONG COMSTOCK PARKWAY. ONE TREE SHALL BE PLANTED FOR EVERY THIRTY-FIVE (35) FEET OF FRONTAGE.
919.34 / 35' = 26 TREES SHALL BE PLANTED**

6. BUFFER STRIPS

- a. ALL DEVELOPMENTS SHALL PROVIDE AN APPROVED YEAR-ROUND BUFFER A MINIMUM OF EIGHT FEET IN HEIGHT, CONSISTING OF FENCINGS, VEGETATION, BERMS, ROCKS, BOULDERS, MOUNDS OR COMBINATION THEREOF, TO:
 - i. SHIELD ABUTTING PROPERTIES FROM NEGATIVE IMPACTS FROM A DEVELOPMENT.
 - ii. SHIELD A DEVELOPMENT FROM NEGATIVE IMPACTS FROM ABUTTING PROPERTIES
 - iii. MINIMIZE THE IMPACTS FROM STORM WATER RUNOFF AND FLOODING

A YEAR-ROUND BUFFER A MINIMUM OF EIGHT FEET IN HEIGHT, CONSISTING OF FENCING AND/OR VEGETATION IS PROPOSED WHERE NEEDED TO SHIELD ABUTTING PROPERTIES FROM NEGATIVE IMPACTS FROM THE DEVELOPMENT.

b. BUFFER AREA DIMENSIONS

- i. A MINIMUM TEN (10) FEET WIDE LANDSCAPED STRIP SHALL BE PROVIDED ALONG PROPERTY LINES PARALLEL TO A STREET WHERE PARKING OR CIRCULATION AREAS ABUTS SAID STREET.

A LANDSCAPE STRIP AT LEAST TEN (10) FEET WIDE IS PROPOSED BETWEEN COMSTOCK PARKWAY AND AN AREA OF PARKING THAT ABUTS SAID STREET.

- ii. A MINIMUM FIVE FEET LANDSCAPE STRIP SHALL BE PROVIDED ALONG SIDE AND REAR PROPERTY LINES WHERE PARKING AND CIRCULATION AREAS ARE ADJACENT TO ABUTTING PROPERTIES.

A LANDSCAPE STRIP AT LEAST FIVE FEET WIDE IS PROPOSED AROUND THE ENTIRE SITE, EXCEPT AT THE CURB CUT AT COMSTOCK PARKWAY.

- iii. WHERE A MORE INTENSIVE USE ABUTS A LESS INTENSIVE USE, A 25-FOOT WIDE BUFFER STRIP MAY BE REQUIRED. THE WIDTH OF SAID STRIP TO BE DETERMINED BY THE DESIGN AND DENSITY OF THE BUFFER PROPOSED.

EXISTING VEGETATION WILL REMAIN THAT WILL CREATE A DENSE YEAR-ROUND BUFFER BETWEEN THE SITE AND RESIDENTIAL PROPERTIES TO THE SOUTH. THIS VEGETATION INCLUDES EXISTING DECIDUOUS FOREST WITH UNDERSTORY, AN EXISTING ROW OF MATURE EVERGREEN TREES, AND WETLAND BUFFER VEGETATION. A LANDSCAPE STRIP BETWEEN 10 AND 20 FEET WIDE IS PROVIDED WHERE PARKING ABUTS THIS AREA.

- d. PLANT MATERIALS SHALL BE SIZED AND PLANTED SO AS TO ACHIEVE A YEAR-ROUND EFFECTIVE BUFFER HEIGHT OF AT LEAST EIGHT FEET WITHIN THREE GROWING SEASONS.

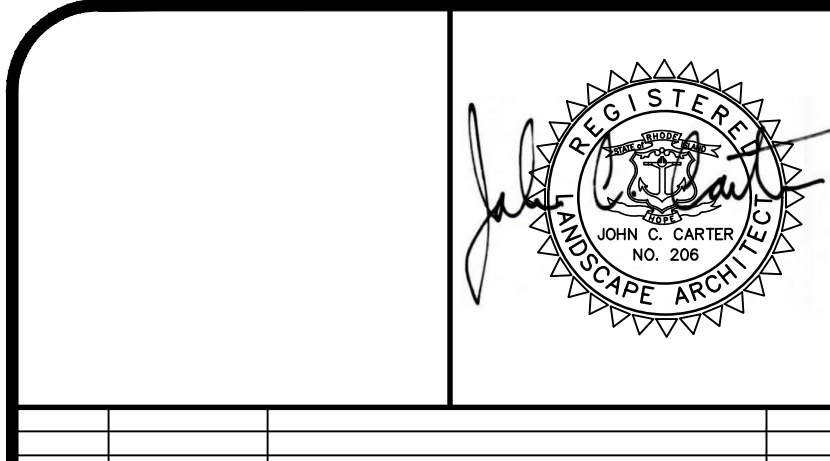
THE EXISTING AND PROPOSED PLANTINGS WILL ACT TO ACHIEVE A YEAR-ROUND EFFECTIVE BUFFER HEIGHT OF AT LEAST EIGHT FEET WITHIN THREE GROWING SEASONS.

LEGEND

AREA PROPOSED LANDSCAPING	REQUIRED BUFFER AREAS PER ZONING
STORMWATER DRAINAGE AREA TO BE VEGETATED	FLAGGED WETLANDS
WETLANDS BUFFER AREA	PROPERTY LINE
	ASSESSORS LINE
	EXISTING VEGETATION
	EXISTING EVERGREEN TREE BUFFER



EXISTING EVERGREEN TREES ABUTTING RESIDENTIAL DEVELOPMENT



CONCEPTUAL LANDSCAPE PLAN
COMSTOCK INDUSTRIAL
ASSESSOR'S PLAT 36/4 LOT 46
CRANSTON, RHODE ISLAND

PREPARED BY
JOHN C. CARTER & COMPANY, INC.
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OCTOBER 15, 2021
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