

**TOWN OF EAST LYME
ZONING COMMISSION
May 16th, 2019
REGULAR MEETING MINUTES**

FILED IN EAST LYME
CONNECTICUT
May 21, 2019 AT 8:45 AM/PM
George McPherson
EAST LYME TOWN CLERK

Members Present:

Matthew Walker, Chairman
George McPherson, Secretary
Norm Peck
Terence Donovan
John Manning
Anne Thurlow, Alternate
James Liska, Alternate (*Sat as a Regular Member)
William Dwyer, Alternate (*Sat as a Regular Member for item #2 & #4)

Also Present:

Bill Mulholland, Zoning Officer

Absent:

Kimberly Kalajainen
Rose Ann Hardy, Ex-Officio

Chairman Walker called the Zoning Commission meeting to order at 7:32 p.m.

The Commission sat Mr. Liska as a Regular Member for the evening.

Pledge of Allegiance

Mr. Walker led the Pledge.

Public Delegations

There were none.

Public Hearings

There were none.

Regular Meeting-

- 1. Continuation of the request of Jennifer and William Argyle for a Text Amendment to the East Lyme Zoning Regulations Section 8.3.1, CA Commercial District, Dimensional Requirements, Lot Size, to add “, and municipal sewer and water must be provided.”**

Mr. Walker said we need to think how we use our current resources and reiterated his comments from the previous two meetings:

- He's concerned that this could potentially limit development and be cost prohibitive for developers.
- He said he doesn't think this is in the best interest of the Town and if Ledge Light Health District or the State Health District thinks a septic system design will suffice, then who are we to disagree with that.
- We need to consider the tax base and sewer capacity.

Mr. Donovan said he agrees with Mr. Walker's comments regarding Ledge Light Health District.

Mr. Walker brought up Mr. Peck's comments from the last meeting and how he wondered if this regulation is even needed in the CB Zone nevermind the CA Zone. Mr. Walker added that he appreciates all of the hard work the Applicant has put into this, but he respectfully disagrees.

Mr. McPherson reread Mr. Mulholland's memorandum dated May 2nd, 2019 into the record as a refresher for the Commission.

MOTION (1)

Mr. McPherson moved to deny the request of Jennifer and William Argyle for a Text Amendment to the East Lyme Zoning Regulations Section 8.3.1, CA Commercial District, Dimensional Requirements, Lot Size, to add “, and municipal sewer and water must be provided.”

Mr. Donovan seconded the motion.

Motion carried, 6-0-0.

2. Request of Theodore A. Harris, Esq., for a Text Amendment to the East Lyme Zoning Regulations Section 25.5 for Elderly Housing Standards applicable within the CA Zone.

Mr. Peck recused himself from this item and Mr. Dwyer was sat as a Regular Member for this item.

The Commission discussed the text amendment.

Mr. Donovan asked what the implication of approving this will be for larger parcels and wondered where it stops.

Mr. Donovan briefly discussed the limited sewer connection available in this area and noted the State regulations regarding septic are pretty stringent. He said he feels comfortable with what is being proposed here.

Mr. Liska said he would agree, if meeting the State standards for sanitation there would be no reason not to proceed.

Mr. Walker clarified that the text amendment is for elderly housing not mixed use.

MOTION (2)

Mr. McPherson moved to approve the request of Theodore A. Harris, Esq., for a Text Amendment to the East Lyme Zoning Regulations Section 25.5 for Elderly Housing Standards applicable within the CA Zone.

Mr. Liska seconded the motion.

Motion carried, 5-0-1.

Mr. Donovan abstained from the vote.

Mr. Peck rejoined the Commission and Mr. Dwyer returned to the audience.

Mr. Mulholland said this item will be published next Thursday May 23rd, 2019 and effective Friday May 24th, 2019.

3. Request of Teddy Ignatiadis, for Main Street Grille, for a modification of a Special Permit for Outdoor Dining to include live entertainment at 252 Main Street, Niantic.

Mr. Mulholland noted that Mr. Ignatiadis is not in attendance. The Commission continued this item until the next regularly scheduled meeting.

The Commission decided to skip item #4 and proceed with the other items on the Agenda while they waited for Attorney Sweeney to arrive.

5. Application of Guy's Oil Service Station, Inc., Owner, for a Coastal Area Management Site Plan (CAM) and a Site Plan Review (Section 24) to construct a 28,320+ sq ft garage/storage building at 79 W Main St and 87 W Main Street, East Lyme Assessor's Map 11.1 Lot 1, and East Lyme Assessor's Map 11.3 Lot 101.

Mr. Mulholland said the Applicant has requested that this item be continued until June 6th, 2019 because they're not ready. He noted the Agenda says 24,320+ sq ft which is a typo, it is in fact 28,320+. He added that the Engineering staff is halfway through their review of this item.

6. Approval of Minutes of May 2nd, 2019.

Mr. Walker invited Mr. Dwyer and Ms. Thurlow to vote on the meeting minutes since they were both in attendance, and sat as regular members for the meeting.

MOTION (3)

Mr. Donovan moved to approve both the Public and Regular Meeting Minutes of May 2nd, 2019 as presented.

Mr. Peck seconded the motion.

Motion carried, 5-0-0.

Vote- Yay: Mr. Walker, Ms. Thurlow, Mr. Dwyer, Mr. Donovan and Mr. Peck. Mr. Manning, Mr. Liska and Mr. McPherson abstained from the vote due to their absence from the May 2nd, 2019 meeting.

The Commission took a five minute comfort break and reconvened at 8:12 p.m.

4. Application of William Sweeney, Esq., Agent for 5 Liberty LLC dba Storage Place for a Coastal Area Management Review for the construction of a storage Facility within an upland review area located at 5 & 7 Liberty Way. East Lyme Assessor's Map 9.4, Lot 11 & 10.

Mr. Peck recused himself from this item and Mr. Dwyer sat as a regular member.

Mr. McPherson read Mr. Mulholland's memorandum dated May 16th, 2019 into the record.

Attorney Sweeney was unable to make the meeting after all, so the Engineer, Sergio Cherenzia of 99 Mechanic Street in Pawcatuck, CT came forward for the presentation. Mr. Cherenzia detailed the application and shared the following:

- The properties are two adjoining vacant lots and are zoned Light Industrial.
- 2 two-story climate controlled storage buildings will be constructed.
- One building will have a 15,750 square feet footprint and will include office space.
- The other building will have a 12,000 square feet footprint.
- The site will have municipal water and sewer.
- Parking will be provided for 8 vehicles.
- The site is a significant distance from any coastal resources so there will not be any adverse impacts from the proposed activity.

Mr. Chrenzia introduced Julia Leeming the Architect, of 16 Cutler Street, Stonington, CT. Ms. Leeming detailed the landscape plan by Holly Beckman (attached) and presented the Commission with three street views of the proposed buildings. Mr. Chrenzia explained they're here for the CAM review and the zoning approval will be done administratively.

MOTION (4)

Mr. Donovan moved to approve the Application of William Sweeney, Esq., Agent for 5 Liberty LLC dba Storage Place for a Coastal Area Management Review for the construction of a storage Facility within an upland review area located at 5 & 7 Liberty Way. East Lyme Assessor's Map 9.4, Lot 11 & 10.

Mr. Dwyer seconded the motion.

Motion carried, 6-0-0.

Mr. Mulholland said this item will be published next Thursday May 23rd, 2019 and effective Friday May 24th, 2019.

Old Business-

1. Subcommittee-Mixed Use in CB Zone.
2. Subcommittee-Site Plan Requirements/Architectural Regulations

The Commission had a discussion regarding site plan requirements and what 5,000 square feet mixed use buildings will look like.

Mr. Mulholland briefly discussed the subcommittee work he and Mr. Peck have done.

The Commission decided that each Member will review the material and come prepared to the next meeting, with questions and bullet points in order to have a more informed and productive meeting.

Mr. Peck said one objective to setting the number to 5,000 square feet, is to discourage the tearing down of blocks of older buildings that can't be replaced architecturally; they're trying to preserve the character of downtown.

The Commission discussed how the mixed use and architectural regulations will maintain the quaintness of the village while encouraging smart growth.

MOTION (5)

Mr. Peck moved that the Commission have this item resolved no later than the next meeting.

Mr. Donovan seconded the motion.

Motion carried, 6-0-0.

Mr. Walker said the meeting immediately following the next will be utilized for discussing the other subcommittee.

New Business-

1. Any business on the floor, if any by the majority vote of the Commission.

Mr. McPherson asked about the trees at Chapman Farms and Mr. Mulholland directed the Commission to speak with Mr. Goeschel about this. Mr. Walker said he will call Mr. Goeschel.

2. Zoning Official

Mr. Mulholland said they're busy and are short staffed again. He gave a brief report on Costco who is scheduled to open in November.

Mr. Mulholland shared that there is a DOT meeting scheduled for next week.

He shared that a noodle restaurant is going into the old Wendys/Five Guys building.

3. Comments from Ex-Officio

Ms. Hardy was not in attendance.

4. Comments from Zoning Board Liaison to Planning Commission

Mr. Peck is scheduled to cover the June 4th, 2019 Meeting.

5. Comments from Chairman

Mr. Walker gave his condolences on the passing of Mr. Dwyer's daughter and added that he is in his thoughts.

Adjournment

MOTION (6)

Mr. McPherson moved to adjourn the Zoning Commission Meeting at 9:05 p.m.

Mr. Liska seconded the motion.

Motion passed, 6-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary

Street View - Aug 2017



w - Aug 2017



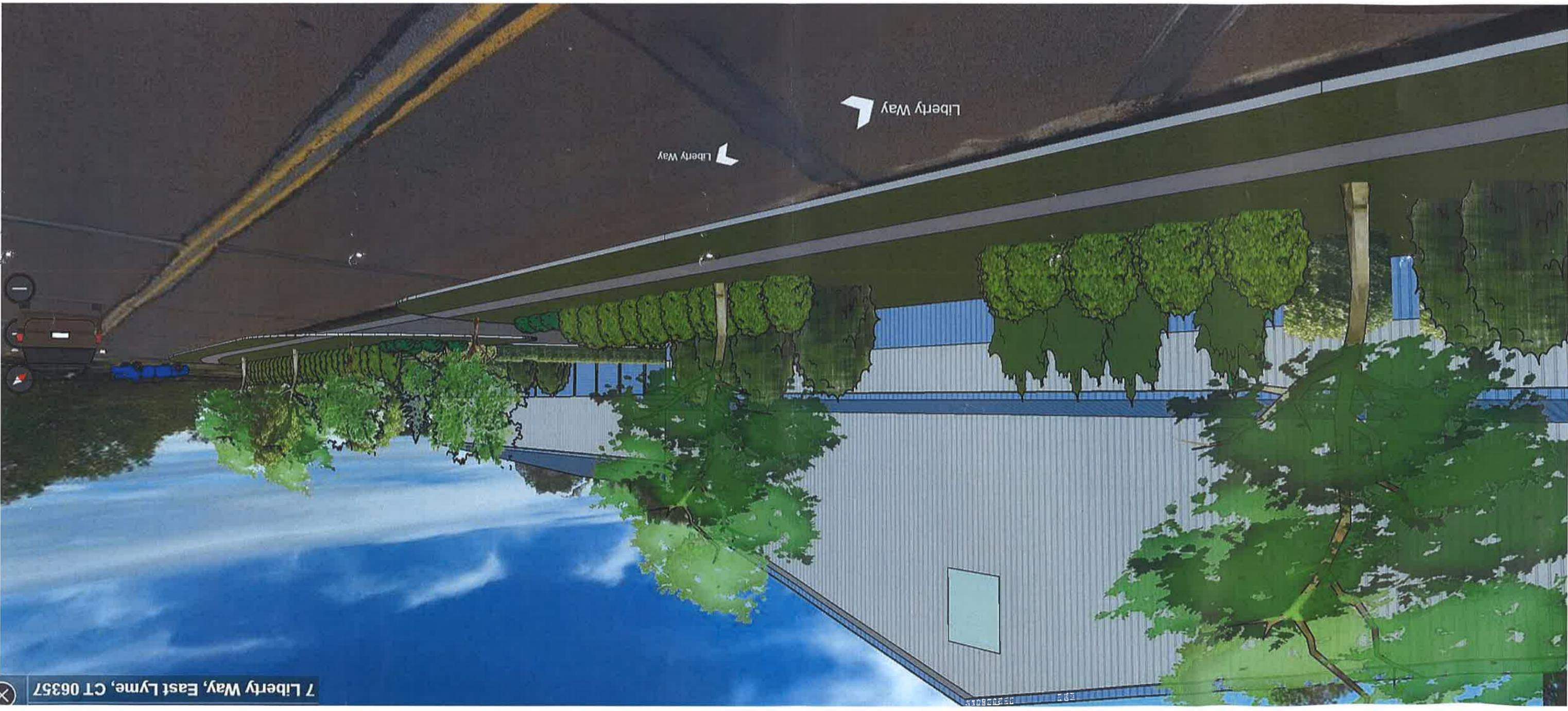
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7 Liberty Way, East Lyme, CT 06357



Liberty Way

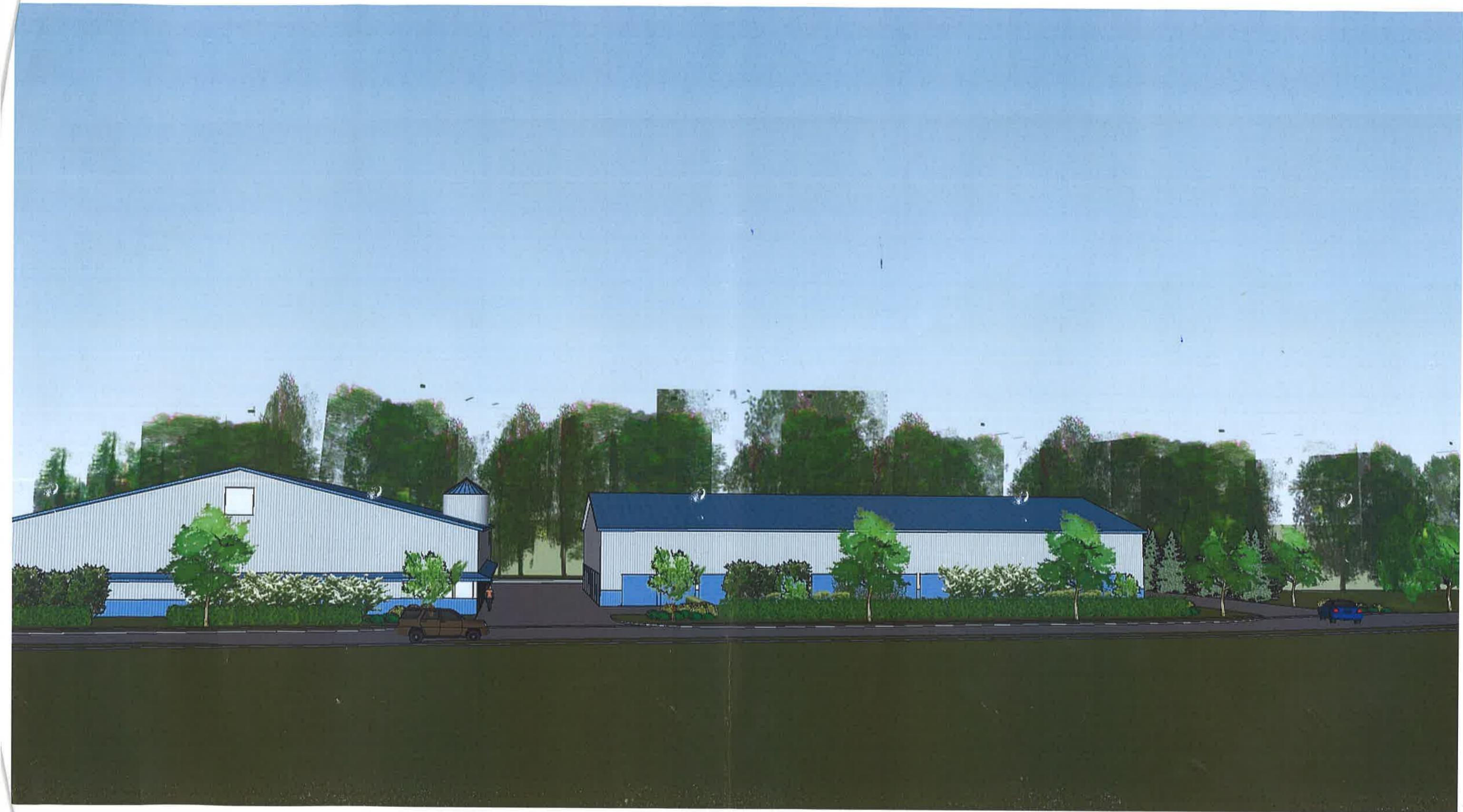
Liberty Way



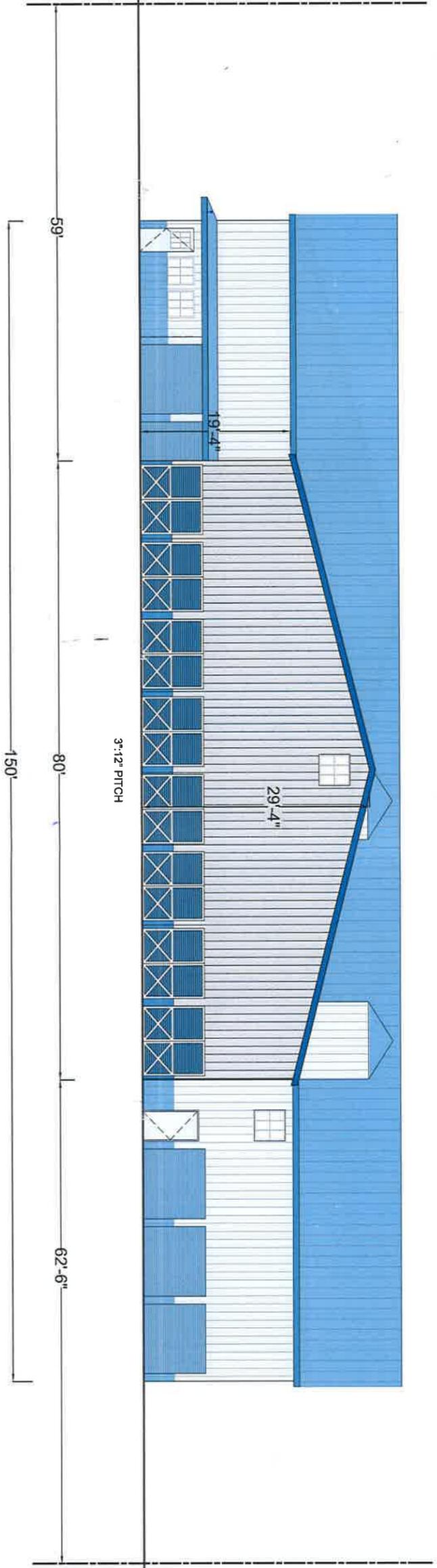
Liberty Way

Liberty Way

7 Liberty Way, East Lyme, CT 06357



1 PROPOSED VIEW FROM THE SOUTH
Scale: 1/16"=1'



Julia M Leeming Architect, AIA
16 Cutler Street
Stonington CT
06378

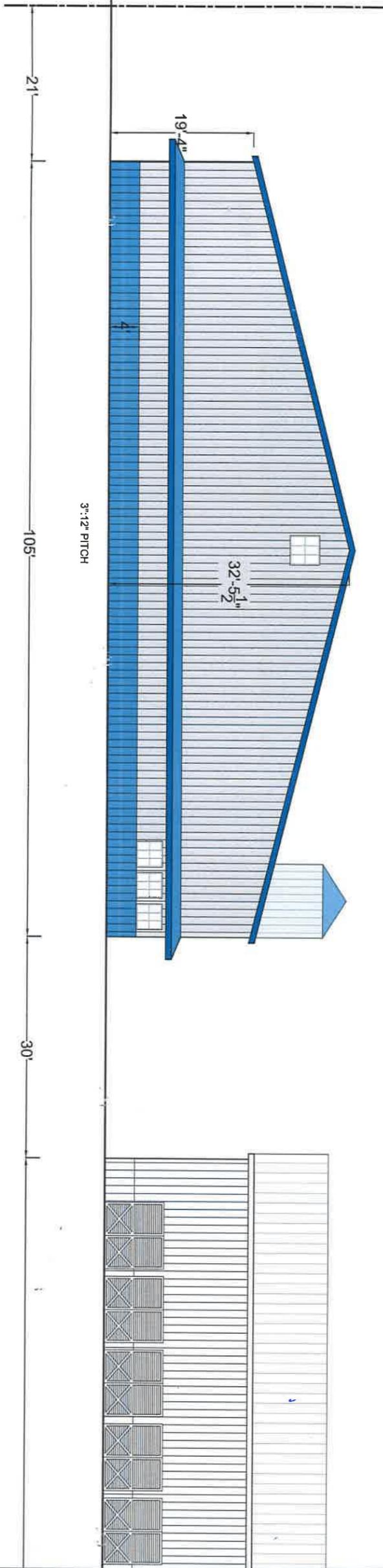
project
Self-Storage
7 Liberty Way
East Lyme, CT 06357

date
March 21, 2019

sheet
South Exterior
Elevation

scale
1/32"=1'-0"

1 BUILDING 1 PROPOSED VIEW FROM THE WEST
 Scale: 1/16"=1'



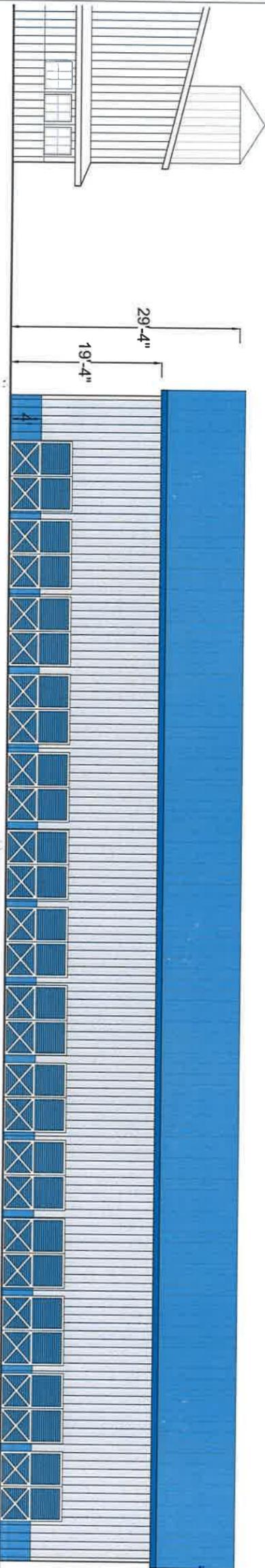
Julia M Leeming Architect, AIA
 16 Cutler Street
 Stonington CT
 06378

project
 Self-Storage
 7 Liberty Way
 East Lyme, CT 06357

date
 March 21, 2019

sheet
 Building 1 West
 Exterior Elevation

scale
 $\frac{1}{32}'' = 1'-0''$



1 BUILDING 2 PROPOSED VIEW FROM THE WEST
Scale: 1/16"=1'

Julia M Leeming Architect, AIA
16 Cutler Street
Stonington CT
06378

project
Self-Storage
7 Liberty Way
East Lyme, CT 06357

date
March 21, 2019

sheet
Building 2 West
Exterior Elevation

scale
1/32"=1'-0"

PLANT SCHEDULE APRIL 4, 2019

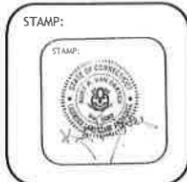
TREES					
Key	Qty	Botanical Name	Common Name	Size	Notes
AFJ	3	ACER X FREEMANI 'JEFFERSRED'	AUTUMN BLAZE SWAMP MAPLE	2.5-3" CAL	LIMIT TO 7'
BND	3	BETULA NIGRA 'DURA-HEAT'	DURA-HEAT RIVER BIRCH	10-12' HT	CLUMP FORM
JVI	3	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6-6' B&B	
LIT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5-3" CAL	LIMIT TO 7'
PSK	2	PRUNUS SEROTINA 'KWANZAN'	KWANZAN CHERRY	2.5-3" CAL	LIMIT TO 7'
PST	3	PINUS STROBUS	EASTERN WHITE PINE	7-8' B&B	
TPG	6	THUJA PLICATA 'GREEN GIANT'	WESTERN ARBORVITAE	8-10' B&B	

SHRUBS					
Key	Qty	Botanical Name	Common Name	Size	Notes
ALA	2	AMELANCHIER LAEVIS	SHADBLOW SERVICEBERRY	5-6'	
AAB	60	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT CHOKEBERRY	#3	36" O.C. - PRUNED HEDGE
CAL	12	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	#3	4" O.C.
HID	2	HAMAMELIS INTERMEDIA 'DIANE'	DIANE WITCH HAZEL	#25	
ICH	12	ILEX CRENATA 'HELLER'	HELLER'S JAPANESE HOLLY	18-24"	30" O.C. PALMETTO HEDGE
IGD	10	ILEX GLABRA 'DENSA'	DENSA INKBERRY	#7	5" O.C.
JES	51	JUNIPERUS CONFERTA 'EMERALD SEA'	EMERALD SEA SHORE JUNIPER	#2	36" O.C.
SAW	23	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	#5	4" O.C.
VCO	5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3-4'	6" O.C.
VDE	17	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	6" O.C.
VPM	17	VIBURNUM PUCATUM 'MARIESI'	DOUBLEFILE VIBURNUM	3-4'	7" O.C.
VTR	5	VIBURNUM THIBOSUM	CRANBERRYBUSH VIBURNUM	3-4'	6" O.C.



ZONING CHART
(BASED ON L)

	REQUIRED	PROPOSED
LOT AREA	40,000 SF	50,291 SF
FRONTAGE	150 FT	568.3 FT
MAXIMUM LOT COVERAGE	40%	31%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT
MINIMUM FRONT YARD DEPTH	25 FT	27.3 FT
MINIMUM SIDE YARD DEPTH	20 FT	21.0 FT
MINIMUM REAR YARD DEPTH	20 FT	22.4 FT



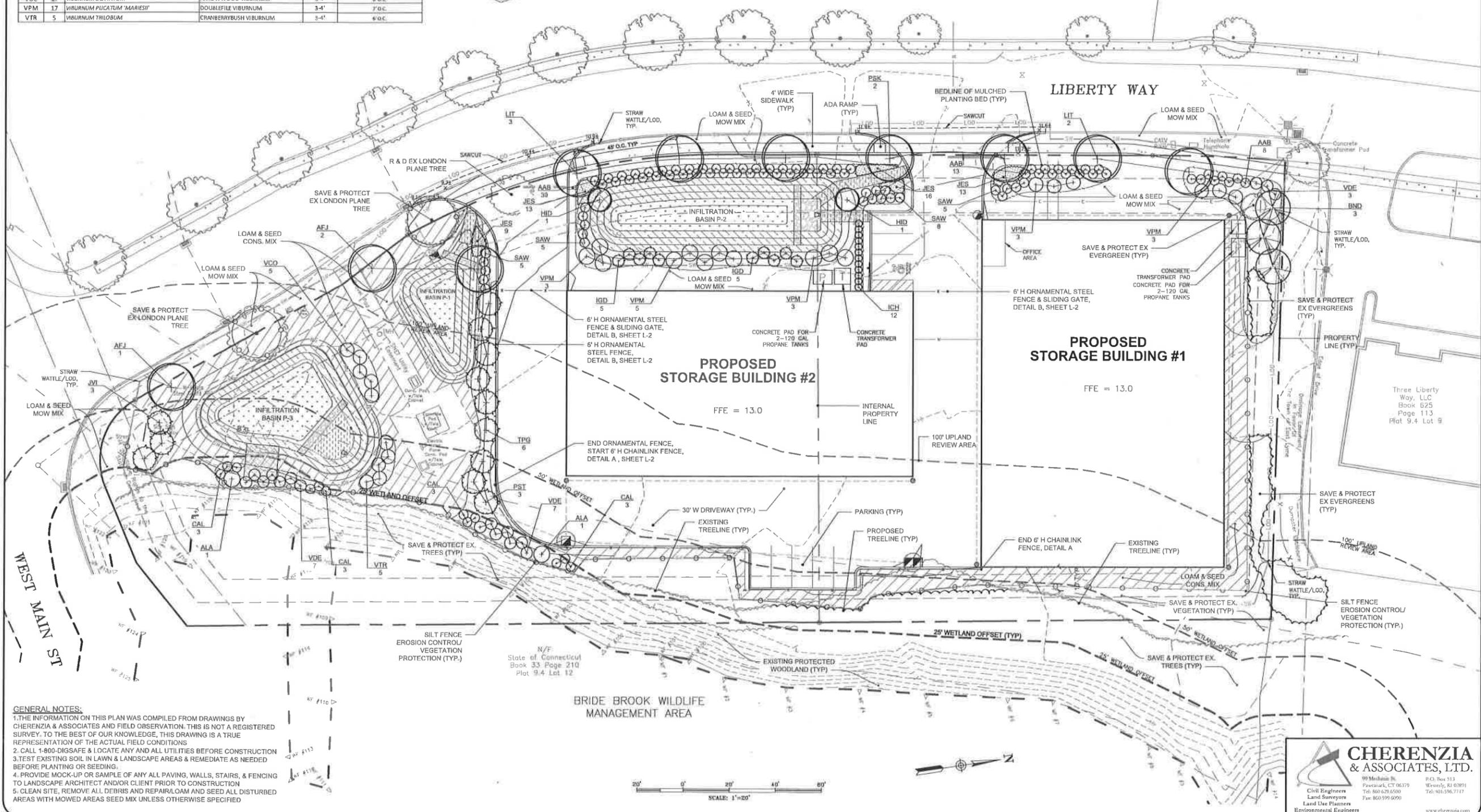
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PREPARED FOR
5 LIBERTY LLC
DBA STORAGE PLACE

LANDSCAPE PLAN - MASTER PLAN
STORAGE PLACE
AP 9.4, LOT 10 & 11
5 & 7 LIBERTY WAY
EAST LYME, CT

DATE	REVISION DESCRIPTION
03/29/19	MOVE TREES

DATE: MARCH 29, 2019
DRAWN BY: SGG
SCALE: AS SHOWN
JOB NO: 466
SHEET NO. 1 OF 2
SHEET L-1



GENERAL NOTES:

1. THE INFORMATION ON THIS PLAN WAS COMPILED FROM DRAWINGS BY CHERENZIA & ASSOCIATES AND FIELD OBSERVATION. THIS IS NOT A REGISTERED SURVEY. TO THE BEST OF OUR KNOWLEDGE, THIS DRAWING IS A TRUE REPRESENTATION OF THE ACTUAL FIELD CONDITIONS.
2. CALL 1-800-DIGSAFE & LOCATE ANY AND ALL UTILITIES BEFORE CONSTRUCTION.
3. TEST EXISTING SOIL IN LAWN & LANDSCAPE AREAS & REMEDIATE AS NEEDED BEFORE PLANTING OR SEEDING.
4. PROVIDE MOCK-UP OR SAMPLE OF ANY ALL PAVING, WALLS, STAIRS, & FENCING TO LANDSCAPE ARCHITECT AND/OR CLIENT PRIOR TO CONSTRUCTION.
5. CLEAN SITE, REMOVE ALL DEBRIS AND REPAIR/LOAM AND SEED ALL DISTURBED AREAS WITH MOWED AREAS SEED MIX UNLESS OTHERWISE SPECIFIED.

N/F
State of Connecticut
Book 33 Page 210
Plot 9.4 Lot 12

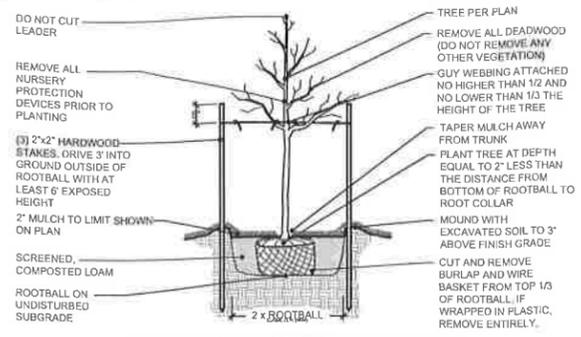
BRIDE BROOK WILDLIFE
MANAGEMENT AREA

CHERENZIA & ASSOCIATES, LTD.

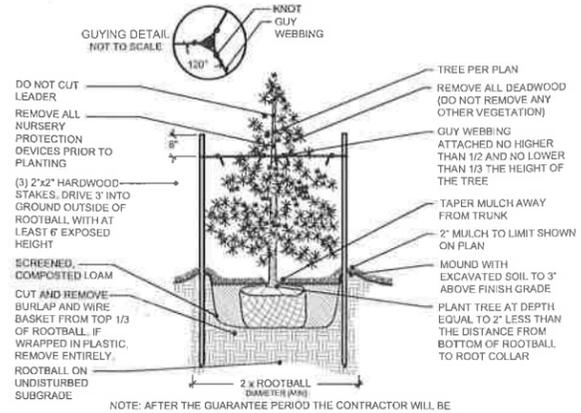
Civil Engineers
Land Surveyors
Land Use Planners
Environmental Engineers

90 Middlefield Rd.
Pawtucket, CT 06259
Tel: 860.629.6500
Fax: 860.599.6900

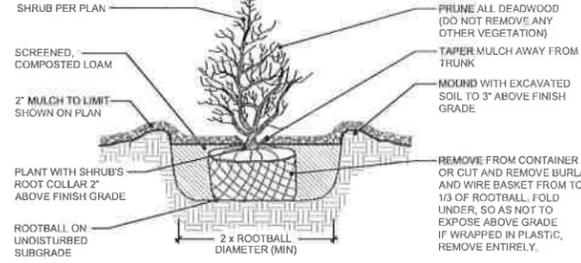
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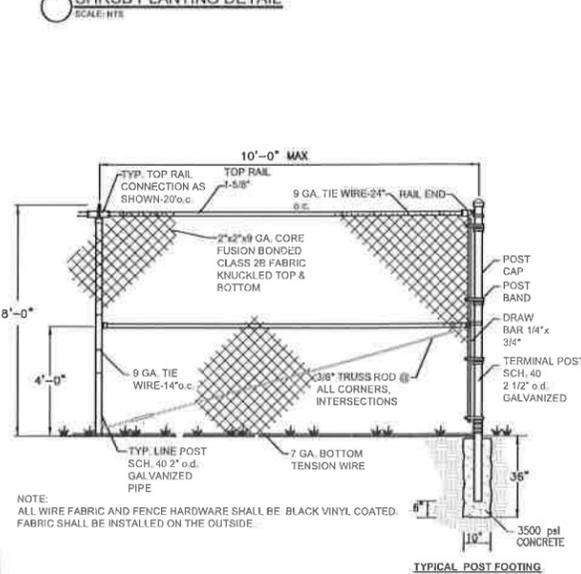
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



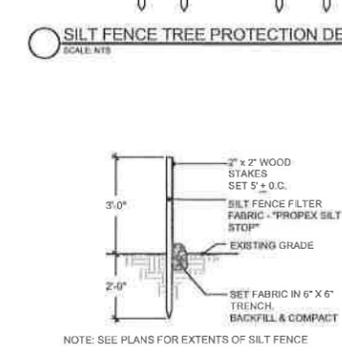
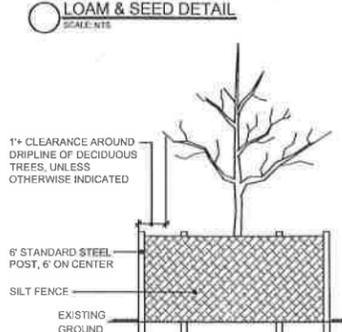
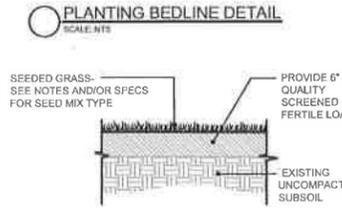
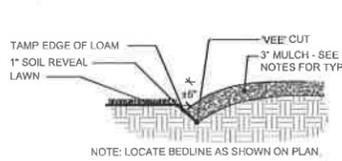
EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



SHRUB PLANTING DETAIL
SCALE: NTS



6" H BLACK VINYL CHAINLINK DETAIL
SCALE: NTS

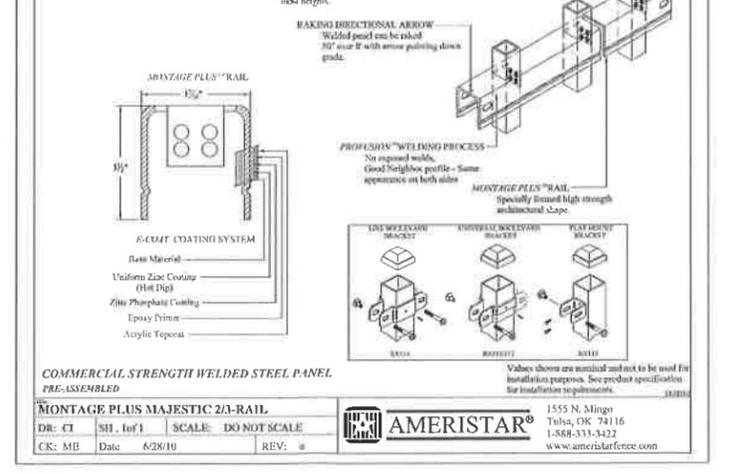
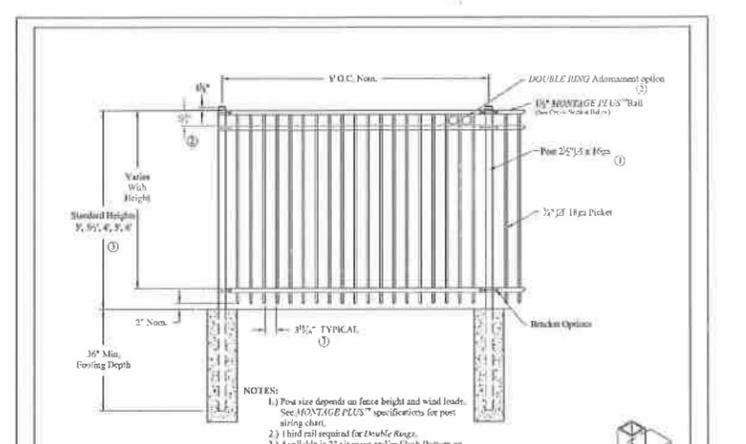


CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION PLANS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ALSO REPORT ANY CONDITIONS UNCOVERED IN THE WORK THAT ARE NOT REFLECTED WITHIN THE PLANS.
2. THE CONTRACTOR SHALL, UNDER THE DIRECTION OF THE OWNER, ESTABLISH CONSTRUCTION LIMITS ON THE SITE BY ACCEPTABLE VISIBLE MARKERS PLACED AT EYE LEVEL. ALL WORK AND EQUIPMENT SHALL BE CONFINED TO WITHIN THESE LIMITS. THE CONTRACTOR SHALL REMOVE ALL MARKERS WHEN DIRECTED BY OWNER.
3. THE SITE SHALL BE "ROUGH GRADED" TO THE ELEVATIONS AND CONTOURS SET FORTH ON THE PLANS, ALLOWING FOR GRAVEL, LOAMING AND FINAL GRADING.
4. THE CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING LOAM FROM THOSE AREAS THAT ARE TO BE EXCAVATED OR FILLED AND TO WITHIN THE PROJECT LIMITS. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR OTHER UNSUITABLE MATERIAL UNLESS DIRECTED BY OWNER. ALL EXCESS SOIL REMAINS THE PROPERTY OF THE OWNER. EARTH EXCAVATION SHALL BE LIMITED TO THE DIMENSIONS AND REQUIREMENTS SHOWN ON THE DRAWINGS.
5. THE INTENTION OF THE OWNER IS TO MAINTAIN THE BOUNDARIES OF THE SITE IN ITS EXISTING CONDITION AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFINING THE WORK TO WITHIN THE CONSTRUCTION LIMITS.
6. ALL EXISTING VEGETATION (TREES, SHRUBS, GRASSES, ETC.) TO REMAIN SHALL BE PROTECTED BY INJURY. INDIVIDUAL TREES AND SHRUBS TO BE SAVED WITHIN THE DESIGNATED WORK AREA SHALL BE ADEQUATELY PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE ALL PROTECTIVE BARRIERS AS DIRECTED BY THE OWNER.
7. ALL EXISTING GRASSED AREAS NOT ADEQUATELY PROTECTED AND THEREFORE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL WETLANDS, COASTAL, CITY/TOWN, AND STATE REGULATIONS.
9. ALL PLANTINGS SHALL BE MAINTAINED IN A MANNER SO AS TO PROMOTE OPTIMUM GROWTH OF PLANT MATERIALS.
10. ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS MUST BE REPLACED IF THEY DIE OR BECOME UNHEALTHY BECAUSE OF ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES. ALL SUCH REPLACEMENTS SHALL CONFORM TO ALL STANDARDS THAT GOVERNED THE ORIGINAL INSTALLATION. WHERE NO SUCH STANDARDS EXIST, NEW PLANTINGS SHALL MATCH THE REPLACED MATERIALS IN TYPE, SPECIES, AND QUANTITY.
11. SOIL OR LOAM THAT IS STORED OR STOCKPILED DURING CONSTRUCTION SHOULD ALSO BE MULCHED OR COVERED WITH A MAT OF LOOSE HAY AND CAN BE SEEDING WITH A TEMPORARY SEED MIX. STOCKPILES SHOULD ALSO BE ENCLOSED WITH SILT OR HAYBALES.
12. ENTRANCE TO CONSTRUCTION SITE SHOULD BE COVERED WITH GRAVEL TO TRAP SEDIMENT FROM THE TIRES OF VEHICLES EXISTING THE SITE.

DIG SAFE

1. RHODE ISLAND LAW REQUIRES THAT DIG SAFE AND ALL UTILITY COMPANIES BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 48 HOURS - 2 BUSINESS DAYS - PRIOR TO ANTICIPATED EXCAVATION. THIS DOES NOT INCLUDE WEEKENDS OR LEGAL HOLIDAYS. DIG SAFE MAY BE CONTACTED BY CALLING 1-888-344-7233 MONDAY THRU FRIDAY FROM 6 A.M. TO 6 P.M.
2. STATE LAW REQUIRES ALL EXCAVATORS TO PRE-MARK THE AREA OF EXCAVATION BEFORE NOTIFYING DIG SAFE. PRE-MARKING IS DEFINED AS MARKING OUT THE SCOPE OF THE PROPOSED EXCAVATION ARE, USING STAKES, PAINT OR FLAGS.
3. LOCATE AND RECORD ALL BURIED UTILITIES AND CONFORM TO REQUIREMENTS GOVERNING EXCAVATION AND CHANGES IN THIS AREA.
4. THE DEPTH OF UNDERGROUND FACILITIES IS VARIABLE. THEREFORE STATE LAW REQUIRES EXCAVATORS TO USE NON-MECHANICAL MEANS WHEN DIGGING WITHIN 18" OF A MARKED UNDERGROUND FACILITY. THE CURRENT DEPTH OF A FACILITY MIGHT NOT BE THE SAME AS WHEN IT WAS ORIGINALLY INSTALLED, DUE TO SOIL EROSION, GRADING AND MANY OTHER FACTORS. TO ENSURE THE SAFETY OF EXCAVATORS AND TO AVOID DISRUPTION, IT MAKES SENSE TO HAND DIG WHEN NEAR AND UNDERGROUND FACILITY.
5. IF DAMAGE OCCURS TO A UTILITY LINE, AND THERE IS A POSSIBILITY THAT THE DAMAGE MAY POSE A THREAT TO THE HEALTH AND SAFETY OF THE PUBLIC, CALL 911 IN ORDER TO DISPATCH LOCAL OFFICIALS WHO WILL DETERMINE WHETHER THE COMMUNITY IS IN IMMEDIATE DANGER. NEXT, ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO NOTIFY THE AFFECTED UTILITY COMPANY DIRECTLY AFTER DAMAGE OCCURS. STATE LAW PROHIBITS THE CONTRACTOR FROM ATTEMPTING TO REPAIR THE LINE, OR BACKFILLING BEFORE THE LINE HAS BEEN REPAIRED BY THE UTILITY COMPANY. FAMILIARIZE YOURSELF WITH YOUR LOCAL UTILITY COMPANIES' SAFETY PROCEDURES AND PROTOCOL IN THE EVENT OF UTILITY LINE DISRUPTION.
6. A DIG SAFE PERMIT SHOULD BE PROCESSED ONLY IF YOU INTEND TO EXCAVATE WITHIN 30 DAYS.



NOTES:

1. SHOP DRAWINGS TO PROVIDED FOR SLIDING GATE PRIOR TO CONSTRUCTION
2. FENCE HEIGHT TO BE 6' TALL
3. 6" HIGH FENCE COLOR TO BE BLACK TO MATCH BLACK VINYL CHAINLINK FENCE ON OTHER SECTION OF SITE

MONTAGE PLUS MAJESTIC FENCE & GATE DETAIL
SCALE: NTS

SEEDING NOTES

1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREA DESIGNATED ON PLANS, SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
2. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS, AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQ. FT. AT SEEDING.
3. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DIGGING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DIGGING OR ROTOTILLING.
4. ANY LOAM EXPOSED FOR ONE WEEK SHALL BE PLANTED WITH ANNUAL RYE GRASS SEED & SEED MIX #1. ALL LOAM STOCKPILES TO BE SEEDING IMMEDIATELY.
5. APPLICATION OF SEED:
 - A. RATE OF APPLICATION OF SEED SHALL BE 8 POUNDS PER 1,000 SQ. FT. OR AS INDICATED ON PLANS.
 - B. SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION L02.03 OF THE RI STANDARD SPECIFICATIONS AND ONLY DURING THE FOLLOWING DATES:
 - FALL SEEDING: APRIL 1 TO MAY 15
 - SPRING SEEDING: AUGUST 15 TO OCTOBER 15
6. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8-WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL LEAVE THESE AREAS IN GOOD CONDITION, ALSO MAINTAIN THESE AREAS IN GOOD CONDITION UNTIL PROVISIONAL ACCEPTANCE.
7. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE, THE EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERINGS IS REQUIRED.
8. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
9. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
10. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX:

SEED MIX CHART

SEED MIX #1 - MOWED AREAS BLACK BEAUTY ULTRA SEED MIX		SEED MIX #4 FOR BASIN SIDES RI STATE SLOPE MIX	
TYPE	% BY WEIGHT	TYPE	% BY WEIGHT
DAKOTA TALL FESCUE	30	CREeping RED FESCUE	70
MONTANA TALL FESCUE	30	IMPROVED PERENNIAL RYEGRASS	15
TONTO TALL FESCUE	20	BIRDSFOOT TREFOIL	15
KRYPTON KENTUCKY BLUEGRASS	10		
FRONTIER PERENNIAL RYEGRASS	10		

APPLICATION RATE = 155 LBS. / ACRE

**SEED MIX #2
CONSERVATION LAWN MIX**

TYPE	% BY WEIGHT
REBEL II OR TRIBUTE TALL FESCUE	40
PALMER II PERENNIAL RYEGRASS	15
JAMESTOWN CHEWINGS FESCUE	10
RELIANT HARD FESCUE	10
ARVENIS BIRDSFOOT TREFOIL	10
SWITCHGRASS	5
STREAKER REDTOP	5
WHITE CLOVER	5

APPLICATION RATE = 265 LBS. / ACRE

**SEED MIX #3 FOR FOREBAY AREAS & SWALES
FESCUE MIX**

TYPE	% BY WEIGHT
CREeping RED FESCUE	35
'CHARLOT' HARD FESCUE	35
'HERON' HARD FESCUE	30

APPLICATION RATE = 116 LBS. / ACRE

BIO-RETENTION SOIL NOTES

PREPARE THE WATER QUALITY PONDS WITH THE FOLLOWING SOIL MIX:

- LOAMY SAND TO A SANDY LOAM
- 85-88% SAND
- 8-12% SILT
- 0-2% CLAY
- ADDED ORGANIC MATTER (20% OF MINERAL SOIL MIX BY VOLUME)
- WELL AGED, AERATED HARD-WOOD MULCH (AGED 6 MONTHS IF POSSIBLE)

PLANTING NOTES:

1. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT AND PROJECT ADMINISTRATOR.
2. LOAM TO BE GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS STONES OVER 3/4", AND ROOTS, SPREAD TO A MINIMUM OF 4" OVER ALL PLANTED AREAS AND 12" IN ALL AREAS DESIGNATED.
3. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO GRADING AND QUALITY.
4. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST (2) YEARS, WILL BE ACCEPTED.
5. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DIG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRING OR TAMING FORM SAUCERS CAPABLE OF HOLDING WATER ABOVE INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
6. STREET TREES SHALL BE SECURELY TRIPLE-STAKED WITH STAKES OF A MINIMUM SIZE OF TWO INCHES BY TWO INCHES BY SIX FEET.
7. TREES IN OPEN AREAS TO HAVE A NATURALIZED BRANCHING HABIT.
8. ALL STREET TREES ADJACENT TO SIDEWALKS AND ROADS MUST HAVE A MINIMUM CLEARANCE HEIGHT OF 7' (7 FEET) TO THE FIRST BRANCH.
9. WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING, WHICH EVER IS REQUIRED BY SITE CONDITIONS.
10. PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES FLUSH WITH THE TRUNK OR THE LIMB. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER AT A RATE OF THREE POUNDS PER 100 SQUARE FEET OF SURFACE AREA. BROAD CAST. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT THE RATE OF ONE AGRIFORM PELLET PER INCH OF TRUNK DIAMETER (FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS). APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
12. MULCHING: COVER ALL PLANTED AREAS WITH 3" DARK BROWN PINE BARK MULCH WITHIN A SEVENTY - TWO HOUR PERIOD AFTER PLANTING. NO RED MULCH ACCEPTED.
13. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, FREE OF CHARGE.
14. ALL TREES ARE TO HAVE ONE MAIN LEADER.
15. CONTRACTOR IS RESPONSIBLE FOR CHECKING THE IRRIGATION AND WATER AMOUNTS FOR THE FIRST YEAR.

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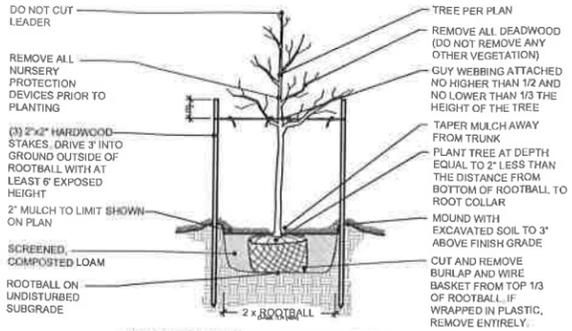
PREPARED FOR
5 LIBERTY LLC
DBA STORAGE PLACE

LANDSCAPE PLAN - MASTER PLAN

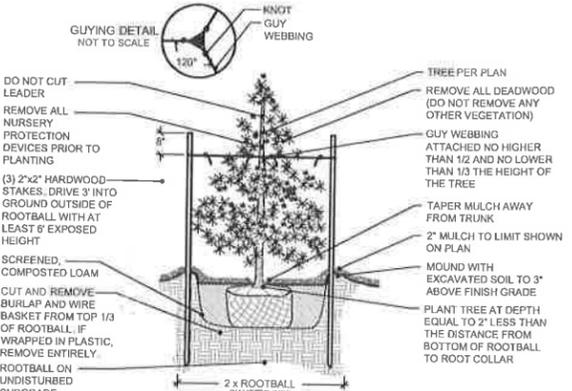
STORAGE PLACE
AP 9-4, LOT 10 & 11
5 & 7 LIBERTY WAY
EAST LYME, CT

DATE	REVISION DESCRIPTION
03/29/2019	MOVE TREES

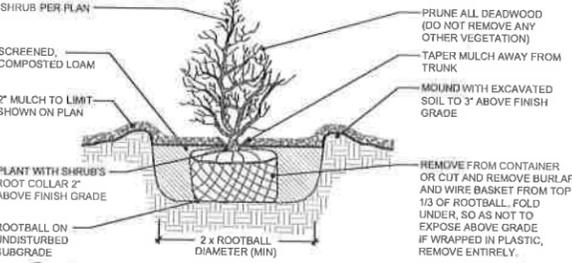
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SHEET L-2



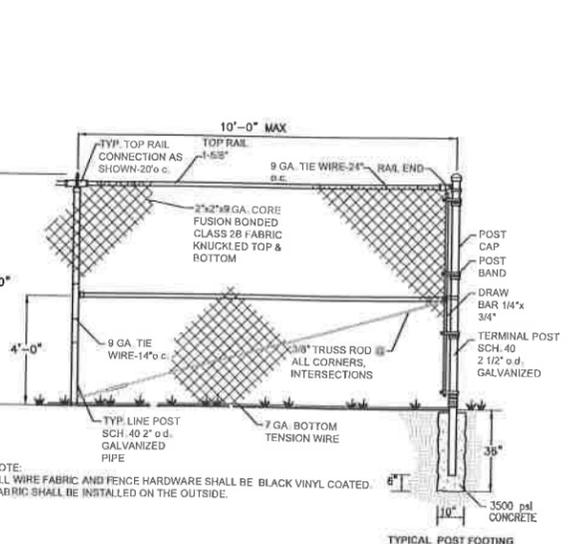
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



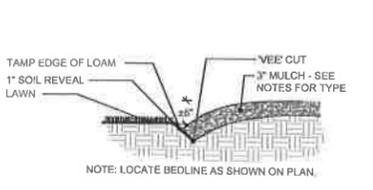
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SCALE: NTS



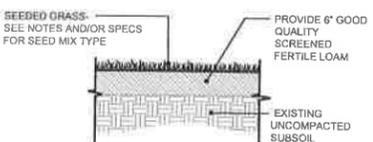
SHRUB PLANTING DETAIL
SCALE: NTS



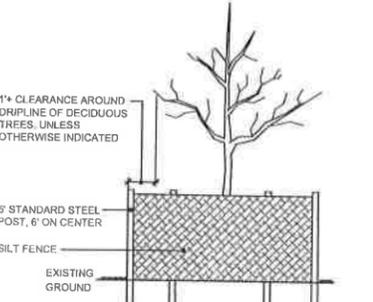
6' H BLACK VINYL CHAINLINK DETAIL
SCALE: NTS



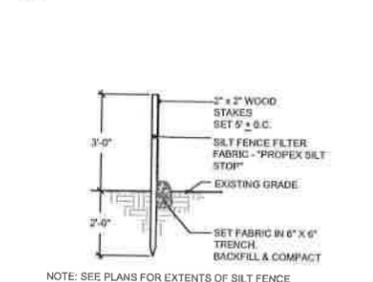
PLANTING BEDLINE DETAIL
SCALE: NTS



LOAM & SEED DETAIL
SCALE: NTS



SILT FENCE TREE PROTECTION DETAIL
SCALE: NTS



SILT FENCE DETAIL
SCALE: NTS

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION PLANS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ALSO REPORT ANY CONDITIONS UNCOVERED IN THE WORK THAT ARE NOT REFLECTED WITHIN THE PLANS.
2. THE CONTRACTOR SHALL, UNDER THE DIRECTION OF THE OWNER, ESTABLISH CONSTRUCTION LIMITS ON THE SITE BY ACCEPTABLE VISIBLE MARKERS PLACED AT EYE LEVEL. ALL WORK AND EQUIPMENT SHALL BE CONFINED TO WITHIN THESE LIMITS. THE CONTRACTOR SHALL REMOVE ALL MARKERS WHEN DIRECTED BY OWNER.
3. THE SITE SHALL BE "ROUGH GRADED" TO THE ELEVATIONS AND CONTOURS SET FORTH ON THE PLANS, ALLOWING FOR GRAVEL, LOAMING AND FINAL GRADING.
4. THE CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING LOAM FROM THOSE AREAS THAT ARE TO BE EXCAVATED OR FILLED AND TO WITHIN THE PROJECT LIMITS. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR OTHER UNSUBSIDIARY MATERIAL UNLESS DIRECTED BY OWNER. ALL EXCESS SOIL REMAINS THE PROPERTY OF THE OWNER. EARTH EXCAVATION SHALL BE LIMITED TO THE DIMENSIONS AND REQUIREMENTS SHOWN ON THE DRAWINGS.
5. THE INTENTION OF THE OWNER IS TO MAINTAIN THE BOUNDARIES OF THE SITE IN ITS EXISTING CONDITION AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFINING THE WORK TO WITHIN THE CONSTRUCTION LIMITS.
6. ALL EXISTING VEGETATION (TREES, SHRUBS, GRASSES, ETC.) TO REMAIN SHALL BE PROTECTED BY INJURY. INDIVIDUAL TREES AND SHRUBS TO BE SAVED WITHIN THE DESIGNATED WORK AREA SHALL BE ADEQUATELY PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE ALL PROTECTIVE BARRIERS AS DIRECTED BY THE OWNER.
7. ALL EXISTING GRASSED AREAS NOT ADEQUATELY PROTECTED AND THEREFORE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL WETLANDS, COASTAL, CITY/TOWN, AND STATE REGULATIONS.
9. ALL PLANTINGS SHALL BE MAINTAINED IN A MANNER SO AS TO PROMOTE OPTIMUM GROWTH OF PLANT MATERIALS.
10. ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS MUST BE REPLACED IF THEY DIE OR BECOME UNHEALTHY BECAUSE OF ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES. ALL SUCH REPLACEMENTS SHALL CONFORM TO ALL STANDARDS THAT GOVERNED THE ORIGINAL INSTALLATION. WHERE NO SUCH STANDARDS EXIST, NEW PLANTINGS SHALL MATCH THE REPLACED MATERIALS IN TYPE, SPECIES, AND QUANTITY.
11. SOIL OR LOAM THAT IS STORED OR STOCKPILED DURING CONSTRUCTION SHOULD ALSO BE MULCHED OR COVERED WITH A MAT OF LOOSE HAY AND CAN BE SEEDING WITH A TEMPORARY SEED MIX. STOCKPILES SHOULD ALSO BE ENCLOSED WITH SILT OR HAYBALES.
12. ENTRANCE TO CONSTRUCTION SITE SHOULD BE COVERED WITH GRAVEL TO TRAP SEDIMENT FROM THE TIRES OF VEHICLES EXISTING THE SITE.

DIG SAFE

1. RHODE ISLAND LAW REQUIRES THAT DIG SAFE AND ALL UTILITY COMPANIES BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 48 HOURS - 2 BUSINESS DAYS - PRIOR TO ANTICIPATED EXCAVATION. THIS DOES NOT INCLUDE WEEKENDS OR LEGAL HOLIDAYS. DIG SAFE MAY BE CONTACTED BY CALLING 1-888-344-7233 MONDAY THRU FRIDAY FROM 8 A.M. TO 6 P.M.

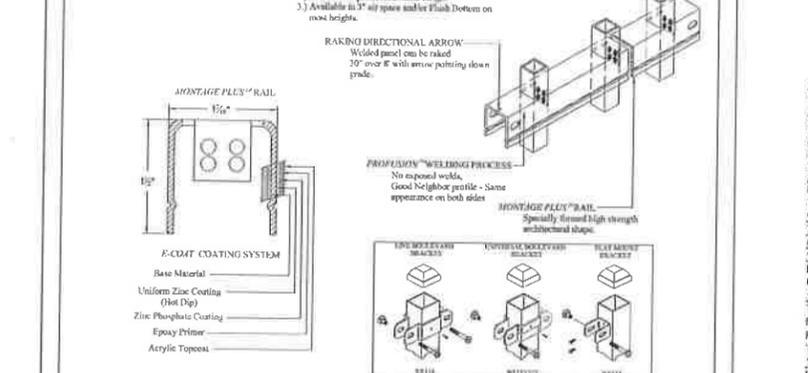
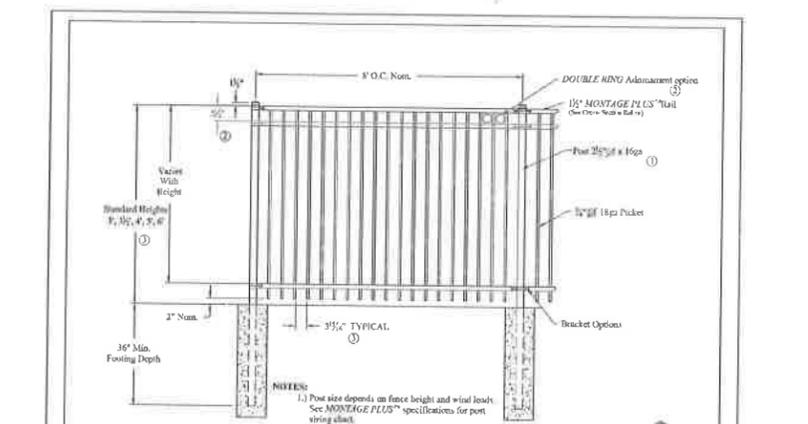
2. STATE LAW REQUIRES ALL EXCAVATORS TO PRE-MARK THE AREA OF EXCAVATION BEFORE NOTIFYING DIG SAFE. PRE-MARKING IS DEFINED AS MARKING OUT THE SCOPE OF THE PROPOSED EXCAVATION AREA, USING STAKES, PAINT OR FLAGS.

3. LOCATE AND RECORD ALL BURIED UTILITIES AND CONFORM TO REQUIREMENTS GOVERNING EXCAVATION AND CHANGES IN THIS AREA.

4. THE DEPTH OF UNDERGROUND FACILITIES IS VARIABLE. THEREFORE STATE LAW REQUIRES EXCAVATORS TO USE NON-MECHANICAL MEANS WHEN DIGGING WITHIN 18" OF A MARKED UNDERGROUND FACILITY. THE CURRENT DEPTH OF A FACILITY MIGHT NOT BE THE SAME AS WHEN IT WAS ORIGINALLY INSTALLED, DUE TO SOIL EROSION, GRADING AND MANY OTHER FACTORS. TO ENSURE THE SAFETY OF EXCAVATORS AND TO AVOID DISRUPTION, IT MAKES SENSE TO HAND DIG WHEN NEAR AND UNDERGROUND FACILITY.

5. IF DAMAGE OCCURS TO A UTILITY LINE, AND THERE IS A POSSIBILITY THAT THE DAMAGE MAY POSE A THREAT TO THE HEALTH AND SAFETY OF THE PUBLIC, CALL 911 IN ORDER TO DISPATCH LOCAL OFFICIALS WHO WILL DETERMINE WHETHER THE DAMAGE IS IN IMMEDIATE DANGER. NEXT, ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO NOTIFY THE AFFECTED UTILITY COMPANY DIRECTLY AFTER DAMAGE OCCURS. STATE LAW PROHIBITS THE CONTRACTOR FROM ATTEMPTING TO REPAIR THE LINE, OR BACKFILLING BEFORE THE LINE HAS BEEN REPAIRED BY THE UTILITY COMPANY. FAMILIARIZE YOURSELF WITH YOUR LOCAL UTILITY COMPANIES' SAFETY PROCEDURES AND PROTOCOL IN THE EVENT OF UTILITY LINE DISRUPTION.

6. A DIG SAFE PERMIT SHOULD BE PROCESSED ONLY IF YOU INTEND TO EXCAVATE WITHIN 30 DAYS.



COMMERCIAL STRENGTH WELDED STEEL PANEL PRE-ASSEMBLED

MONTAGE PLUS MAJESTIC 23-RAIL

DR. CI SH. 10'1" SCALE: DO NOT SCALE

CR: ME Date: 6/28/19 REV: 0

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NOTES:

1. SHOP DRAWINGS TO PROVIDED FOR SLIDING GATE PRIOR TO CONSTRUCTION
2. FENCE HEIGHT TO BE 6' TALL
3. 6' HIGH FENCE COLOR TO BE BLACK TO MATCH BLACK VINYL CHAINLINK FENCE ON OTHER SECTION OF SITE

MONTAGE PLUS MAJESTIC FENCE & GATE DETAIL
SCALE: NTS

SEEDING NOTES:

1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREA DESIGNATED ON PLANS.
2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
3. FERTILIZE WITH 19-19-19 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQ. FT. AT SEEDING.
4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
5. ANY LOAM EXPOSED FOR ONE WEEK SHALL BE PLANTED WITH ANNUAL RYE GRASS SEED & SEED MIX #1. ALL LOAM STOCKPILES TO BE SEEDING IMMEDIATELY.
6. APPLICATION OF SEED:
 - A. RATE OF APPLICATION OF SEED SHALL BE 8 POUNDS PER 1,000 SQ. FT. OR AS INDICATED ON PLANS.
 - B. SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION L02.03 OF THE RI STANDARD SPECIFICATIONS AND ONLY DURING THE FOLLOWING DATES:
 - SPRING SEEDING: APRIL 1 TO MAY 15
 - FALL SEEDING: AUGUST 15 TO OCTOBER 15
 - C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8-WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL LEAVE THESE AREAS IN GOOD CONDITION, ALSO MAINTAIN THESE AREAS IN GOOD CONDITION UNTIL PROVISIONAL ACCEPTANCE.
 - D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE, THE EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERINGS IS REQUIRED.
 - E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH
 - F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
 - G. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX:

SEED MIX CHART

SEED MIX #1 - MOWED AREAS BLACK BEAUTY ULTRA SEED MIX		SEED MIX #4 FOR BASIN SIDES RI STATE SLOPE MIX	
TYPE	% BY WEIGHT	TYPE	% BY WEIGHT
DAKOTA TALL FESCUE	30	CREEPING RED FESCUE	70
MONTANA TALL FESCUE	30	IMPROVED PERENNIAL RYEGRASS	15
TONTO TALL FESCUE	20	BIRDFOOT TREFLOIL	15
KENTUCKY BLUEGRASS	10		
FRONTIER PERENNIAL RYEGRASS	10		

APPLICATION RATE = 155 LBS. / ACRE

SEED MIX #2 CONSERVATION LAWN MIX		SEED MIX #5 FOR BASIN FLOOR INFILTRATION SEED MIX	
TYPE	% BY WEIGHT	TYPE	LBS/ACRE
REBEL II OR TRIBUTE TALL FESCUE	40	FOX SEDGE	4.0
PALMER II PERENNIAL RYEGRASS	15	BLUNT BROOM SEDGE	2.0
JAMESTOWN CHEWINGS FESCUE	10	LURID SEDGE	4.0
RELIANT HARD FESCUE	10	HOP SEDGE	2.0
ARVENS BIRDFOOT TREFLOIL	10	FQWL BLUEGRASS	2.0
SWITCHGRASS	5	BIDENS FRONDOSA	2.0
STREAKER REDTOP	5	GREEN BULRUSH	2.0
WHITE CLOVER	5	SWAMP MILKWEED	2.0
		FRINGED SEDGE	2.0
		NEW YORK IRONWEED	2.0
		SOFT RUSH	2.0
		CAIICO ASTER	2.0
		BLUE FLAG IRIS	4.0
		AMERICAN MANNAGRASS	2.0
		MONKEY FLOWER	2.0
		JOE PYE WEED	2.0

APPLICATION RATE = 7 LBS. / 1000 SF AVAILABLE FROM:
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APPLICATION RATE = 265 LBS. / ACRE

SEED MIX #3 FOR FOREBAY AREAS & SWALES
FESCUE MIX

TYPE	% BY WEIGHT
CREEPING RED FESCUE	35
'CHARLOT' HARD FESCUE	35
'HERON' HARD FESCUE	30

APPLICATION RATE = 116 LBS. / ACRE

TOTAL APPLICATION RATE 38 LBS/ ACRE
MINIMUM GERMINATION RATE OF 75%

BIO-RETENTION SOIL NOTES:

PREPARE THE WATER QUALITY PONDS WITH THE FOLLOWING SOIL MIX:

- LOAM SAND TO A SANDY LOAM
- 65-88% SAND
- 8-12% SILT
- 0-2% CLAY
- ADDED ORGANIC MATTER (20% OF MINERAL SOIL MIX BY VOLUME).
- WELL AGED, AERATED HARD-WOOD MULCH (AGED 6 MONTHS IF POSSIBLE).

PLANTING NOTES:

1. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT AND PROJECT ADMINISTRATION.
2. LOAM TO BE GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OR 3/4", AND ROOTS. SPREAD TO A MINIMUM OF 4" OVER ALL PLANTED AREAS AND 12" IN ALL AREAS DESIGNATED.
3. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO GRADING AND QUALITY.
4. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST (2) YEARS, WILL BE ACCEPTED.
5. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRING OR TAMPING FORM SAUCERS CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
6. STREET TREES SHALL BE SECURELY TRIPLE-STAKED WITH STAKES OF A MINIMUM SIZE OF TWO INCHES BY TWO INCHES BY SIX FEET.
7. TREES IN OPEN AREAS TO HAVE A NATURALIZED BRANCHING HABIT.
8. ALL STREET TREES ADJACENT TO SIDEWALKS AND ROADS MUST HAVE A MINIMUM CLEARANCE HEIGHT OF 7 (7 FEET) TO THE FIRST BRANCH.
9. WATERING WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING, WHICH EVER IS REQUIRED BY SITE CONDITIONS.
10. PRELIMINARY PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES FLUSH WITH THE TRUNK OR THE LIMBS. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. FERTILIZING FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER AT A RATE OF THREE POUNDS PER 100 SQUARE FEET OF SURFACE AREA. BROAD CAST. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT THE RATE OF ONE AGRIFORM PELLETT PER INCH OF TRUNK DIAMETER (FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS). APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES AFTER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
12. MULCHING COVER ALL PLANTED AREAS WITH 3" DARK BROWN PINE BARK MULCH WITHIN A SEVENTY - TWO HOUR PERIOD AFTER PLANTING. NO RED MULCH ACCEPTED.
13. GUARANTEE ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, FREE OF CHARGE.
14. ALL TREES ARE TO HAVE ONE MAIN LEADER.
15. CONTRACTOR IS RESPONSIBLE FOR CHECKING THE IRRIGATION AND WATER AMOUNTS FOR THE FIRST YEAR.

CHERENZIA & ASSOCIATES, LTD.

Civil Engineers
Land Surveyors
Environmental Engineers

89 Meriden St.
Worcester, CT 06179
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Fax: 860.599.6090

P.O. Box 513
Worcester, MA 01091
Tel: 901.595.7147

www.cherenzia.com



PREPARED FOR
5 LIBERTY LLC
DBA STORAGE PLACE

HAL BECKMAN, LTD.
28 Brown Street, Suite 206, Wickford, RI 02852
Tel. 401.294.1684 - www.halbeckman.com
Estate Planning - Landscape Architecture

LANDSCAPE PLAN - MASTER PLAN
STORAGE PLACE
AP 9-4, LOT 10 & 11
5 & 7 LIBERTY WAY
EAST LYME, CT

DATE: MARCH 29, 2019

DRAWN BY: SGG

SCALE: AS SHOWN

JOB NO: 466

SHEET NO. 2 OF 2

SHEET L-2

DATE: MARCH 29, 2019

DRAWN BY: SGG

SCALE: AS SHOWN

JOB NO: 466

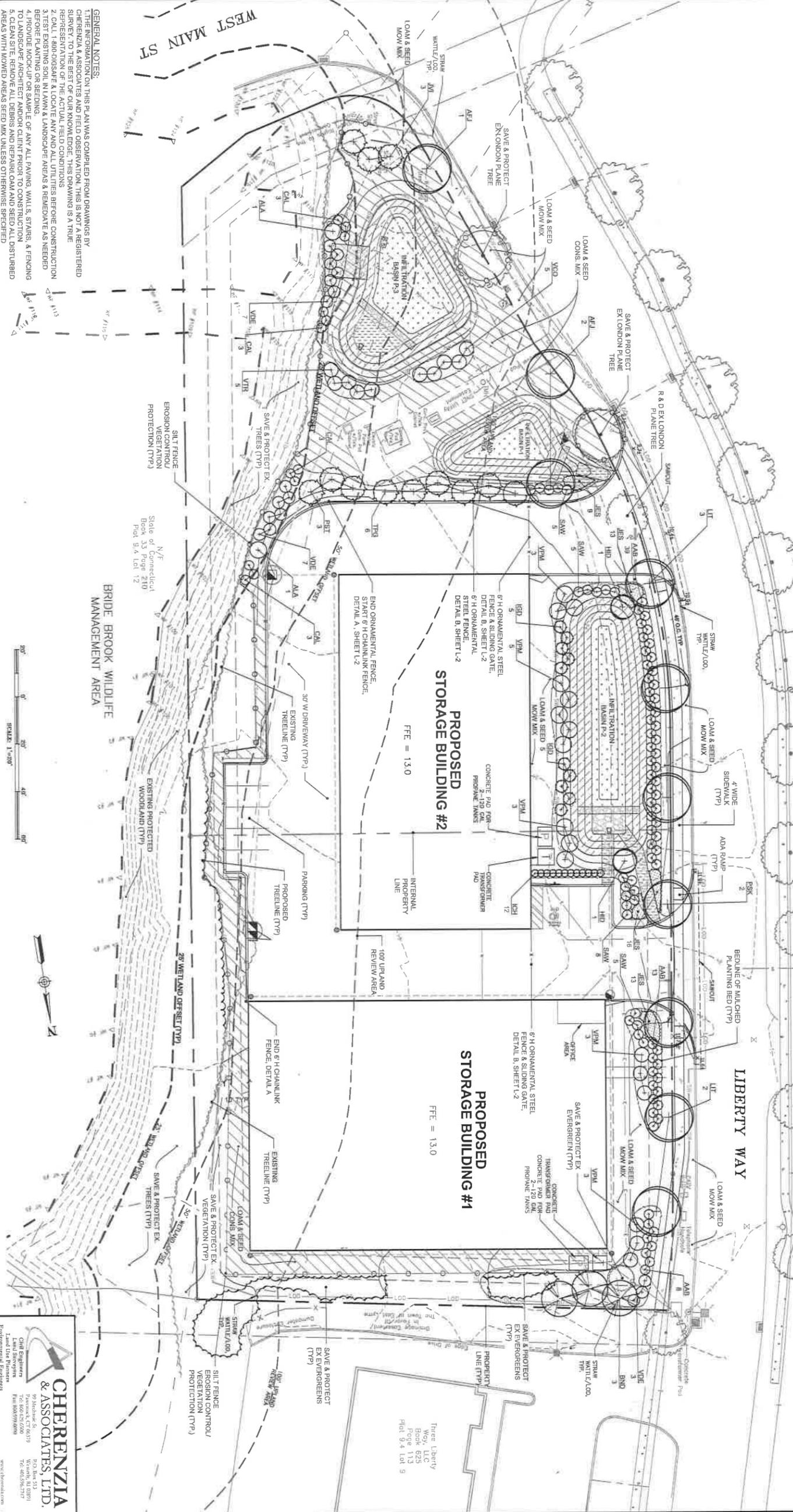
SHEET NO. 2 OF 2

SHEET L-2

Key	Botanical Name	Common Name	Size	Notes
AE1	ACER & FRAXINUS	RED BARKED DOGWOOD	2.5-3" CAL	LIMIT TO 7'
BND	BETULA NIGRA	SWAMP WHITE BIRCH	10-12' HT	CLUMP FORM
JVI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8' B&B	LIMIT TO 7'
LIT	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5-3" CAL	LIMIT TO 7'
PSK	PRUNUS SEROTINA	BLACK CHERRY	2.5-3" CAL	LIMIT TO 7'
PST	PRUNUS SPINOSA	WESTERN WHITE PINE	7-8' B&B	
TPG	TRIFOLIUM PRAECOX	GREEN GRAM	8-10' B&B	
SHRUBS				
Key	Botanical Name	Common Name	Size	Notes
ALA	ALNUS INCANUS	SMOOTH ALDER	5-6'	1/2" DIA. JAMES WHITE
AAH	ARONIA ARBOREA	BRIGHT CHERRYBERRY	8'	1/2" DIA. JAMES WHITE
CAI	CETECHIA ALNIFOLIA	SPRINGWATER CEANOTHUS	8-10'	4" OC
HID	HEDERA HELIX	DIANE WITCH HAZEL	2-3'	
ICH	ILEX GLABRA	HELLER'S YEW	18-24'	3/4" DIA. JAMES WHITE
IGD	ILEX GLABRA	HELLER'S YEW	18-24'	3/4" DIA. JAMES WHITE
JES	JUNIPERUS COMMUNIS	COMMON JUNIPER	5' OC	
SAW	SPIRAEA ALBA	WHITE SPIRAEA	4-6'	4" OC
VCO	VIBURNUM COCCINEUM	HIGHBUSH BLUEBERRY	3-4'	6" OC
VDE	VIBURNUM DOUGLASSII	DOUGLASS' VIBURNUM	3-4'	7" OC
VPM	VIBURNUM PLICATUM	CRABAPPLE	3-4'	6" OC
VTR	VIBURNUM TRICOLOR	CRABAPPLE	3-4'	6" OC

SEED HATCHING LEGEND	
[Hatched Box]	SEED MIX #1 - LAWN & DISTURBED AREAS (NO HATCH)
[Hatched Box]	SEED MIX #2 - CONSERVATION MIX
[Hatched Box]	SEED MIX #3 - FOREBAY FLOORSWALES
[Hatched Box]	SEED MIX #4 - BASIN SIDES & SLOPES
[Hatched Box]	SEED MIX #5 - INFILTRATION BASIN FLOOR

ZONING CHART		
REQUIRED (RESIDUAL)	PROPOSED	
TOT AREA	40,000 SF	80,200 SF
FOOTPRINT	191 FT	568.3 FT
MAXIMUM LOT COVERAGE	40%	31%
MAXIMUM BUILDING HEIGHT	40 FT	40 FT
MINIMUM FRONT YARD DEPTH	25 FT	21.3 FT
MINIMUM SIDE YARD DEPTH	20 FT	21.0 FT
MINIMUM REAR YARD DEPTH	20 FT	22.4 FT



GENERAL NOTES:
 1. THE INFORMATION ON THIS PLAN WAS COMPILED FROM DRAWINGS BY CHERENZIA & ASSOCIATES AND FIELD OBSERVATION. THIS IS NOT A REGISTERED SURVEY TO THE BEST OF OUR KNOWLEDGE. THIS DRAWING IS A TRUE REPRESENTATION OF THE ACTUAL FIELD CONDITIONS.
 2. CALL 1-800-DIGSAFE & LOCATE ANY AND ALL UTILITIES BEFORE CONSTRUCTION.
 3. TEST EXISTING SOIL IN LAWN & LANDSCAPE AREAS & REMEDIATE AS NEEDED BEFORE PLANTING OR SEEDING.
 4. PROVIDE A SAMPLE OF ANY ALL PAVING, WALLS, STAIRS, & FENCINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF COLOR AND FINISH.
 5. C. E. SAN SITE REMOVE ALL DEBRIS AND REPAIR O&M AND SEED ALL DISTURBED AREAS WITH MOWED AREAS SEED MIX UNLESS OTHERWISE SPECIFIED.

DATE	REVISION DESCRIPTION
5/5/19	MOVE TREES

DATE: MARCH 29, 2019
 DRAWN BY: SGG
 SCALE: AS SHOWN
 JOB NO.: 465
 SHEET NO.: 1 OF 2
 SHEET: L-1

LANDSCAPE PLAN - MASTER PLAN
 STORAGE PLACE
 AP 9.4, LOT 10 & 11
 5 & 7 LIBERTY WAY
 EAST LYME, CT

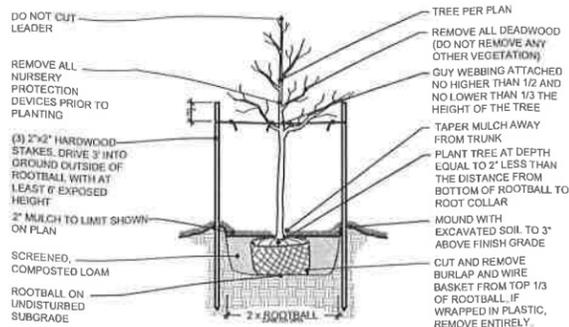
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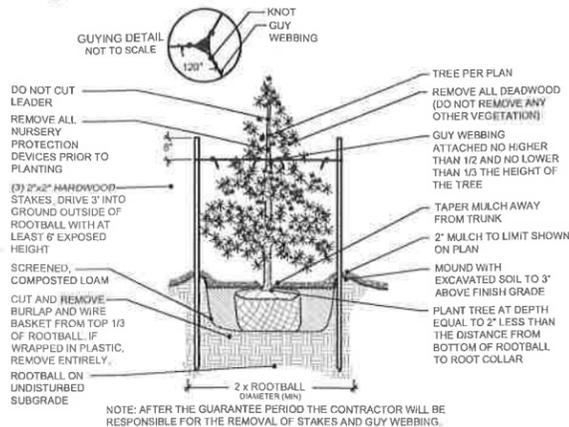


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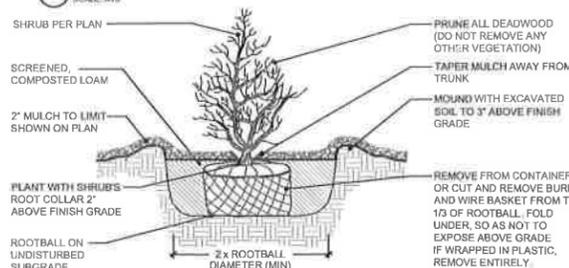
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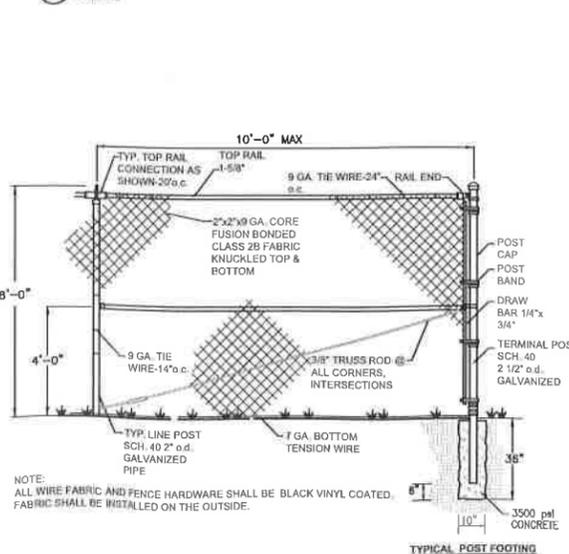
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



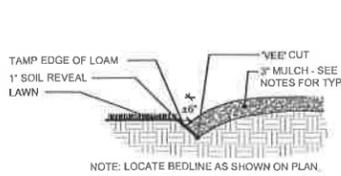
EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



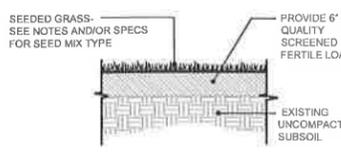
SHRUB PLANTING DETAIL
SCALE: NTS



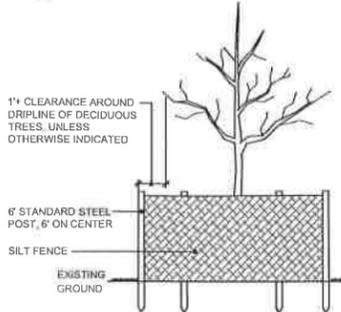
6' H BLACK VINYL CHAINLINK DETAIL
SCALE: NTS



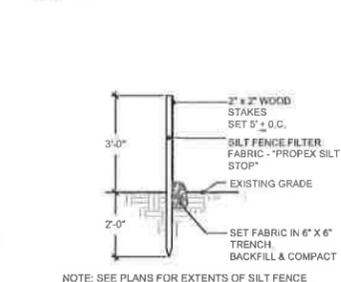
PLANTING BEDLINE DETAIL
SCALE: NTS



LOAM & SEED DETAIL
SCALE: NTS



SILT FENCE TREE PROTECTION DETAIL
SCALE: NTS



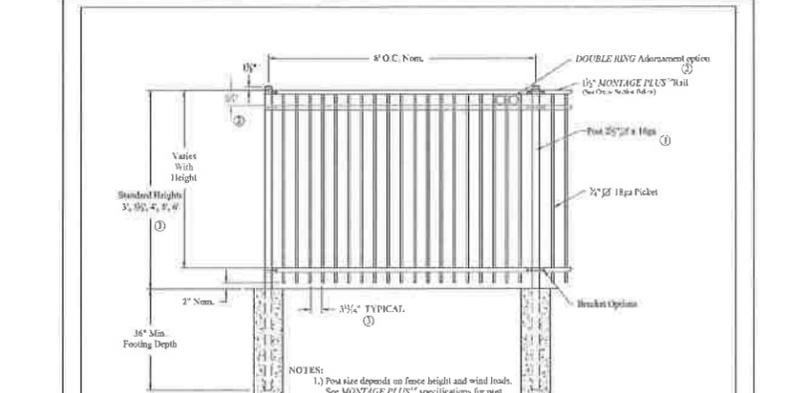
SILT FENCE DETAIL
SCALE: NTS

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION PLANS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ALSO REPORT ANY CONDITIONS UNCOVERED IN THE WORK THAT ARE NOT REFLECTED WITHIN THE PLANS.
2. THE CONTRACTOR SHALL UNDER THE DIRECTION OF THE OWNER, ESTABLISH CONSTRUCTION LIMITS ON THE SITE BY ACCEPTABLE VISIBLE MARKERS PLACED AT EYE LEVEL. ALL WORK AND EQUIPMENT SHALL BE CONFINED TO WITHIN THESE LIMITS. THE CONTRACTOR SHALL REMOVE ALL MARKERS WHEN DIRECTED BY OWNER.
3. THE SITE SHALL BE "ROUGH GRADED" TO THE ELEVATIONS AND CONTOURS SET FORTH ON THE PLANS, ALLOWING FOR GRAVEL, LOAMING AND FINAL GRADING.
4. THE CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING LOAM FROM THOSE AREAS THAT ARE TO BE EXCAVATED OR FILLED AND TO WITHIN THE PROJECT LIMITS. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR OTHER UNSUITABLE MATERIAL UNLESS DIRECTED BY OWNER. ALL EXCESS SOIL REMAINS THE PROPERTY OF THE OWNER. EARTH EXCAVATION SHALL BE LIMITED TO THE DIMENSIONS AND REQUIREMENTS SHOWN ON THE DRAWINGS.
5. THE INTENTION OF THE OWNER IS TO MAINTAIN THE BOUNDARIES OF THE SITE IN ITS EXISTING CONDITION AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFINING THE WORK TO WITHIN THE CONSTRUCTION LIMITS.
6. ALL EXISTING VEGETATION (TREES, SHRUBS, GRASSES, ETC.) TO REMAIN SHALL BE PROTECTED BY INJURY. INDIVIDUAL TREES AND SHRUBS TO BE SAVED WITHIN THE DESIGNATED WORK AREA SHALL BE ADEQUATELY PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE ALL PROTECTIVE BARRIERS AS DIRECTED BY THE OWNER.
7. ALL EXISTING GRASSES AREAS NOT ADEQUATELY PROTECTED AND THEREFORE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL WETLANDS, COASTAL, CITY/TOWN, AND STATE REGULATIONS.
9. ALL PLANTINGS SHALL BE MAINTAINED IN A MANNER SO AS TO PROMOTE OPTIMUM GROWTH OF PLANT MATERIALS.
10. ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS MUST BE REPLACED IF THEY DIE OR BECOME UNHEALTHY BECAUSE OF ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES. ALL SUCH REPLACEMENTS SHALL CONFORM TO ALL STANDARDS THAT GOVERNED THE ORIGINAL INSTALLATION. WHERE NO SUCH STANDARDS EXIST, NEW PLANTINGS SHALL MATCH THE REPLACED MATERIALS IN TYPE, SPECIES, AND QUANTITY.
11. SOIL OR LOAM THAT IS STORED OR STOCKPILED DURING CONSTRUCTION SHOULD ALSO BE MULCHED OR COVERED WITH A MAT OF LOOSE HAY AND CAN BE SEED WITH A TEMPORARY SEED MIX. STOCKPILES SHOULD ALSO BE ENCLOSED WITH SILT OR HAYBALES.
12. ENTRANCE TO CONSTRUCTION SITE SHOULD BE COVERED WITH GRAVEL TO TRAP SEDIMENT FROM THE TIRES OF VEHICLES EXISTING THE SITE.

DIG SAFE

1. RHODE ISLAND LAW REQUIRES THAT DIG SAFE AND ALL UTILITY COMPANIES BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 48 HOURS - 2 BUSINESS DAYS - PRIOR TO ANTICIPATED EXCAVATION. THIS DOES NOT INCLUDE WEEKENDS OR LEGAL HOLIDAYS. DIG SAFE MAY BE CONTACTED BY CALLING 1-888-344-7233 MONDAY THRU FRIDAY FROM 6 A.M. TO 6 P.M.
2. STATE LAW REQUIRES ALL EXCAVATORS TO PRE-MARK THE AREA OF EXCAVATION BEFORE NOTIFYING DIG SAFE. PRE-MARKING IS DEFINED AS MARKING OUT THE SCOPE OF THE PROPOSED EXCAVATION ARE, USING STAKES, PAINT OR FLAGS.
3. LOCATE AND RECORD ALL BURIED UTILITIES AND CONFORM TO REQUIREMENTS GOVERNING EXCAVATION AND CHANGES IN THIS AREA.
4. THE DEPTH OF UNDERGROUND FACILITIES IS VARIABLE, THEREFORE STATE LAW REQUIRES EXCAVATORS TO USE NON-MECHANICAL MEANS WHEN DIGGING WITHIN 18" OF A MARKED UNDERGROUND FACILITY. THE CURRENT DEPTH OF A FACILITY MIGHT NOT BE THE SAME AS WHEN IT WAS ORIGINALLY INSTALLED, DUE TO SOIL EROSION, GRADING AND MANY OTHER FACTORS. TO ENSURE THE SAFETY OF EXCAVATORS AND TO AVOID DISRUPTION, IT MAKES SENSE TO HAND DIG WHEN NEAR AND UNDERGROUND FACILITY.
5. IF DAMAGE OCCURS TO A UTILITY LINE, AND THERE IS A POSSIBILITY THAT THE DAMAGE MAY POSE A THREAT TO THE HEALTH AND SAFETY OF THE PUBLIC, CALL 911 IN ORDER TO DISPATCH LOCAL OFFICIALS WHO WILL DETERMINE WHETHER THE COMMUNITY IS IN IMMEDIATE DANGER. NEXT, ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO NOTIFY THE AFFECTED UTILITY COMPANY DIRECTLY AFTER DAMAGE OCCURS. STATE LAW PROHIBITS THE CONTRACTOR FROM ATTEMPTING TO REPAIR THE LINE, OR BACKFILLING BEFORE THE LINE HAS BEEN REPAIRED BY THE UTILITY COMPANY. FAMILIARIZE YOURSELF WITH YOUR LOCAL UTILITY COMPANIES' SAFETY PROCEDURES AND PROTOCOL IN THE EVENT OF UTILITY LINE DISRUPTION.
6. A DIG SAFE PERMIT SHOULD BE PROCESSED ONLY IF YOU INTEND TO EXCAVATE WITHIN 30 DAYS.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

MONTAGE PLUS MAJESTIC 2 1/2" RAIL

DR: CI SH: Inf1 SCALE: DO NOT SCALE

CK: MG Date: 6/28/10 REV: 0

1555 N. Main St
Tulsa, OK 74116
1-888-313-4422
www.ameristarfence.com

Notes:

1. SHOP DRAWINGS TO PROVIDED FOR SLIDING GATE PRIOR TO CONSTRUCTION
2. FENCE HEIGHT TO BE 6' TALL
3. 6' HIGH FENCE COLOR TO BE BLACK TO MATCH BLACK VINYL CHAINLINK FENCE ON OTHER SECTION OF SITE

MONTAGE PLUS MAJESTIC FENCE & GATE DETAIL
SCALE: NTS

SEEDING NOTES:

1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREA DESIGNATED ON PLANS.
2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
3. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQ. FT. AT SEEDING.
4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
5. ANY LOAM EXPOSED FOR ONE WEEK SHALL BE PLANTED WITH ANNUAL RYE GRASS SEED & SEED MIX #1. ALL LOAM STOCKPILES TO BE SEED IMMEDIATELY.
6. APPLICATION OF SEED:
 - A. RATE OF APPLICATION OF SEED SHALL BE 8 POUNDS PER 1,000 SQ. FT. OR AS INDICATED ON PLANS.
 - B. SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION L.02.03 OF THE RI STANDARD SPECIFICATIONS AND ONLY DURING THE FOLLOWING DATES:
 1. SPRING SEEDING: APRIL 1 TO MAY 15
 2. FALL SEEDING: AUGUST 15 TO OCTOBER 15
 - C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8-WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL LEAVE THESE AREAS IN GOOD CONDITION, ALSO MAINTAIN THESE AREAS IN GOOD CONDITION UNTIL PROVISIONAL ACCEPTANCE.
 - D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE, THE EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERINGS IS REQUIRED.
 - E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH
 - F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
 - G. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX:

SEED MIX CHART

SEED MIX #1 - MOWED AREAS BLACK BEAUTY ULTRA SEED MIX		SEED MIX #4 FOR BASIN SIDES RI STATE SLOPE MIX	
TYPE	% BY WEIGHT	TYPE	% BY WEIGHT
DAKOTA TALL FESCUE	30	CREeping RED FESCUE	70
MONTANA TALL FESCUE	30	IMPROVED PERENNIAL RYEGRASS	15
CHARLOT' HARD FESCUE	20	BIRDSFOOT TREFOIL	15
KRYPTON KENTUCKY BLUEGRASS	10		
FRONTIER PERENNIAL RYEGRASS	10		

APPLICATION RATE = 155 LBS. / ACRE

APPLICATION RATE = 7 LBS. / 1000 SF
AVAILABLE FROM:
JONATHAN GREEN, INC. • SEEDSMEN • POB 326 •
FARMINGDALE, NJ 07727

**SEED MIX #2
CONSERVATION LAWN MIX**

TYPE	% BY WEIGHT	SEED MIX #5 FOR BASIN FLOOR INFILTRATION SEED MIX	
REBEL II OR TRIBUTE TALL FESCUE	40	FOX SEDGE	4.0
PALMER II PERENNIAL RYEGRASS	15	BLUNT BROOM SEDGE	2.0
JAMESTOWN CHEWINGS FESCUE	10	LURID SEDGE	15
RELANT HARD FESCUE	10	HOP SEDGE	2.0
ARVNIS BIRDSFOOT TREFOIL	10	FOWL BLUEGRASS	2.0
SWITCHGRASS	5	BIDENS FRONDOSA	2.0
STREAKER REDTOP	5	GREEN BULLRUSH	2.0
WHITE CLOVER	5	SWAMP MILKWEED	2.0
		FRINGED SEDGE	2.0
		NEW YORK IRONWEED	2.0
		SOFT RUSH	2.0
		CALICO ASTER	2.0
		BLUE FLAG IRIS	4.0
		AMERICAN MANNAGRASS	2.0
		MONKEY FLOWER	2.0
		JOE PYE WEED	2.0

APPLICATION RATE = 265 LBS. / ACRE

**SEED MIX #3 FOR FOREBAY AREAS & SWALES
FESCUE MIX**

TYPE	% BY WEIGHT	TOTAL APPLICATION RATE 38 LBS/ ACRE MINIMUM GERMINATION RATE OF 75%
CREeping RED FESCUE	35	
'CHARLOT' HARD FESCUE	35	
'HERON' HARD FESCUE	30	

APPLICATION RATE = 116 LBS. / ACRE

BIO-RETENTION SOIL NOTES

PREPARE THE WATER QUALITY PONDS WITH THE FOLLOWING SOIL MIX:

- LOAMY SAND TO A SANDY LOAM
- 85-88% SAND
- 8-12% SILT
- 0-2% CLAY
- ADDED ORGANIC MATTER (20% OF MINERAL SOIL MIX BY VOLUME).
- WELL AGED, AERATED HARD-WOOD MULCH (AGED 6 MONTHS IF POSSIBLE).

PLANTING NOTES:

1. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE **PLANT LIST**. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT AND PROJECT ADMINISTRATOR.
2. LOAM TO BE GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS STONES OVER 3/4", AND ROOTS SPREAD TO A MINIMUM OF 4" OVER ALL PLANTED AREAS AND 12" IN ALL AREAS DESIGNATED.
3. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO CRADING AND QUALITY.
4. ONLY NURSERY GROWN PLANTS. GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST (2) YEARS, WILL BE ACCEPTED.
5. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRING OR TAMPING FORM SAUCERS CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
6. STREET TREES SHALL BE SECURELY TRIPLE-STAKED WITH STAKES OF A MINIMUM SIZE OF TWO INCHES BY TWO INCHES BY SIX FEET.
7. TREES IN OPEN AREAS TO HAVE A NATURALIZED BRANCHING HABIT
8. ALL STREET TREES ADJACENT TO SIDEWALKS AND ROADS MUST HAVE A MINIMUM CLEARANCE HEIGHT OF 7' (7 FEET) TO THE FIRST BRANCH
9. WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING, WHICH EVER IS REQUIRED BY SITE CONDITIONS
10. PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES FLUSH WITH THE TRUNK OR THE LIMB. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER AT A RATE OF THREE POUNDS PER 100 SQUARE FEET OF SURFACE AREA. BROAD CAST. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT THE RATE OF ONE AGRIFORM PELLETT PER INCH OF TRUNK DIAMETER (FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS) APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
12. MULCHING: COVER ALL PLANTED AREAS WITH 3" DARK BROWN PINE BARK MULCH WITHIN A SEVENTY - TWO HOUR PERIOD AFTER PLANTING. NO RED MULCH ACCEPTED.
13. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, FREE OF CHARGE.
14. ALL TREES ARE TO HAVE ONE MAIN LEADER.
15. CONTRACTOR IS RESPONSIBLE FOR CHECKING THE IRRIGATION AND WATER AMOUNTS FOR THE FIRST YEAR.

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