



LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
TD BANK, NA
C/O BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
- PARCEL:
MAP 107SE, LOT 59
N/F LANDS OF
D'ANGELO, INC.
BOOK 157, PAGE 1151

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE					
ARA	9	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL	B+B
NS	3	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL	B+B
EVERGREEN SHRUB					
BS	6	BUXUS SEMPERVIRENS	ENGLISH BOXWOOD	18-24"	#3 B+B
CPFA	2	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA NANA'	DWARF GOLD THREAD CYPRESS	15-18" SPRD.	#3 CAN
ICB	4	ILEX X MESSEYAE 'CHINA BOY'	CHINA BOY HOLLY	24-30"	#5 CAN
ICG	13	ILEX X MESSEYAE 'CHINA GIRL'	CHINA GIRL HOLLY	24-30"	#5 CAN
IGS	28	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNY HOLLY	16-24"	#3 CAN
IWR	5	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	15-24"	#2 CAN
JCOG	4	JUNIPERUS CHINENSIS 'GOLD LACE'	GOLD LACE JUNIPER	15-18" SPRD.	#3 CAN
JHBH	65	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
TBR	9	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	16-24"	B+B
DECIDUOUS SHRUB					
AAB	1	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
SLLP	4	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
SJMC	8	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	12-18"	#3 CAN
WV	4	VACCINIUM VACILLANS	LOW BUSH BLUEBERRY	15-18"	#3 CAN
PERENNIAL					
DC	24	DESCHAMPSIA CAESPITOSA	TUFTED HAIR SEDGE	24-36" HT.	#3 POT
PVG	4	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

TOWN OF MIDDLETOWN LANDSCAPE REQUIREMENTS

SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
521.3 LANDSCAPING	B. PLANTED LANDSCAPING SHALL OCCUPY A MINIMUM OF 25% OF THE PROJECT AREA. PROJECT AREA: 23,000 SF x 0.25 = 5,750 SF LANDSCAPING	25% (5,750 SF)	42.3% (13,289 SF)
	C. SCREENING ELEMENTS SUCH AS PLANTINGS, STONE WALLS, BERMS, AND/OR FENCES, OR A COMBINATIONS OF THESE IS REQUIRED ALONG ALL PROPERTY LINES.	YES	YES
	D. BUFFERS SHALL BE PROVIDED AS FOLLOWS: 1. A LANDSCAPED BUFFER OF AT LEAST 10 FT IS REQUIRED ALONG ALL PROPERTY LINES. THIS MAY BE REDUCED IF STONE WALLS ARE USED. 2. A LANDSCAPED BUFFER OF AT LEAST 10 FT SIDE SHALL BE PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS. THE BUFFER SHALL BE DEFINED BY CURBING, AND MAY INCLUDE SIDEWALKS, BUT MUST INCLUDE A MIN. 5 FT PLANTING STRIP. 3. A LANDSCAPED BUFFER OF AT LEAST 10 FT SIDE SHALL BE PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS. THE BUFFER SHALL BE DEFINED BY CURBING, AND MAY INCLUDE SIDEWALKS, BUT MUST INCLUDE A MIN. 5 FT PLANTING STRIP.	10' BUFFER 5' LANDSCAPE STRIP	10' BUFFER 3' LANDSCAPE STRIP
	E. PLANTINGS SHALL BE NONINVASIVE SPECIES, AND NATIVE TO AQUINNECK ISLAND, IF POSSIBLE.	YES	YES*
	F. TREES 1. STREET TREES - DECIDUOUS STREET TREES SHALL BE PLANTED ALONG THE STREET SIDE PROPERTY BOUNDARY AND ALONG ANY PRIVATE STREETS OR INTERNAL DRIVEWAYS IN PLANTER STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALKS AND CURBS. TREES SHALL BE SPACED NO FURTHER APART THAN 30 FT ON CENTER, AND SHALL BE A MINIMUM OF 4" CAL. DBH AT TIME OF PLANTING. WEST MAIN ST: 115' / 30 = 3.8 OR 4 TREES ROCKWOOD RD: 142.2' / 30 = 4.7 OR 5 TREES 2. PARKING LOTS - A MINIMUM OF 1 TREE SHALL BE PROVIDED FOR EVERY 5 PARKING SPACES. TREES SHALL BE AT LEAST 4" CAL DBH AND 7 FT TALL AT TIME OF PLANTING. EACH TREE MUST BE SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA. 16 PARKING SPACES / 5 = 3.2 OR 3 TREES	12 TREES	12 TREES

* REFERENCED IN NATIVE PLANT GUIDE BY COLLEGE OF THE ENVIRONMENT AND LIFE SCIENCES, UNIVERSITY OF RHODE ISLAND FOR NATIVE PLANTS



ZONING ANALYSIS TABLE

ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
TRAFFIC SENSITIVE GENERAL BUSINESS A WATERSHED PROTECTION DISTRICT ZONE 2 BANK WITH DETACHED DRIVE THRU (ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF REVIEW)			
MINIMUM LOT AREA	12,000 SF	23,000 SF	NO CHANGE
MINIMUM LOT WIDTH	100'	115'	NO CHANGE
MINIMUM FRONTAGE	100'	115'	NO CHANGE
MAX. BUILDING COVERAGE	35%	11.2%	10.9%
MIN. FRONT SETBACK	10'	19.0'	19.1'
MIN. SIDE SETBACK	10'	10.0'	10.0'
MIN. REAR SETBACK	20'	N/A	N/A
MIN. ACCESSORY SIDE SETBACK	5'	N/A	10.5'
MIN. ACCESSORY REAR SETBACK	20'	N/A	N/A
MAX. BUILDING HEIGHT	40'	9.9'	23.5'
MAX. ACCESSORY BUILDING HEIGHT	20'	N/A	14.0'
LANDSCAPE BUFFER	10'	0.00'	10.0'
BUILDING TO PARKING	10'	9.2'	8.0'
IMPERVIOUS COVERAGE	75%	86.0% (19,740 SF)	57.7% (13,289 SF)
MIN. / MAX. PARKING SPACES	14/18	36	16
MIN. PARKING CRITERIA	4 SPACES REQUIRED PER 1,000 SF GFA PLUS 2 PER ATM		
MAX. PARKING CRITERIA	125% OF MINIMUM		
ACCESSIBLE PARKING SPACES	1 VAN	1	1 VAN
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE-8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1/6 SPACES		

STRIPING LEGEND

SWSL4"	4" WIDE SINGLE WHITE SOLID LINE
DYSL4"	4" WIDE DOUBLE YELLOW SOLID LINE

SIGN LEGEND

A	PROP. INTERNALLY ILLUMINATED 'TD' SHIELD (T-WS-SH-LED-4) (17.79 SF)
B	PROP. INTERNALLY ILLUMINATED 'TD BANK OPEN 7 DAYS' CHANNEL LETTERS (T-CL-2-27) (31'-1" LENGTH) (84, 426 SF)
C	PROP. FREESTANDING SIGN (18.0 SF @ 16' HT.)
D	PROP. INTERNALLY ILLUMINATED DIRECTIONAL SIGN (25F)
E	PROP. HANDICAP ACCESSIBLE SIGN
F	PROP. 'DO NOT ENTER' SIGN (R5-1)
G	PROP. 'STOP' SIGN (R1-1)

BOHLER ENGINEERING

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LAND SURVEYING, CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, TRANSPORTATION SERVICES, PERMITTING SERVICES, SUSTAINABLE DESIGN.

PHILADELPHIA, PA
PHOENIX, AZ
RICHMOND, VA
ROCKFORD, IL
SOUTH BEND, IN
SOUTH EASTON, MA
SOUTH FORT MYERS, FL
SOUTH GATE, CA
SOUTH JERSEY, NJ
SOUTH LEECH LAKE, IL
SOUTH WINDSOR, CT
TAMPA, FL
WASHINGTON, DC
WEST PALM BEACH, FL
WILMINGTON, DE

REVISIONS

REV	DATE	COMMENT	BY
1	01/13/15	REVISED LAYOUT	KBS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	W110003
DRAWN BY:	KBS
CHECKED BY:	RMM
DATE:	10/29/2015
SCALE:	AS NOTED
CAD I.D.:	W110003S1_REND1

SITE PLAN DOCUMENTS

FOR

LOCATION OF SITE
553 WEST MAIN ROAD
TOWN OF MIDDLETOWN
NEWPORT COUNTY
RHODE ISLAND
MAP #107SE, LOT #59

BOHLER ENGINEERING

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W.D. GOEBEL

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42644
RHODE ISLAND LICENSE No. 7268
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10280
MAINE LICENSE No. 9490
NEW YORK LICENSE No. 07184-1
FLORIDA LICENSE No. 66202

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4

OF 14

REV 1 - 01/13/2015

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Know what's below.
Call before you dig.

