



AP 57-2  
LOT 69  
N/E LANDS OF  
INDIAN RUN VILLAGE RIA, LLC  
BK. 1417, PG. 631.

**TOWN OF SOUTH KINGSTOWN, RI  
LANDSCAPE REQUIREMENTS**

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE 4: DIMENSIONAL REGULATIONS: SECTION 402 - NOTES TO SCHEDULE OF DIMENSIONAL REGULATIONS	1. TRANSITION YARD LANDSCAPING IS REQUIRED WHENEVER A BUFFER BETWEEN ADJACENT INCOMPATIBLE LAND USES IS NECESSARY IN ORDER TO PHYSICALLY SEPARATE AND VISUALLY SCREEN SUCH ADJACENT LAND USES. SEE THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR DETAILS REGARDING SUCH BUFFERS. TRANSITION YARDS ARE REQUIRED IN THE FOLLOWING SITUATIONS AND ARE REQUIRED TO PROVIDE THE FOLLOWING LANDSCAPING AND BUFFERING:  2. COMMERCIAL ZONING DISTRICTS ADJUTING RESIDENTIAL ZONING DISTRICTS. LOTS IN ANY COMMERCIAL ZONING DISTRICT WHICH ADJUT ANY RESIDENTIAL ZONING DISTRICT SHALL PROVIDE A SIDE YARD AND A REAR YARD AT LEAST EQUAL TO THE SIDE OR REAR YARD REQUIREMENT OF THE ADJOINING RESIDENTIAL DISTRICT; SIDE AND REAR YARDS IN THE COMMERCIAL DISTRICT SHALL BE BUFFERED IN ANY OF THE FOLLOWING WAYS: (A) FIFTY-FOOT WOODED BUFFER OR (B) TWENTY-FOOT PARTIAL LANDSCAPE SCREEN; OR (C) TEN-FOOT FULL LANDSCAPE SCREEN.	NOT PROVIDED RM DISTRICT SIDE YARD: 30' RM DISTRICT REAR YARD: 10'
ARTICLE 5: SUPPLEMENTARY REGULATIONS: SECTION 502 - SUPPLEMENTARY DIMENSIONAL REGULATIONS	505.7. LANDSCAPING REQUIREMENTS  BUSES AND FACILITIES REQUIRING LANDSCAPING. ALL USES AND FACILITIES INDICATED BELOW SHALL BE REQUIRED TO PROVIDE LANDSCAPING, BUFFERING AND SCREENING AS PROVIDED IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 1. ANY NEW USE, ACTIVITY OR FACILITY SUBJECT TO DEVELOPMENT PLAN REVIEW AS PROVIDED IN SUBSECTION 505.1.3.1. 4. TRANSITION YARDS AS DEFINED IN ARTICLE 12 IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.	

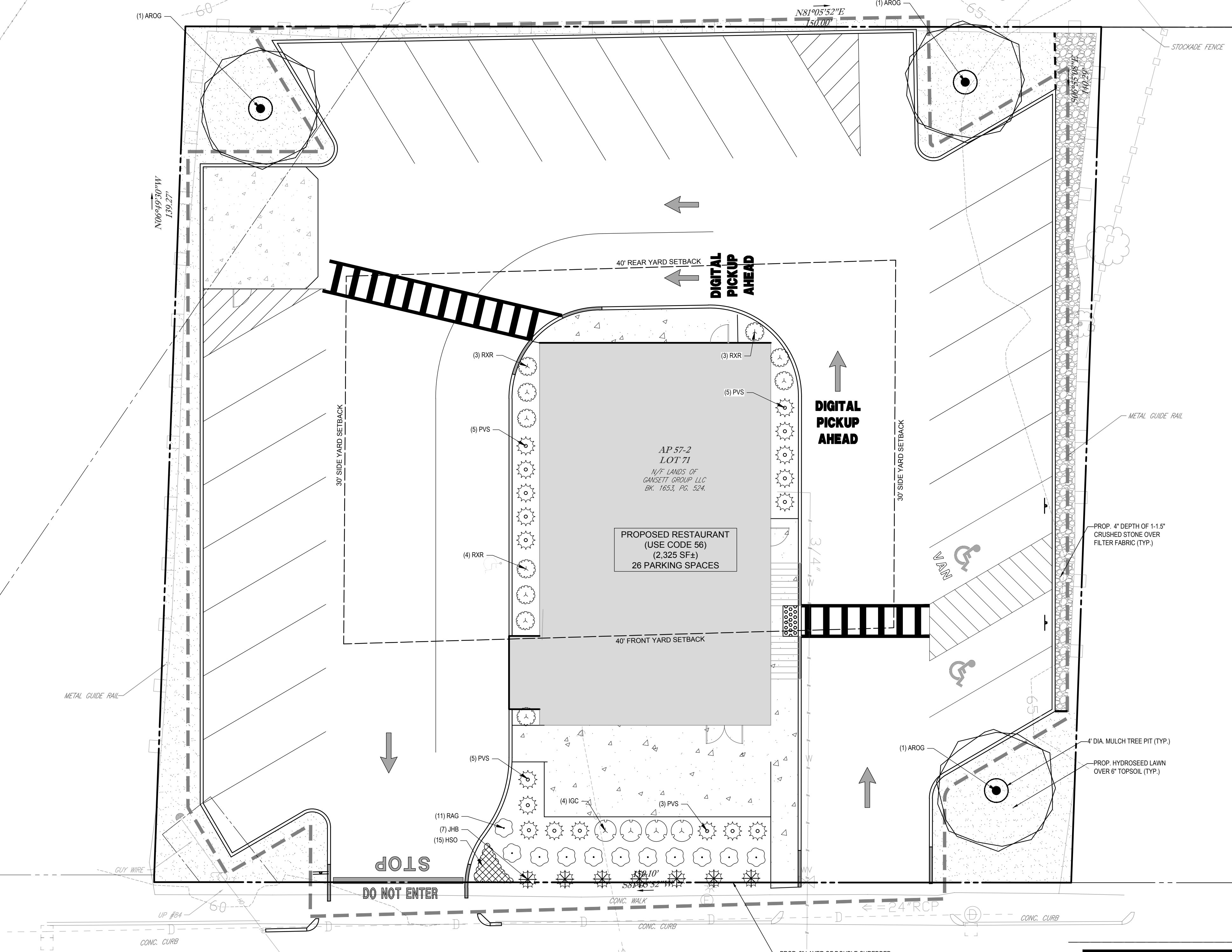
**SEED MIX KEY**

	PROPOSED HYDROSEED
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**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AROG	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGC	4	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
RAG	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
RXR	10	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	18-24"	CONTAINER
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVS	18	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JHB	7	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HSC	18	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER

AP 57-2  
LOT 70  
N/E LANDS OF  
GEEZER HOLDINGS INC.  
BK. 668, PG. 418.



**OWNER MAINTENANCE RESPONSIBILITIES**

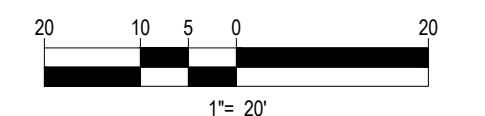
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVEL SURFACES; OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR  
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &  
DETAILS SHEET FOR LANDSCAPE  
NOTES AND DETAILS**



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
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ALWAYS CALL 811  
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**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA230100.00  
DRAWN BY: JMT  
CHECKED BY: NDR/M  
DATE: 09/28/2023  
CAD ID: MAA230100.00-LSCP-0A

PROJECT:

**PROPOSED SITE  
PLAN DOCUMENTS**

FOR  
**GASPEE REAL  
ESTATE PARTNERS**

PROPOSED  
RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1517  
RHODE ISLAND No. 493  
NEW YORK No. 00269  
NEW HAMPSHIRE No. 036  
CONNECTICUT No. 1309  
MARIANA No. 4248  
VIRGINIA No. 01524  
PENNSYLVANIA No. 22047

SHEET TITLE:  
**LANDSCAPE  
PLAN**  
SHEET NUMBER:  
**C-701**  
ORG. DATE - 09/28/2023

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