

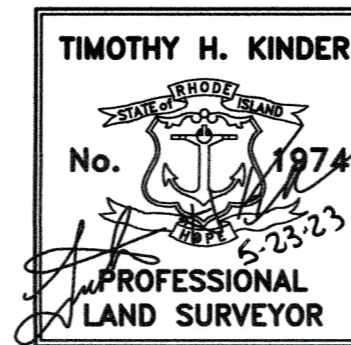
EXISTING OFF STREET PARKING / LOADING DATA

ARTICLE 13, SECTION 1304 - PARKING REQUIREMENTS

TYPE OF USE	MIN. SPACES	REQUIRED	EXISTING
LUNCHROOMS, RESTAURANTS, TAVERNS TOTAL OCCUPANCY: 123 SEATS	1 SPACE / 3 PERSONS OF TOTAL CAPACITY	41 SPACES	68 SPACES
HANDICAPPED SPACES	MIN. SPACES	REQUIRED	EXISTING
26-50 STANDARD SPACES	2	2	4

ARTICLE 13, SECTION 1307 - LOADING REQUIREMENTS

TYPE OF BUILDING	MIN. SPACES	REQUIRED	EXISTING
NON-RESIDENTIAL BUILDING OVER 1,000 sf	1 SPACE + 1 SPACE FOR EACH ADDITIONAL 20,000 sf	1	1



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

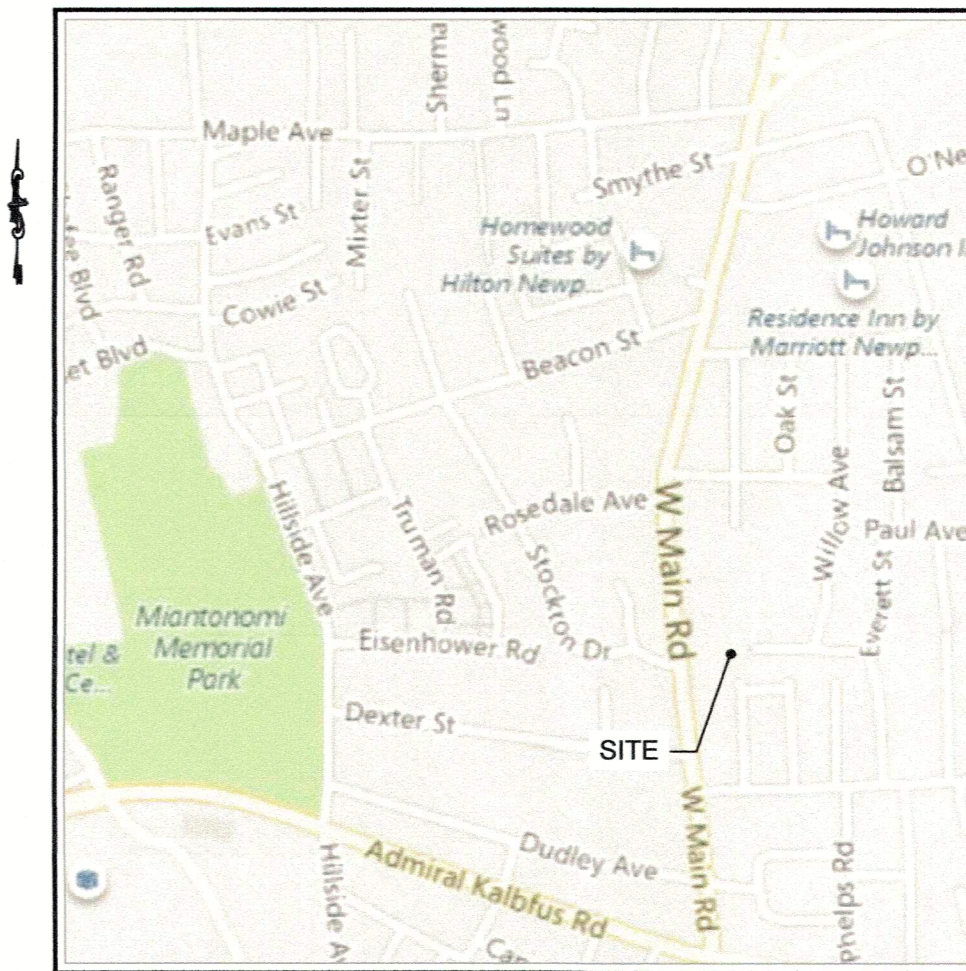
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION

COMPREHENSIVE BOUNDARY SURVEY I
DATA ACCUMULATION SURVEY III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN ACCURATE EXISTING CONDITIONS PLAN FOR SITE IMPROVEMENTS

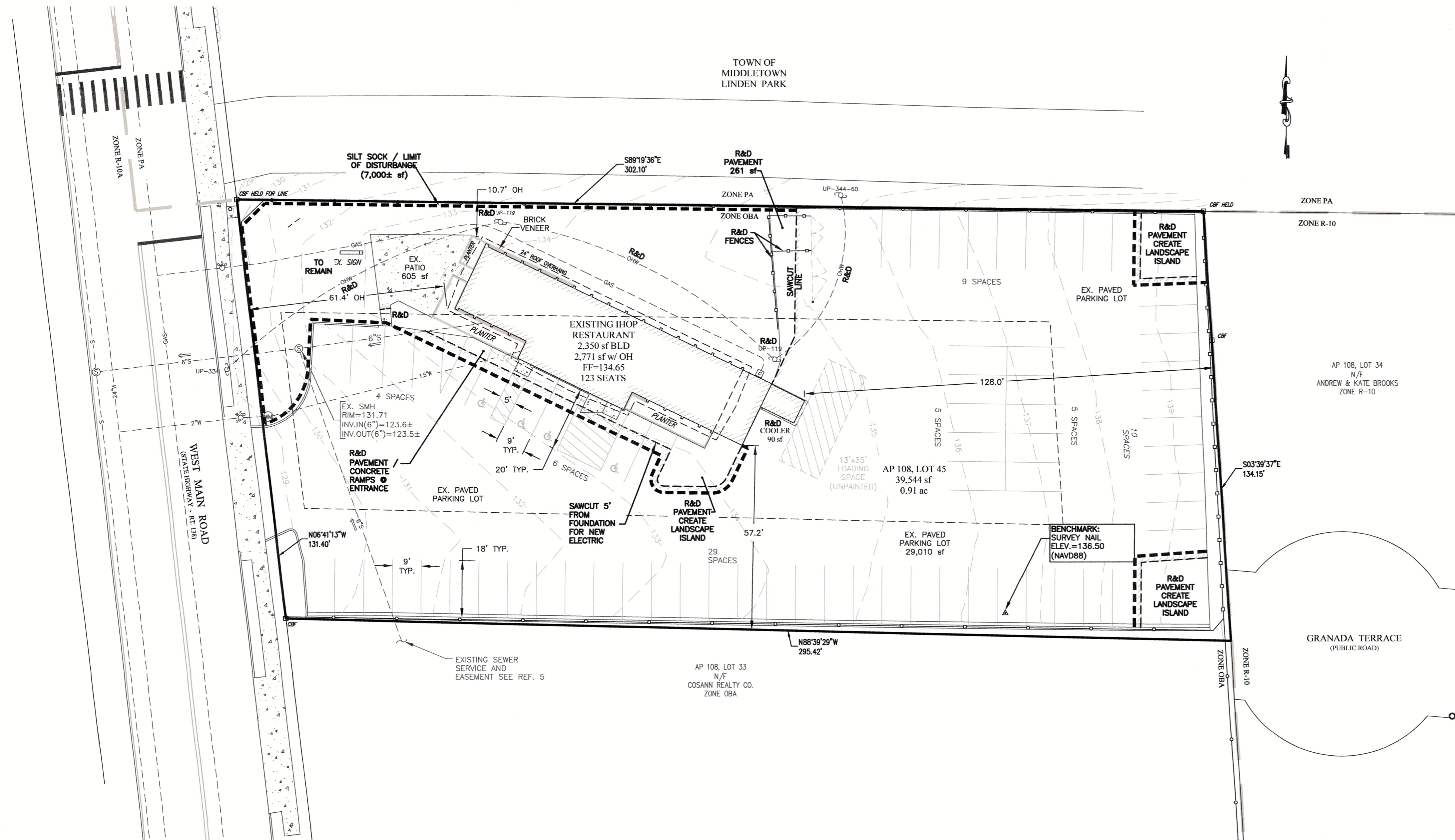
BY *Timothy H. Kinder* 5/23/2023
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE



LOCATION MAP
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING CONCRETE BOUND FOUND
- EXISTING FENCE - WOODEN
- EXISTING FENCE - CHAIN LINK
- EXISTING CONTOUR
- EXISTING EDGE OF PAVEMENT
- 6" — EXISTING SEWER LINE
- 2" — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- EXISTING SERVICE SHUT OFF
- EXISTING SEWER MAN HOLE
- EXISTING WATER METER
- PROPOSED SILT SOCK / LIMIT OF DISTURBANCE (LOD)



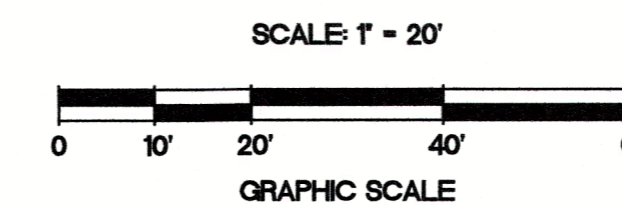
SITE PLAN
SCALE 1"=20'

FLOOD NOTE:

THIS SITE LIES WITHIN ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM), NEWPORT COUNTY, RHODE ISLAND, ALL JURISDICTIONS, PANEL 093, MAP NUMBER 44005C0093J, MAP REVISED SEPTEMBER 4, 2013.

NOTES:

- VERTICAL DATUM IS NAVD 88.
- EXISTING CONDITIONS BASED UPON ON-SITE SURVEY PERFORMED BY MILLSTONE ENGINEERING IN JANUARY / FEBRUARY 2023.
- UTILITIES SHOWN HAVE BEEN PROVIDED BASED UPON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE.



IMPERVIOUS SURFACES:

EXISTING IMPERVIOUS AREAS:	
BUILDING:	2,771 sf
COOLER:	90 sf
PATIO:	605 sf
PAVEMENT:	28,914 sf
TOTAL:	32,380 sf

ZONE DATA:

AP 108, LOT 45

OBA ZONE (OFFICE BUSINESS-TRAFFIC)	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 SF	39,544 SF ± *
MINIMUM LOT WIDTH/FRONTAGE	150' (300'-OBA)	132.0' *
MAXIMUM BUILDING LOT COVERAGE	35 %	6.8 %
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35'	UNKNOWN
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25'	N/A
TOTAL SITE LANDSCAPE	N/A	18.3 %
SETBACKS - PRINCIPAL BUILDING:		
FRONT YARD	10'	61.4'
SIDE YARD	35'	10.7' *
REAR YARD	50'	128.0'
ACCESSORY SIDE YARD	10'	N/A
ACCESSORY REAR YARD	10'	N/A

* EXISTING NON-CONFORMING CONDITION



**EXISTING CONDITIONS /
SITE PREPARATION
PLAN**

IHOP

A.P. 108, LOT 45
159 WEST MAIN ROAD
MIDDLETOWN
RHODE ISLAND

PREPARED FOR:
**CARDINAL RESTAURANT
GROUP**

SCALE: 1"=20'
APRIL 2023

Drawn By: MJV

Checked By: JCH

Sheet

1
of 3

- LEGEND:**
- PROPERTY LINE
 - ABUTTING PROPERTY LINE
 - EXISTING CONCRETE BOUND FOUND
 - EXISTING FENCE - WOODEN
 - EXISTING FENCE - CHAIN LINK
 - 1:30' — EXISTING CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING SEWER LINE
 - 2"W — EXISTING WATER LINE
 - GAS — EXISTING GAS LINE
 - EXISTING SERVICE SHUT OFF
 - EXISTING SEWER MAN HOLE
 - EXISTING WATER METER
 - PROPOSED SILT SOCK / LIMIT OF DISTURBANCE (LOD)
 - PROPOSED EDGE OF PAVEMENT
 - 6"S — PROPOSED SEWER LINE
 - PROPOSED SEWER MAN HOLE
 - PROPOSED CLEAN OUT FLUSH W/ GRADE

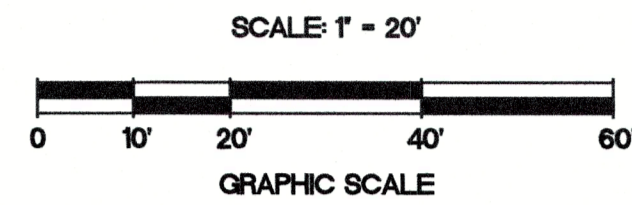
PROPOSED OFF STREET PARKING / LOADING DATA

ARTICLE 13, SECTION 1304 - PARKING REQUIREMENTS

TYPE OF USE	MIN. SPACES	REQUIRED	EXISTING	PROPOSED
LUNCHROOMS, RESTAURANTS, TAVERNS TOTAL OCCUPANCY: 193 SEATS	1 SPACE / 3 PERSONS OF TOTAL OCCUPANCY	64 SPACES	68 SPACES	NO CHANGE
HANDICAPPED SPACES	MIN. SPACES	REQUIRED	EXISTING	PROPOSED
50-75 STANDARD SPACES	3	3	4	N/C

ARTICLE 13, SECTION 1307 - LOADING REQUIREMENTS

TYPE OF BUILDING	MIN. SPACES	REQUIRED	EXISTING	EXISTING
NON-RESIDENTIAL BUILDING OVER 1,000 sf	1 SPACE + 1 SPACE FOR EACH ADDITIONAL 20,000 sf	1	1	N/C



OWNER / APPLICANTS:

CARDINAL 159 LLC
21 CUL. DE SAC WAY
PORTSMOUTH, RI 02871

GREASE TRAP SIZING:

GREASE TRAP SIZE = 24 hr DETENTION OF THE PROCESS FLOW ~ CITY OF NEWPORT REQUIRES 15 GAL/SEAT/DAY
193 SEATS x 15 GAL/SEAT/DAY = 2,895 GAL/DAY
GREASE TRAP TO BE 3,000 GAL UNIT
NOTES: DISHWASHER DISCHARGE SHALL BE DRAINED DIRECTLY TO MUNICIPAL SYSTEM AND NOT INTO GREASE TRAP, PRE-RINSE STATION SHALL DISCHARGE TO GREASE TRAP SYSTEM.

FLOOD NOTE:

THIS SITE LIES WITHIN ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM), NEWPORT COUNTY, RHODE ISLAND, ALL JURISDICTIONS, PANEL 093, MAP NUMBER 44005C0093J, MAP REVISED SEPTEMBER 4, 2013.

REFERENCES:

- THAT PLAN ENTITLED: "PLAN OF PERIMETER SURVEY FOR McDONALD'S CORPORATION WEST MAIN ROAD MIDDLETOWN, R.I.", PREPARED BY AYOUB ENGINEERING, INC., DRAWING NO. 1026-2, DATED FEB. 10, 1982, SHEET 1 OF 1, RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORD.
- THAT PLAN ENTITLED: "PLAT SHOWING PROPERTY OF THE ELLEN B. MACKAYE ESTATE WEST MAIN ROAD - MIDDLETOWN, R.I. SCALE 1"=50' - JUNE 1952" PREPARED BY LOUIS E. MURPHY, RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORD.
- THAT PLAN ENTITLED: "GRANADA PARK WESTERLY SECTION MIDDLETOWN, RHODE ISLAND SCALE - 1.0" = 40.0' DATED - 28, DECEMBER 1061. REVISED 7/22/1962, DRAWING NO. S-3-138A" PREPARED HAROLD E. ST. JOHN, RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORD.
- THAT PLAN ENTITLED: "MAP OF FAIRWAY PARK MIDDLETOWN, R.I. PROPERTY OF R. S. HAYES AND D.J. SHAE, SCALE 1"=40', PREPARED BY R.J. EASTON & SON, S.E. NEWPORT, R.I. APRIL 28, 1919, RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORD.
- A SEWER SERVICE EASEMENT EXISTS BETWEEN LOT 45 AND LOT 33, RECORDED IN BOOK 140, PAGES 513-518.

NOTES:

- VERTICAL DATUM IS NAVD 88.
- EXISTING CONDITIONS BASED UPON ON-SITE SURVEY PERFORMED BY MILLSTONE ENGINEERING IN JANUARY / FEBRUARY 2023.
- UTILITIES SHOWN HAVE BEEN PROVIDED BASED UPON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE.
- PLANTINGS WITHIN NEW LANDSCAPED ISLANDS ARE TO BE DETERMINED WITH INPUT FROM TREE COMMISSION AND PLANNING.

ZONE DATA:

AP 108, LOT 45

OBA ZONE (OFFICE BUSINESS-TRAFFIC)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	39,544 SF ± *	NO CHANGE
MINIMUM LOT WIDTH/FRONTAGE	150' (300'-OBA)	132.0' *	N/C
MAXIMUM BUILDING LOT COVERAGE	35 %	6.8 %	9.7 %
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35'	<= required	SEE ARCH
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25'	<= required	N/A
SETBACKS - PRINCIPAL BUILDING:			
FRONT YARD	10'	61.8'	N/C
SIDE YARD	35'	10.2' *	10.2' * / 11.2' **
REAR YARD	50'	128.0'	124.1'
ACCESSORY SIDE YARD	10'	N/A	N/A
ACCESSORY REAR YARD	10'	N/A	N/A

* EXISTING NON-CONFORMING CONDITION
** PROPOSED ADDITION DIMENSION

STORMWATER DATA:

EXISTING WATERSHED:

ID	AREA	CV
BUILDING	2,771 sf	98
COOLER	90 sf	98
PATIO	605 sf	98
PAVEMENT	28,914 sf	98
LANDSCAPE	7,164 sf	74
TOTAL:	39,544 sf	94

EXISTING IMPERVIOUS AREAS:

BUILDING	AREA
BUILDING	2,771 sf
COOLER	90 sf
PATIO	605 sf
PAVEMENT	28,914 sf
TOTAL:	32,380 sf

PAVEMENT CONVERTED TO LANDSCAPED ISLANDS:

NEW LANDSCAPE:	AREA
NEW LANDSCAPE:	340 sf
	420 sf
	261 sf
	315 sf
TOTAL:	1,336 sf

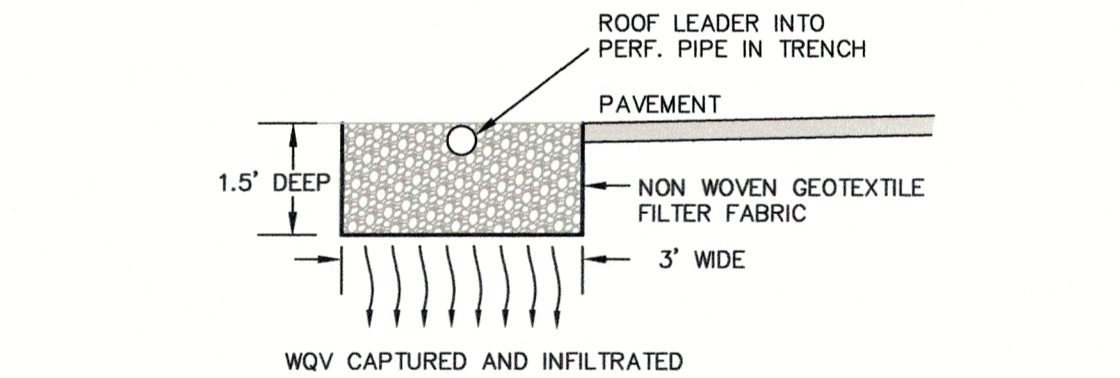
PROPOSED IMPERVIOUS AREAS:

BUILDING	AREA
BUILDING	2,657 sf
PR. BUILDING w/ OH:	1,332 sf
PR. COOLER	164 sf
PATIO:	605 sf
PAVEMENT	27,578 sf
LANDSCAPE	6,244 sf
NEW ISLANDS	1,336 sf
TOTAL:	39,544 sf

NO CHANGE IN CN (94) SO NO CHANGE IN PEAK FLOW RATES

THE PROJECT HAS REDUCED IMPERVIOUS SURFACES BY 44 sf - CONFIRMING NO INCREASE IN RUNOFF ALL THAT IS REQUIRED IS THE WATER QUALITY TREATMENT FOR THE NEW IMPERVIOUS ROOFTOP AREA; WATER QUALITY VOLUME REQUIRED: 1,332 sf x 1" = 111 cf
SINCE THE SITE IS > 50% IMPERVIOUS CURRENTLY, THE SITE IS CONSIDERED A "REDEVELOPMENT SITE" AND THUS ONLY 50% OF THE WQV IS REQUIRED FOR TREATMENT
111 cf / 2 = 56 cf REQUIRED

A SIMPLE WATER QUALITY TRENCH IS PROPOSED TO TREAT THE REQUIRED WQV, IT WILL CAPTURE & TREAT RUNOFF FROM A PORTION OF THE PAVED PARKING AREA:
TRENCH SIZE: 40' LONG x 3.0' WIDE x 1.5' DEEP = 180 cf x 0.33 (VOID SPACE) = 59.4 cf > 56 cf



REQUIRED MAINTENANCE:

REMOVE TRASH AND DEBRIS DAILY FROM THE SURFACE OF THE TRENCH
SHOULD STANDING WATER BE VISIBLE WITHIN THE TRENCH FOR LONGER THAN 48 HRS AFTER A RAIN EVENT THE TRENCH SHALL BE EXCAVATED, THE BOTTOM SCARIFIED, THE FILTER FABRIC REPLACED AND THE STONE RESET.

PLANT SCHEDULE:

KEY	Scientific Name Common Name	QTY	Size Comment	Spacing
BN'DH'	Betula nigra 'BN'MTF' DURA-HEAT DURA HEAT River Birch	1	2"-2.5" Cal. B&B	As Shown
CC	Cercis canadensis Eastern Red Bud	2	2"-2.5" Cal. B&B	As Shown
JV'H'	Juniperus virginiana 'Hillspire' Hillspire Columnar Eastern Red Cedar	9	8'-10' B&B	As Shown
PL'S	Prunus laurocerasus 'Schipkaensis' Schipka Cherry Laurel	9	3'-4' B&B	As Shown

TRASH and LITTER CONTROL PLAN:

THE OUTLINE FOR THE HANDLING AND DISPOSAL OF REFUSE GENERATED BY THE DEVELOPMENT IS AS FOLLOWS:

- THE OWNER SHALL PROVIDE ONE (1) CENTRALIZED TRASH RECEPTACLE (DUMPSTER) LOCATED WITHIN A WOODEN FENCE SCREENED ENCLOSURE IN THE PARKING AREA AS SHOWN ON THE SITE PLANS.
- THE OWNER SHALL PROVIDE AN ADDITIONAL EXTERNAL LITTER RECEPTACLE TO BE LOCATED NEAR THE EAST ENTRY. COLLECTED REFUSE CAN THEN BE TRANSFERRED TO THE CENTRAL TRASH RECEPTACLE BY THE OWNER AS NEEDED.
- THE OWNER SHALL PROVIDE INTERNAL REFUSE CONTAINERS WITHIN THE RESTAURANT. COLLECTED REFUSE CAN THEN BE TRANSFERRED TO THE CENTRAL TRASH RECEPTACLE BY THE OWNER AS NEEDED.
- THE OWNER WILL COLLECT AND DISPOSE OF ALL LITTER ENCOUNTERED ON SITE AS PART OF REGULAR GROUNDSKEEPING OPERATIONS.
- THE OWNER WILL CONTRACT AN OUTSIDE SERVICE TO REMOVE AND DISPOSE OF THE WASTE WITHIN THE CENTRALIZED TRASH RECEPTACLE AND THE EXTERNAL LITTER RECEPTABLES ON A REGULAR SCHEDULE. THIS SCHEDULE IS ANTICIPATED TO BE WEEKLY; HOWEVER, IT WILL BE ADJUSTED AS NECESSARY.
- ALL REFUSE COLLECTED FROM THE SITE WILL BE DISPOSED OF AT A LICENSED FACILITY.



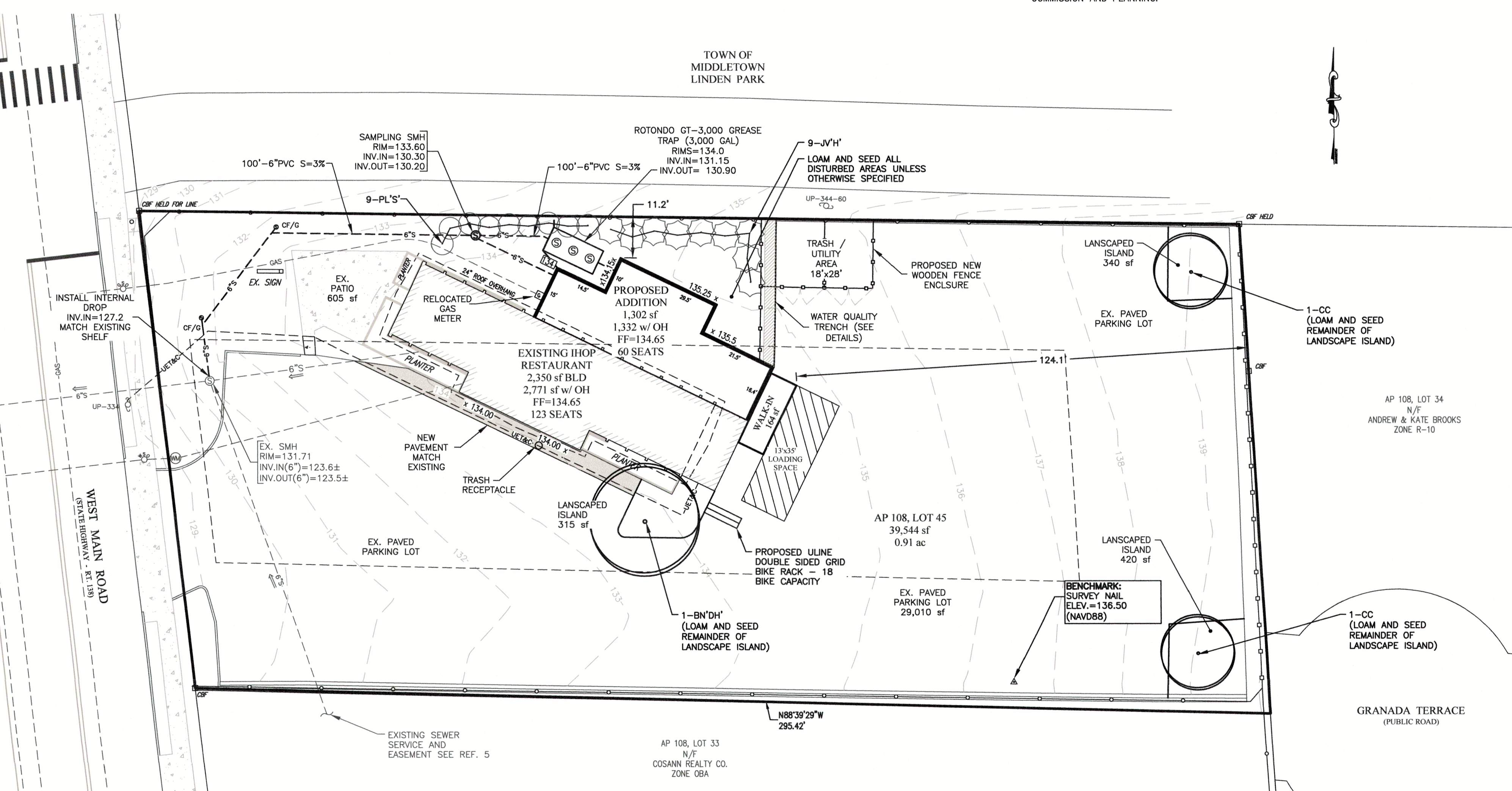
LANDSCAPE PLANTING ONLY

Kevin M. Alverson
LANDSCAPE ARCHITECTURE
360 Annaquatucket Road
Wickford, RI 02852
401-338-0044
KevinMAlverson@A.com

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 PLANTINGS SHALL BE SIZED IN ACCORDANCE WITH THE SIZES INDICATED ON THE PLANT SCHEDULE, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- SPECIFIED PLANT VARIETIES, QUANTITIES, AND SIZES ARE SUBJECT TO AVAILABILITY AT TIME OF ORDERING AND INSTALLATION. ALL PLANT SUBSTITUTIONS AND/OR CHANGES IN PLANT LOCATION OR SIZE MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF 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 DISASTERS, 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 TAPES 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 IMPROVEMENTS.
- EXISTING VEGETATION PROTECTION LINE: PROTECTIVE BARRIERS ARE TO BE INSTALLED ALONG THE LIMIT OF DISTURBANCE ABUTTING EXISTING VEGETATION TO REMAIN. 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, TWIGS 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-VOL, 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, 4"-6" IN DEPTH, AND CONFORMING TO THE REQUIREMENTS OF THE USDA 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
- IF UTILIZING SOO, SOO SHALL ALSO BE COMPRISED OF DROUGHT TOLERANT, DEEP-ROOTING TURF GRASS, CONTAINING TURF-TYPE TALL FESCUE, SIMILAR TO "BLACK BEAUTY" VARIETY SOO, AS AVAILABLE THROUGH SOOCO, INC., EXETER, RI, OR EQUAL.
- IF INSTALLING SEED UTILIZING HYDROSEEDER DEVICE, PROVIDE FIBER MULCH AND FERTILIZER MIX.
- IF BROADCAST SEEDING, TOPDRESS WITH 2" STRAW MULCH, FOLLOWING SPREADING OF SEED.

SITE PLAN
SCALE 1"=20'



NO.	DATE	REVISION
1	5/23/2023	PLANNING COMMENTS

JEFFREY C. HANSON
No. 5238
REGISTERED PROFESSIONAL ENGINEER
5-23-23

MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING - LAND PLANNING
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SITE PLAN
IHOP
A.P. 108, LOT 45
159 WEST MAIN ROAD
MIDDLETOWN
RHODE ISLAND

PREPARED FOR:
CARDINAL RESTAURANT GROUP
SCALE: 1"=20'
MAY 2023

Drawn By: MJV; KMA
Checked By: JCH; KMA
Sheet
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of 3
FILE NO.: 18.323.472

