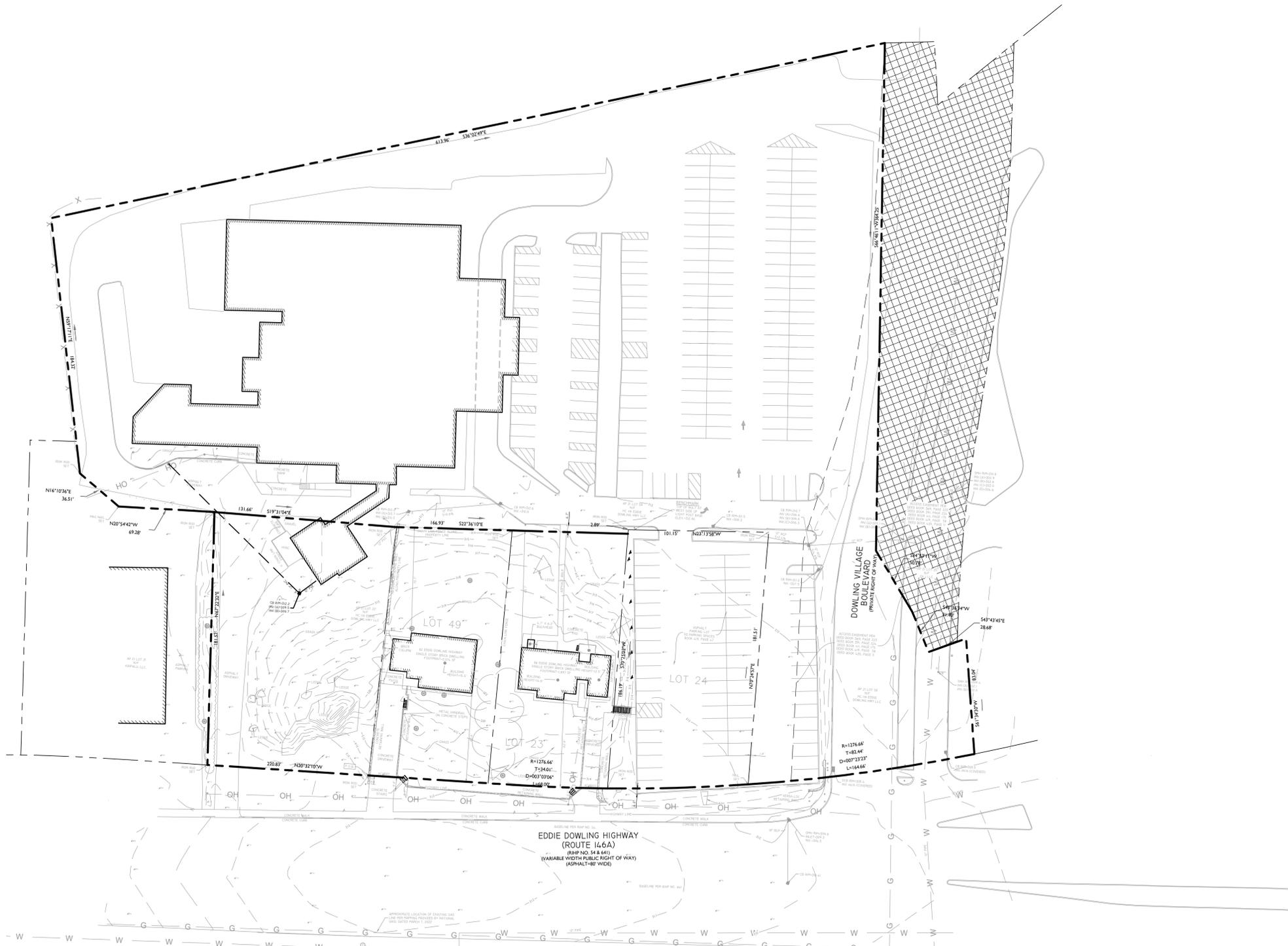
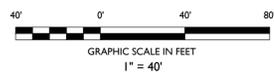


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SYMBOL	DESCRIPTION
---	W- WATER LINE
---	S- SEWER LINE
---	SFM- SEWER FORCE MAIN
---	G- GAS LINE
---	E- ELECTRIC LINE
---	OHW- OVERHEAD WIRES
---	D- DRAINAGE LINE
---	1- MINOR CONTOUR LINE
---	5- MAJOR CONTOUR LINE
---	PROPERTY LINE
---	ASSESSORS LINE
---	TREELINE
---	GUARDRAIL
---	FENCE
---	RETAINING WALL
---	STONE WALL
---	DEED BOOK/PAGE
---	ASSESSOR'S PLAT
---	HANDICAPPED
---	NOW OR FORMERLY
---	LANDSCAPING
---	RECORD
---	NAIL/SPIKE
---	DRILL HOLE
---	IRON ROD/PIPE
---	BOUND
---	SIGN POST
---	SEWER MANHOLE
---	SEWER CLEANOUT
---	HYDRANT
---	IRRIGATION VALVE
---	UNKNOWN MANHOLE
---	BOLLARD
---	SOIL EVALUATION
---	CATCH BASIN
---	DOUBLE CATCH BASIN
---	WATER VALVE
---	GV GAS VALVE
---	B-IWETLAND FLAG
---	DRAINAGE MANHOLE
---	FLARED END SECTION
---	GUY POLE
---	ELECTRIC MANHOLE
---	UTILITY/POWER POLE
---	LIGHTPOST
---	WELL
---	MONITORING WELL
---	BENCH MARK
---	TREE

SURVEY NOTES:
 1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



ISSUE	DATE	BY	DESCRIPTION
3	08/02/2023	AB	MASTER PLAN RESUBMISSION
2	06/09/2023	EGB	MASTER PLAN SUBMISSION
1	04/26/2023	JR	SITE PLAN SUBMISSION (INTERNAL)

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MASTER PLAN

ALRIG USA
 DEVELOPED MULTI-USE DEVELOPMENT
 PROPOSED MULTI-USE DEVELOPMENT
 PARCEL ID: 021,024 & 021,028 (LANDMARK MEDICAL CENTER)
 021,021,023 & 021,049 (RED DEVELOPMENT AREA)
 0, 82 & 88 EDDIE DOWLING HIGHWAY
 TOWN OF NORTH SMITHFIELD
 PROVIDENCE COUNTY, RHODE ISLAND

ALRIG
 USA

JOSHUA H. KLINE, P.E.
 RHODE ISLAND LICENSE NO. 13607
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
 engineering & design

SCALE: 1" = 40' PROJECT ID: BOS-210397

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-2

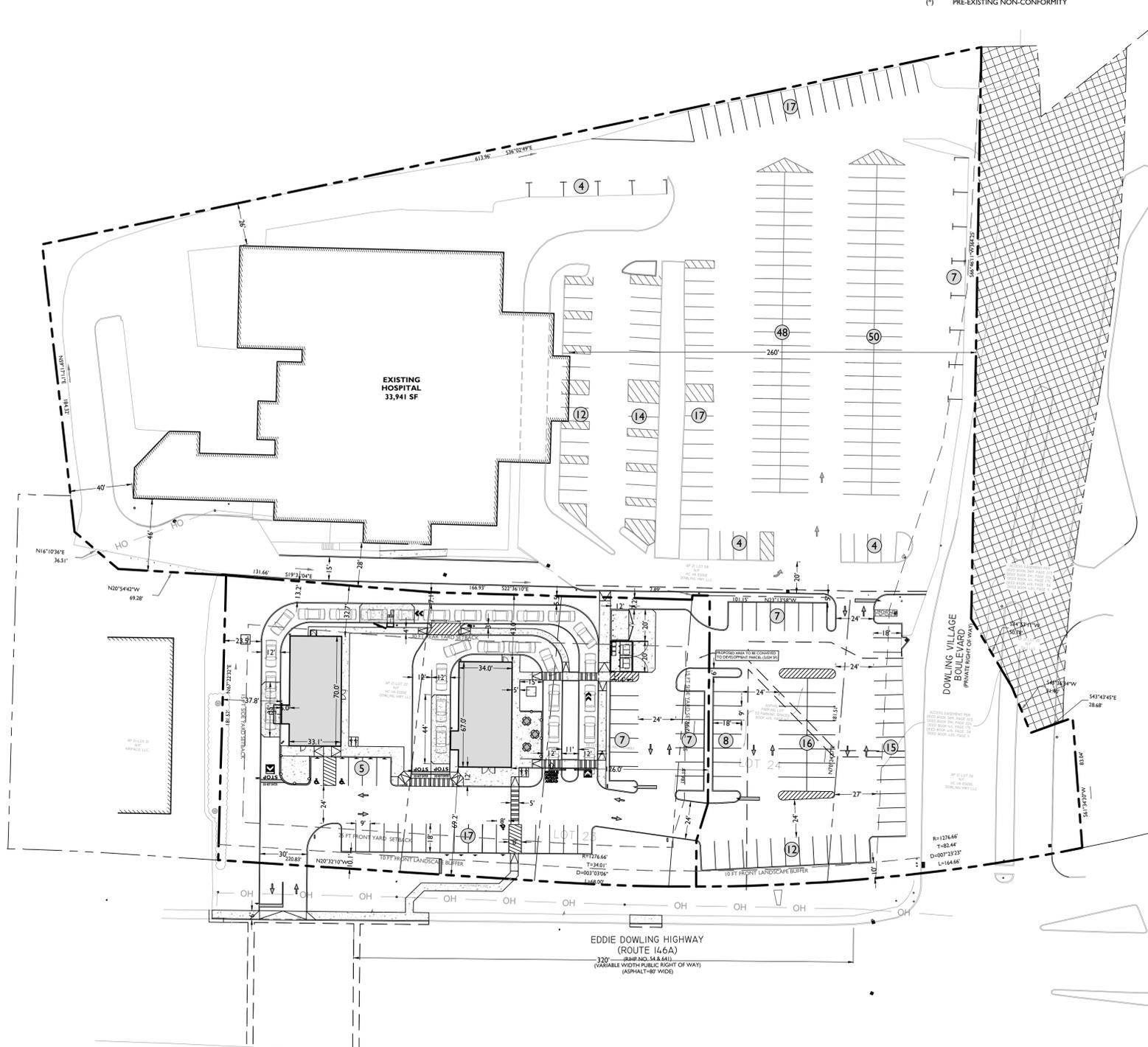
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 6.17.3 (e)	ACCESSORY SIGNS: MAXIMUM AREA: 3 SF	3 SF
§ 6.17.6	PERMITTED SIGNS: 1 FREE STANDING SIGN PER PRINCIPAL USE & EITHER ONE WALL-MOUNTED OR AWNING SIGN MAXIMUM AREA & HEIGHT: AREA: 60 SF HEIGHT: 20 FT WALL MOUNTED: 1.5 SF PER LF OF WALL FACE. MAXIMUM 40 SF	1 FREE STANDING SIGN 60 SF 20 FT 40 SF

OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 6.15.2.1	RESTAURANTS: 1 SPACE PER 4 SEATS (98 SEATS)/(4) = 25 HOSPITALS: 3 SPACES PER 1000 SF OF FLOOR AREA (101,823 FLOOR AREA) (3 SPACES/1000SF) = 306 PARKING SPACE SIZE: MINIMUM: 9 FT X 18 FT AISLE WIDTH: 90° PARKING: 24 FT	N/A 221 SPACES (*) 9 FT X 18 FT 24 FT	36 SPACES 228 SPACES 9 FT X 18 FT 24 FT

(N/A) NOT APPLICABLE
(*) PRE-EXISTING NON-COMFORMITY

LAND USE AND ZONING					
021-024 & 021-058 (LANDMARK MEDICAL CENTER) 021-22, 021-023 & 021-49 (REDEVELOPMENT AREA)					
BUSINESS HIGHWAY (BH)					
PROPOSED USE					
RESTAURANT WITH DRIVE-THRU AND INSIDE DINING		PERMITTED USE			
HOSPITAL GREATER THAN 5,000 SQ		PERMITTED USE			
ZONING REQUIREMENT	REQUIRED	EXISTING (DEVELOPMENT AREA LOT A)	EXISTING AP 21 LOT 58	PROPOSED (DEVELOPMENT AREA LOT A)	PROPOSED LOT AP 21 LOT 58
MINIMUM LOT AREA	N/A	1.22 AC (53,173 SF)	4.31 AC (187,853 SF)	1.29 AC (56,197 SF)	4.24 AC (184,829 SF)
MAXIMUM IMPERVIOUS COVERAGE	N/S	30.3% (16,111 SF)	82.3% (152,701 SF)	66.8% (37,547 SF)	80% (147,775)
MAXIMUM BUILDING HEIGHT	35 FT	15.5 FT	~33 FT	21.5 FT	NO CHANGE
MAXIMUM ACCESSORY STRUCTURE HEIGHT	20 FT	N/A	N/A	8 FT	N/A
MINIMUM FRONT YARD SETBACK	25 FT	59.8 FT	255.2 FT	69.2 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK	15 FT	3.3 FT	26.5 FT	37.8 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	30 FT	0.0 FT (*)	39.8 FT	32.7 FT	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.25	0.10	0.36 (*)	0.08	0.36

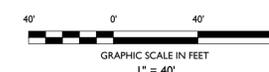
(N/A) NOT APPLICABLE
(N/S) NOT SPECIFIED
(*) PRE-EXISTING NON-COMFORMITY



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACK LINE
- . - . -	SAWCUT LINE
=====	PROPOSED CURB
===== ===== =====	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
⊙	PROPOSED AREA LIGHT
⌒	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



NO.	DATE	ISSUE	BY	DESCRIPTION
3	08/02/2023	AB	AB	MASTER PLAN REVISION
2	06/09/2023	EGB	EGB	MASTER PLAN SUBMISSION
1	04/26/2023	JR	JR	SITE PLAN SUBMISSION (INTERNAL)

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ALRIG USA

DEVELOPMENTS

PROPOSED MULTI-USE DEVELOPMENT

PARCEL ID: 021-024 & 021-058 (LANDMARK MEDICAL CENTER)
021-22, 021-023 & 021-49 (REDEVELOPMENT AREA)
0, 82 & 88 EDDIE DOWLING HIGHWAY
PROVIDENCE COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.
RHODE ISLAND LICENSE NO. 13607
LICENSED PROFESSIONAL ENGINEER

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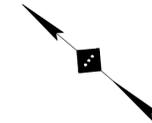
SCALE: 1" = 40' PROJECT ID: BOS-210397

TITLE:
OVERALL SITE PLAN

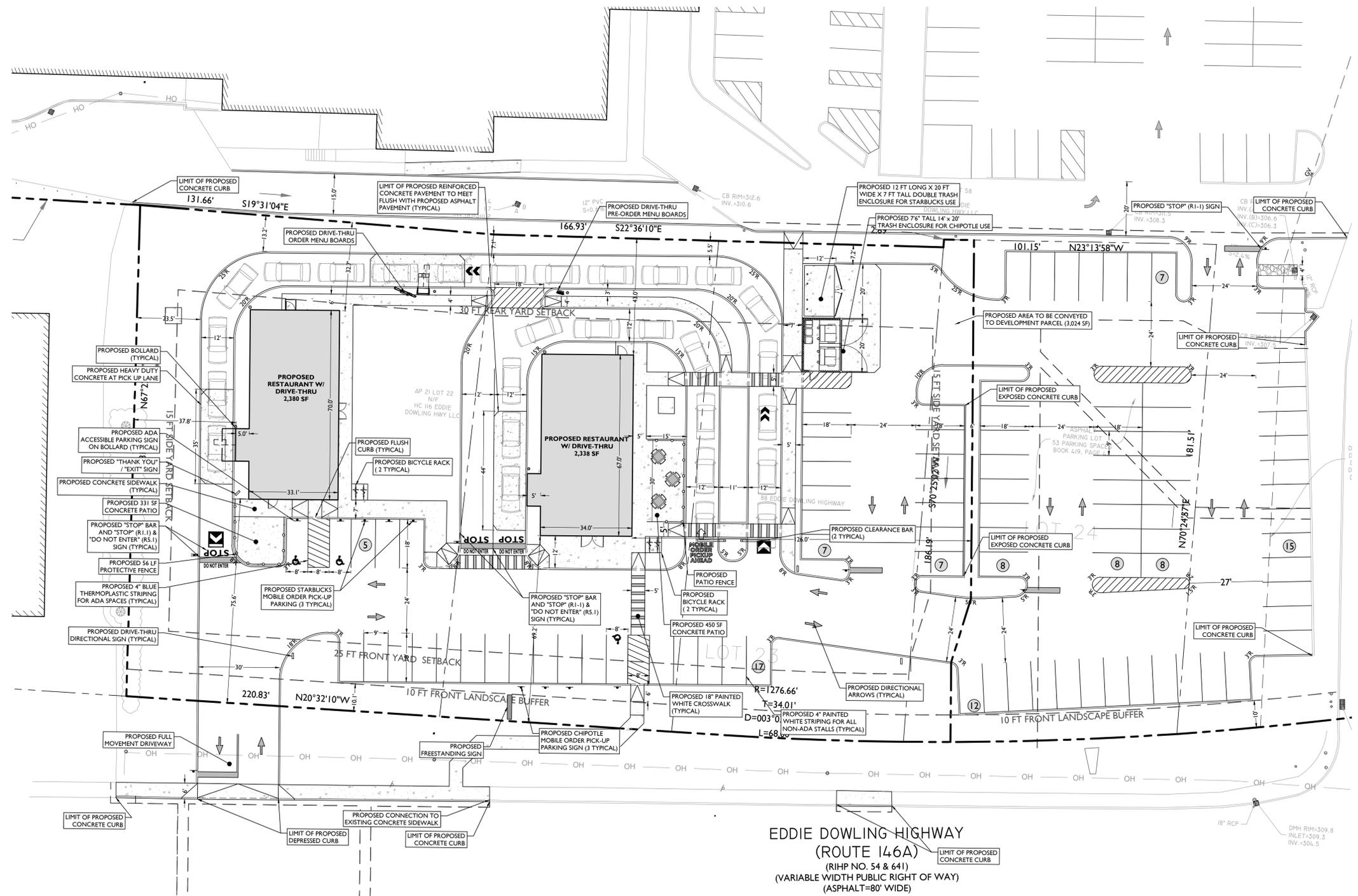
DRAWING:

C-3

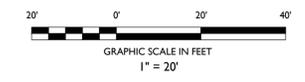
Z:\PROJECTS\2023\021-024 & 021-058 (LANDMARK MEDICAL CENTER)\021-22, 021-023 & 021-49 (REDEVELOPMENT AREA)\MASTER PLAN\03-01-23\ASSTEDWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
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**EDDIE DOWLING HIGHWAY
(ROUTE 146A)**
(RIHP NO. 54 & 641)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT=80' WIDE)

NO.	DATE	ISSUE	BY	DESCRIPTION
3	08/02/2023	AB	AB	MASTER PLAN RESUBMISSION
2	06/09/2023	ECB	ECB	MASTER PLAN SUBMISSION
1	04/26/2023	JR	JR	SITE PLAN SUBMISSION (INTERNAL)

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LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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SCALE: 1" = 20' PROJECT ID: BOS-210397

TITLE:
SITE PLAN

DRAWING:
C-4

Z:\PROJECTS\2023\021-024\021-028\EDDIE DOWLING HIGHWAY - NORTH\146A\MASTER PLAN\000-03-04-STE.DWG