

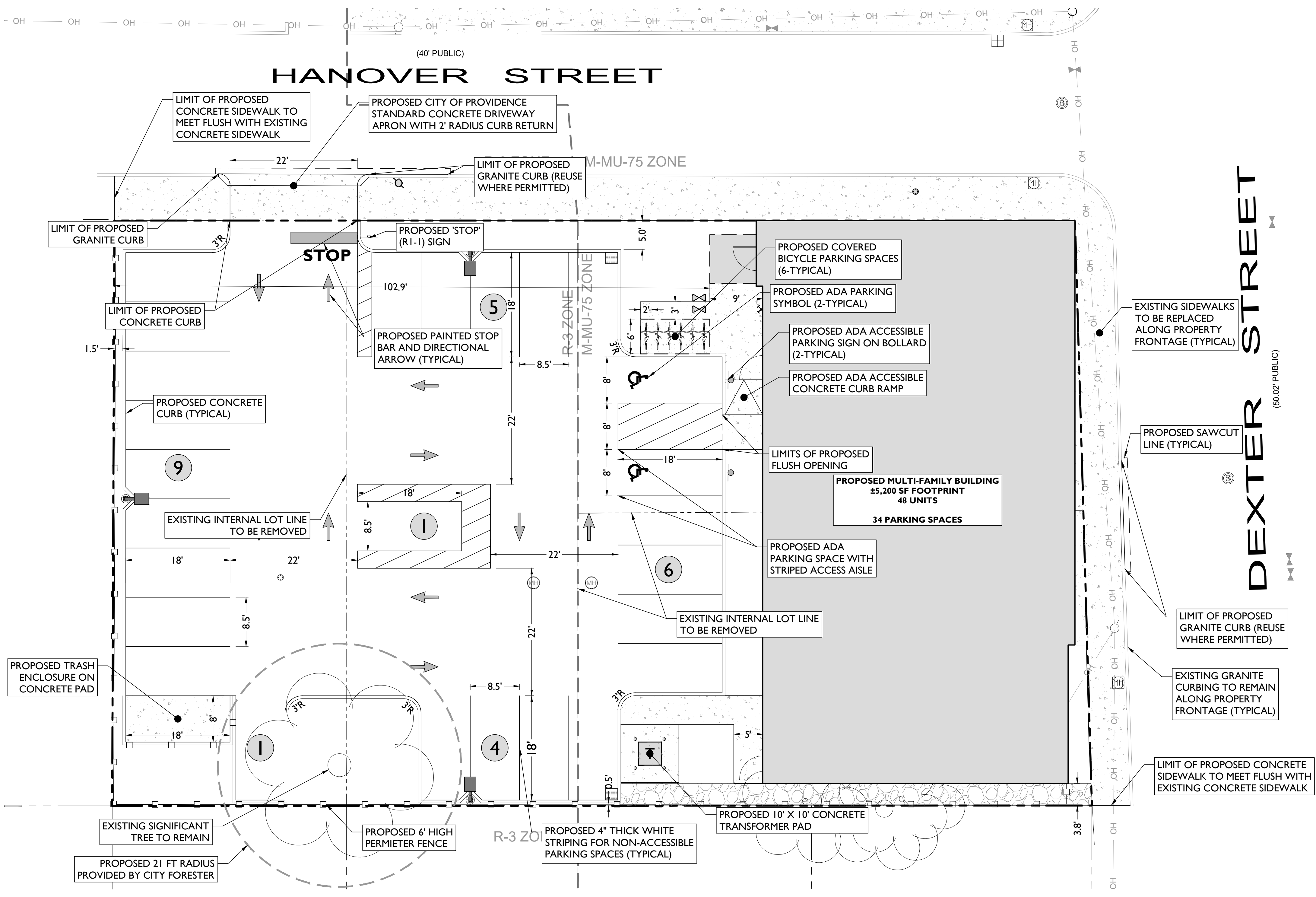
| LAND USE AND ZONING | | | |
|---------------------------------------|---------------|------------------------|----------------------|
| 309 DEXTER STREET | | | |
| A.P. 31 LOTS 125, 523, 524 & 525 | | | |
| M-MU-75 MIXED-USE INDUSTRIAL DISTRICT | | | |
| PROPOSED USE | | PERMITTED USE | |
| ZONING REQUIREMENT | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | 0 SF | 8,816 SF (0.20 AC) (*) | NO CHANGE |
| MAXIMUM BUILDING HEIGHT | 75 FT | - | 56.3 FT |
| MINIMUM FRONT YARD SETBACK | 0 FT | - | 0 FT |
| MINIMUM INTERIOR SIDE YARD SETBACK | 10 FT | - | 102.9 FT |
| MINIMUM CORNER SIDE YARD SETBACK | 0 FT | - | 0 FT |
| MINIMUM REAR YARD SETBACK | 0 FT | - | 3.8 FT |
| MAXIMUM LOT WIDTH | NOT SPECIFIED | 101.0 FT | NO CHANGE |
| MAXIMUM IMPERVIOUS COVERAGE | NOT SPECIFIED | 80.7% (7,117 SF) (*) | 87.8% (7,744 SF) (*) |

| R-3 RESIDENTIAL DISTRICT | | | |
|---|----------|------------------------|--------------------------|
| PROPOSED USE | | PERMITTED USE | |
| ZONING REQUIREMENT | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | 3,500 SF | 8,103 SF (0.19 AC) (*) | NO CHANGE |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE - REAR YARD | 33% | 42.5% (3,441 SF) (*) | 86.7% (7,024 SF) (V) (*) |
| TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE | 65% | 42.5% (3,441 SF) (*) | 86.7% (7,024 SF) (V) (*) |

(V) VARIANCE
 (*) VALUE NOTED INDICATES THE AREA OF THE SITE THAT IS WITHIN THE RESPECTIVE ZONE. TOTAL SITE AREA IS 16,919 SF, TOTAL EXISTING IMPERVIOUS COVERAGE IS 42.4%, AND TOTAL PROPOSED IMPERVIOUS COVERAGE IS 87.3%

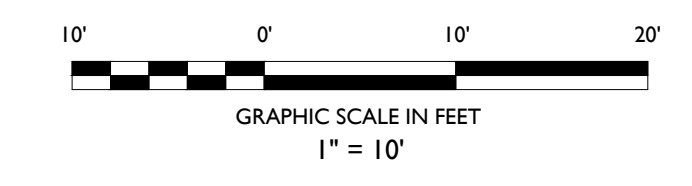
| OFF-STREET PARKING & LOADING REQUIREMENTS | | |
|---|---|--|
| 309 DEXTER STREET | | |
| CODE SECTION | REQUIRED | PROPOSED |
| TABLE 14-1 | MINIMUM REQUIRED PARKING SPACES MULTI-FAMILY DWELLING: 1 SPACE / DWELLING 48 DWELLINGS = 48 PARKING SPACES | LOT 546: 8 SPACES LOTS 523 & 524: 26 SPACES TOTAL: 34 SPACES (DA) |
| TABLE 14-1 | MINIMUM REQUIRED BICYCLE PARKING: 1 SPACE / 5 DWELLINGS 80% TO BE LONG TERM SPACES | |
| FIGURE 14-1 | 48 DWELLINGS = 8 LONG TERM SPACES 10 SPACES TOTAL | COMPLIES (*) |
| FIGURE 14-1 | STANDARD PARKING DIMENSIONS: 8.5 FT X 18 FT | 8.5 FT X 18 FT |
| § 1405 B.1. | MINIMUM AISLE WIDTH: 22 FT | 22 FT |
| § 1405 B.2. | BICYCLE PARKING DIMENSIONS: 2 FT X 6 FT | COMPLIES (*) |
| § 1407 A.2. | LONG-TERM BICYCLE PARKING SHALL BE LOCATED INDOORS OR FULLY COVERED | COMPLIES (*) |
| § 1407 B.3. | MAXIMUM TWO-WAY DRIVEWAY WIDTH: 24 FT | 22 FT |
| § 1504 A. | MAXIMUM 1 CURB CUT PER FRONTAGE RIGHT-OF-WAY LANDSCAPE BUFFER: 5 FT | COMPLIES 5 FT |

(DA) DIMENSIONAL ADJUSTMENT UNDER SECTION 1904
 (*) SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS



| SYMBOL | DESCRIPTION |
|-----------|--------------------------|
| --- | PROPERTY LINE |
| - - - - - | ZONING DISTRICT BOUNDARY |
| --- | PROPOSED CURB |
| --- | PROPOSED FLUSH OPENING |
| █ | PROPOSED BUILDING |
| ▭ | PROPOSED CONCRETE |
| □ | PROPOSED PERIMETER FENCE |
| + | PROPOSED SIGNS |
| ⌋ | 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.
 - 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.



| DATE | ISSUE | BY | DESCRIPTION |
|------------|-------|-----|--|
| 03/25/2026 | 2 | SCL | SIGNIFICANT TREE UPDATES FOR MINOR LAND DEVELOPMENT SUBMISSION |
| 02/04/2026 | 1 | SCL | |

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MINOR LAND DEVELOPMENT PLAN

297 DEXTER STREET HOLDINGS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

A.P. 31 | LOTS 125, 523, 524 & 525
 RECORD LOTS 65, 67, 68, 69
 309 DEXTER STREET
 CITY OF PROVIDENCE
 PROVIDENCE COUNTY, RHODE ISLAND

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

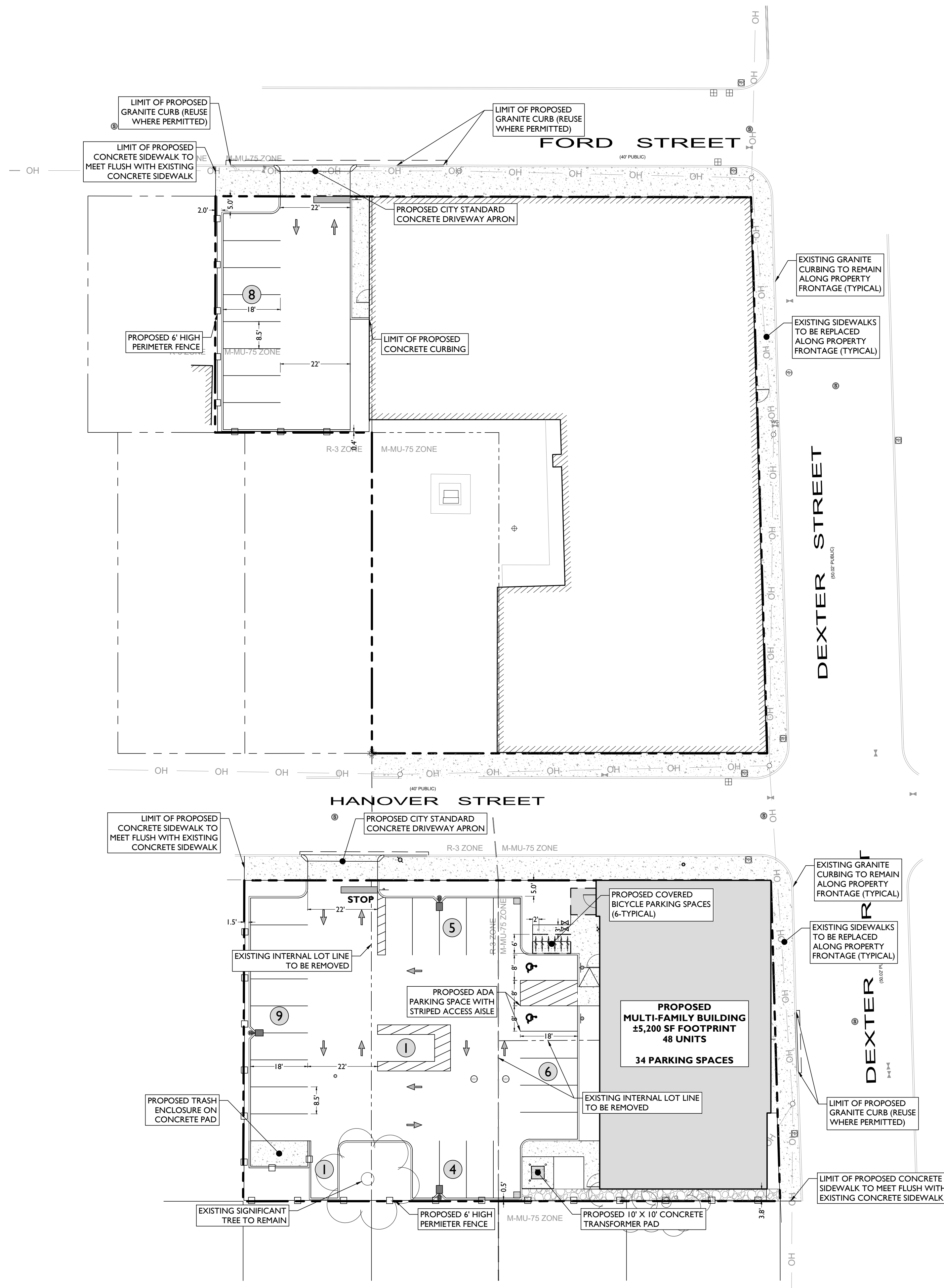
STONEFIELD
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SCALE: 1" = 10' PROJECT ID: BOS-250101

TITLE: **SITE PLAN**

DRAWING: **C-4**

24/07/2025 09:52:20 2501 - 297 DEXTER STREET, PROVIDENCE, RHODE ISLAND CITY OF PROVIDENCE



LAND USE AND ZONING

309 DEXTER STREET
A.P. 31 | LOTS 125, 523, 524 & 525
M-MU-75 MIXED-USE INDUSTRIAL DISTRICT

| PROPOSED USE | PERMITTED USE | REQUIRED | EXISTING | PROPOSED |
|------------------------------------|---------------|------------------------|----------|----------------------|
| MULTI-FAMILY DWELLING | | | | |
| MINIMUM LOT AREA | 0 SF | 8,816 SF (0.20 AC) (*) | | NO CHANGE |
| MAXIMUM BUILDING HEIGHT | 75 FT | | | 56.3 FT |
| MINIMUM FRONT YARD SETBACK | 0 FT | | | 0 FT |
| MINIMUM INTERIOR SIDE YARD SETBACK | 10 FT | | | 102.9 FT |
| MINIMUM CORNER SIDE YARD SETBACK | 0 FT | | | 0 FT |
| MINIMUM REAR YARD SETBACK | 0 FT | | | 3.8 FT |
| MAXIMUM LOT WIDTH | NOT SPECIFIED | 101.0 FT | | NO CHANGE |
| MAXIMUM IMPERVIOUS COVERAGE | NOT SPECIFIED | 80.7% (7,117 SF) (*) | | 87.8% (7,744 SF) (*) |

| PROPOSED USE | PERMITTED USE | REQUIRED | EXISTING | PROPOSED |
|---|---------------|------------------------|----------|--------------------------|
| ACCESSORY PARKING LOT | | | | |
| MINIMUM LOT AREA | 3,500 SF | 8,103 SF (0.19 AC) (*) | | NO CHANGE |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE - REAR YARD | 33% | 42.5% (3,441 SF) (*) | | 86.7% (7,024 SF) (V) (*) |
| TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE | 65% | 42.5% (3,441 SF) (*) | | 86.7% (7,024 SF) (V) (*) |

(V) VARIANCE
(*) VALUE NOTED INDICATES THE AREA OF THE SITE THAT IS WITHIN THE RESPECTIVE ZONE. TOTAL SITE AREA IS 16,919 SF. TOTAL EXISTING IMPERVIOUS COVERAGE IS 62.4%, AND TOTAL PROPOSED IMPERVIOUS COVERAGE IS 87.3%

OFF-STREET PARKING & LOADING REQUIREMENTS

309 DEXTER STREET

| CODE SECTION | REQUIRED | PROPOSED |
|--------------|--|--|
| TABLE 14-1 | MINIMUM REQUIRED PARKING SPACES MULTI-FAMILY DWELLING: 1 SPACE / DWELLING 48 DWELLINGS = 48 PARKING SPACES | LOT 546: 8 SPACES LOTS 523 & 524: 26 SPACES TOTAL: 34 SPACES (DA) |
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| § 1407 A.2. | MAXIMUM TWO-WAY DRIVEWAY WIDTH: 24 FT | 22 FT |
| § 1407 B.3. | MAXIMUM 1 CURB CUT PER FRONTAGE | COMPLIES |
| § 1504 A. | RIGHT-OF-WAY LANDSCAPE BUFFER: 5 FT | 5 FT |

(DA) DIMENSIONAL ADJUSTMENT UNDER SECTION 1904
(*) SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS

OFFSITE PARKING & LOADING REQUIREMENTS

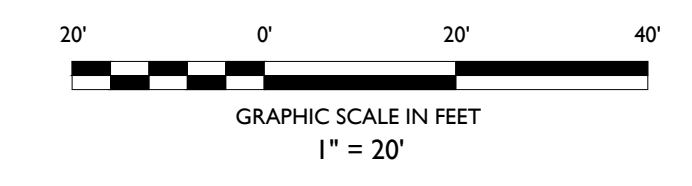
A.P. 31 LOT 546

| CODE SECTION | REQUIRED | PROPOSED |
|--------------|--|----------------|
| FIGURE 14-1 | STANDARD PARKING DIMENSIONS: 8.5 FT X 18 FT | 8.5 FT X 18 FT |
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| § 1407 B.3. | MAXIMUM 1 CURB CUT PER FRONTAGE | COMPLIES |
| § 1504 A. | RIGHT-OF-WAY LANDSCAPE BUFFER: 5 FT | 5.0 FT |

SYMBOL DESCRIPTION

| | |
|--|--------------------------|
| | PROPERTY LINE |
| | ZONING DISTRICT BOUNDARY |
| | PROPOSED CURB |
| | PROPOSED FLUSH OPENING |
| | PROPOSED BUILDING |
| | PROPOSED CONCRETE |
| | PROPOSED PERIMETER FENCE |
| | PROPOSED SIGNS |
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| 2 | 03/25/2026 | SCL | SIGNIFICANT TREE UPDATES |
| 1 | 02/04/2026 | SCL | FOR MINOR LAND DEVELOPMENT SUBMISSION |

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MINOR LAND DEVELOPMENT PLAN

297 DEXTER STREET HOLDINGS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

A.P. 31 | LOTS 125, 523, 524 & 525
RECORD LOTS 465, 471, 486, 69
309 DEXTER STREET
CITY OF PROVIDENCE
PROVIDENCE COUNTY, RHODE ISLAND

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

STONEFIELD

engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-25101

TITLE: **OVERALL SITE PLAN**

DRAWING: **C-5**

24/07/2025 09:52:00 2501 - 297 DEXTER STREET, PROVIDENCE, RHODE ISLAND CITY OF PROVIDENCE