

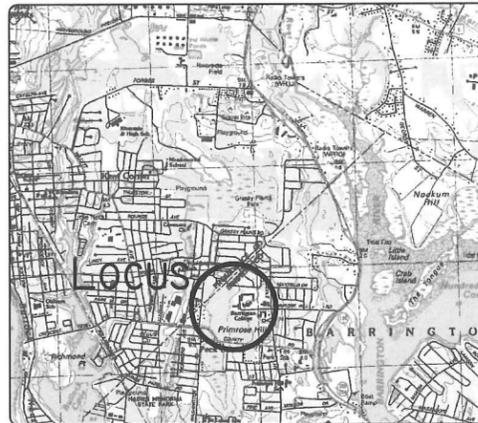
SITE PLAN DEVELOPMENT - MASTER PLAN for "CONTINUING CARE RETIREMENT COMMUNITY"

FORMER "ZION BIBLE SCHOOL" 33 MIDDLE HIGHWAY, BARRINGTON, RI

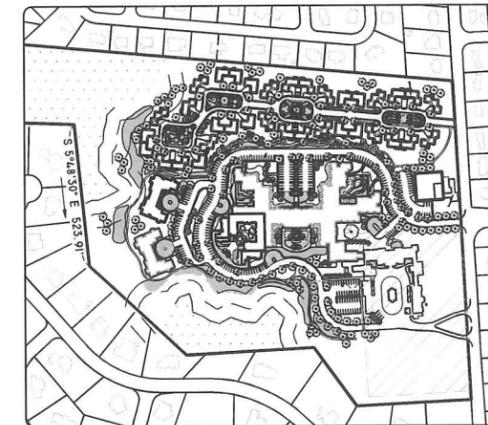
DATE: SEPTEMBER 11, 2015

INDEX OF DRAWINGS

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2	EXISTING CONDITIONS PLAN
3	OVERALL SITE PLAN
4	ADMINISTRATIVE SUBDIVISION
5	LAYOUT PLAN No. 1
6	LAYOUT PLAN No. 2
7	LAYOUT PLAN No. 3
8	LAYOUT PLAN No. 4
9	LANDSCAPING PLAN No. 1
10	LANDSCAPING PLAN No. 2
11	LANDSCAPING PLAN No. 3
12	LANDSCAPING PLAN No. 4



LOCATION MAP
NTS

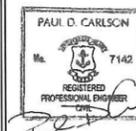


OVERALL PLAN
(1"=300')

NOTES:

1. THE PARCEL IS LOCATED ON ASSESSORS PLAT 14, LOTS 2, 4, 13, 341 - 343 THE TOWN OF BARRINGTON.
2. THE OWNER OF RECORD IS THE SHINEARMONY HOLDINGS, INC.
33 MIDDLE HIGHWAY
BARRINGTON, RI 02806.
3. TOPOGRAPHIC SURVEY IS A COMPILATION OF AN ACTUAL FIELD SURVEY AND AERIAL PHOTOGRAPHY.
4. BOUNDARY LINE INFORMATION IS BASED ON PLANS & DEEDS OF RECORD AND A SURVEY BY INSITE ENGINEERING SERVICES, LLC, 1539 FALL RIVER AVENUE, SEEKONK, MA 02771.
5. THE SITE DOES NOT LIE WITHIN THE BARRINGTON WELLHEAD AREA, OR AQUIFER RECHARGE AREA.
6. THE SITE IS NOT LOCATED WITHIN AN AREA SUBJECT TO FLOODING AS SHOWN ON F.E.M.A COMMUNITY PANEL 44001C0002H REVISED 7-07-14
7. THE SITE IS NOT LOCATED WITHIN NATURAL HERITAGE AREAS HISTORIC DISTRICT OR THE RARE & ENDANGERED SPECIES OVERLAY.
8. THE SITE IS LOCATED WITHIN THE HISTORIC DISTRICT OVERLAY.
9. THERE ARE WETLANDS LOCATED ON SITE AS DELINEATED BY NATURAL RESOURCES SOLUTIONS, HARMONY, RI ON NOVEMBER 25, 2013 AND DECEMBER 2, 2013. FLAGS HAVE BEEN LOCATED BY ON GROUND SURVEY.
10. A PORTION OF THE SITE LIES WITHIN THE BARRINGTON WETLANDS OVERLAY DISTRICT

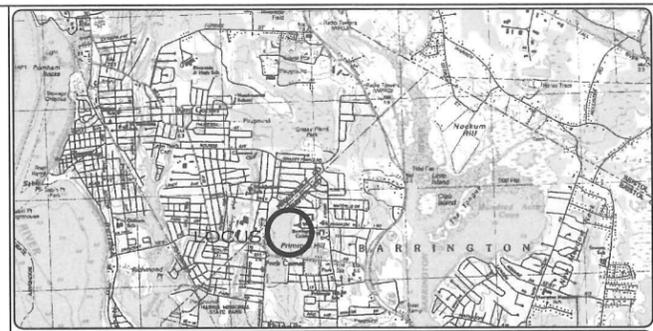
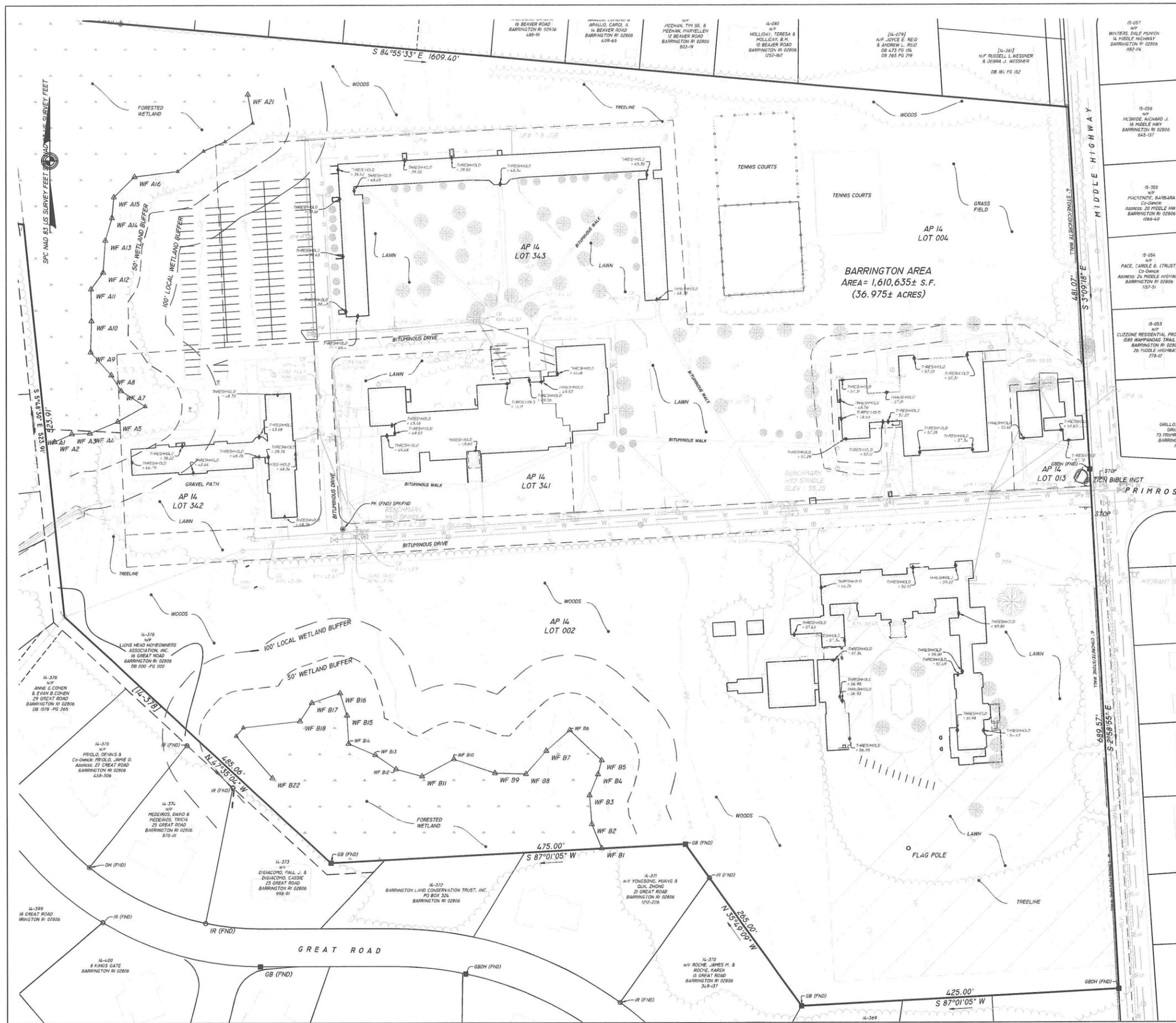
REVISION	DATE	COMMENTS



PROFESSIONAL
ENGINEER

PROFESSIONAL
LAND SURVEYOR

COVER SHEET			
CONTINUING CARE RETIREMENT COMMUNITY 33 MIDDLE HIGHWAY, BARRINGTON R.I. ASSESSORS MAP 14 LOT 2,4,13,341-343			
PREPARED FOR: SHINEARMONY HOLDINGS, INC. 33 MIDDLE HIGHWAY, BARRINGTON R.I.			
JOB #: 13-063	SCALE: AS SHOWN	DRAWN BY: PDC	DATE: SEPT 22, 2015
InSite Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.			InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InSiteEngineers.com
SHEET C-1 1 OF 12			



LOCATION (NOT TO SCALE) MAP

- NOTES:**
1. THE SITE IS SHOWN ON ASSESSORS PLAT 14, LOTS 2, 4, 13, 34.1, 34.2, 34.3
 2. TOPOGRAPHIC SURVEY BASED ON COMPILATION OF AERIAL PHOTOGRAPHY, PLANS OF RECORD AND A FIELD SURVEY.
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OWNER
 SHINEHARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924 PAGE 0017-0018

ZONING SETBACK REQUIREMENTS
 ZONING DISTRICT "RE" RECREATION AND EDUCATION DISTRICT
 REQUIREMENTS OF THE PREDOMINANT RESIDENTIAL ZONING DESIGNATION OF THE AREA SURROUNDING THE PROPERTY (R25) RESIDENTIAL
 MIN. LOT SIZE (SF): 25,000
 MIN. LOT WIDTH: 140'
 FRONT YARD: 30'
 SIDE YARD: 18' OR 10% OF FRONTAGE
 REAR YARD: 30'
 MAX. BLD. COVERAGE: 20%
 MAX. HEIGHT: PRINCIPLE BLD. 35'
 ACCESSORY BLD. 18'

LEGEND:

XX'	PROPERTY LINE		STONE WALL
	CONTOUR (5 FOOT)		SEWER MANHOLE
	SPOT ELEVATION		CATCH-BASIN
	DRILL HOLE (FOUND)		HYDRANT
	DRILL HOLE (SET)		WATER GATE
	CONCRETE BOUND		GAS GATE
	STONE BOUND		WETLAND FLAG
	IRON PIN		WATER LINE
	LIGHT POLE		SANITARY LINE
	UTILITY POLE WITH ANCHOR		GAS LINE
	TREE		DRAINAGE LINE
	DECIDUOUS TREE		OVER HEAD WIPES
	TREE LINE		NATIONAL REGISTER DISTRICT

GRAPHIC SCALE
 0 50 100 150 200
 (IN FEET)
 1 INCH = 60 FT.

EXISTING CONDITIONS PLAN

"ZION BIBLE SCHOOL"
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,34.1-34.3

PREPARED FOR: SHINEHARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

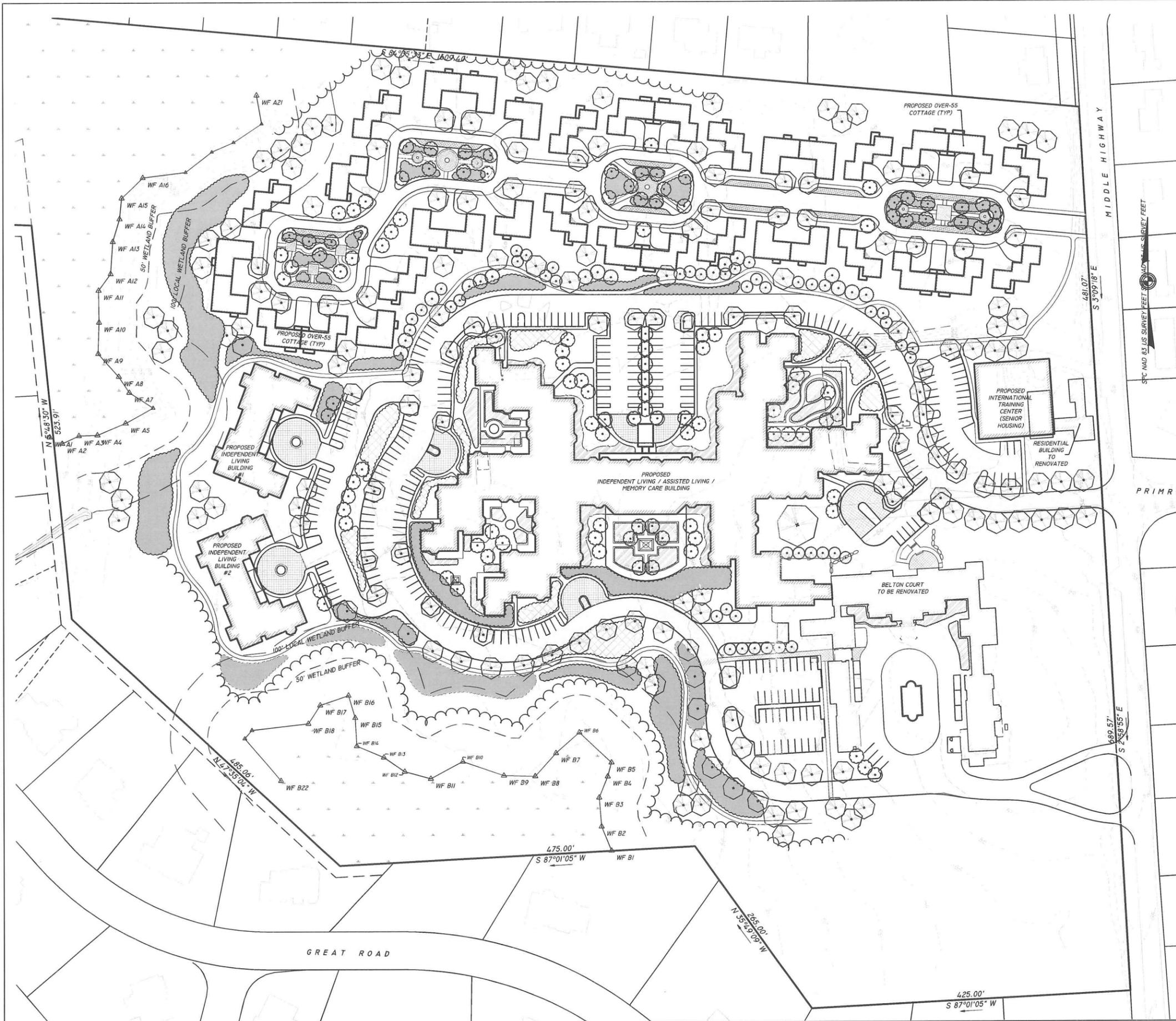
JOB # 13-063 SCALE: 1" = 60' DRAWN BY: SCA DATE: SEPT 22, 2015

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.

INSITE Professional Complex, Suite 1
 1539 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 338-4500 Fax: (508) 338-4558
 Web Address: InsiteEngineers.com

SHEET C-2 OF 12



LOCATION (NOT TO SCALE) MAP

NOTES:

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OWNER

SHINEARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924, PAGE 0017-0018

ZONING SETBACK REQUIREMENTS

ZONING DISTRICT (R25) RESIDENTIAL

MIN. LOT SIZE (SF):	25,000
MIN. LOT WIDTH:	140'
FRONT YARD:	30'
SIDE YARD:	18' OR 10% OF FRONTAGE
REAR YARD:	30'
MAX. BLD. COVERAGE:	20%
MAX. HEIGHT:	
PRINCIPLE BLD.	55'
ACCESSORY BLD.	18'

BUILDING TABLE

MAIN BUILDING:	
INDEPENDENT LIVING	140 UNITS
ASSISTED LIVING	50 UNITS
MEMORY SUPPORT	24 UNITS
IL APARTMENT BUILDINGS:	
INDEPENDENT LIVING	12 UNITS / EACH
BELTON COURT	
INDEPENDENT LIVING	18 UNITS
GUEST ROOMS	3 UNITS
COTTAGES	35 UNITS

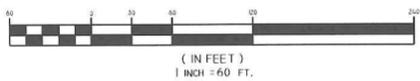
PARKING REQUIREMENTS

PARKING PROVIDED: 258 SPACES

OPEN SPACE REQUIREMENTS

REQUIRED: 300 S.F. OF OPEN SPACE PER UNIT SHALL BE PRESERVED
 300 S.F. X 297 UNITS = 89,100 S.F.
 PROVIDED: 415,800 S.F. = 1400 S.F. PER UNIT

GRAPHIC SCALE



OVERALL SITE PLAN



CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: SHINEARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

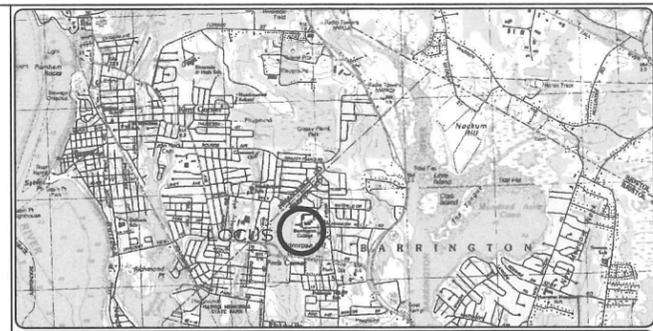
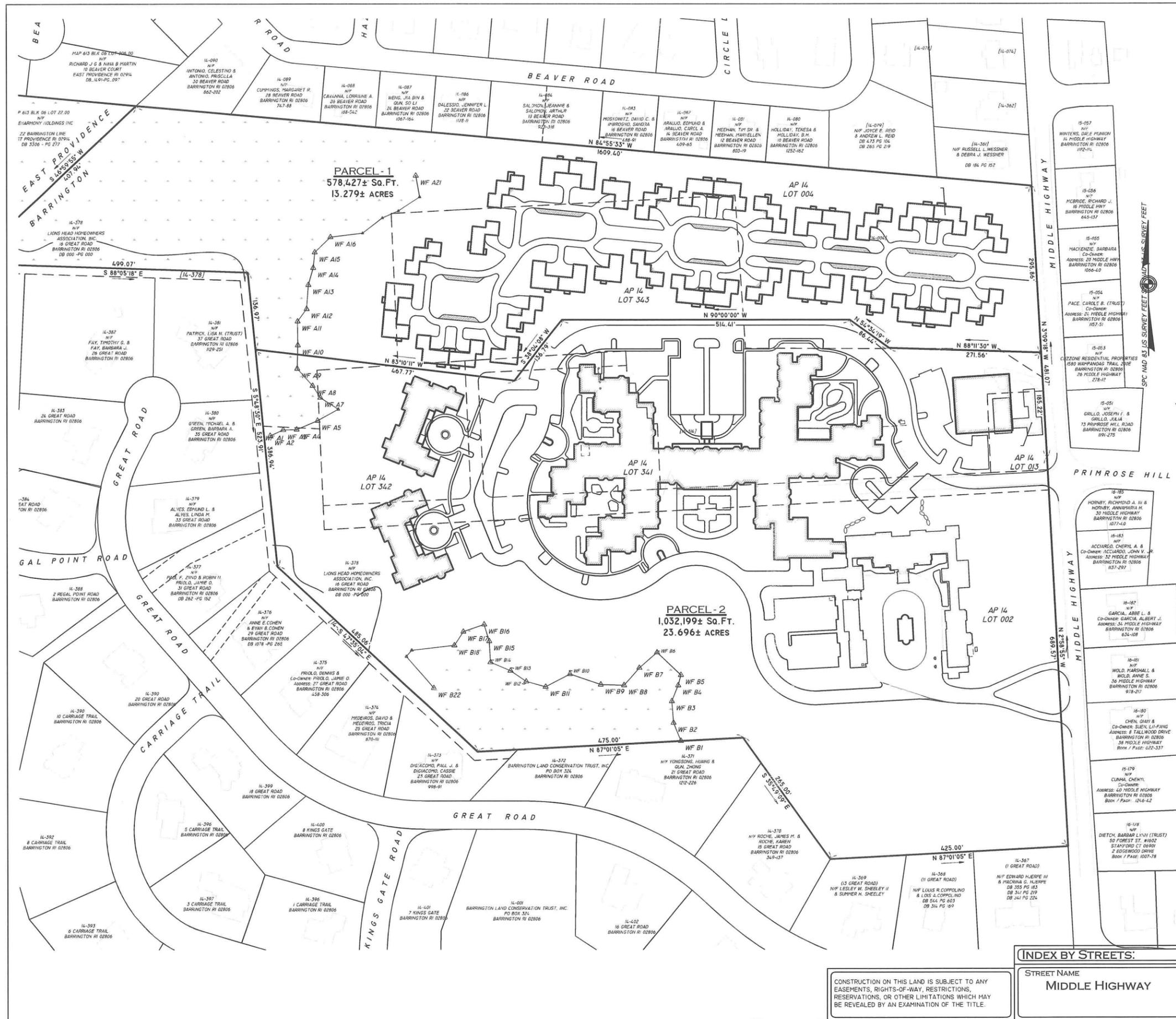
JOB # 13-063 SCALE: 1" = 60' DRAWN BY: SES DATE: SEPT 22, 2015

REVISED:



InSite Professional Complex, Suite 1
 1539 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4558
 Web Address: InSiteEngineers.com

SHEET
C-3
 3 OF 12



LOCATION (NOT TO SCALE) MAP

- NOTES:**
- THE SITE IS SHOWN ON ASSESSORS PLAT 14, LOTS 2, 4, 13, 341, 342, 343
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OWNER
 SHINEARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924 PAGE 0017-0018

ZONING SETBACK REQUIREMENTS

ZONING DISTRICT "RE" RECREATION AND EDUCATION DISTRICT
 REQUIREMENTS OF THE PREDOMINANT RESIDENTIAL ZONING DESIGNATION OF THE AREA SURROUNDING THE PROPERTY (R25) RESIDENTIAL

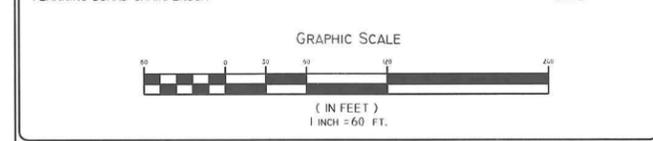
MIN. LOT SIZE (SF):	25,000
MIN. LOT WIDTH:	140'
FRONT YARD:	30'
SIDE YARD:	18' OR 10% OF FRONTAGE
REAR YARD:	30'
MAX. BLD. COVERAGE:	20%
MAX. HEIGHT - PRINCIPLE BLD.:	35'
ACCESSORY BLD.:	18'

CERTIFICATION:
 THIS SURVEY AND PLAN CONFORM TO A CLASS I SURVEY FOR PROPERTY LINE AND CLASS III FOR PLANNIMETRICS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: _____
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

"I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE BARRINGTON LAND DEVELOPMENT AND SUBDIVISION REVIEW RULES AND REGULATIONS, AND IS NOW ELIGIBLE FOR RECORDING."

PLANNING BOARD CHAIRPERSON _____ DATE



ADMINISTRATIVE SUBDIVISION PLAN

CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: SHINEARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB # 13-063 SCALE: 1" = 60' DRAWN BY: SES DATE: SEPT 22, 2015

REVISED: _____

PAUL D. CARLSON
 No. 7142
 REGISTERED PROFESSIONAL ENGINEER
 PROFESSIONAL SEAL

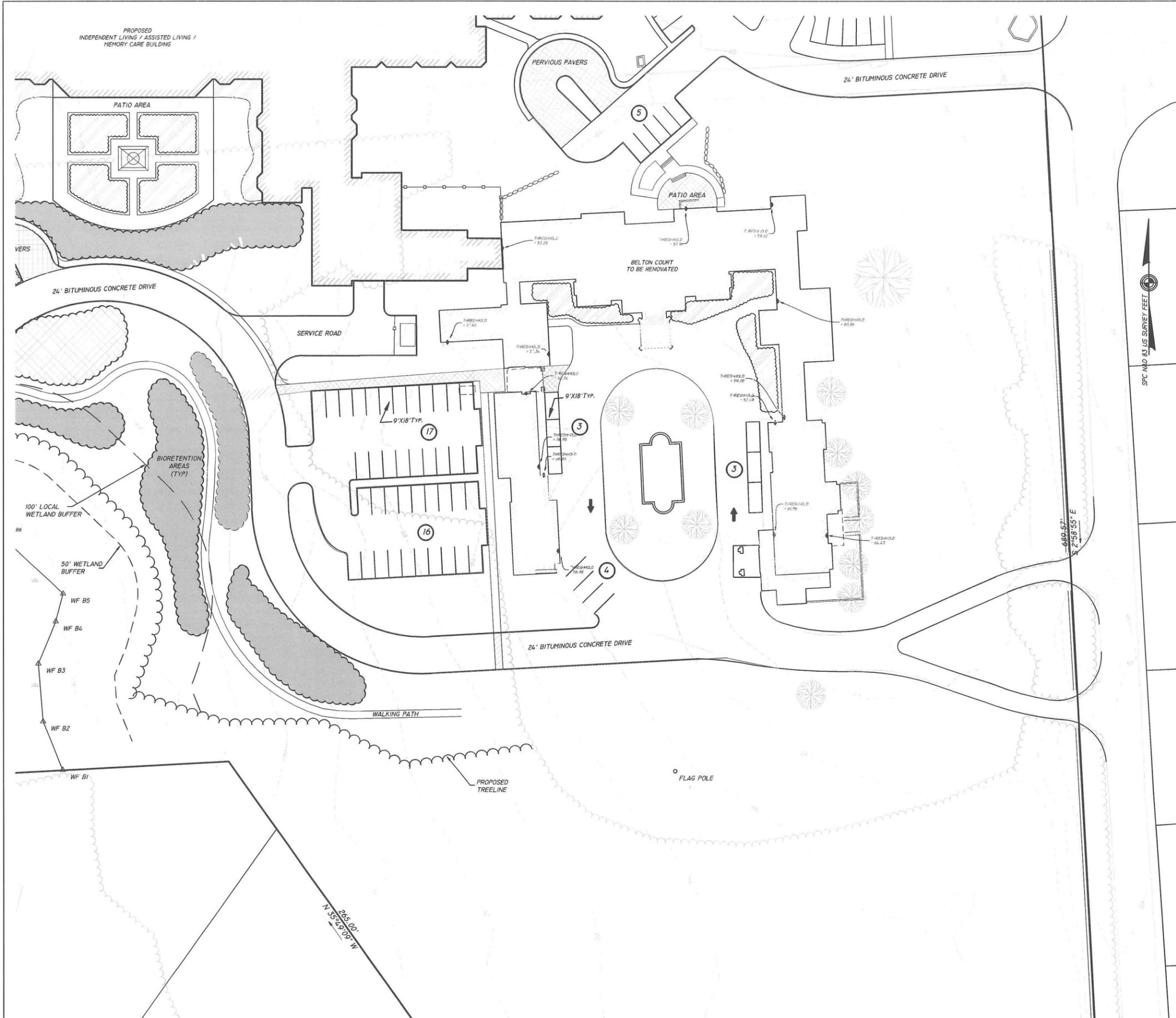
INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
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 Web Address: InSiteEngineers.com

SHEET C-4
 4 OF 12

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

INDEX BY STREETS:
 STREET NAME
 MIDDLE HIGHWAY



LOCATION (NOT TO SCALE) MAP

NOTES:

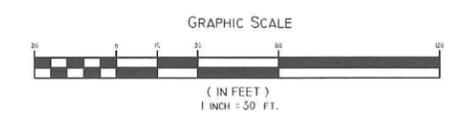
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9. A PORTION OF THE SITE LIES WITHIN THE BARRINGTON WETLANDS OVERLAY DISTRICT.

OWNER

SHINEHARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924 PAGE 0017-0018

ZONING SETBACK REQUIREMENTS

ZONING DISTRICT (R25) RESIDENTIAL	
MIN. LOT SIZE (SF):	25,000
MIN. LOT WIDTH:	140'
FRONT YARD:	50'
SIDE YARD:	18' OR 10% OF FRONTAGE
REAR YARD:	50'
MAX. BLD. COVERAGE:	20%
MAX. HEIGHT:	
PRINCIPLE BLD.	35'
ACCESSORY BLD.	18'



SITE LAYOUT PLAN 1

CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: SHINEHARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB #	SCALE:	DRAWN BY:	DATE:
13-063	1" = 30'	SCA	SEPT 22, 2015

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.

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 1539 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4558
 Web Address: InSiteEngineers.com

SHEET C-5
 5 OF 12



LOCATION (NOT TO SCALE) MAP

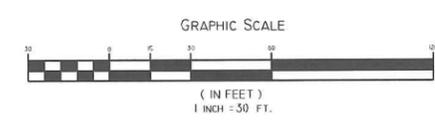
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OWNER
 SHINEHARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924 PAGE 0017-0018

ZONING SETBACK REQUIREMENTS

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FRONT YARD:	30'
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REAR YARD:	30'
MAX. BLD. COVERAGE:	20%
MAX. HEIGHT:	
PRINCIPLE BLD.	35'
ACCESSORY BLD.	18'



SITE LAYOUT PLAN 2

CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,34.1-34.3

PREPARED FOR: SHINEHARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB # 13-063 SCALE: 1" = 30' DRAWN BY: SCA DATE: SEPT 22, 2015

PROFESSIONAL SEAL

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 PROFESSIONAL ENGINEERS | LAND SURVEYORS
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SHEET
C-6
 6 OF 12



LOCATION (NOT TO SCALE) MAP

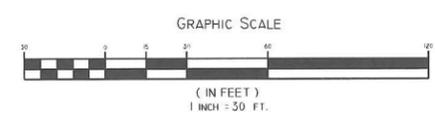
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OWNER
 SHINEARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924 PAGE 0017-0018

ZONING SETBACK REQUIREMENTS

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SITE LAYOUT PLAN 3

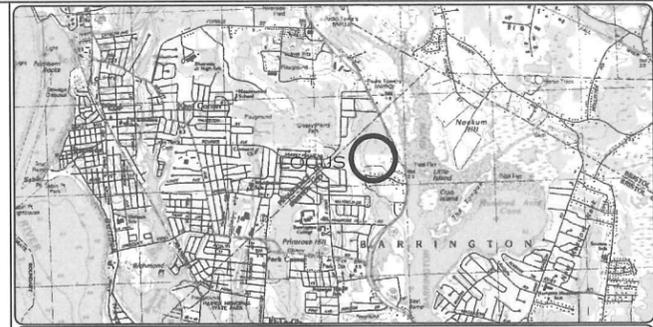
CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: **SHINEARMONY HOLDINGS, INC.**
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB #	SCALE:	DRAWN BY:	DATE:
13-063	1" = 30'	SCA	SEPT 22, 2015

PROFESSIONAL SEAL

	INSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InsiteEngineers.com	SHEET C-7 7 OF 12
	InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InsiteEngineers.com		



LOCATION (NOT TO SCALE) MAP

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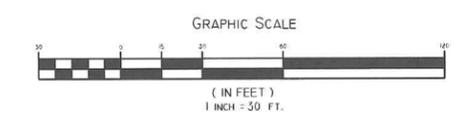
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6. THE SITE IS NOT LOCATED WITHIN NATURAL HERITAGE AREAS HISTORIC DISTRICT OR THE RARE & ENDANGERED SPECIES OVERLAY.
7. THE SITE IS LOCATED WITHIN THE HISTORIC DISTRICT OVERLAY.
8. THERE ARE WETLANDS LOCATED ON SITE AS DELINEATED BY NATURAL RESOURCES SOLUTIONS, HARMONY, RI ON NOVEMBER 25, 2013 AND DECEMBER 2, 2013. FLAGS HAVE BEEN LOCATED BY ON GROUND SURVEY.
9. A PORTION OF THE SITE LIES WITHIN THE BARRINGTON WETLANDS OVERLAY DISTRICT.

OWNER

SHINEHARMONY HOLDING, INC
 33 MIDDLE HIGHWAY
 BARRINGTON RI 02806
 DEED BOOK 0924 PAGE 0017-0018

ZONING SETBACK REQUIREMENTS

ZONING DISTRICT (R25) RESIDENTIAL	
MIN. LOT SIZE (SF):	25,000
MIN. LOT WIDTH:	140'
FRONT YARD:	30'
SIDE YARD:	18' OR 10% OF FRONTAGE
REAR YARD:	30'
MAX. BLD. COVERAGE:	20%
MAX. HEIGHT:	
PRINCIPLE BLD.	35'
ACCESSORY BLD.	18'



SITE LAYOUT PLAN 4

PAUL D. CARLSON
 No. 7142
 REGISTERED PROFESSIONAL ENGINEER

CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

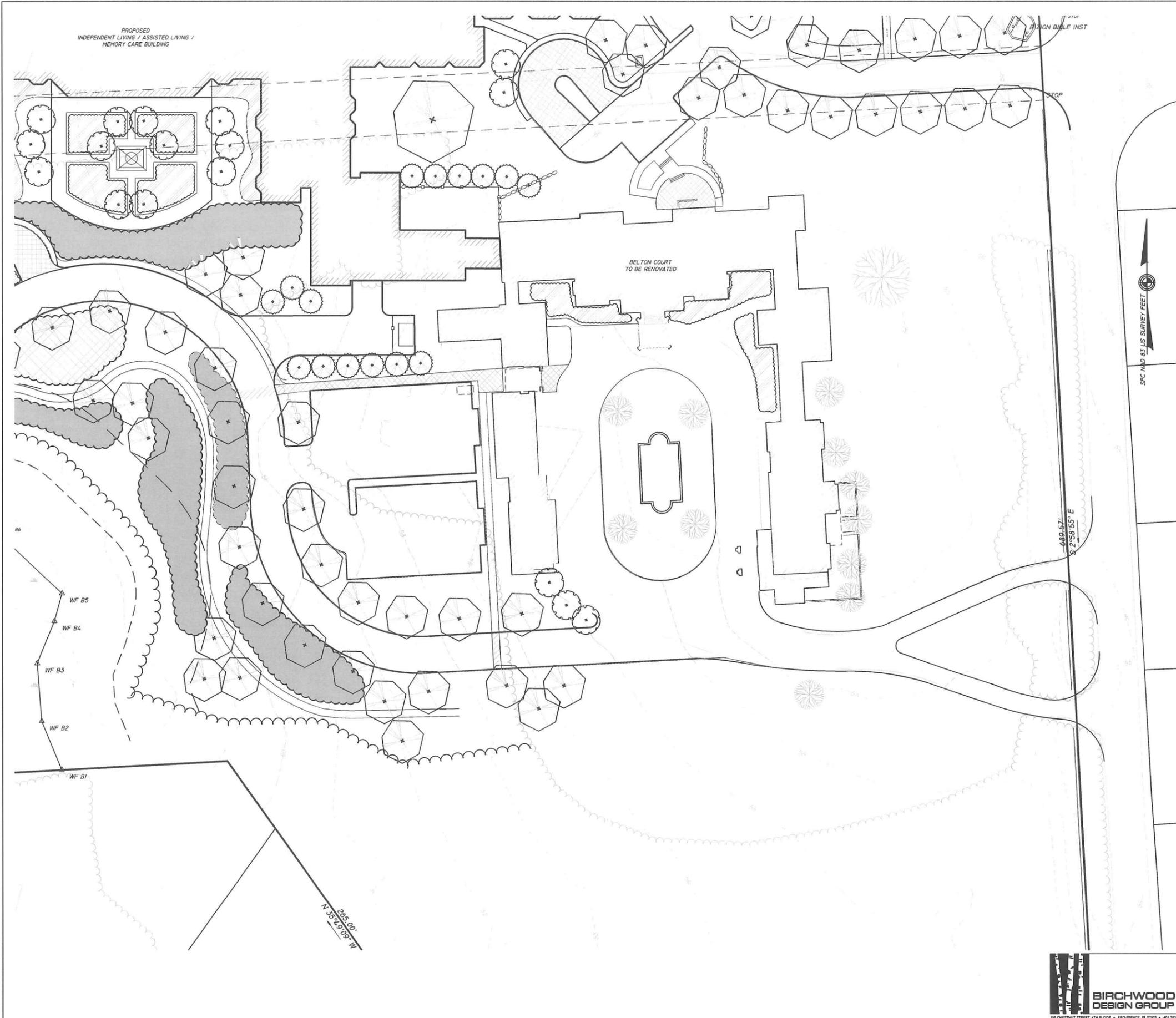
PREPARED FOR: SHINEHARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB #	SCALE:	DRAWN BY:	DATE:
13-063	1" = 30'	SCA	SEPT 22, 2015

INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
 1539 Fall River Avenue Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4558
 Web Address: InSiteEngineers.com

SHEET
C-8
 8 OF 12

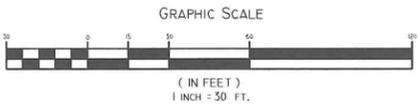


LOCATION (NOT TO SCALE) MAP

NOTES:

LEGEND:

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL/GROUNDCOVER



LANDSCAPE PLAN 1



CONTINUING CARE RETIREMENT COMMUNITY
33 MIDDLE HIGHWAY, BARRINGTON R.I.
ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: SHINEHARMONY HOLDINGS, INC.
33 MIDDLE HIGHWAY, BARRINGTON R.I.

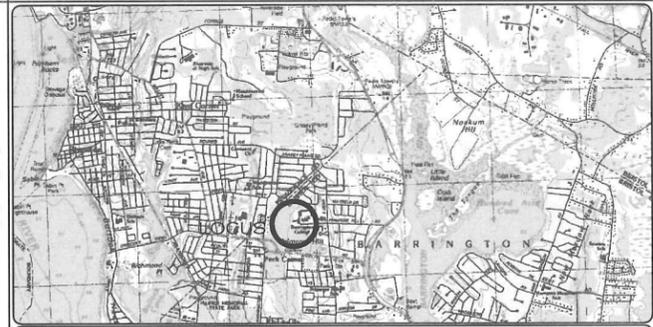
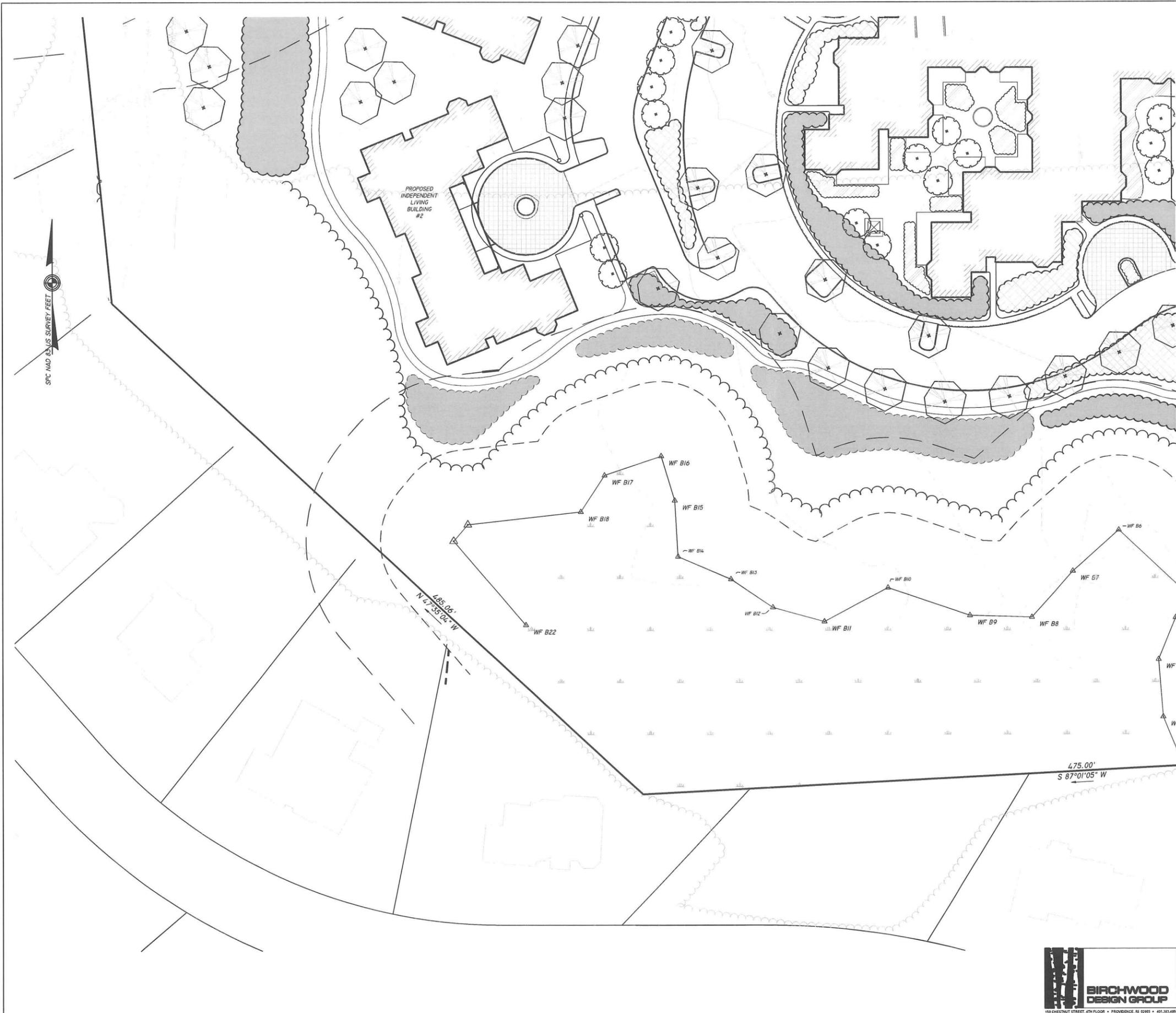
JOB # 13-063	SCALE: 1" = 30'	DRAWN BY: AE	DATE: SEPT 22, 2015
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PROFESSIONAL SEAL



InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InsiteEngineers.com

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9 OF 12

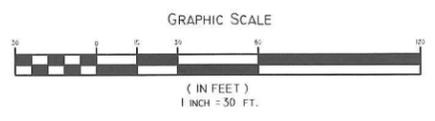


LOCATION (NOT TO SCALE) MAP

NOTES:

LEGEND:

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL/GROUNDCOVER



LANDSCAPE PLAN 2

CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: SHINEARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB # 13-063	SCALE: 1" = 30'	DRAWN BY: AE	DATE: SEPT 22, 2015
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PROFESSIONAL SEAL

	INSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InsiteEngineers.com	SHEET L-2 10 OF 12
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