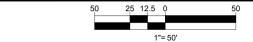


SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	209,013± SF	217,555± SF
REQUIRED PARKING (PER TOWN OF COVENTRY)	1,046 SPACES	1,088 SPACES
REQUIRED PARKING RATIO (PER TOWN OF COVENTRY)	5.0 / 1,000 SF	5.0 / 1,000 SF
REQUIRED PARKING (PER ECR/CC&R)	N/A	N/A
REQUIRED PARKING RATIO (PER ECR/CC&R)	N/A	N/A
CUSTOMER AND ASSOCIATE PARKING	991 SPACES	914 SPACES
ACCESSIBLE PARKING	34 SPACES	34 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	28 SPACES	55 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	41 SPACES	40 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	1,025 SPACES	948 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.9 / 1,000 SF	4.4 / 1,000 SF
PROPOSED TOTAL PARKING INCLUDING PICKUP STALL	1,053 SPACES	1,003 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	5.0 / 1,000 SF	4.6 / 1,000 SF

ZONING INFORMATION			
ZONING DISTRICT:	BUSINESS PARK ZONE		
FIRE DISTRICT:	HOPKINS HILL FIRE DISTRICT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	217,800 SF	923,758± SF	NO CHANGE
MIN. FRONT SETBACK	100 FT	424± FT	NO CHANGE
MIN. SIDE SETBACK	50 FT	153± FT	113± FT
MIN. REAR SETBACK	50 FT	59± FT	NO CHANGE
MAX. BUILDING HEIGHT	100 FT	28± FT	NO CHANGE
PARKING SPACES	1,088	1,053	1,003 ⁽¹⁾
PARKING CRITERIA	RETAIL STORES: 1 SPACE PER 200 SF GFA		
	217,555 SF / 200 = 1,088 SPACES REQUIRED UNDER CURRENT ZONING		
ACCESSIBLE PARKING SPACES	21	34	34
ACCESSIBLE PARKING CRITERIA	TOTAL PARKING SPACES 100% + 2% OF TOTAL VAN ACCESSIBLE SPACES = 1 / 6 SPACES		

- NOTES TO CONTRACTOR:**
- BFR (BUILDING FRONTAGE ROAD) OCR (OUTER CIRCULATION ROAD)
 - CONTRACTOR SHALL INSTALL NEW STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
 - ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
 - GC TO EXECUTE COMPLETE PARKING LOT RESTRIPING, STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, AND REAR OF STORE).
 - PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF LIGHT POLE BASE IS OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS.
 - PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTE: THIS SITE PLAN WAS DEVELOPED BASED ON PLANS ENTITLED "AL TANSIS LAND TITLE SURVEY BY CPA DATED 03/10/2022" AND SUPPLEMENTED WITH GOOGLE AERIAL AND SITE VISIT ON 07/20/2025. DEPICTION OF EXTENTS OF EXISTING FEATURES ARE APPROXIMATE. ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION MAY VARY.

SITE AND DEMOLITION LEGEND

- NOTE TO CONTRACTOR:** FOR PROPOSED SIGNAGE AND STRIPING IDENTIFIED ON THIS PLAN, CONTRACTOR MUST REFERENCE STOP SIGNS AND MARKINGS DETAIL SHEET AND INSTALL ALL STRIPING AND SIGNAGE TO THE DIMENSIONS SHOWN ON THE DETAILS. NOTIFY ENGINEER IMMEDIATELY, IN WRITING, OF ANY CONFLICTS THAT MAY BE PRESENT, AS REQUIRED TO PROVIDE THE MINIMUM DIMENSIONS REQUIRED.
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
 - (B) EXISTING STOP SIGN TO BE REMOVED.
 - (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
 - (D) EXISTING SIGN POST AND BASE TO REMAIN.
 - (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
 - (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
 - (G) EXISTING CENTERLINE STRIPING TO REMAIN/BE REFRESHED.
 - (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN, (4'X9' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
 - (I) NEW 30'X30' STOP SIGN, (4' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
 - (J) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
 - (K) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
 - (L) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN/BE REFRESHED.
 - (M) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1'-6" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE, TO MATCH EXISTING.
 - (N) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
 - (O) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
 - (P) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO BE REMOVED.
 - (Q) NEW OPEN ARROW PAVEMENT MARKINGS.
 - (R) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
 - (S) EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN/BE REFRESHED.
 - (T) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE.
 - (U) EXISTING STOP SIGN TO REMAIN/BE REUSED.
 - (V) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES.
 - (W) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
 - (X) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
 - (Y) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
 - (Z) NEW 30' STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS. (6' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
 - (AA) NEW OPD CROSSWALK MARKINGS. SEE DETAIL.
 - (AB) EXISTING ISLAND STRIPING TO BE REMOVED.
 - (AC) NEW CHANNELIZATION AT OPD DOOR. SEE DETAIL.
 - (AD) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS.
 - (AE) EXISTING CROSSWALK TO REMAIN/BE REFRESHED.
 - (AF) EXISTING OPEN ARROW PAVEMENT MARKING TO REVISED/ REFRESHED TO MATCH CURRENT DETAILS.
 - (AG) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN/BE REUSED.
 - (AH) NEW ALL WAY PLAQUE.
 - (AI) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
 - (AJ) NEW TRAFFIC FROM LEFT DOES NOT STOP PLAQUE.
 - (AK) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
 - (AL) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
 - (AM) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS.
 - (AN) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN/BE REFRESHED.
 - (AO) NEW SOLID ARROW PAVEMENT MARKING.
 - (AP) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN.
 - (AQ) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO BE REMOVED.
 - (AR) EXISTING PICKUP SIGN TO REMAIN.
 - (AS) EXISTING PICKUP DIRECTIONAL SIGN TO BE REMOVED.
 - (AT) EXISTING "NO PARKING FIRE LANE" SIGN TO BE REMOVED.
 - (AU) NEW "NO PARKING FIRE LANE" SIGN.
 - (AV) EXISTING PEDESTRIAN CROSSING SIGN TO REMAIN.
 - (AW) NEW PICKUP DIRECTIONAL SIGN. REFER TO WAYFINDING PLAN, SHEET WP-1.
 - (AX) NEW PICKUP SIGN, (3' FROM EDGE OF CURB. SEE DETAILS)

PICKUP POST SIGN NOTES	
- SIGNS ARE PROVIDED BY THE OWNER.	
- SIGNS NOTED WITH TWO DIRECTIONS (I.E. S/R) WILL USE THE SAME POLE.	
- REFER TO PICKUP AND SIGNAGE EXHIBIT.	

PARKING ANALYSIS	
ZONING CRITERIA: BUSINESS PARK ZONING DISTRICT	
1,053 EXISTING SPACES	
118 SPACES (TO BE REMOVED)	
55 NEW OPD SPACES PROVIDED	
13 NEW SPACES PROVIDED	
1,003 TOTAL SPACES PROVIDED	

REVISIONS	BY

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SCALE	AS NOTED
JOB No.	MA225054.00
SHEET	

OSP-1

OVERALL SITE PLAN