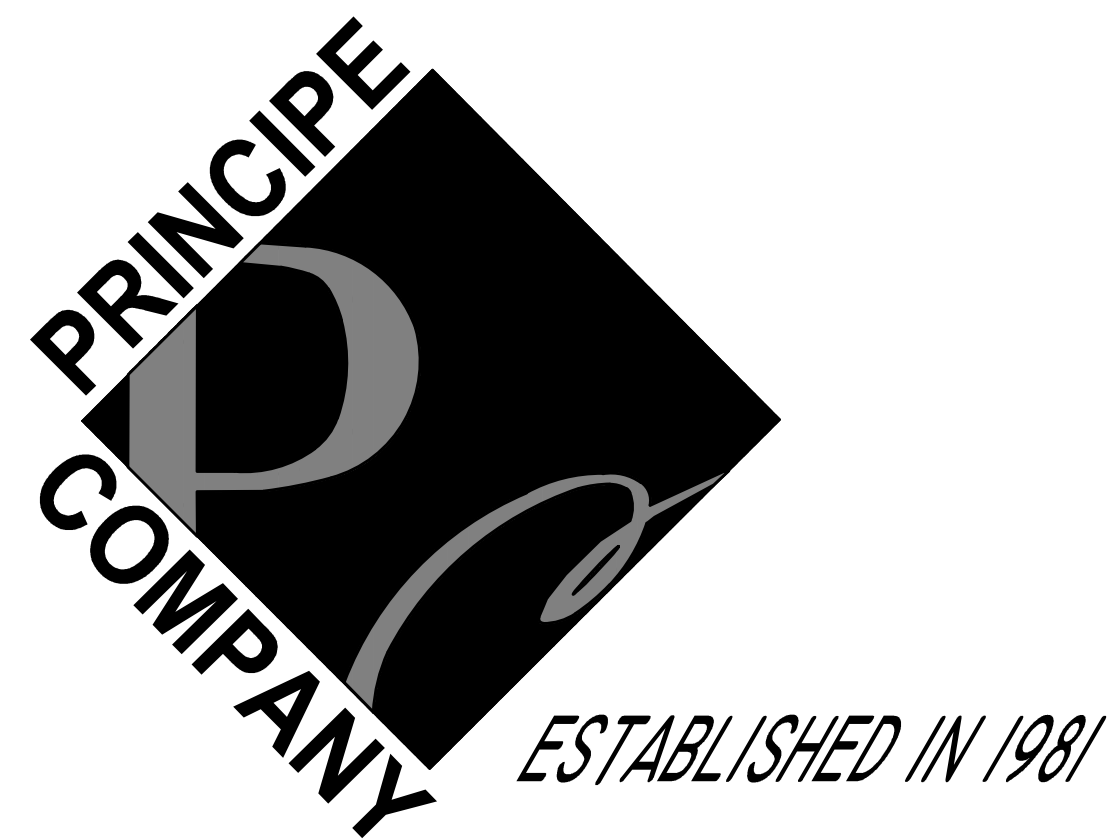


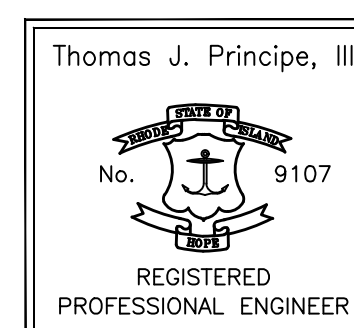
MASTER/PRELIMINARY PLAN SUBMISSION
FOR
"ROBINSON PLACE"
MAJOR LAND DEVELOPMENT
A.P. 57-4 LOT 167
221 ROBINSON STREET
IN
SOUTH KINGSTOWN, RHODE ISLAND

OWNER/APPLICANT:
 MAIN ST. CAPITAL LLC
 10 HIGH STREET
 WAKEFIELD, RI 02879

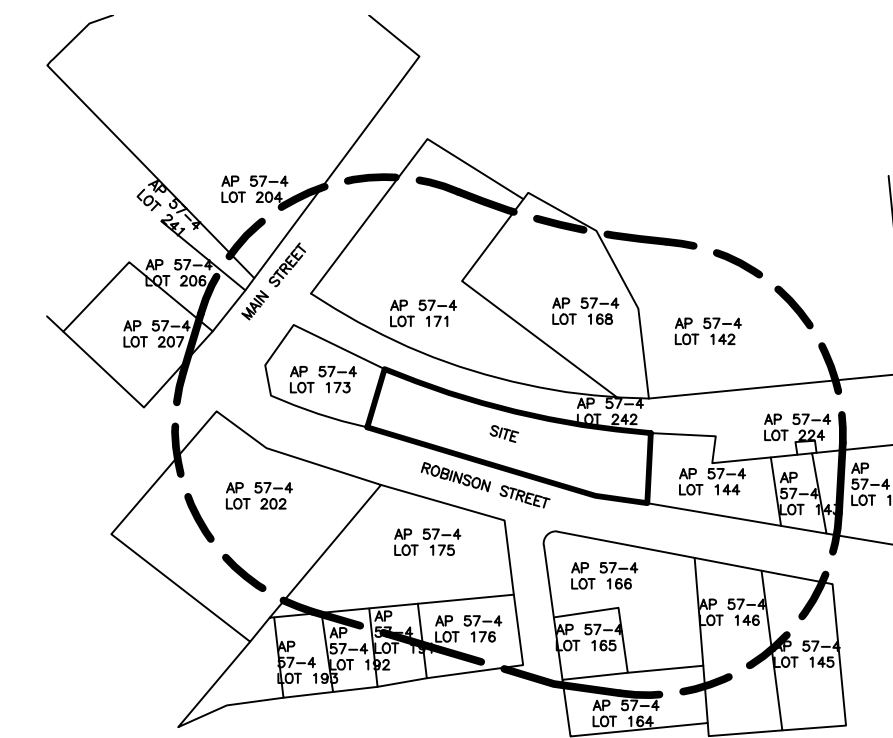


PREPARED BY:
PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RHODE ISLAND 02878
 401.816.5385

NOVEMBER 6, 2020



AERIAL LOCUS MAP
 SCALE 1"=100'



200' RADIUS MAP
 1"=200'

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED CONDITIONS PLAN

PROJECT DATA:

EXISTING: PLAT: 57-4 LOT: 167
 LOT AREA : 18,676.65 SF, 0.43 Ac.

COMMERCIAL BUILDING- ONE-STORY, NINE (9) UNITS,
 TOTAL BUILDING FOOTPRINT=8,265 SF

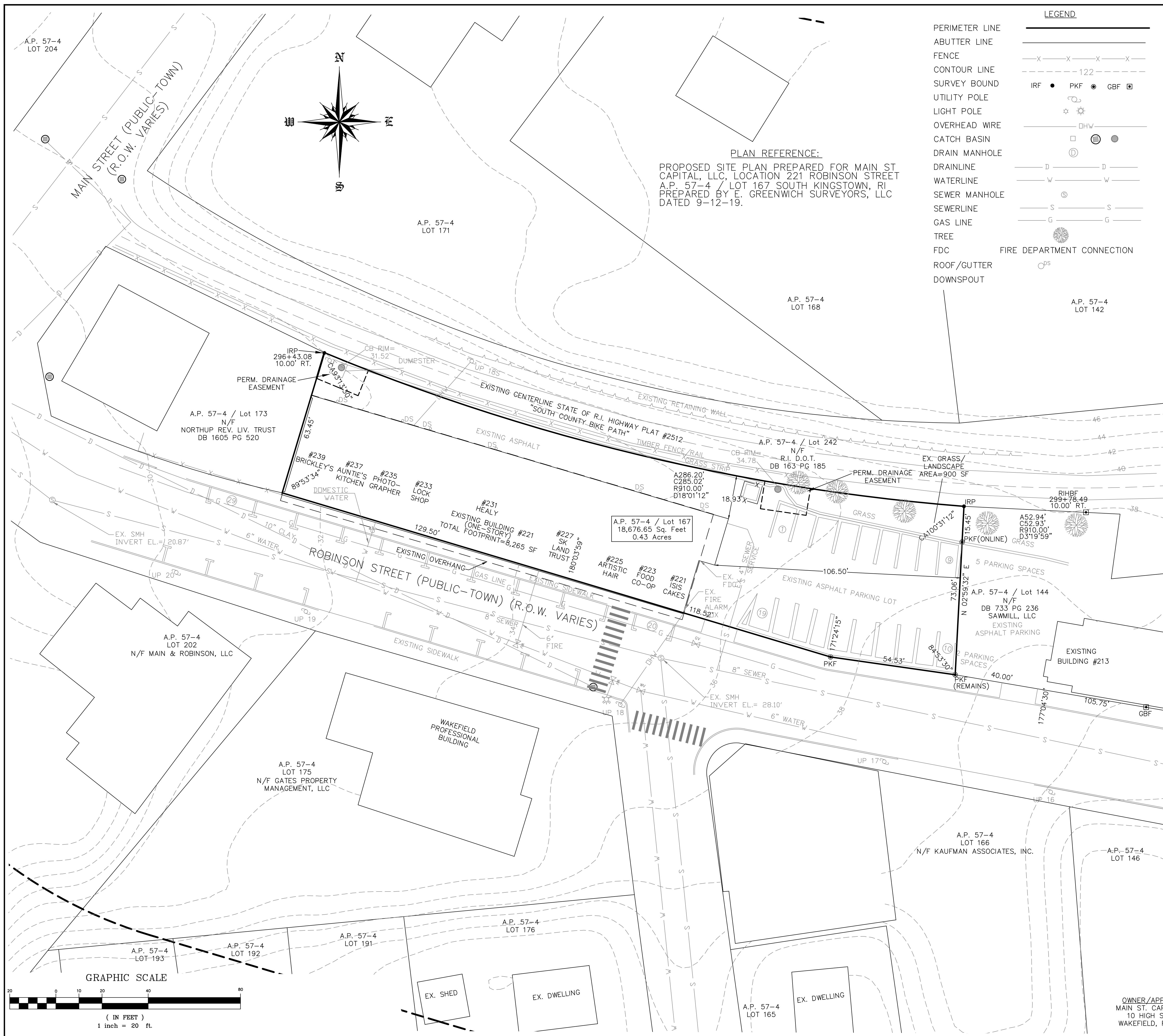
PROPOSED:
 RETAIN EXISTING FIRST FLOOR COMMERCIAL UNITS AND ADD NEW SECOND
 FLOOR WITH TEN (10), ONE-BEDROOM RESIDENTIAL UNITS.

STREET INDEX

ROBINSON STREET (TOWN-PUBLIC)

ZONING CRITERIA

CD - COMMERCIAL DOWNTOWN
 FRONT YARD - 0'
 SIDE YARD - 0'
 REAR YARD - 0'
 MIN. LOT FRONTAGE/WIDTH - 100'
 MAX. LOT COVERAGE - 50%
 MAX. BLD. HEIGHT - 40'



PLAN REFERENCE:
 PROPOSED SITE PLAN PREPARED FOR MAIN ST CAPITAL, LLC, LOCATION 221 ROBINSON STREET
 A.P. 57-4 / LOT 167 SOUTH KINGSTOWN, RI
 PREPARED BY E. GREENWICH SURVEYORS, LLC
 DATED 9-12-19.

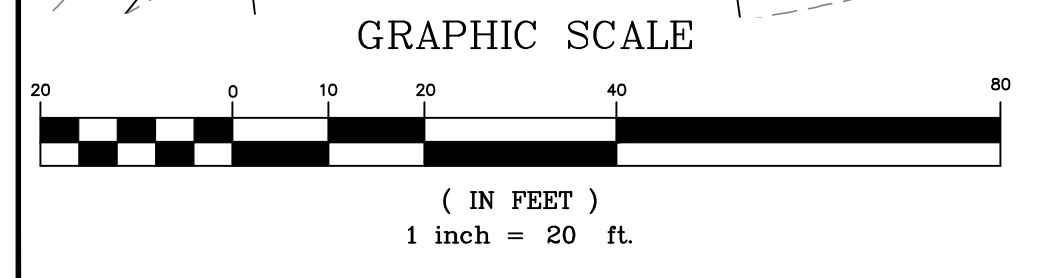
LEGEND

PERIMETER LINE	—————
ABUTTER LINE	—————
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - - 122 - - - - -
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	○
LIGHT POLE	⊙
OVERHEAD WIRE	— DHW —
CATCH BASIN	□
DRAIN MANHOLE	⊙
DRAINLINE	— D — D —
WATERLINE	— W — W —
SEWER MANHOLE	⊙
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
FDC	⊙
ROOF/GUTTER	⊙
DOWNSPOUT	⊙

- GENERAL NOTES:**
- DEED REFERENCE: BK 1714, PAGE 0037.
 - THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PROPERTY.
 - THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD – ZONE X AS MAPPED BY FIRM #44009C0203K DATED 4/3/2020.
 - EXISTING SITE SOILS WITHIN THE ENTIRE PROPERTY LIMITS BASED ON THE USDA SOIL SURVEY ARE URBAN LAND, Ur. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
 - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
 - THERE ARE NO HISTORIC CEMETERIES OR UNIQUE HISTORIC FEATURES PRESENT ON THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
 - TSK SEWER AND SUEZ WATER ARE LOCATED WITHIN ROBINSON STREET.
 - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND ‘DIG-SAFE’ MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

ZONING CRITERIA

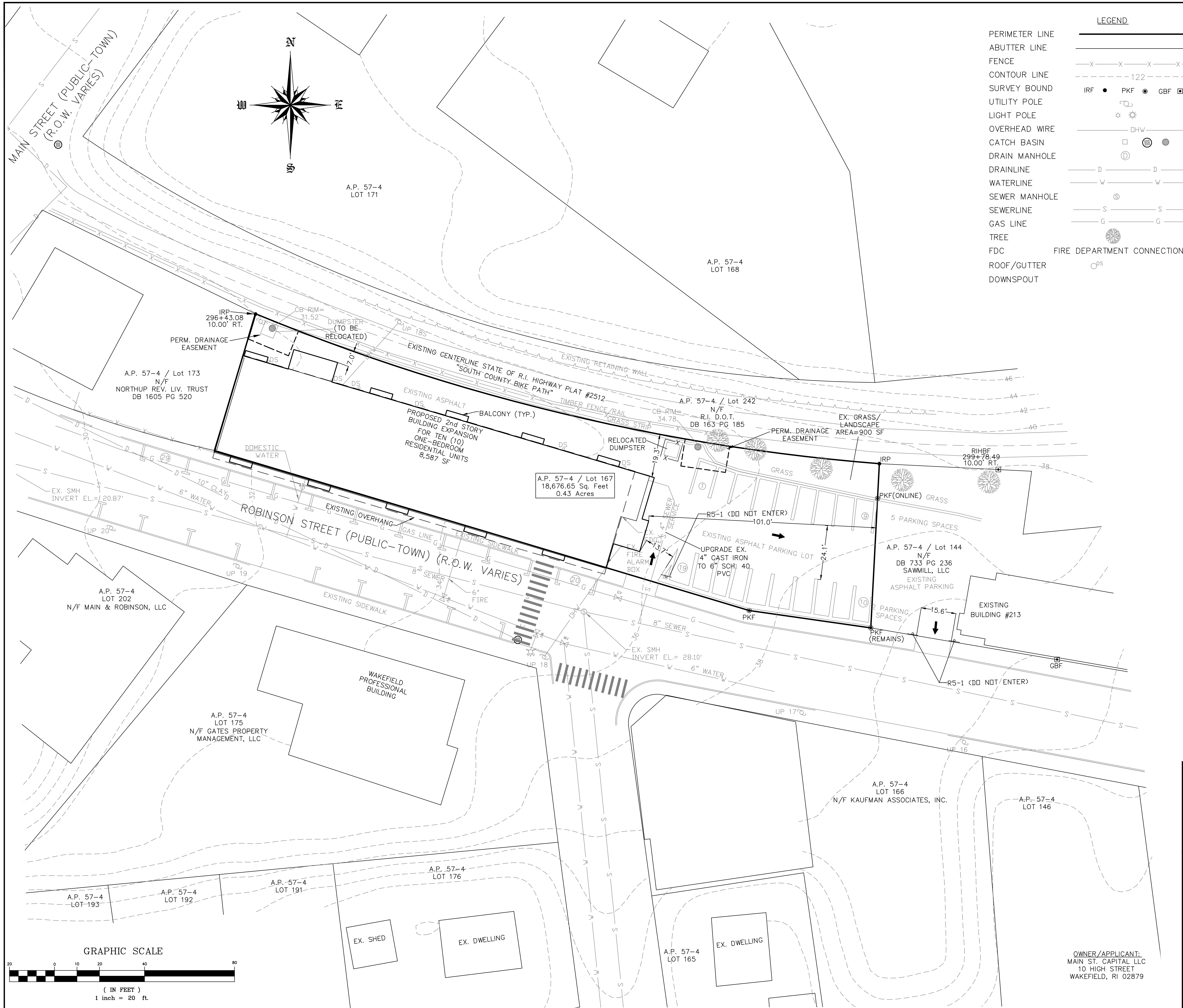
- STREET INDEX:**
 ROBINSON STREET (TOWN-PUBLIC)
- CD – COMMERCIAL DOWNTOWN
- FRONT YARD – 0’
 - SIDE YARD – 0’
 - REAR YARD – 0’
 - MIN. LOT FRONTAGE/WIDTH – 100’
 - MAX. LOT COVERAGE – 50%
 - MAX. BLD. HEIGHT – 40’
- EXISTING BUILDING #221 ROBINSON:**
- 9 COMMERCIAL UNITS
 - 8,265 SF BUILDING FOOTPRINT, 44.3% BLD. COVERAGE
 - PARKING REQUIRED @ 1/350 SF GFA = 24 SPACES
 - CD ZONING MIN. PARKING 50% OF REQUIRED = 12 SPACES REQUIRED
 - EXISTING PARKING LOT=19 SPACES
 - EXISTING ON-STREET PARKING ALONG BUILDING =10 SPACES
 - TOTAL=29 SPACES



EXISTING CONDITIONS PLAN

	PRINCIPE COMPANY, INC. ENGINEERING DIVISION PO BOX 298 TIVERTON, RI 02878 401.816.5385 PRINCIPLEENGINEERING@GMAIL.COM																																								
	MASTER/PRELIMINARY PLAN SUBMISSION for “ROBINSON PLACE” AP 57-4 LOT 167 221 ROBINSON STREET in SOUTH KINGSTOWN, RHODE ISLAND																																								
REVISIONS <table border="1"> <thead> <tr><th>No.</th><th>DATE</th><th>DRWN</th><th>CHKD</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DRWN	CHKD																																					SCALE: 1"=20' SHEET NO: 2 OF 3 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR DATE: 11/6/20 PROJECT NO.: LD-2020-17
No.	DATE	DRWN	CHKD																																						

OWNER/APPLICANT:
 MAIN ST. CAPITAL LLC
 10 HIGH STREET
 WAKEFIELD, RI 02879



LEGEND

PERIMETER LINE	—————
ABUTTER LINE	—————
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - -122- - - - -
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	⊙
LIGHT POLE	⊙
OVERHEAD WIRE	—OHW—
CATCH BASIN	⊠
DRAIN MANHOLE	⊙
DRAINLINE	—D—D—
WATERLINE	—W—W—
SEWER MANHOLE	⊙
SEWERLINE	—S—S—
GAS LINE	—G—G—
TREE	⊙
FDC	⊙
ROOF/GUTTER	⊙
DOWNSPOUT	⊙

PLAN REFERENCE:
 PROPOSED SITE PLAN PREPARED FOR MAIN ST CAPITAL, LLC, LOCATION 221 ROBINSON STREET A.P. 57-4 / LOT 167 SOUTH KINGSTOWN, RI PREPARED BY E. GREENWICH SURVEYORS, LLC DATED 9-12-19.

ZONING CRITERIA

CD - COMMERCIAL DOWNTOWN
 FRONT YARD - 0'
 SIDE YARD - 0'
 REAR YARD - 0'
 MIN. LOT FRONTAGE/WIDTH - 100'
 MAX. LOT COVERAGE - 50%
 MAX. BLD. HEIGHT - 40'

EXISTING BUILDING #221 ROBINSON:
 -9 COMMERCIAL UNITS
 -8,265 SF BUILDING FOOTPRINT, 44.3% BLD. COVERAGE
 -PARKING REQUIRED @ 1/350 SF GFA = 24 SPACES
 CD ZONING MIN. PARKING 50% OF REQUIRED = 12 SPACES REQUIRED

PROPOSED 2nd FLOOR BUILDING EXPANSION:
 -10 RESIDENTIAL UNITS
 -8,587 SF BUILDING FOOTPRINT, 46.0% BLD. COVERAGE
 -PARKING REQUIRED @ 2/RES. UNIT = 20 SPACES
 CD ZONING MIN. PARKING 50% OF REQUIRED = 10 SPACES REQUIRED
 -REQUIRED SPACES FROM COMMERCIAL SPACE = 12 SPACES
 TOTAL PARKING REQUIRED - 22 SPACES
 EXISTING PARKING IN LOT= 19 SPACES
 EXISTING ON-STREET PARKING ALONG BUILDING = 10 SPACES
 TOTAL= 29 SPACES

DESIGN NOTES:

- TEN (10) RESIDENTIAL UNITS (1 BEDROOM EACH) ARE PROPOSED.
- THE PROPOSED RESIDENTIAL UNITS WILL BE SPRINKLERED VIA THE EXISTING FIRE SUPPRESSION SUPPLY FOR THE BUILDING.
- POTABLE WATER SERVICE WILL CONNECT INTERNALLY TO THE DOMESTIC BUILDING SUPPLY LINE AND IS SERVICED BY SUEZ WATER.
- SEWER SERVICE IS VIA TOWN OF SOUTH KINGSTOWN SEWER AND WILL UTILIZE CONNECTION INTERNALLY TO THE EXISTING SERVICE LATERAL.
- REFUSE/RECYCLE COLLECTION SERVICE FOR THE NEW UNITS WILL BE ACCOMMODATED WITHIN CENTRAL DUMPSTER LOCATION.
- THERE IS NO NET INCREASE IN STORMWATER RUNOFF TO ADJACENT PROPERTIES OR ROADWAYS AS A RESULT OF THE PROPOSED PROJECT.

PROPOSED CONDITIONS PLAN

Thomas J. Principe, III
 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401.816.5385
 PRINCIPLEENGINEERING@GMAIL.COM

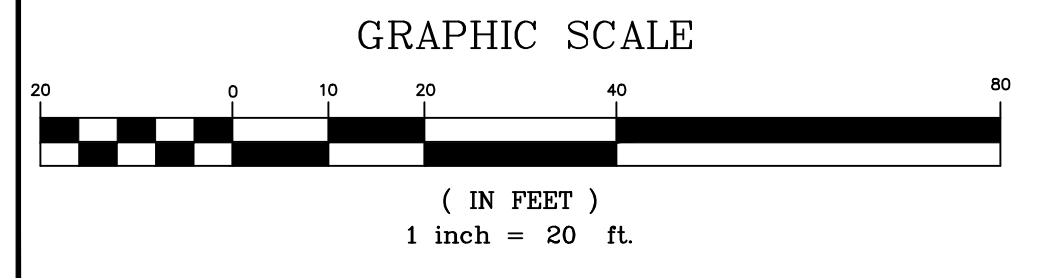
REVISIONS

No.	DATE	DRWN	CHKD

MASTER/PRELIMINARY PLAN SUBMISSION
 for
"ROBINSON PLACE"
 AP 57-4 LOT 167
 221 ROBINSON STREET
 in
 SOUTH KINGSTOWN, RHODE ISLAND

OWNER/APPLICANT:
 MAIN ST. CAPITAL LLC
 10 HIGH STREET
 WAKEFIELD, RI 02879

SCALE: 1"=20'	SHEET NO: 3 OF 3
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 11/6/20	CHECKED BY: JAR
PROJECT NO.: LD-2020-17	





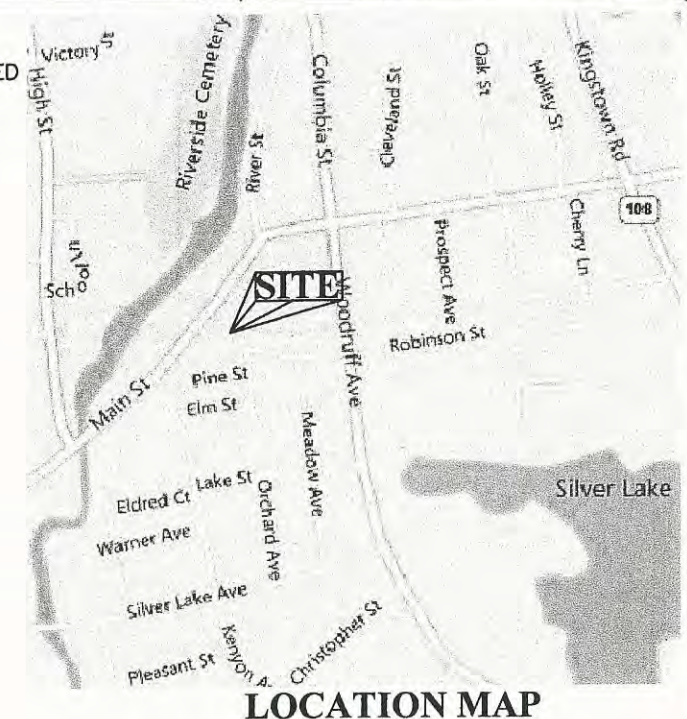
LEGEND	
⊙ UP ##	EXISTING UTILITY POLE
-X-X-	EXISTING FENCE LINE
IRP •	PROPOSED IRON ROD
PKF ⊙	"PK" NAIL FOUND
GBF □	GRANITE BOUND FOUND
RIHBF □	R.I. HIGHWAY BOUND FOUND
●	EXISTING CATCH BASIN
P.D.B.	PERMANENT DRAINAGE EASEMENT

GENERAL NOTES:

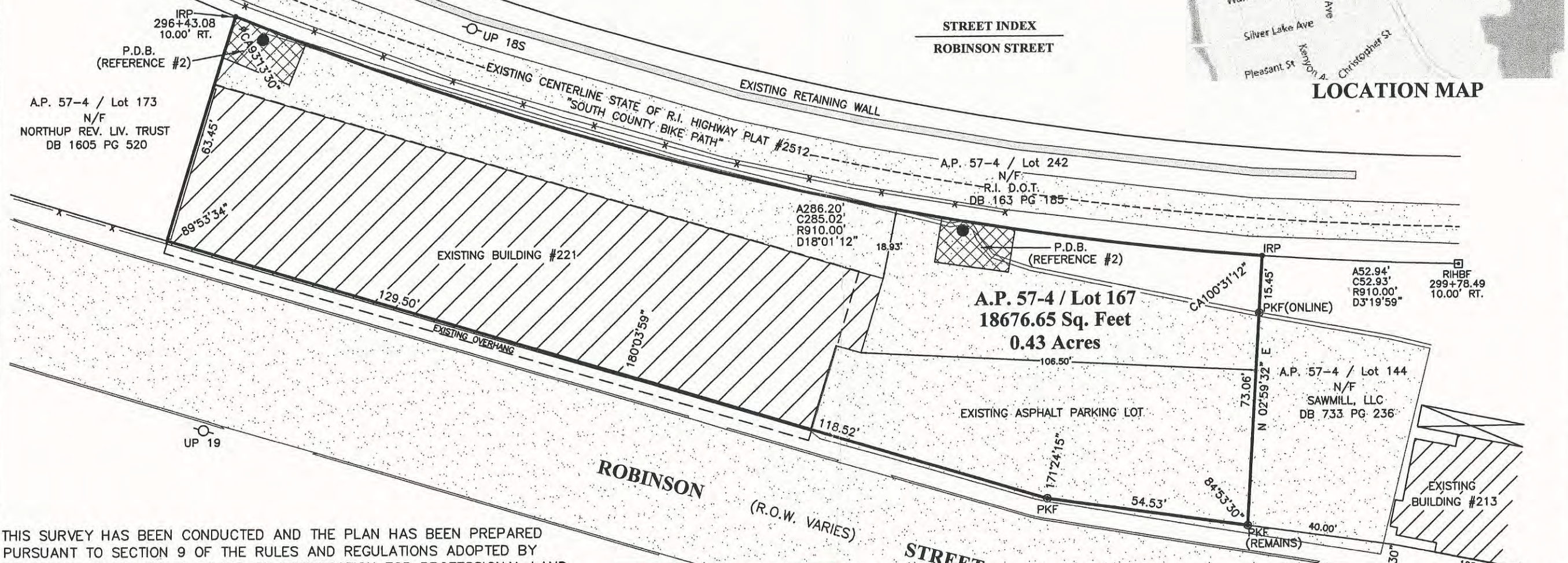
1. THE PARCEL OF LAND SHOWN ON TAX ASSESSOR'S MAP 57-4, LOT 167 IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON & STATE OF R.I..
2. THE PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 44009C0203J EFFECTIVE DATE 10/15/2013.
3. THE CURRENT ZONING FOR SAID PARCEL IS CD.
4. A.P. 57-4 / LOT 167 CONTAINS 18,676.65 SQ. FT. (0.43 ACRES).
5. THERE ARE NO WETLANDS ON THIS SITE.

REFERENCES:

1. "NARRAGANSETT PIER R.R.CO. LAND AT WAKEFIELD IN SOUTH KINGSTOWN, R.I. SCALE: 1"=40', DEC. 3, 1936, T.G. HAZARD JR. SURVEYOR"
2. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 2512.
3. TOWN OF SOUTH KINGSTOWN DB 1708 PG 172.
4. TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
5. WWW.BING.COM



STREET INDEX
ROBINSON STREET



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE AN EXISTING CONDITIONS SITE PLAN.

BY: *Kirk D. Andrews*

KIRK D. ANDREWS PLS NO. 1684

COA No.: 000A555



PROPOSED SITE PLAN
PREPARED FOR
MAIN ST CAPITAL, LLC
LOCATION
221 ROBINSON STREET
A.P. 57-4 / LOT 167
SOUTH KINGSTOWN, RI

Checked By: K.D.A.	Drawn By: E. J. I.	
Scale: 1" = 30'	Date: 9-12-19	
REVISIONS		
NO.	REVISION	DATE

E. GREENWICH
SURVEYORS, LLC
LAND SURVEYING AND SITE PLANNING
1050 MAIN STREET SUITE 31
EAST GREENWICH, RHODE ISLAND 02818
PHONE: (401) 339-2881 (401) 368-8574
E-MAIL: KANDREWS1684@AOL.COM FAX: (401) 884-0017

Sheet **1**
of **1** sheets