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

PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
10 HIGH STREET
WAKEFIELD, RI 02879

ESTABLISHED IN 1981

NOVEMBER 6, 2020

ZONING CRITERIA

EXISTING:
LOT 167
LOT AREA = 1.0678 AC, 43,140 SQ
COMMERCIAL BUILDING - ONE STORY, NINE (9) UNITS
TOTAL BUILDING FOOTPRINT = 2,500 SQ

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

PROJECT DATA

STREET NAME:
ROBINSON STREET (TOWN-PUBLIC)

ZONING CRITERIA
COMMERCIAL: LOCATION
GROUND LEVEL: 1
FIRST FLOOR: 1
SECOND FLOOR: 1
MAX. LT PERC. / UNH = 100'6" MAX. Lt. SETBACK = 60'5"
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 44090922000 EFFECTIVE DATE 10/19/2013.
3. THE CURRENT ZONING FOR SAD PARCEL IS Co.
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. "MARRACANSETT 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

P.O.D.

PROPOSED SITE PLAN
MAIN ST CAPITAL, LLC
221 ROBINSON STREET
A.P. 57-4 / LOT 167
SOUTH KINGSTOWN, R.I.

LOCATION MAP

P.O.D. (REFERENCE #2)

P.O.D. (REFERENCE #2)

A.P. 57-4 / Lot 167
18676.65 Sq. Feet
0.43 Acres

NO R.O.W. Varies

KIRK D. ANDREWS
PLS. No. 1684
Professional Land Surveyor
COA No.: 000A555

THE 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 SURVEYS ON NOVEMBER 25, 2015, AS FOLLOWING:

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
PLS. No. 1684

E. GREENWICH SURVEYORS, LLC
LAND SURVEYING AND PLANNING
281 MAINST. CAPITAL, LLC
221 ROBINSON STREET
SOUTH KINGSTOWN, R.I. 02879

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