

SCALE 1" = 120'
GRAPHIC SCALE
 (IN FEET)
 1 inch = 120 Ft.

AERIAL VIEW

**123 MAIN
 PROPERTIES**

- Legend**
- 123 Main St
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 - 200 Main St



**LOCATION MAP
 (NOT TO SCALE)**

- LEGEND**
- 123.45 DISTANCE IN FEET
 - WELL
 - EXISTING BOUND
 - DRILL HOLE
 - IRON PIN
 - UTILITY POLE
 - STAKED HAYBALES
 - TEST PIPE
 - WATER SHUT OFF
 - WATER LINE
 - SEWER LINE
 - CONTOUR LINE
 - EDGE OF GRAVEL
 - EXISTING TREE LINE
 - SOIL BOUNDARY
 - EXISTING SIGN

**EXISTING SITE PLAN
 AERIAL AREA
 PHOTOGRAPH**

Prepared For:
JANE LEBLANC
113 ROCKY BROOK WAY
WANEFIELD

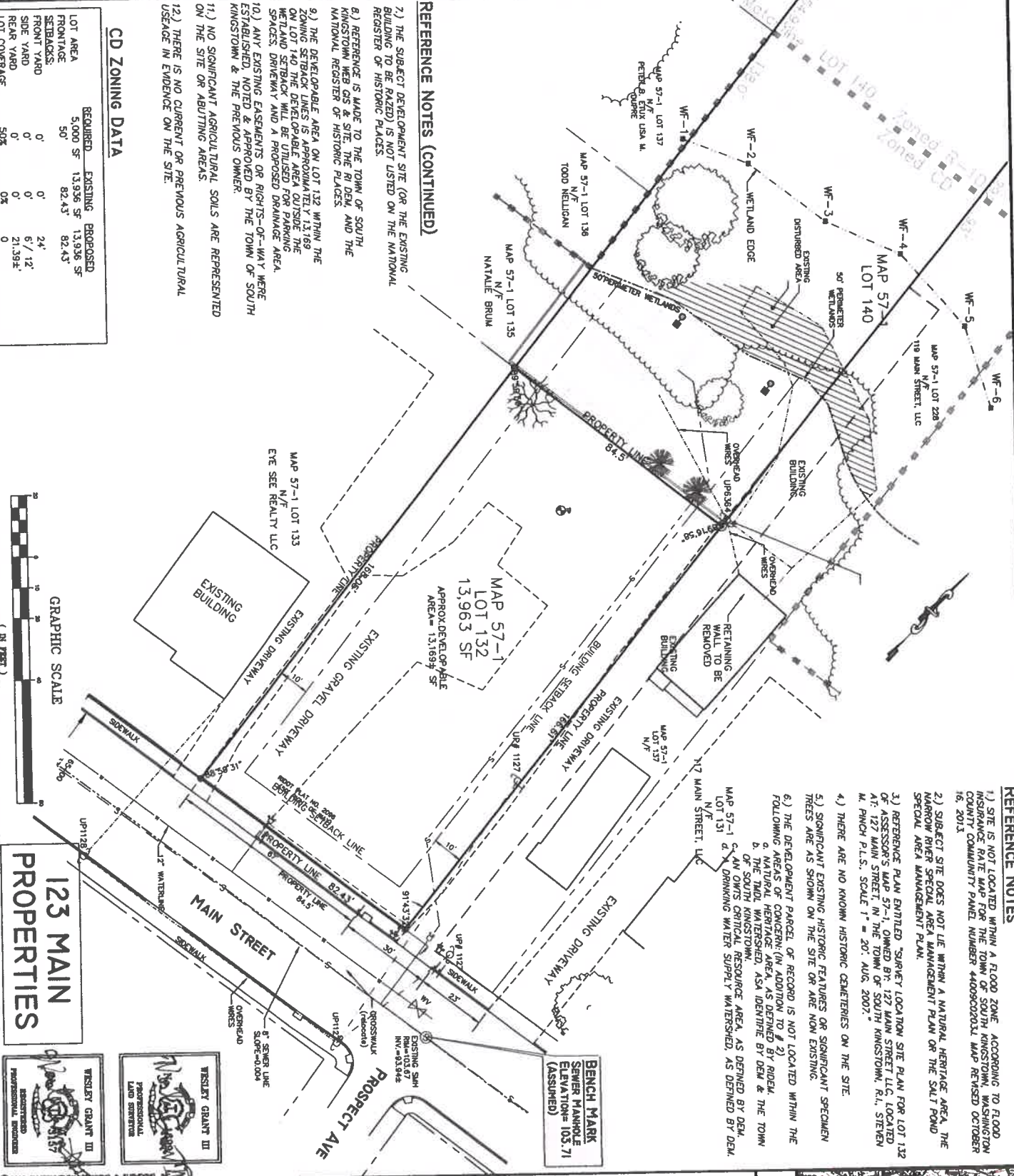
For Property Located on:
123 & 127 MAIN STREET
 IN THE TOWN OF:
SOUTH KINGSTOWN, RHODE ISLAND
MAP 57-1, LOT 132
CD ZONING

NO.	DATE	NOTE PAGE-APP. REQUIREMENTS	ZND
1	6/24/21		ZND
		DESCRIPTION	BY
DRAWN BY:	ZND	DATE:	APRIL 2021
CHECKED BY:	W.C.III	DRAWING NO.:	5196-044
JOB NO.:	8414.011	SHEET	1 OF 1

WINSLEY GRANT III
 PROFESSIONAL LAND SURVEYOR
 1698

ENVIRONMENTAL PLANNING & SURVEYING, INC.
 One Dunnington
 Dunnington
 C.A.D. Dunnington

25 DUNNINGTON ROAD, WEST WASHINGTON, RI 02891, PH: (401) 739-3339



REFERENCE NOTES (CONTINUED)

- 7.) THE SUBJECT DEVELOPMENT SITE (OR THE EXISTING BUILDING TO BE RAZED) IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- 8.) REFERENCE IS MADE TO THE TOWN OF SOUTH KINGSTOWN WEED & SITE, THE RECORD AND THE NATIONAL REGISTER OF HISTORIC PLACES.
- 9.) THE DEVELOPABLE AREA ON LOT 132 WITHIN THE ZONING SETBACK LINES IS APPROXIMATELY 13,169 ON LOT 140 THE DEVELOPABLE AREA OUTSIDE THE WETLAND SETBACK WILL BE UTILISED FOR PARKING SPACES, DRIVEWAY AND A PROPOSED DRAINAGE AREA.
- 10.) ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY WERE ESTABLISHED, NOTED & APPROVED BY THE TOWN OF SOUTH KINGSTOWN & THE PREVIOUS OWNER.
- 11.) NO SIGNIFICANT AGRICULTURAL SOILS ARE REPRESENTED ON THE SITE OR ADJUTING AREAS.
- 12.) THERE IS NO CURRENT OR PREVIOUS AGRICULTURAL USAGE IN EVIDENCE ON THE SITE.

CD ZONING DATA

REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	13,936 SF
FRONTAGE	50'	82.43'
SETBACKS	0'	82.43'
FRONT YARD	0'	24'
REAR YARD	0'	6' / 12'
LOT COVERAGE	50%	0%

REFERENCE NOTES

- 1.) SITE IS NOT LOCATED WITHIN A FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY COMMUNITY PANEL NUMBER 4409020201 MAP REVISED OCTOBER 16, 2013.
- 2.) SUBJECT SITE DOES NOT LIE WITHIN A NATURAL HERITAGE AREA, THE NARROW RIVER SPECIAL AREA PLAN, OR THE SALT POND SPECIAL AREA MANAGEMENT PLAN.
- 3.) REFERENCE PLAN ENTITLED "SURVEY LOCATION SITE PLAN FOR LOT 132 OF ASSESSOR'S MAP 57-1, OWNED BY: 127 MAIN STREET LLC, LOCATED AT: 127 MAIN STREET, IN THE TOWN OF SOUTH KINGSTOWN, R.I., STEVEN M. PINCH P.L.S. SCALE 1" = 20', AUG. 2007."
- 4.) THERE ARE NO KNOWN HISTORIC CEMETERIES ON THE SITE.
- 5.) SIGNIFICANT EXISTING HISTORIC FEATURES OR SIGNIFICANT SPECIMEN TREES ARE AS SHOWN ON THE SITE OR ARE NOW EXISTING.
- 6.) THE DEVELOPMENT PARCEL OF RECORD IS NOT LOCATED WITHIN THE FOLLOWING AREAS OF CONCERN: (IN ADDITION TO # 2)
 - a. NATURAL HERITAGE AREA, AS DEFINED BY DEM & THE TOWN
 - b. THE SALT WATERSHED, AS IDENTIFIED BY DEM & THE TOWN
 - c. AN OTHER CRITICAL RESOURCE AREA, AS DEFINED BY DEM.
 - d. AN OTHER CRITICAL RESOURCE AREA, AS DEFINED BY DEM.



123 MAIN PROPERTIES

WESLEY GRANT III
REGISTERED PROFESSIONAL ENGINEER

WESLEY GRANT III
REGISTERED PROFESSIONAL LAND SURVEYOR

BENCH MARK
SEWER MANHOLE
ELEVATION = 103.71
(ASSUMED)

NO.	DATE	NOTE	PREPARED BY	DATE
1	6/24/21	NOTE PRE-APP REQUIREMENTS	ZMD	APRIL 2021

DESIGNED BY: W.C. III
DATE: APRIL 2021
DRAWING NO.: 5196-044
SHEET: 1 OF 1

EXISTING CONDITIONS PLAN

JANE LEBLANC
PREPARED FOR:
113 ROCKY BROOK WAY
WAKEFIELD

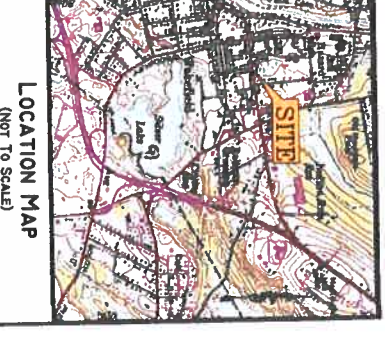
FOR PROPERTY LOCATED ON:
123 & 127 MAIN STREET
IN THE TOWN OF:
SOUTH KINGSTOWN, RHODE ISLAND
MAP 57-1, LOT 132
CD ZONING

ENVIRONMENTAL PLANNING & SURVEYING, INC.
Civil Engineering
Surveying
C & D Drafting

123.45 DISTANCE IN FEET

LEGEND

- WELL
- EXISTING BOUND
- DRILL HOLE
- IRON PIN
- UTILITY POLE
- STAKED HANGBALES
- TEST PILE
- WATER SHOT OFF
- WATER LINE
- SEWER LINE
- CONTOUR LINE
- EDGE OF GRAVEL
- EXISTING TRENCH
- SOIL BOUNDARY
- EXISTING SIGN



PRE-APPLICATION SUBMISSION

123 MAIN PROPERTIES

123 & 127 MAIN STREET, SOUTH KINGSTOWN, RHODE ISLAND 02879

JULY 2, 2021



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, RI 02903

www.unionstudioarch.com

401.272.4724 401.272.4825



123 MAIN PROPERTIES - PRE-APPLICATION SUBMISSION

EXISTING CONDITIONS - AERIAL

JULY 2, 2021



123 MAIN PROPERTIES - PRE-APPLICATION SUBMISSION

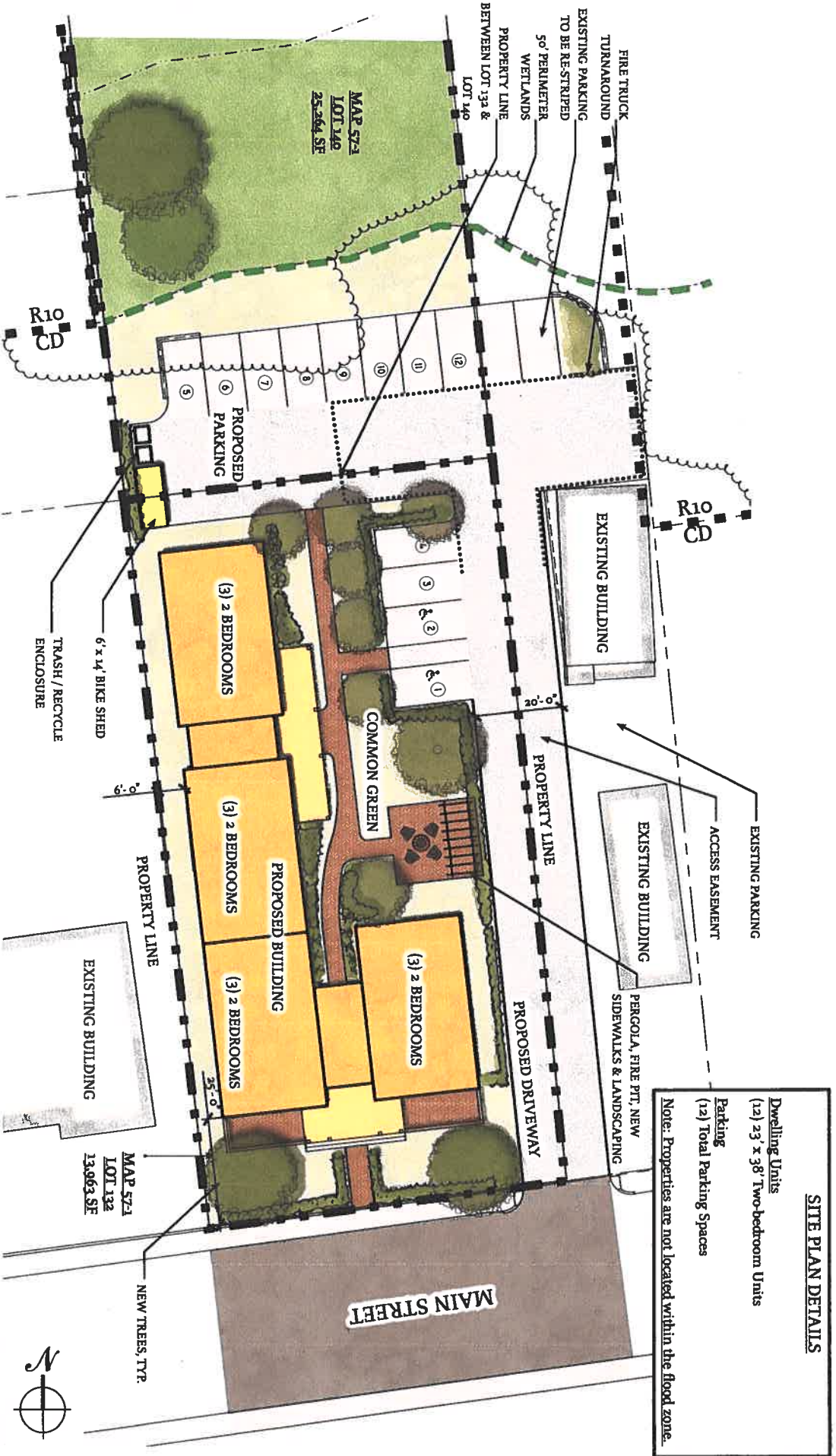
PROPOSED SITE PLAN

JULY 2, 2021

SCALE: 1"=20'-0"



PAGE 3

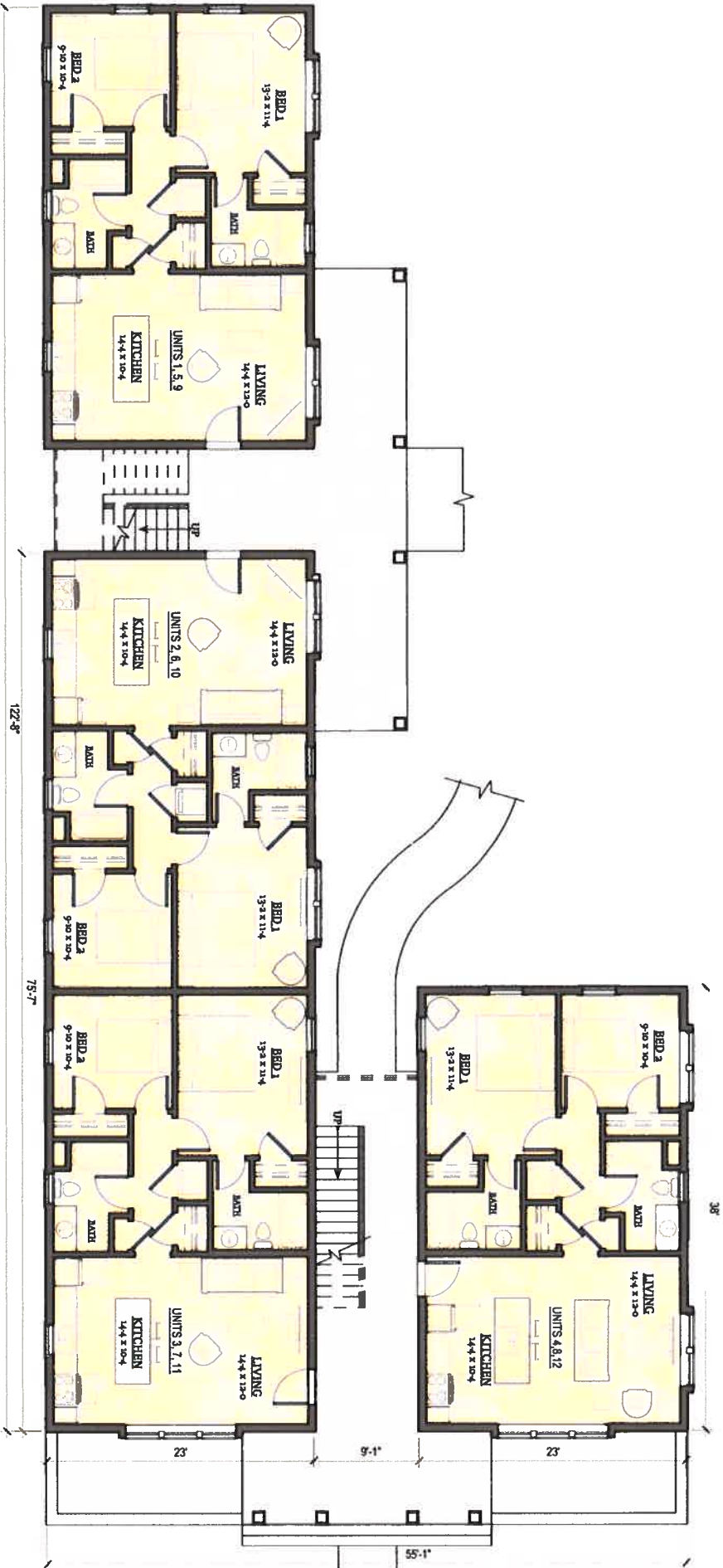


123 MAIN PROPERTIES - PRE-APPLICATION SUBMISSION

PROPOSED 1ST FLOOR PLAN (2ND AND 3RD FLOOR PLANS SIMILAR)

JULY 2, 2021

SCALE: 1/8"=1'-0"



123 MAIN PROPERTIES - PRE-APPLICATION SUBMISSION

PROPOSED FRONT ELEVATION

JULY 2, 2021

SCALE: 1/8"=1'-0"

0 1' 2' 4' 8' 16' 32'



- TYPICAL EXTERIOR:**
- 25 YR ASPHALT SHINGLE ROOF
 - NATURAL CEDAR SHINGLES
 - PNTD COMPOSITE (OR EQ.) LAP SIDING
 - PNTD COMPOSITE RUNNING TRIM, CORNERBOARDS, WINDOW TRIM & PANELS
 - DOUBLE HUNG INSULATED FIBERGLASS WINDOWS
 - PNTD, INSULATED FIBERGLASS DOORS
 - ALUMINUM GUTTERS AND DOWNSPOUTS

EXTERIOR STAIR:

- PNTD METAL FRAME, GUARD RAIL & HANDRAILS



UNION STUDIO
ARCHITECTURE & DESIGN



- TYPICAL EXTERIOR:**
- 25 YR ASPHALT SHINGLE ROOF
 - NATURAL CEDAR SHINGLES
 - PNTD COMPOSITE (OR EQ.) LAP SIDING
 - PNTD COMPOSITE RUNNING TRIM, CORNERBOARDS, WINDOW TRIM & PANELS
 - DOUBLE HUNG INSULATED FIBERGLASS WINDOWS
 - PNTD, INSULATED FIBERGLASS DOORS
 - ALUMINUM GUTTERS AND DOWNSPOUTS

- EXTERIOR STAIR:**
- PNTD METAL FRAME, GUARD RAIL & HANDRAILS

123 MAIN PROPERTIES - PRE-APPLICATION SUBMISSION

PROPOSED SIDE ELEVATION

JULY 2, 2021

SCALE: 1/8"=1'-0"

