

**SITE INFORMATION**

PLAT: 57-1 LOT: 72  
 ADDRESS: 90 MAIN STREET, WAKEFIELD RI 02891  
 OWNER: MARK P MASSON SR. ETUX  
 ZONING DISTRICT (SOUTH KINGSTOWN): CD  
 FLOOD ZONE (FIRM): OUT OF FLOOD ZONE  
 WIND ZONE (IBC): 2-110 MPH





**PRINCIPAL BUILDING ZONING REQUIREMENTS**

SETBACK	REQUIRED	EXISTING
MIN LOT SIZE	5,000 S.F.	10,613.76 S.F.
FRONTAGE	50'-0"	64'-0"
MAX IMPERVIOUS SURFACE	50% (5,306.88 SF)	46.49% (4,931 SF)
MAX HEIGHT PRINCIPAL BUILDING	40'-0"	< 40'-0"
MAX HEIGHT ACCESSORY BUILDING	15'-0"	18'-0" +/-
FRONT	0'-0"	38'-8"
SIDE (EAST)	0'-0"	12'-0"
SIDE (WEST)	0'-0"	17'-0"
REAR	0'-0"	67'-2"

**NOTES:**

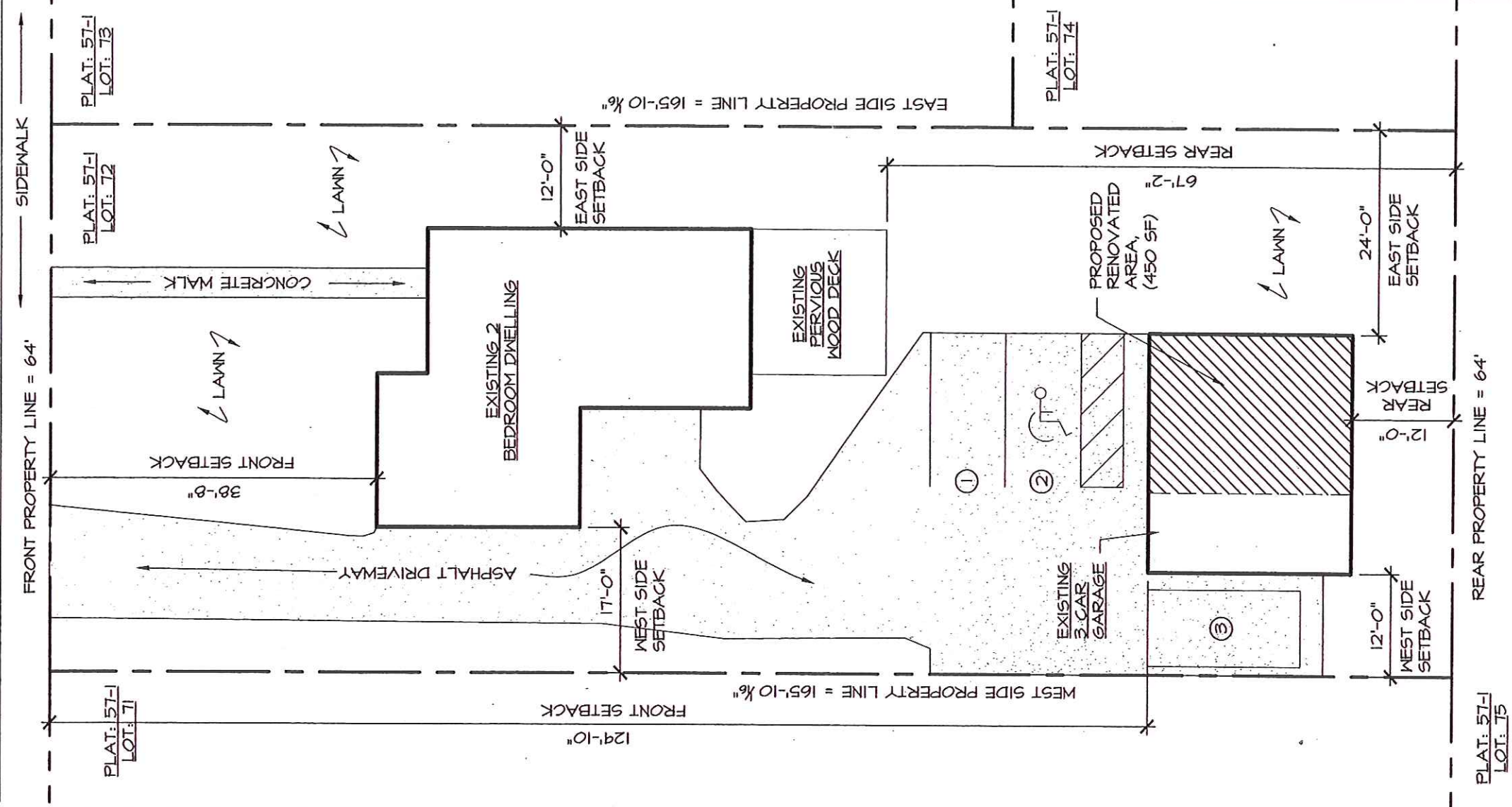
- THIS SITE PLAN IS REFERENCED FROM THE TOWN OF SOUTH KINGSTOWN WEB GIS WEBSITE. THIS SITE PLAN IS IN NO WAY TO BE CONSIDERED A SITE SURVEY PLAN AN IS FOR INTENT PURPOSES ONLY.
- PROPOSED PLAN IS TO CONVERT AN EXISTING 24'x28' 3 CAR GARAGE TO A FLOWER SHOP. NO PERVIOUS SITE SURFACE OR EXPANSION OF ANY BUILDING IS ANTICIPATED.

**LEGEND:**

- AREAS TO REMAIN 
- AREAS OF PROPOSED WORK 
- 18'x9' PARKING SPOT 
- PROPERTY LINES 



MAIN STREET



**SITE PLAN - INTENT**

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

RECEIVED IN  
 PLANNING DEPARTMENT  
**JUN 28 2022**  
 TOWN OF  
 SOUTH KINGSTOWN, RI