





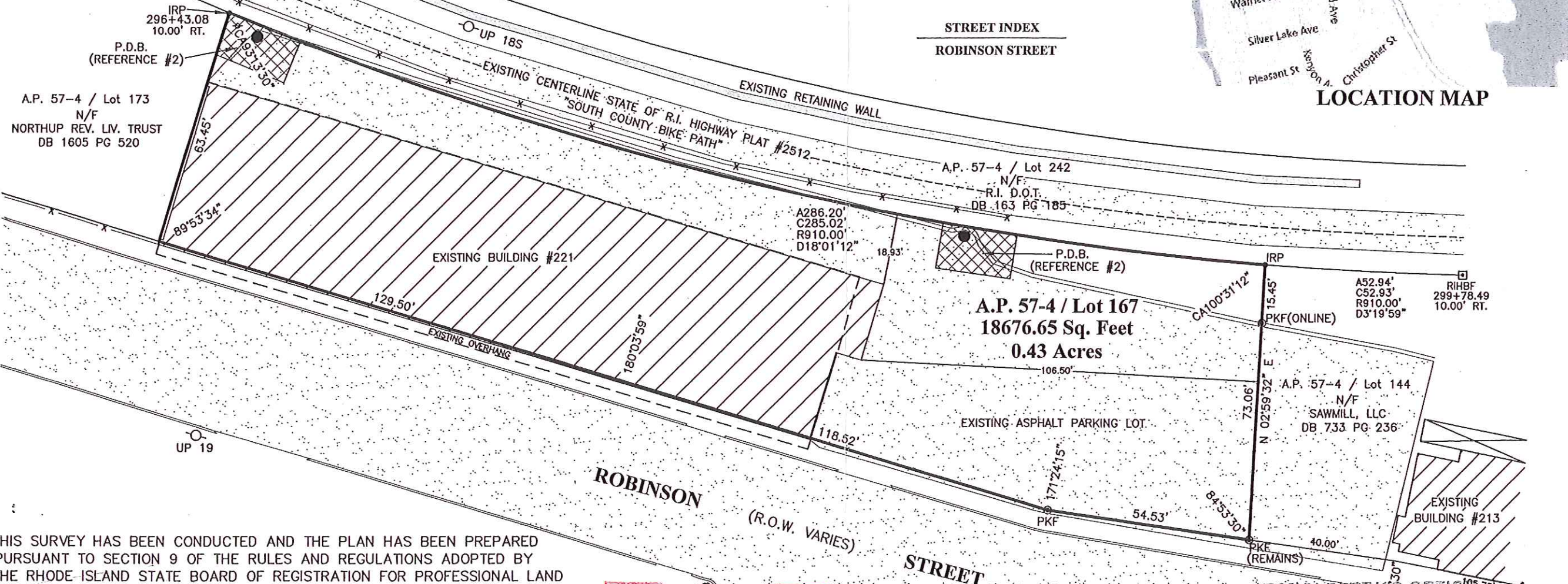
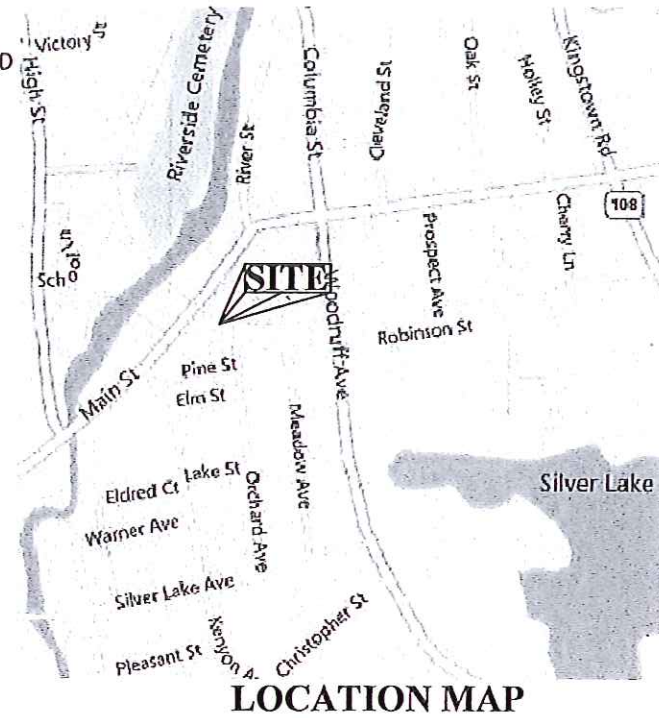
LEGEND	
⊕ UP ##	EXISTING UTILITY POLE
-X-X-	EXISTING FENCE LINE
IRP •	PROPOSED IRON ROD
PKF ⊙	"PK" NAIL FOUND
GBF □	GRANITE BOUND FOUND
RIHBF □	R.I. HIGHWAY BOUND FOUND
⊙	EXISTING CATCH BASIN
P.D.B.	PERMANENT DRAINAGE EASEMENT

**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



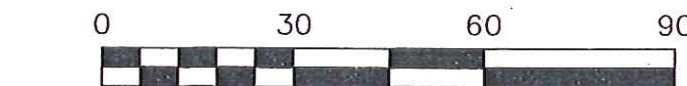
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE-ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

<u>TYPE OF BOUNDARY SURVEY:</u>	<u>MEASUREMENT SPECIFICATION:</u>
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



Pre Application fee  
DATE RECEIVED 10/29/19  
FEE PAID \$100.00

**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

NO.	REVISION	DATE

**E. GREENWICH**  
**SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING  
1050 MAIN STREET SUITE 31  
EAST GREENWICH, RHODE ISLAND 02818  
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Sheet **1**  
of **1** sheets

RECEIVED IN  
PLANNING DEPARTMENT

OCT 30 2019

TOWN OF  
SOUTH KINGSTOWN, RI

To: Kaela Gray

From: Eric Bell, Main St Capital, LLC

I have submitted a rendering of a possible second floor addition to 221 Robinson St. in Wakefield, RI. (57-4 Lot 167). The existing building is in a CD zone and contains approximately 8910 sq ft on .4 Acres. The parking lot contains 19 +/- parking spots and also benefits from on street parking.

The proposed second floor addition will contain ten single family apartments, (8) market rate and (2) affordable. The apartments will be accessed from two stairwells and an elevator. All the units would be accessed from a hallway in the rear of the building and each would have a door which goes out to a small deck in front along Robinson St.

The existing building will be renovated to match the new addition with a coastal New England style color scheme. The awnings along Robinson St will also be removed. The idea is to create more down town living spaces for people to enjoy the amenities of the Wakefield village. The local merchants will also benefit from the addition tenants living on Robinson St. Tenants will also have the ability to walk and ride their bikes around town as the property abuts the William O'Neill bike path.

*EBell* 10/30/19