

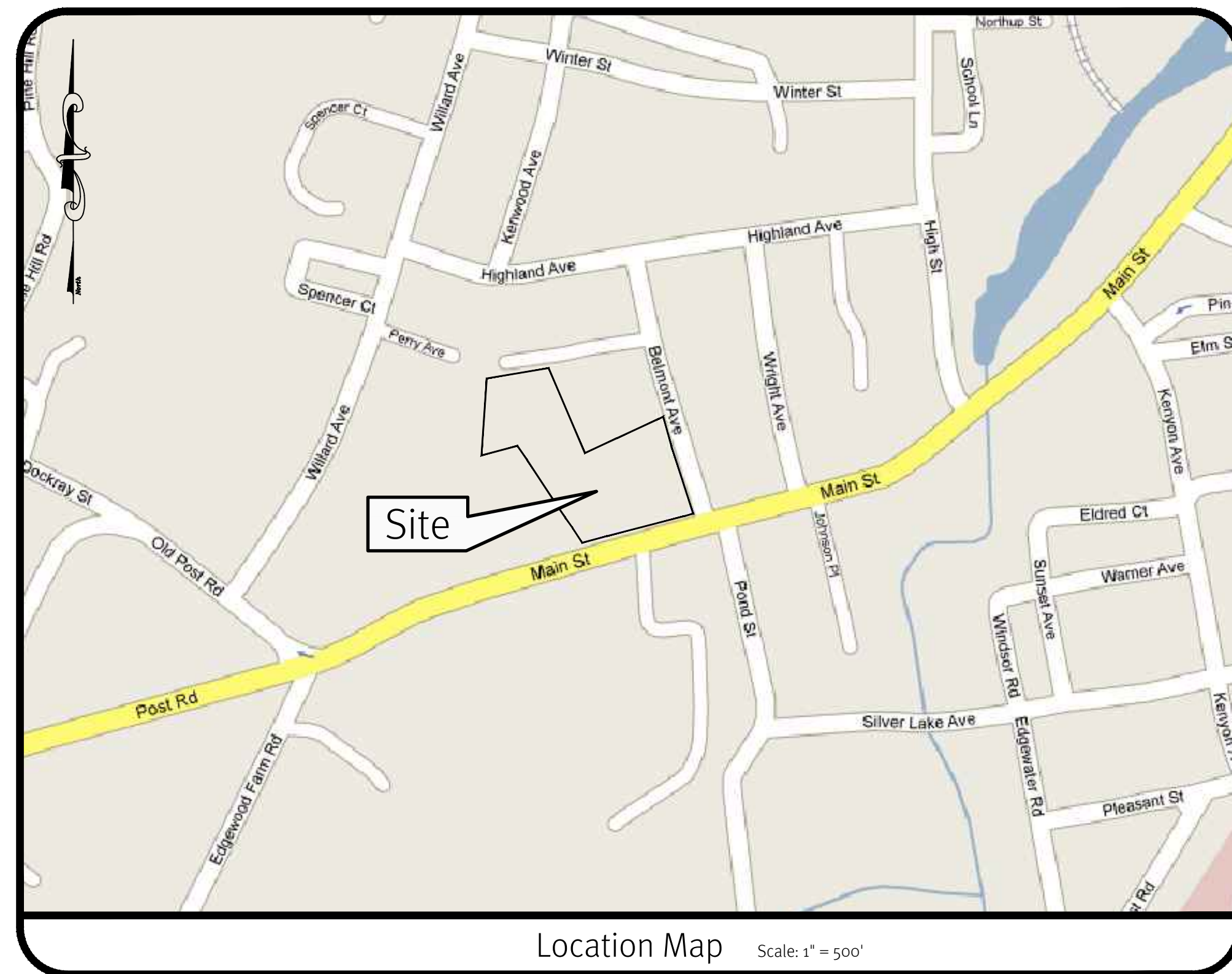
Amended Master Plan Submission

571 Main Street

571 Main Street

South Kingstown, Rhode Island

Assessor's Plat 56-3 Lot 137



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. Existing Conditions Plan
4. Site Plan

Amended Master Plan Submission

Cover Sheet

571 Main Street

Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island



Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant

Roland J. Fiore

571 Main Street, South Kingstown, RI 02879
tel 401-782-2600 fax 401-782-3514

No.	Date	Description	By:
2	10/31/2023	Amended Master Plan Submission	N.M.P.
1	06/30/2024	Master Plan Submission	R.B.S.
0	05/16/2024	Master Plan Submission	R.B.S.
Drawn By: R.B.S.			

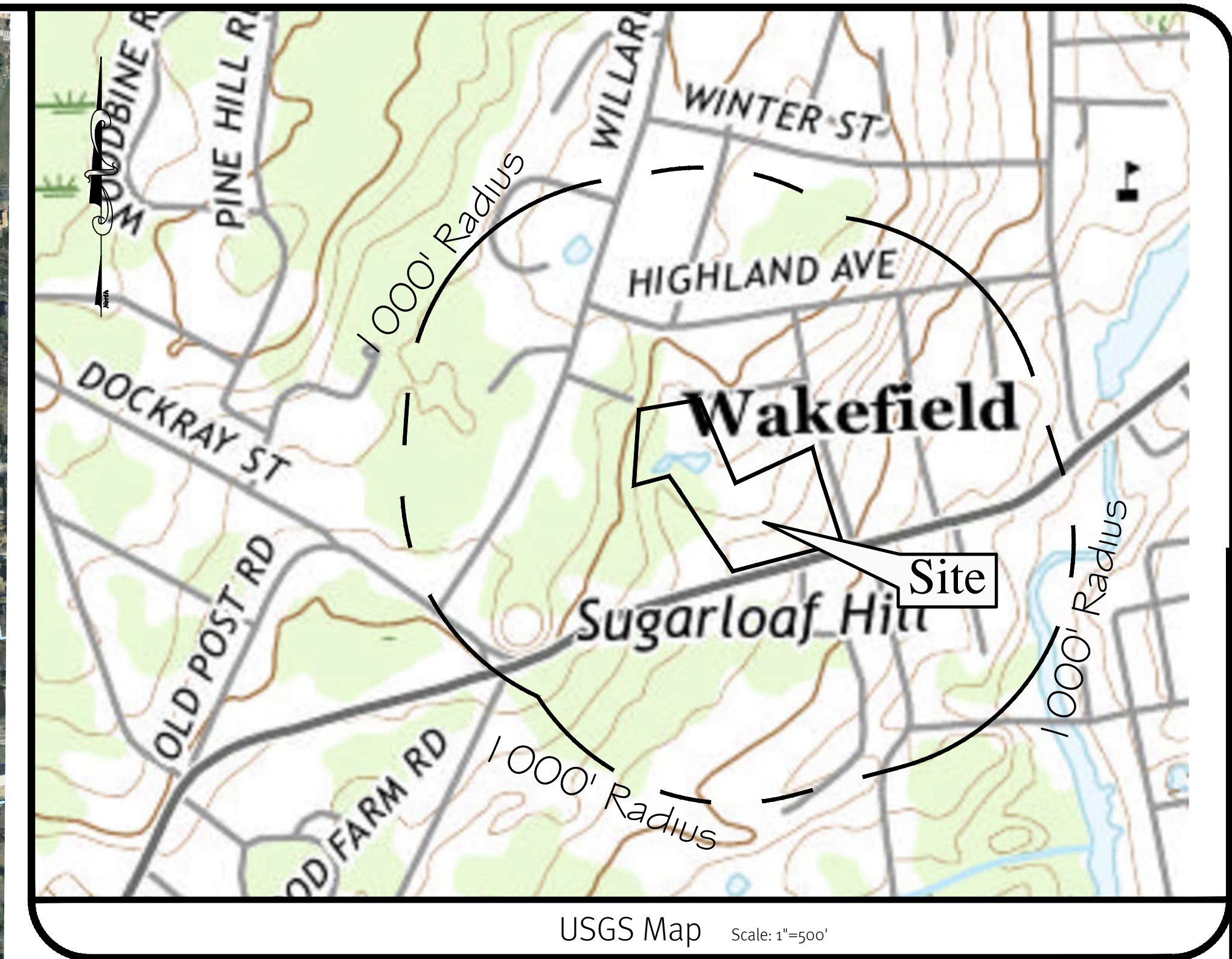


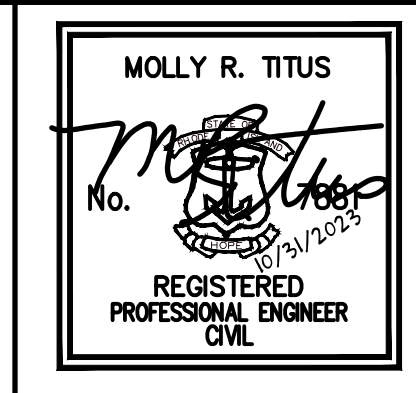
Photo obtained from the RI-GIS of 2004 Digital Orthophotography Southern Urban Areas of Rhode Island.

Amended Master Plan Submission

Aerial 1/2 Mile Radius

571 Main Street

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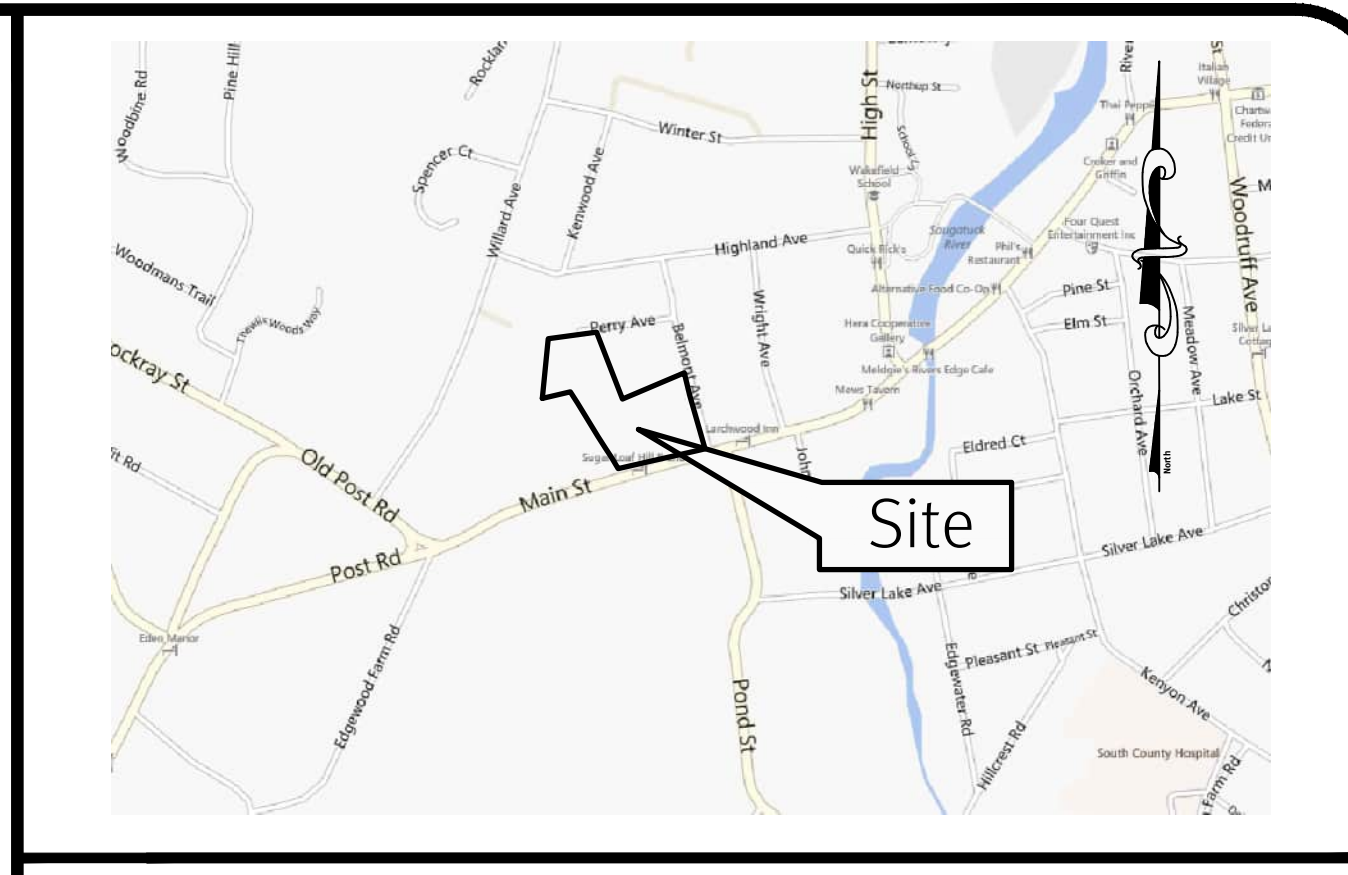
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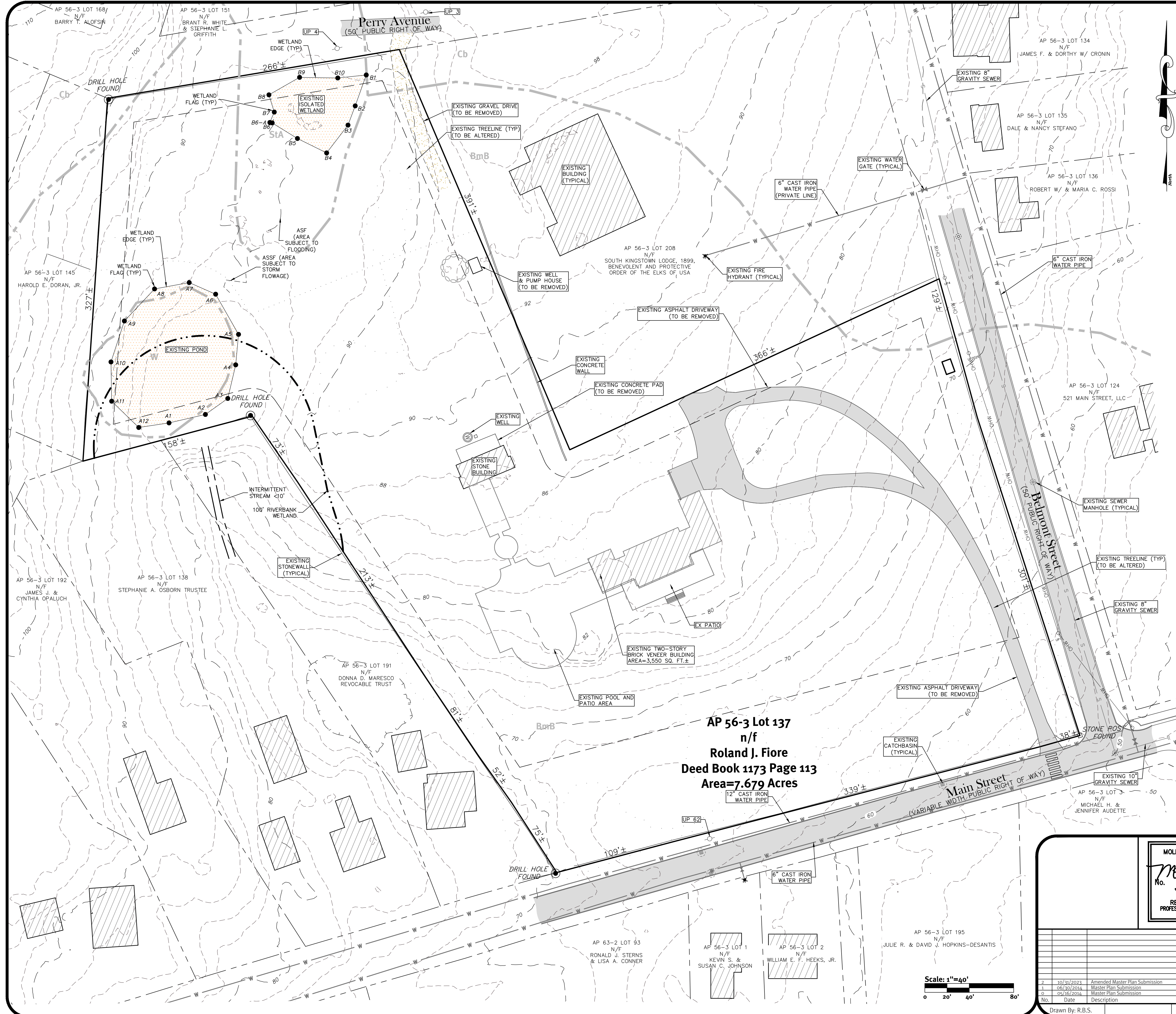
Z:\DEPT\PROJECTS\0677-006-401 MAIN STREET 571\AUTOCAD DRAWINGS\0677-006-DES\3-DWG PLOTTER: 02/1/2024

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Engineers • Planners • Surveyors



Locus Map Not To Scale

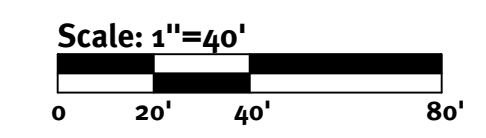


- General Notes:**
1. THE PARCEL IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN ON ASSESSOR'S PLAT 56-3 LOT 137.
 2. THE OWNER PER DEED BOOK 1173 PAGE 113 IS ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879.
 3. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009CD1923, DATED OCTOBER 16, 2013.
 4. THE PARCEL IS ZONED RM, RESIDENTIAL MULTI-HOUSEHOLD DISTRICT, PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 6. THERE WERE NO VISIBLE ABOVEGROUND ENCROACHMENTS OBSERVED, OTHER THAN SHOWN ON SURVEY.
 7. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 8. TOPOGRAPHIC ELEVATION CONVERSION FACTOR: NAVD '88 ELEVATION +0.9' = NGVD '29.
 9. SUBSURFACE UTILITY LINES AND FEATURES, AS SHOWN HEREON, WERE COMPILED FROM FIELD EVIDENCE AND/OR AVAILABLE RECORD INFORMATION, AND THEIR LOCATIONS ARE ONLY APPROXIMATE. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. THE SUFFIX (B) DENOTES SUBSURFACE UTILITIES WHICH WERE COMPILED FROM RECORD INFORMATION ONLY. BEFORE DESIGNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITIES MUST BE CONSULTED. BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED (SEE RHODE ISLAND GENERAL LAWS, SECTION 39-1.2). CALL "DIG SAFE" 1-888-DIG-SAFE (888-344-7233) PRIOR TO ANY WORK BEGINS.

Existing Legend

	BUILDING		NAIL FOUND/SET
	ASPHALT		DRILL HOLE FOUND/SET
	AP		IRON ROD/PIPE FOUND/SET
	N/F		BOUND FOUND/SET
	PROPERTY LINE		UTILITY POLE
	ASSESSOR'S LINE		GAS LINE
	TREELINE		WATER LINE
	FENCE		SEWER LINE
	STONE WALL		WATER VALVE
	MINOR CONTOUR LINE		HYDRANT
	MAJOR CONTOUR LINE		MANHOLE
	SPOT ELEVATION		GAS VALVE
	SOIL BOUNDARY LINE		DRAIN LINE
	SOIL IDENTIFICATION		CATCH BASIN
	WETLAND EDGE		
	WETLAND HATCH		
	STREAM CENTERLINE		
	ASF (AREA SUBJECT TO FLOODING)		
	100' RIVERBANK WETLAND		
	WETLAND FLAG		

**AP 56-3 Lot 137
n/f
Roland J. Fiore
Deed Book 1173 Page 113
Area=7.679 Acres**



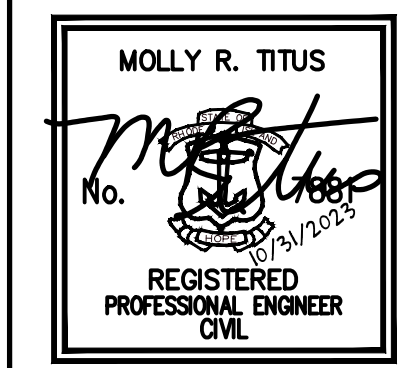
Amended Master Plan Submission

Existing Conditions Plan
571 Main Street
 Assessor's Plat 56-3, Lot 137
 South Kingstown, Rhode Island



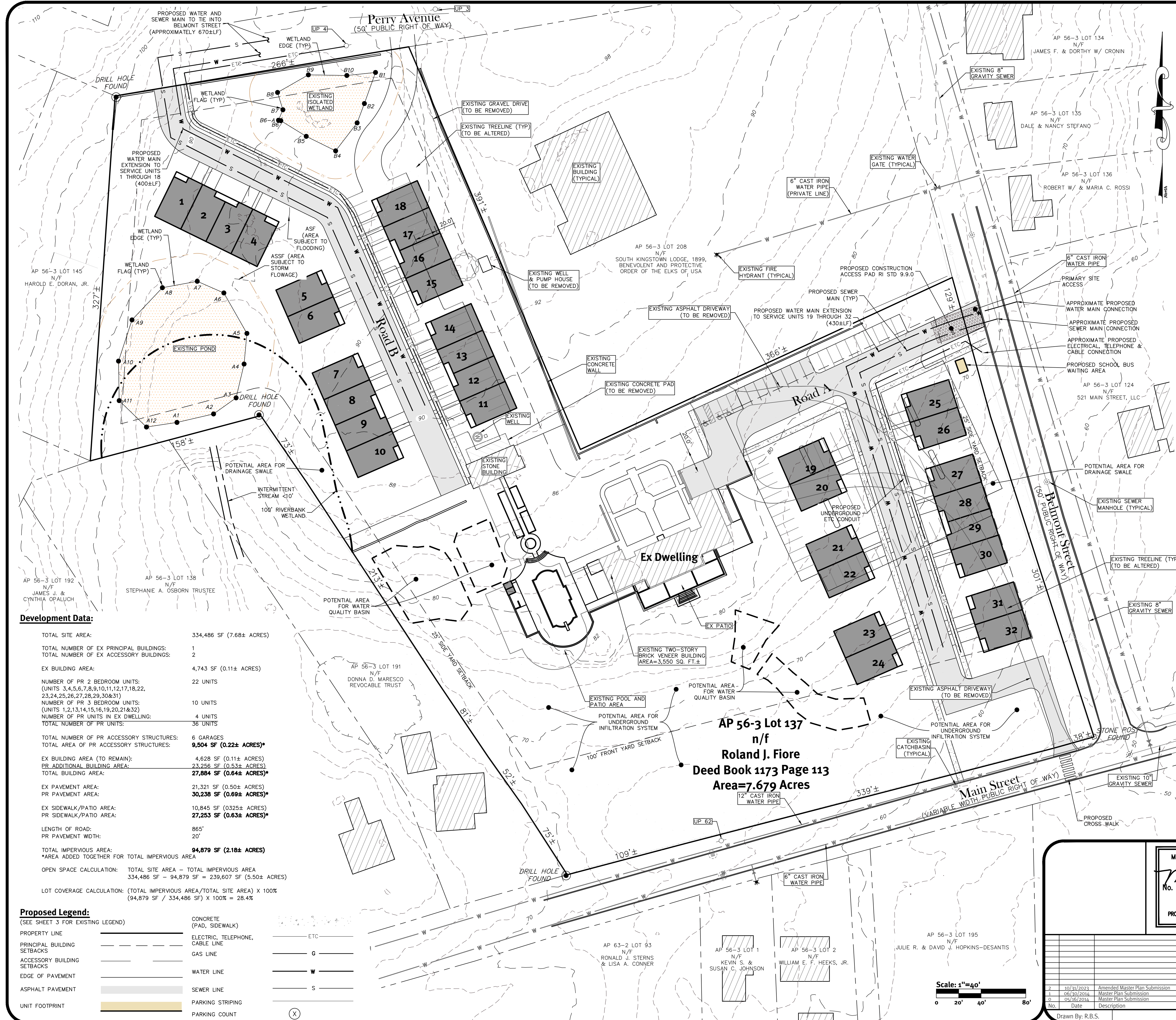
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0	05/16/2014	Master Plan Submission	R.B.S.
No.	Date	Description	By:

Drawn By: R.B.S.



- General Notes:**
- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 56-3 LOT 137.
 - THE SITE IS APPROXIMATELY 7.6± ACRES AND IS ZONED RM - RESIDENTIAL MULTI-HOUSEHOLD DISTRICT.
 - THE OWNER OF AP 56-3 LOT 137 IS: ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440900192J, MAP REVISED OCTOBER 16, 2013.
 - THIS SURVEY AND PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
 - SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
 - THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 - SUBSURFACE UTILITY LINES AND FEATURES, AS SHOWN HEREON, WERE COMPILED FROM FIELD EVIDENCE AND/OR AVAILABLE RECORD INFORMATION, AND THEIR LOCATIONS ARE ONLY APPROXIMATE. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. THE SUFFIX (R) DENOTES SUBSURFACE UTILITIES WHICH WERE COMPILED FROM RECORD INFORMATION ONLY. BEFORE DESIGNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITIES MUST BE CONSULTED. BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED (SEE RHODE ISLAND GENERAL LAWS, SECTION 39-1.2). CALL "DIG SAFE" 1-888-DIG-SAFE (888-344-7233) PRIOR TO ANY WORK BEGINS.
 - TOPOGRAPHY IS FROM THE TOWN OF SOUTH KINGSTOWN GIS DEPARTMENT, AND IS CONSIDERED APPROXIMATE AT THIS TIME.
 - WETLAND DELINEATION PERFORMED BY DIPRETE ENGINEERING ON MAY 1, 2014.
 - THE SITE IS TO BE SERVICED BY PUBLIC WATER, PUBLIC SEWER AND GAS.
 - THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, ABOVEGROUND/UNDERGROUND DRAINAGE BASINS AND RAIN GARDENS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES. RAIN GARDENS WILL BE EVALUATED ON SITE FOR WATER QUALITY TREATMENT POST TEST HOLE RESULTS.
 - THE SITE IS PROPOSED TO BE BUILT IN PHASES.

Soil Notes

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME DESCRIPTION	SOIL AREA
BMB BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 3 TO 8 PERCENT SLOPES	
STA SUTTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES	
CB CANTON-URBAN LAND COMPLEX	
W WATER	

SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND' PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.

Dimensional Regulations

THE CURRENT ZONING OF THE SITE IS RM - RESIDENTIAL MULTI-HOUSEHOLD DISTRICT

PROPOSED USE CODE:	12.1 (SEC. 301) MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT
MINIMUM LOT AREA:	80,000 SF
MINIMUM LOT FRONTAGE & WIDTH:	150 FT
MINIMUM FRONT YARD SETBACK:	100 FT
MINIMUM CORNER SIDE SETBACK:	60 FT
MINIMUM SIDE YARD SETBACK:	60 FT
MINIMUM REAR YARD SETBACK:	60 FT
LOT BUILDING COVERAGE:	35%
MAXIMUM PRINCIPAL BUILDING HEIGHT:	35 FT
MAXIMUM ACCESSORY BUILDING HEIGHT:	25 FT
ACCESSORY BUILDING MINIMUM SIDE SETBACK:	40 FT
ACCESSORY BUILDING MINIMUM REAR SETBACK:	40 FT

NOTES:
 (10) SEE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR DETAILED STANDARDS REGARDING OTHER DIMENSIONAL REQUIREMENTS (USE CODE 12.1 AND 12.3)
 (12) IN AN RM ZONING DISTRICT, IF A PROPOSED USE OF A LOT IS TO INCLUDE USE CODE 12.1, AND SUCH LOT ABUTS A LOT CONTAINING A SINGLE-HOUSEHOLD DETACHED STRUCTURE, ANY PRINCIPLE STRUCTURE SHALL BE MAINTAINED AT A 100-FOOT SETBACK FROM THE LOT CONTAINING THE SINGLE-HOUSEHOLD DETACHED STRUCTURE.
 *DIMENSIONAL ZONING RELIEF IS REQUIRED

Parking Regulations:

PARKING USE:	MULTIFAMILY DWELLINGS (ARTICLE 7 - SECTION 711)
PARKING REQUIREMENT:	2 SPACES PER DWELLING UNIT
PROPOSED 2 BEDROOM UNITS:	22 UNITS
PROPOSED 3 BEDROOM UNITS:	10 UNITS
CONVERTED EXISTING DWELLING:	4 UNITS
TOTAL PROPOSED UNITS:	36 UNITS
PARKING CALCULATION:	36 UNITS X 2 = 72 SPACES
ADA PARKING REQUIRED:	3 SPACE
REQUIRED PARKING SPACES:	72 SPACES
PARKING SPACES PROVIDED:	80 SPACES (36 GARAGE SPACES)
ADA PARKING PROVIDED:	4 SPACES

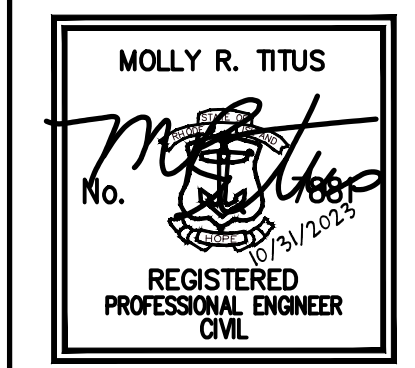
Development Data:

TOTAL SITE AREA:	334,486 SF (7.68± ACRES)
TOTAL NUMBER OF EX PRINCIPAL BUILDINGS:	1
TOTAL NUMBER OF EX ACCESSORY BUILDINGS:	2
EX BUILDING AREA:	4,743 SF (0.11± ACRES)
NUMBER OF PR 2 BEDROOM UNITS: (UNITS 3,4,5,6,7,8,9,10,11,12,17,18,22, 23,24,25,26,27,28,29,30&31)	22 UNITS
NUMBER OF PR 3 BEDROOM UNITS: (UNITS 1,2,13,14,15,16,19,20,21&32)	10 UNITS
NUMBER OF PR UNITS IN EX DWELLING:	4 UNITS
TOTAL NUMBER OF PR UNITS:	36 UNITS
TOTAL NUMBER OF PR ACCESSORY STRUCTURES:	6 GARAGES
TOTAL AREA OF PR ACCESSORY STRUCTURES:	9,504 SF (0.22± ACRES)*
EX BUILDING AREA (TO REMAIN):	4,628 SF (0.11± ACRES)
PR ADDITIONAL BUILDING AREA:	23,256 SF (0.53± ACRES)
TOTAL BUILDING AREA:	27,884 SF (0.64± ACRES)*
EX PAVEMENT AREA:	21,321 SF (0.50± ACRES)
PR PAVEMENT AREA:	30,238 SF (0.69± ACRES)*
EX SIDEWALK/PATIO AREA:	10,845 SF (0.25± ACRES)
PR SIDEWALK/PATIO AREA:	27,253 SF (0.63± ACRES)*
LENGTH OF ROAD:	865'
PR PAVEMENT WIDTH:	20'
TOTAL IMPERVIOUS AREA:	94,879 SF (2.18± ACRES)
*AREA ADDED TOGETHER FOR TOTAL IMPERVIOUS AREA	
OPEN SPACE CALCULATION: TOTAL SITE AREA - TOTAL IMPERVIOUS AREA	334,486 SF - 94,879 SF = 239,607 SF (5.50± ACRES)
LOT COVERAGE CALCULATION: (TOTAL IMPERVIOUS AREA/TOTAL SITE AREA) X 100%	(94,879 SF / 334,486 SF) X 100% = 28.4%

Proposed Legend:

PROPERTY LINE	CONCRETE (PAD, SIDEWALK)	ETC
PRINCIPAL BUILDING SETBACKS	ELECTRIC, TELEPHONE, CABLE LINE	G
ACCESSORY BUILDING SETBACKS	GAS LINE	W
EDGE OF PAVEMENT	WATER LINE	S
ASPHALT PAVEMENT	SEWER LINE	
UNIT FOOTPRINT	PARKING STRIPING	
	PARKING COUNT	

Amended Master Plan Submission



Site Plan

571 Main Street
 Assessor's Plat 56-3, Lot 137
 South Kingstown, Rhode Island

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Drawn By: R.B.S.

Scale: 1"=40'

0 20' 40' 80'