

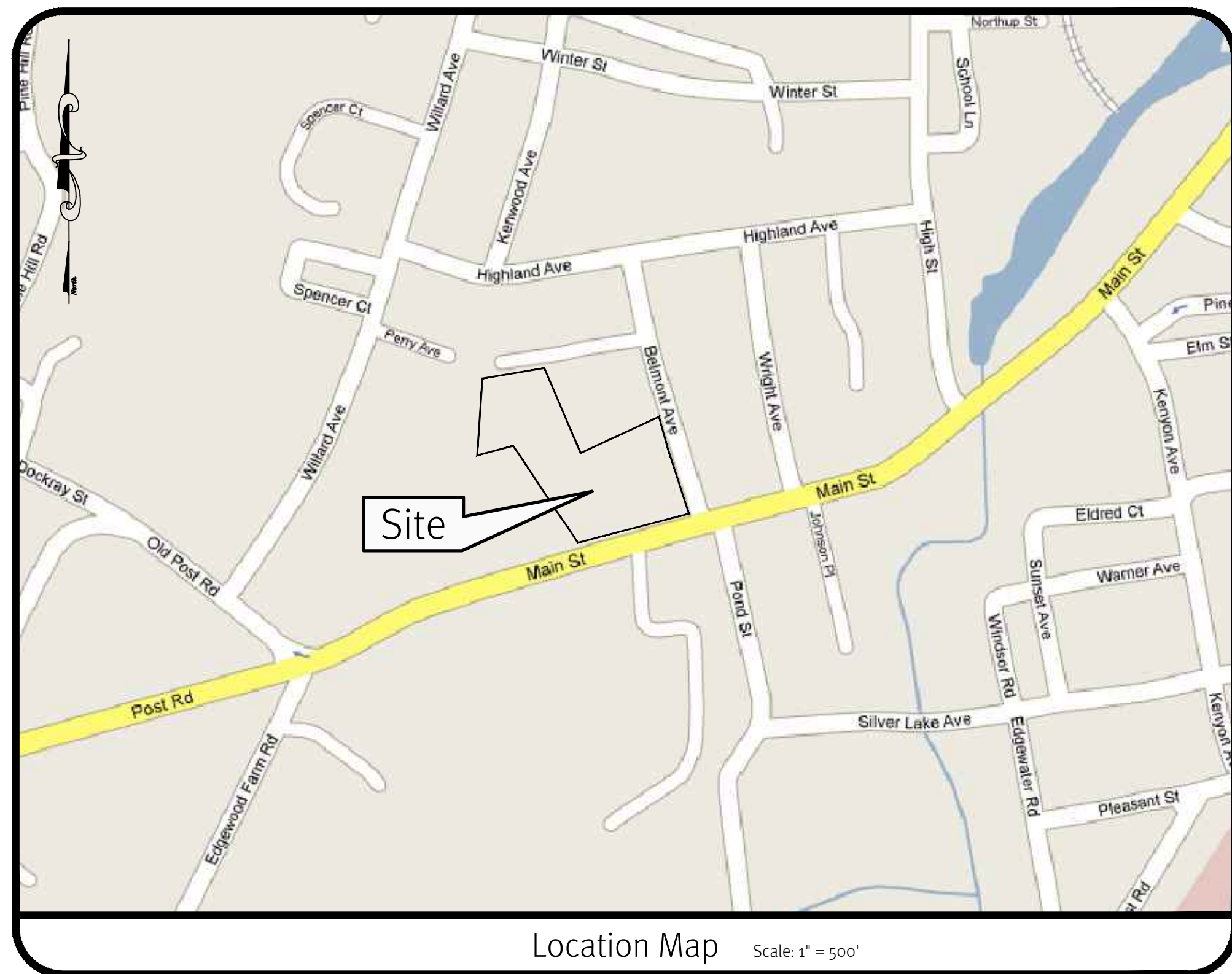
Amended Master Plan Submission

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

DiPrete Engineering

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

MOLLY R. TITUS

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By
3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
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.

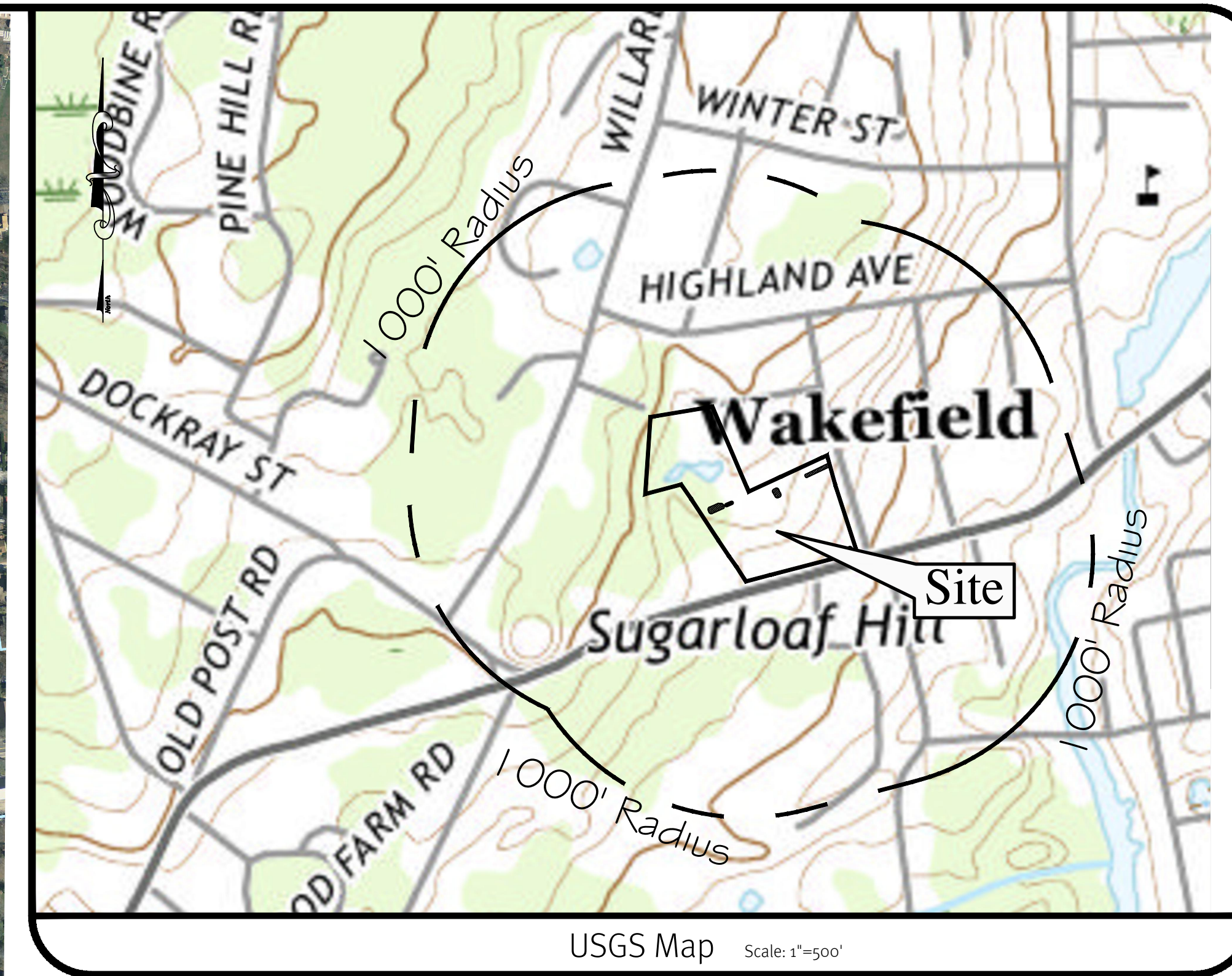
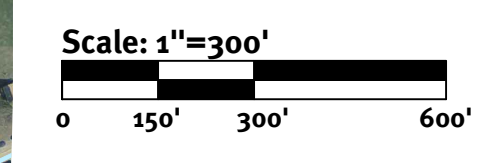


Photo obtained from the RI-GIS of 2004 Digital Orthophotography Southern Urban Areas of Rhode Island.



Amended Master Plan Submission

Aerial 1/2 Mile Radius

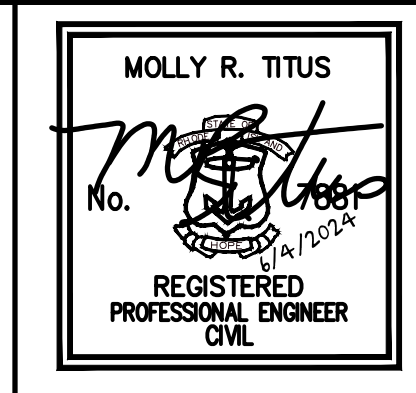
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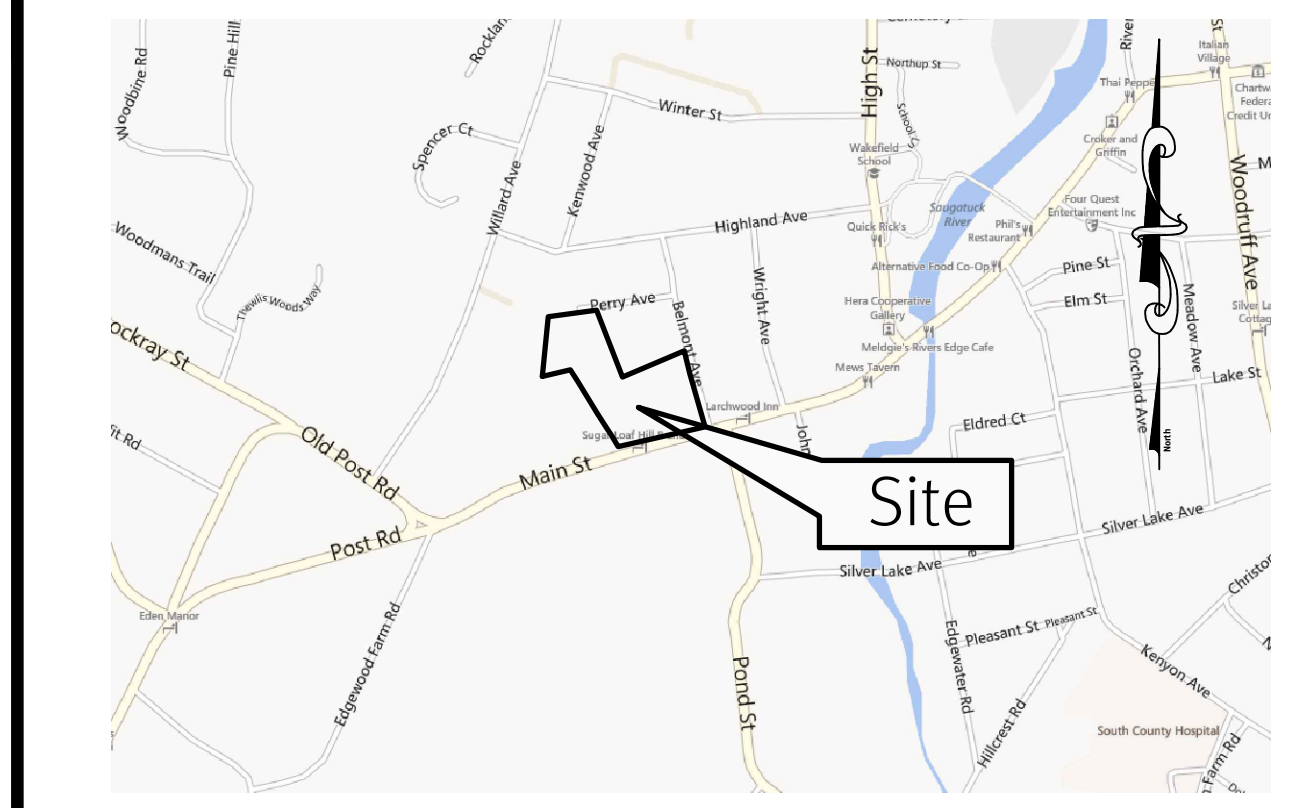
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Drawn By: R.B.S.

Z:\DEPT\PROJECTS\0677-006-401 MAIN STREET 571\AUTOCAD DRAWINGS\0677-006-DES\3-DWG PLOTTER 6/4/2024

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Engineers • Planners • Surveyors



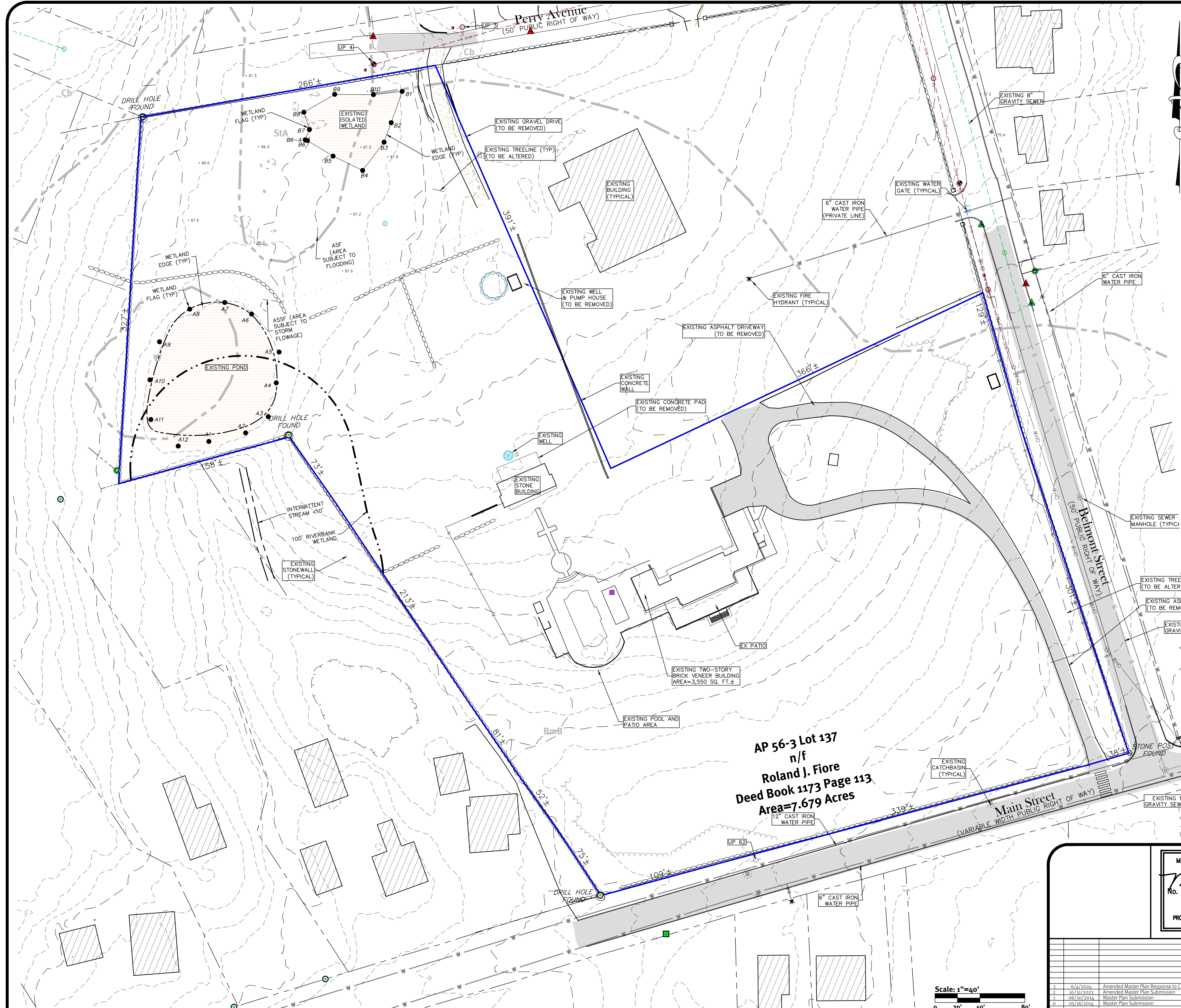
Locus Map Not To Scale

General Notes:

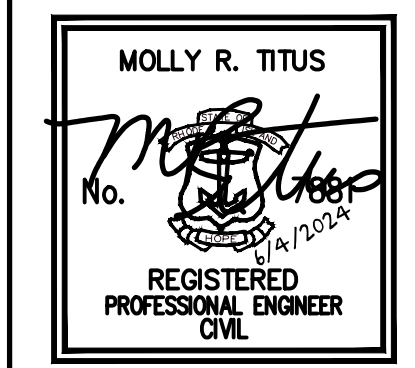
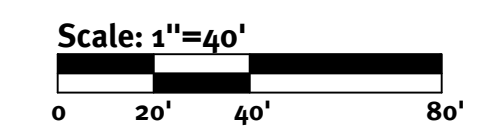
1. THE PARCEL IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN ON ASSESSOR'S PLAT 56-3 LOT 137.
2. THE OWNER PER DEED BOOK 1173 PAGE 113 IS ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879.
3. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C01923, 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 (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.

Existing Legend

	BUILDING		NAIL FOUND/SET
	ASPHALT		DRILL HOLE FOUND/SET
	ASSESSOR'S PLAT		IRON ROD/PIPE FOUND/SET
	NOW OR FORMERLY		BOUND FOUND/SET
	PROPERTY LINE		UTILITY POLE
	ASSESSORS 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		
	ASSF (AREA SUBJECT TO STORM FLOWAGE)		
	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



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3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
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Amended Master Plan Submission

Existing Conditions Plan

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

General Notes:

- 1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 56-3 LOT 137.
2. THE SITE IS APPROXIMATELY 7.6± ACRES AND IS ZONED RM - RESIDENTIAL MULTI-HOUSEHOLD DISTRICT.
3. THE OWNER OF AP 56-3 LOT 137 IS: ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0192J, MAP REVISED OCTOBER 16, 2013.
5. 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.
6. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. 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).
8. 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.
9. TOPOGRAPHY IS FROM THE TOWN OF SOUTH KINGSTOWN GIS DEPARTMENT, AND IS CONSIDERED APPROXIMATE AT THIS TIME.
10. WETLAND DELINEATION PERFORMED BY DIPRETE ENGINEERING ON MAY 1, 2014.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER, PUBLIC SEWER AND GAS.
12. 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.
13. 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

Table with 3 columns: PROPOSED USE CODE, REQUIRED(10)(12), PROPOSED. Rows include MINIMUM LOT AREA, MINIMUM LOT FRONTAGE & WIDTH, MINIMUM FRONT YARD SETBACK, etc.

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 IF 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.
*SEE TOWN OF SOUTH KINGSTOWN SETTLEMENT AGREEMENT DATED JANUARY 23, 2020 FOR REQUIRED SIDE AND FRONT YARD SETBACKS.

Parking Regulations:

Table with 2 columns: PARKING USE/PARKING REQUIREMENT, MULTIFAMILY DWELLINGS (ARTICLE 7 - SECTION 711) 2 SPACES PER DWELLING UNIT. Rows include PROPOSED UNITS, CONVERTED EXISTING DWELLING, TOTAL PROPOSED UNITS, etc.

Amended Master Plan Submission

Site Plan

571 Main Street

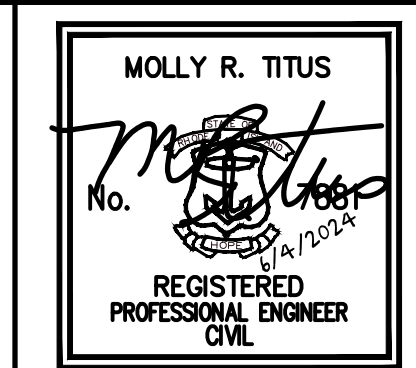
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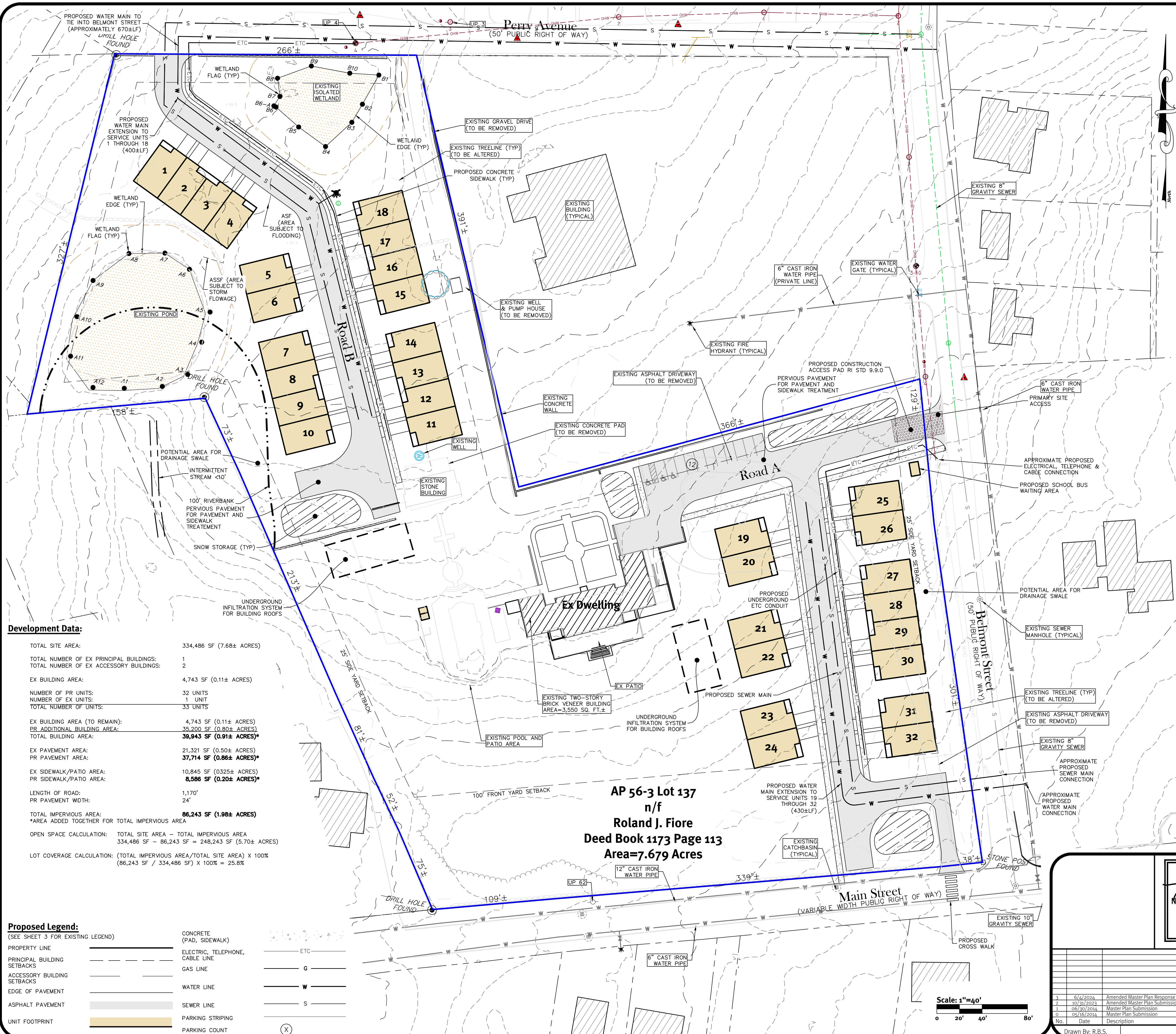
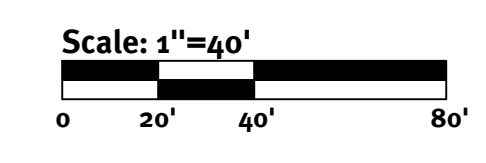
Applicant

Roland J. Fiore
571 Main Street, South Kingstown, RI 02879
tel 401-782-2600 fax 401-782-3514



Revision table with columns: No., Date, Description, By.

Drawn By: R.B.S.



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

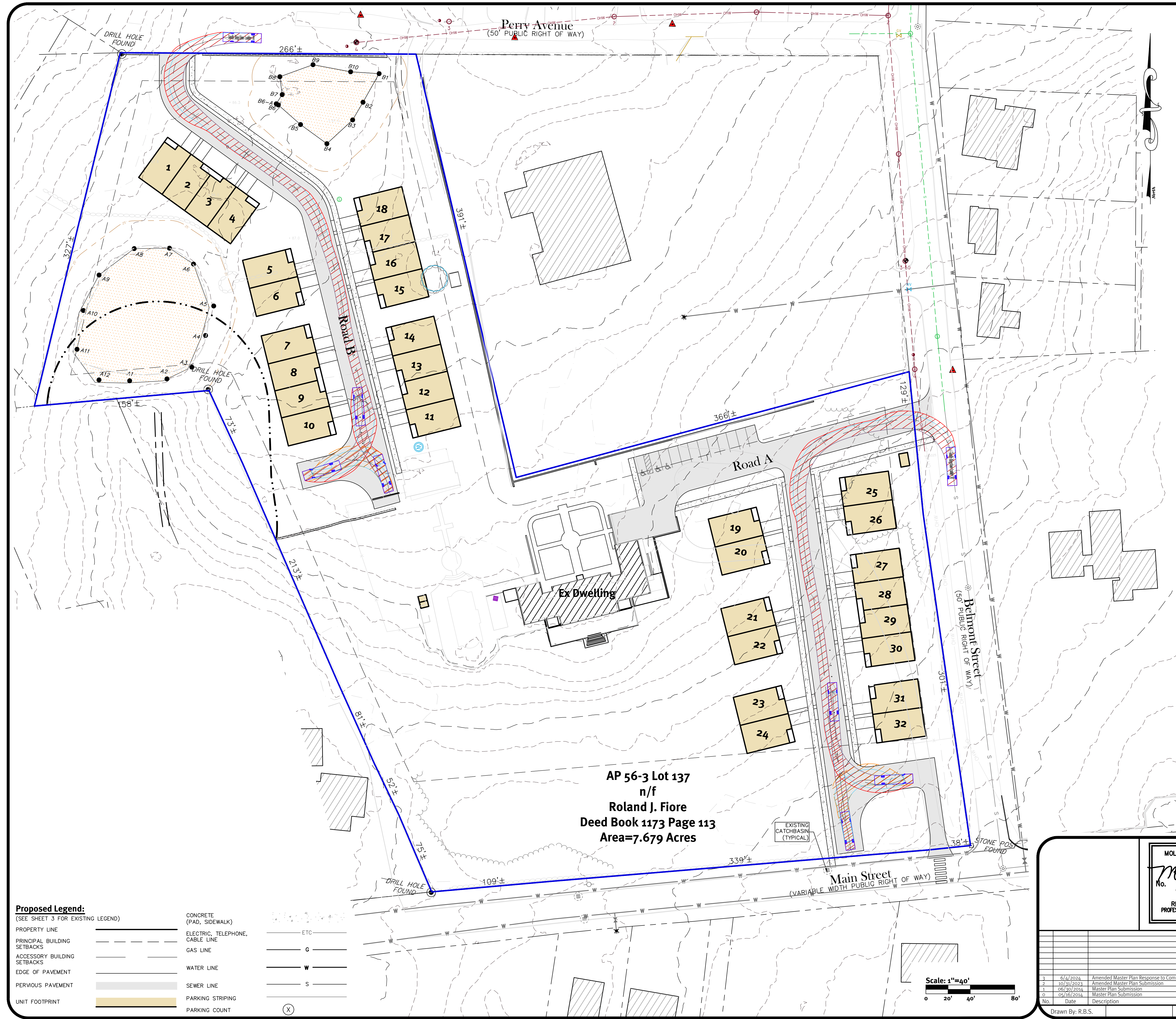
Development Data:

Table with 2 columns: Description, Value. Rows include TOTAL SITE AREA (334,486 SF), TOTAL NUMBER OF EX PRINCIPAL BUILDINGS (1), EX BUILDING AREA (4,743 SF), etc.

Proposed Legend:

Legend table with 3 columns: Symbol, Description, Symbol. Rows include PROPERTY LINE, PRINCIPAL BUILDING SETBACKS, ACCESSORY BUILDING SETBACKS, etc.

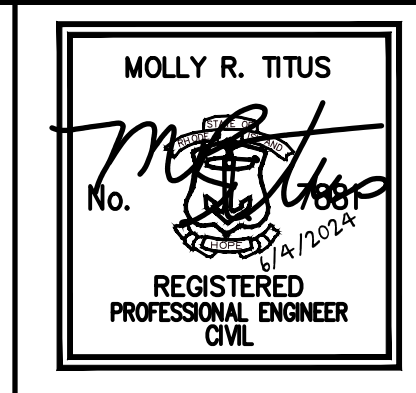
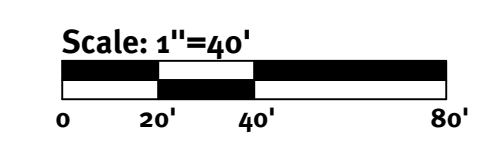
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AP 56-3 Lot 137
n/f
Roland J. Fiore
Deed Book 1173 Page 113
Area=7.679 Acres

Proposed Legend:
(SEE SHEET 3 FOR EXISTING 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
PERVIOUS PAVEMENT	SEWER LINE	
UNIT FOOTPRINT	PARKING STRIP	
	PARKING COUNT	



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Amended Master Plan Submission

Fire Truck Plan

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