

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

THE CURRENT ZONING OF THE SITE IS RM - RESIDENTIAL MULTI-HOUSEHOLD DISTRICT
PROPOSED USE CODE: 12.1 (SEC. 301) MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT
REQUIRED(10)(12) PROPOSED
80,000 SF 334,486 SF
MINIMUM LOT FRONTAGE & WIDTH: 150 FT 486 FT (MAIN ST) 430 FT (BELMONT ST) 266 FT (PERRY AVE)
MINIMUM FRONT YARD SETBACK: 100 FT* 1100 FT
MINIMUM CORNER SIDE SETBACK: 60 FT 52 FT*
MINIMUM SIDE YARD SETBACK: 25 FT* 52 FT*
MINIMUM REAR YARD SETBACK: 60 FT 160 FT
LOT BUILDING COVERAGE: 35% 25.8%
MAXIMUM PRINCIPAL BUILDING HEIGHT: 35 FT 35 FT
MAXIMUM ACCESSORY BUILDING HEIGHT: 25 FT 25 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 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:

PARKING USE: MULTIFAMILY DWELLINGS (ARTICLE 7 - SECTION 711)
PARKING REQUIREMENT: 2 SPACES PER DWELLING UNIT
PROPOSED UNITS: 32 UNITS
CONVERTED EXISTING DWELLING: 1 UNIT
TOTAL PROPOSED UNITS: 33 UNITS
PARKING CALCULATION: 33 UNITS X 2 = 66 SPACES
ADA PARKING REQUIRED: 3 SPACES
REQUIRED PARKING SPACES: 66 SPACES
PARKING SPACES PROVIDED: 78 SPACES
ADA PARKING PROVIDED: 3 SPACES

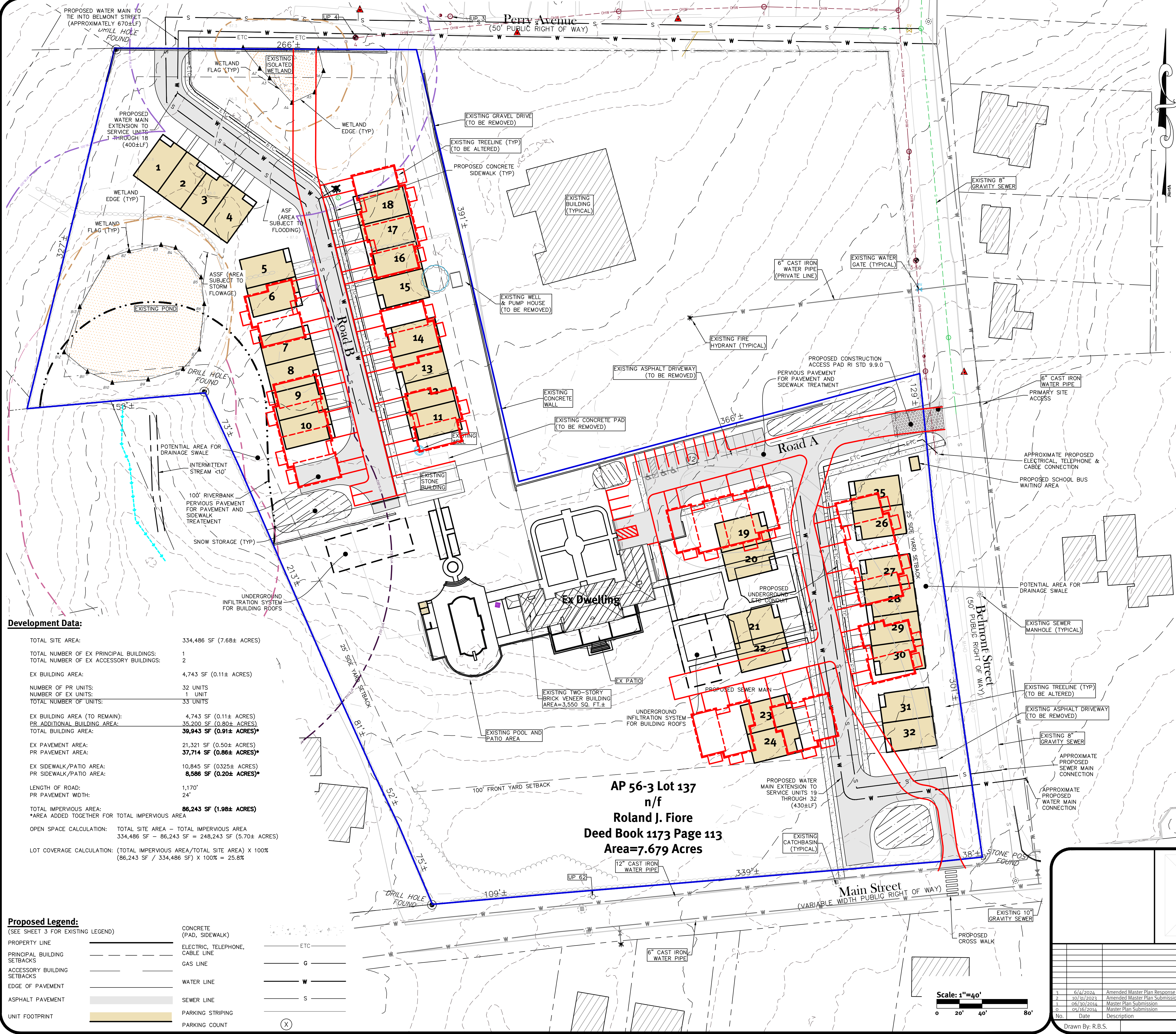
Amended Master Plan Submission

Site 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

Table with 4 columns: 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.



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 UNITS: 32 UNITS
NUMBER OF EX UNITS: 1 UNIT
TOTAL NUMBER OF UNITS: 33 UNITS
EX BUILDING AREA (TO REMAIN): 4,743 SF (0.11± ACRES)
PR ADDITIONAL BUILDING AREA: 35,200 SF (0.80± ACRES)
TOTAL BUILDING AREA: 39,943 SF (0.91± ACRES)*
EX PAVEMENT AREA: 21,321 SF (0.50± ACRES)
PR PAVEMENT AREA: 37,714 SF (0.86± ACRES)*
EX SIDEWALK/PATIO AREA: 10,845 SF (0.25± ACRES)
PR SIDEWALK/PATIO AREA: 8,586 SF (0.20± ACRES)*
LENGTH OF ROAD: 1,170'
PR PAVEMENT WIDTH: 24'
TOTAL IMPERVIOUS AREA: 86,243 SF (1.98± ACRES)
*AREA ADDED TOGETHER FOR TOTAL IMPERVIOUS AREA
OPEN SPACE CALCULATION: TOTAL SITE AREA - TOTAL IMPERVIOUS AREA = 334,486 SF - 86,243 SF = 248,243 SF (5.70± ACRES)
LOT COVERAGE CALCULATION: (TOTAL IMPERVIOUS AREA/TOTAL SITE AREA) X 100% = (86,243 SF / 334,486 SF) X 100% = 25.8%

Proposed Legend:
PROPERTY LINE: ---
PRINCIPAL BUILDING SETBACKS: ---
ACCESSORY BUILDING SETBACKS: ---
EDGE OF PAVEMENT: ---
ASPHALT PAVEMENT: ---
UNIT FOOTPRINT: ---
CONCRETE (PAD, SIDEWALK): ---
ELECTRIC, TELEPHONE, CABLE LINE: ---
GAS LINE: ---
WATER LINE: ---
SEWER LINE: ---
PARKING STRIP: ---
PARKING COUNT: (X)