

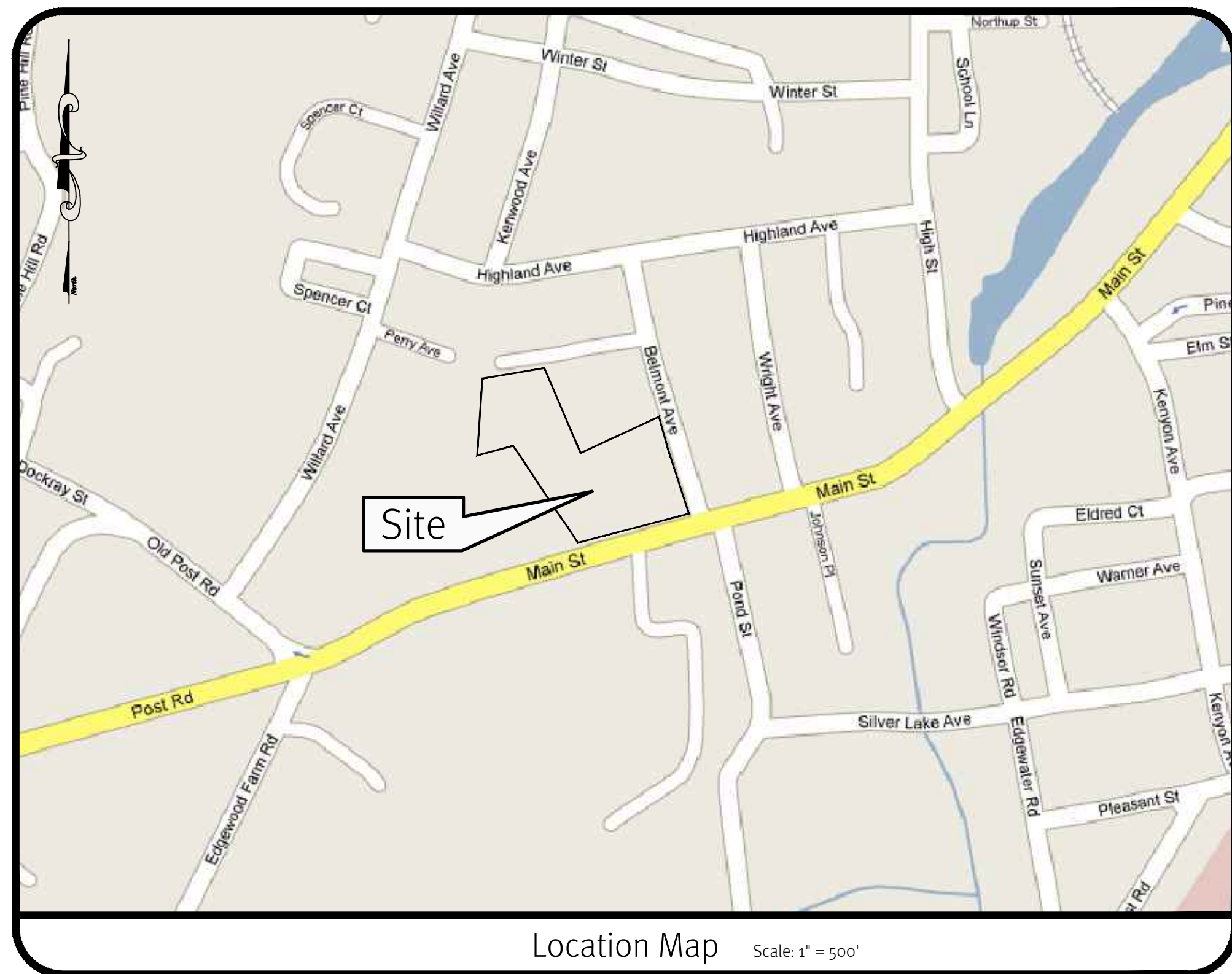
Amended Master Plan Submission

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
5. Fire Truck Plan

Amended Master Plan Submission

Cover Sheet

571 Main Street

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

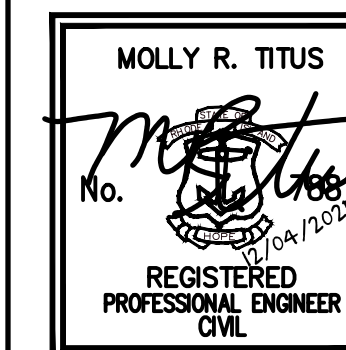
DiPrete Engineering

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



No.	Date	Description	By
4	12/04/2025	Amended Master Plan	N.M.P.
3	01/14/2024	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.

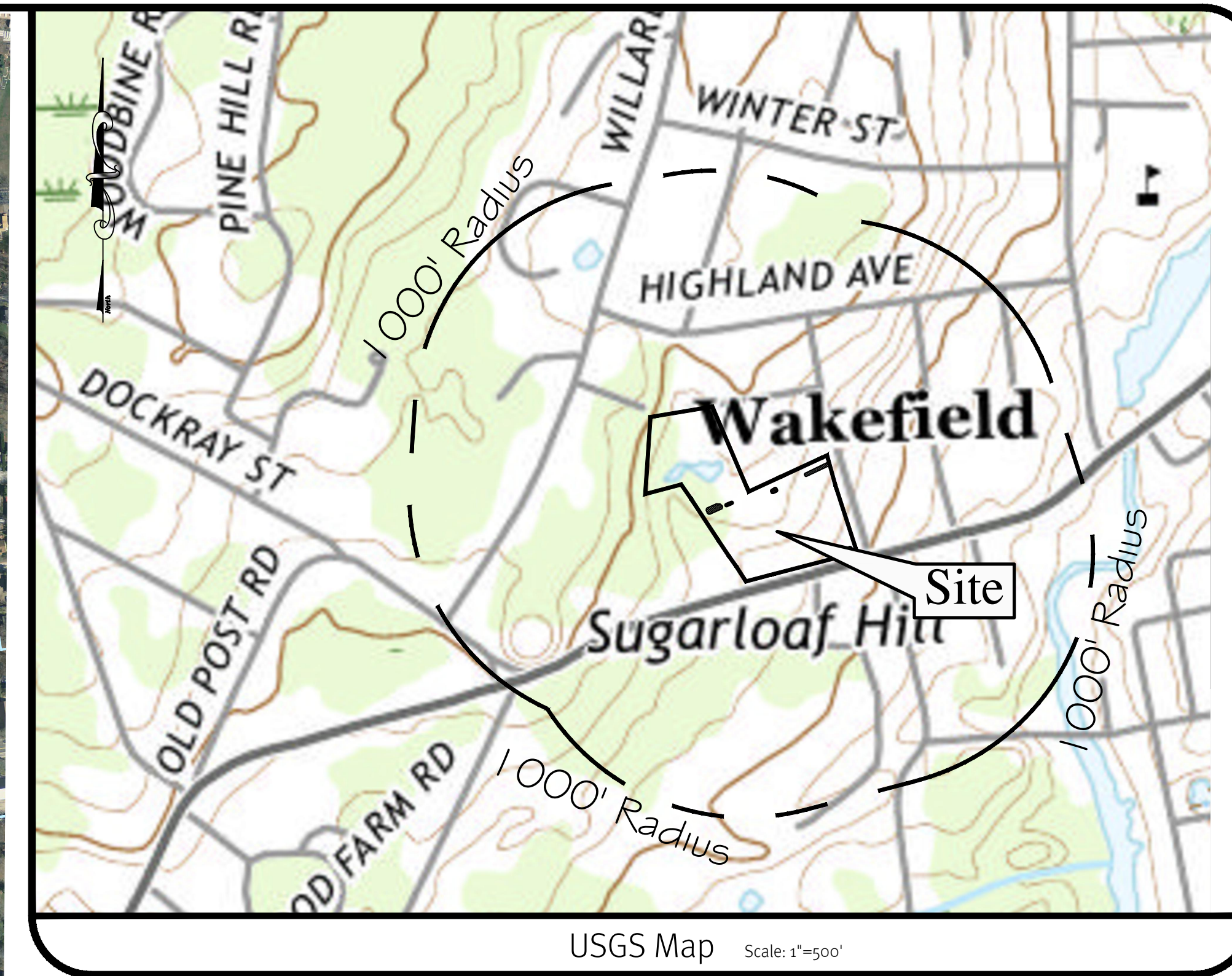
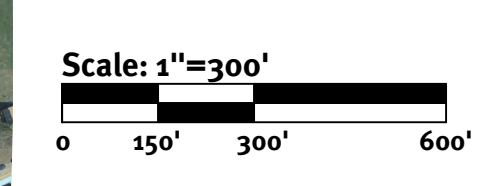


Photo obtained from the RI-GIS of 2004 Digital Orthophotography Southern Urban Areas of Rhode Island.



Amended Master Plan Submission

Aerial 1/2 Mile Radius

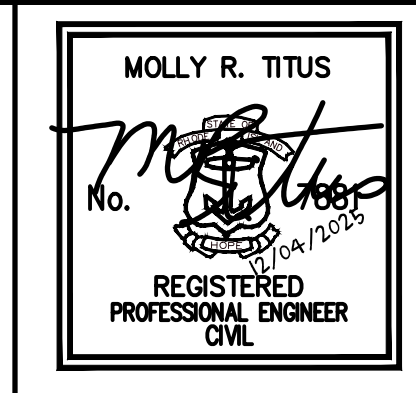
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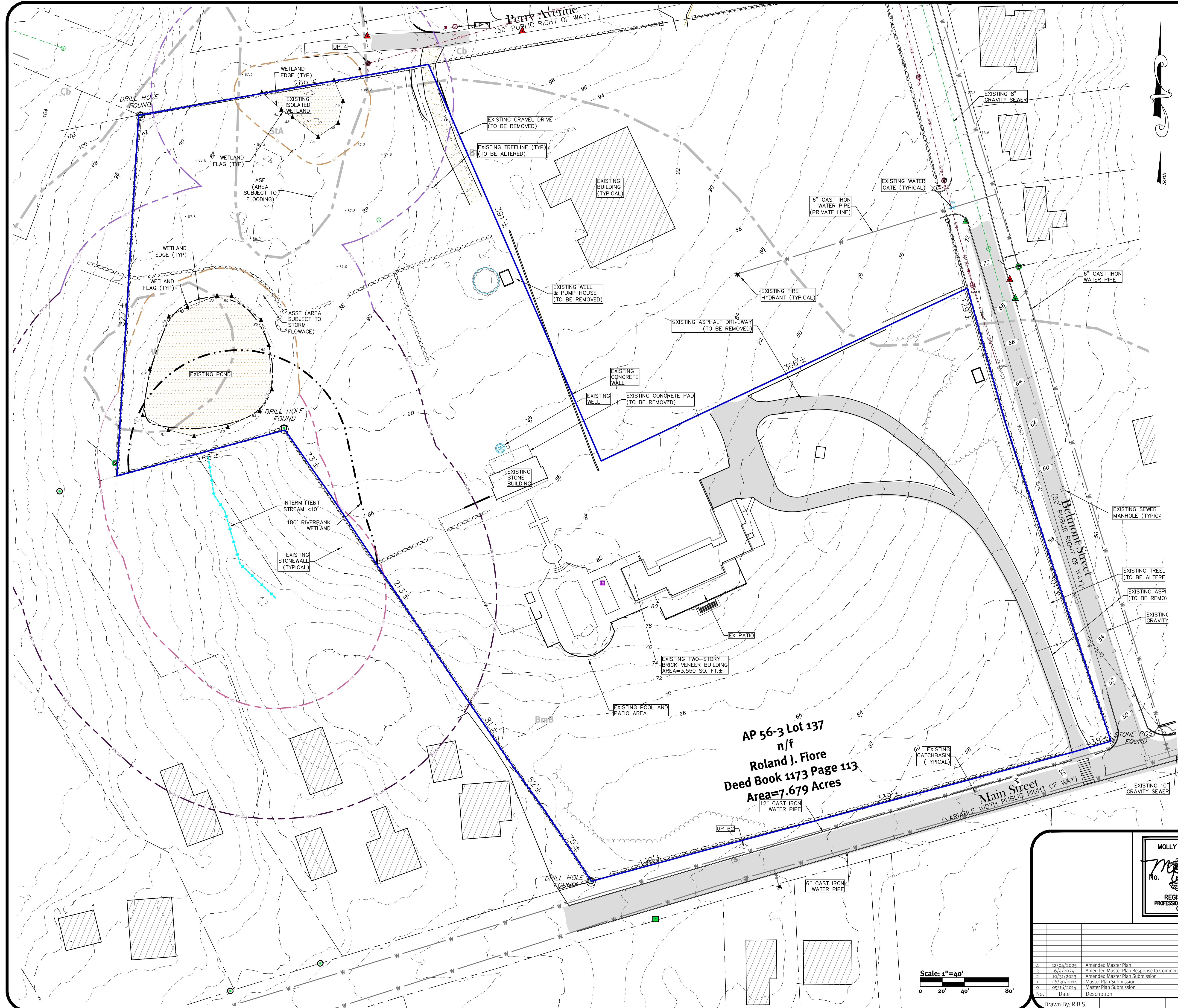
Engineers • Planners • Surveyors

Z:\DEPT\PROJECTS\0677-006-401 MAIN STREET 571\AUTOCAD DRAWINGS\0677-006-DESIGN-3.DWG PLOTTER: 10/5/2025

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Locus Map Not To Scale



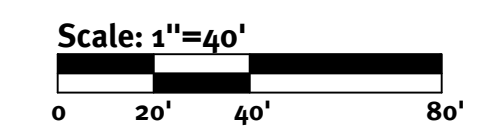
General Notes:

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
	AP		IRON ROD/PIPE FOUND/SET
	N/F		BOUND FOUND/SET
	ASSESSOR'S PLAT		UTILITY POLE
	NOW OR FORMERLY		GAS LINE
	PROPERTY LINE		WATER LINE
	ASSESSOR'S LINE		SEWER LINE
	TREELINE		WATER VALVE
	FENCE		HYDRANT
	STONE WALL		MANHOLE
	MINOR CONTOUR LINE		GAS VALVE
	MAJOR CONTOUR LINE		DRAIN LINE
	SPOT ELEVATION		CATCH BASIN
	SOIL BOUNDARY LINE		
	SOIL IDENTIFICATION		
	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



MOLLY R. TITUS
No. [Signature]
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
4	12/04/2025	Amended Master Plan	N.M.P.
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	06/30/2019	Master Plan Submission	R.B.S.
0	05/16/2018	Master Plan Submission	R.B.S.

Drawn By: R.B.S.

Amended Master Plan Submission

Existing Conditions Plan

571 Main Street

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

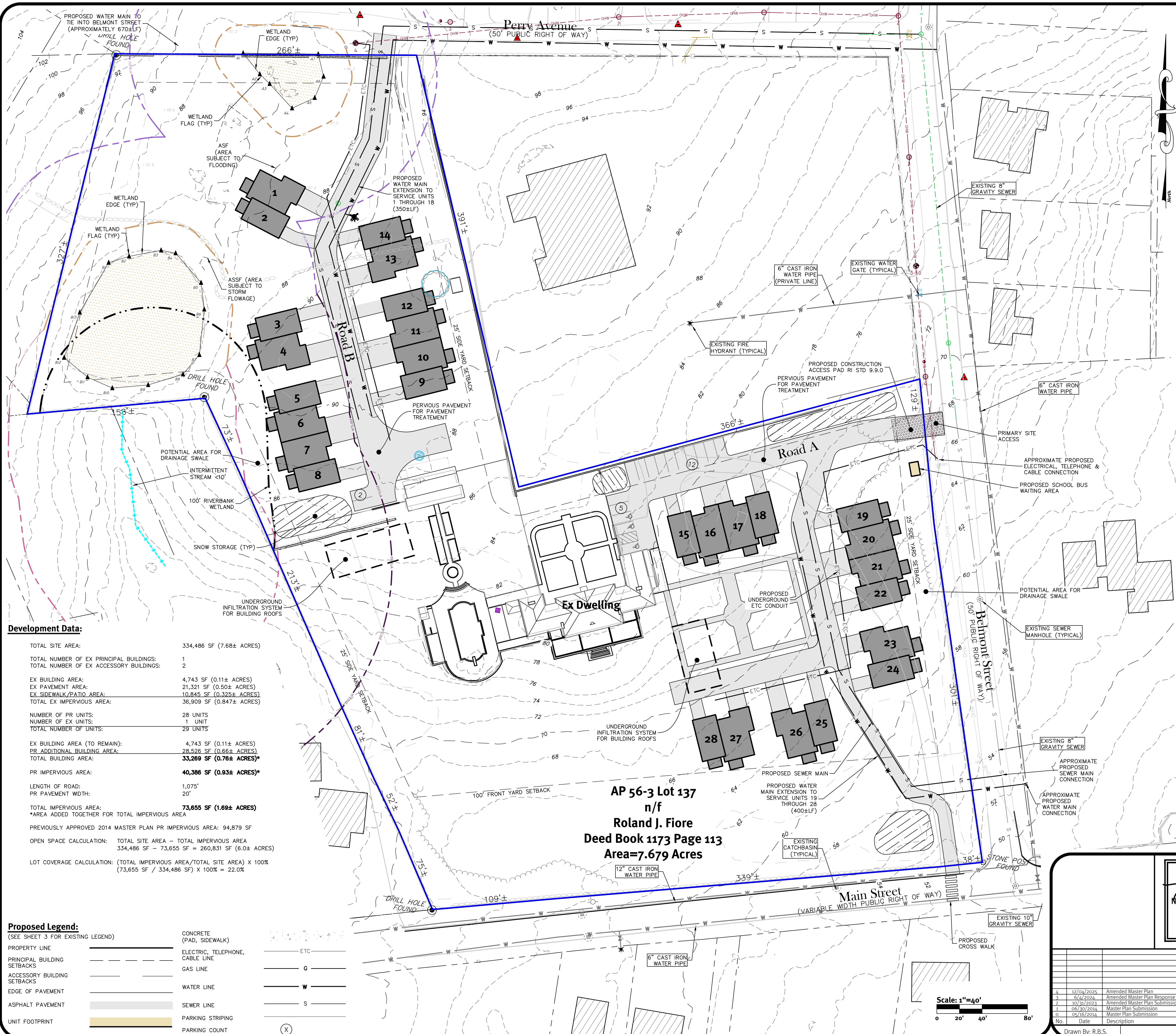


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Applicant

Roland J. Fiore

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tel 401-782-2600 fax 401-782-3514



- 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 44009C01924, 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
 REQUIRED(10)(12) PROPOSED
 MINIMUM LOT AREA: 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* 3100 FT*
 MINIMUM SIDE YARD SETBACK: 25 FT* 33 FT*
 MINIMUM REAR YARD SETBACK: 60 FT 360 FT
 LOT BUILDING COVERAGE: 35% 9.9%
 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: 28 UNITS
 CONVERTED EXISTING DWELLING: 1 UNIT
 TOTAL PROPOSED UNITS: 29 UNITS
 PARKING CALCULATION: 29 UNITS X 2 = 58 SPACES
 ADA PARKING REQUIRED: 3 SPACE
 REQUIRED PARKING SPACES: 58 SPACES
 PARKING SPACES PROVIDED: 75 SPACES
 ADA PARKING PROVIDED: 3 SPACES

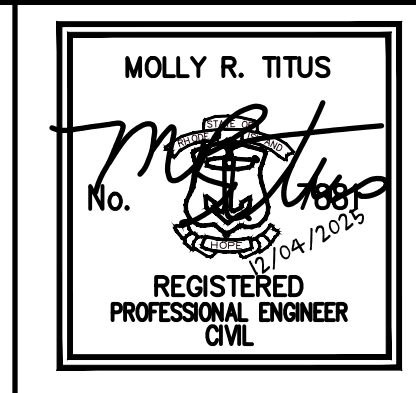
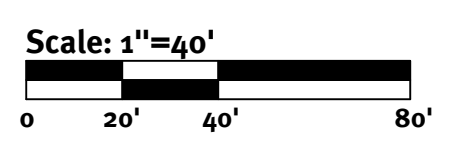
Development Data:

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)
EX PAVEMENT AREA:	21,321 SF (0.50± ACRES)
EX SIDEWALK/PATIO AREA:	10,845 SF (0.32± ACRES)
TOTAL EX IMPERVIOUS AREA:	36,909 SF (0.84± ACRES)
NUMBER OF PR UNITS:	28 UNITS
NUMBER OF EX UNITS:	1 UNIT
TOTAL NUMBER OF UNITS:	29 UNITS
EX BUILDING AREA (TO REMAIN):	4,743 SF (0.11± ACRES)
PR ADDITIONAL BUILDING AREA:	28,526 SF (0.65± ACRES)
TOTAL BUILDING AREA:	33,269 SF (0.76± ACRES)*
PR IMPERVIOUS AREA:	40,386 SF (0.93± ACRES)*
LENGTH OF ROAD:	1,075'
PR PAVEMENT WIDTH:	20'
TOTAL IMPERVIOUS AREA:	73,655 SF (1.69± ACRES)
*AREA ADDED TOGETHER FOR TOTAL IMPERVIOUS AREA	
PREVIOUSLY APPROVED 2014 MASTER PLAN PR IMPERVIOUS AREA:	94,879 SF
OPEN SPACE CALCULATION: TOTAL SITE AREA - TOTAL IMPERVIOUS AREA	334,486 SF - 73,655 SF = 260,831 SF (6.0± ACRES)
LOT COVERAGE CALCULATION: (TOTAL IMPERVIOUS AREA/TOTAL SITE AREA) X 100%	(73,655 SF / 334,486 SF) X 100% = 22.0%

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
ASPHALT PAVEMENT	SEWER LINE	
UNIT FOOTPRINT	PARKING STRIP	
	PARKING COUNT	

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



Amended Master Plan Submission

Site Plan
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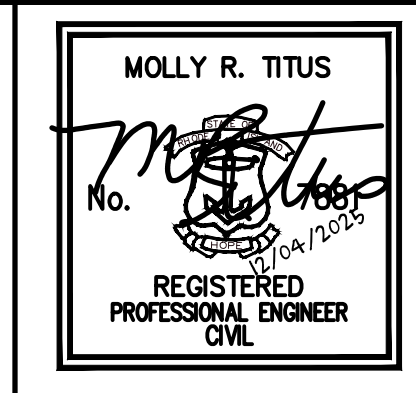
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Fire Truck Plan

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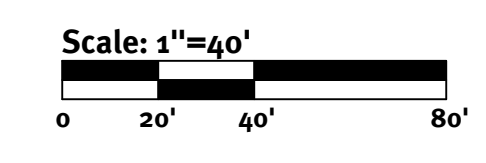


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