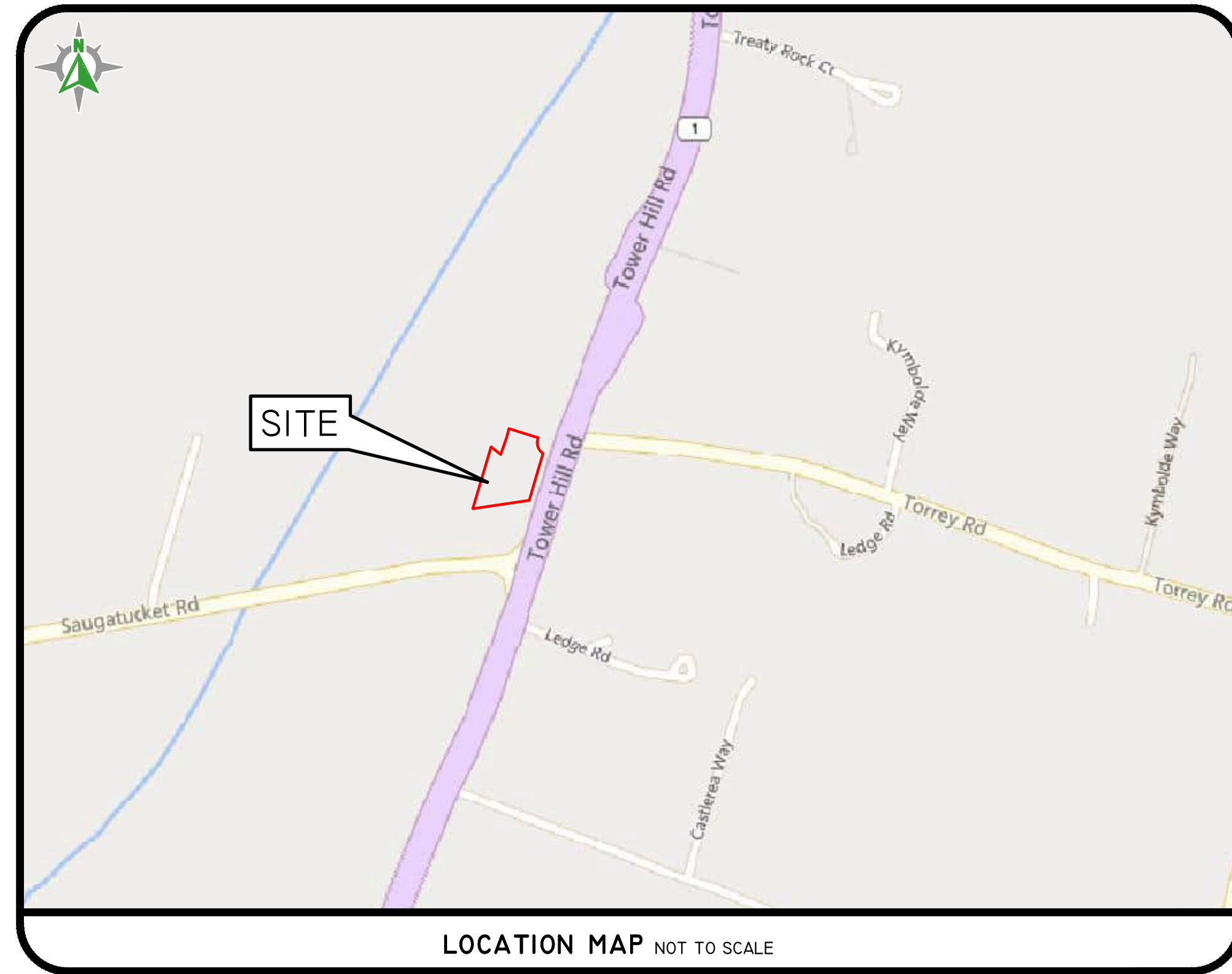


# PRE APPLICATION SUBMISSION

# PAUL MASSE PARKING LOT

LOCATED ON 4087 TOWER HILL ROAD  
SOUTH KINGSTOWN, RHODE ISLAND

ASSESSORS PLAT 42-2 LOT 26



## SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE PLAN

**DiPrete Engineering**

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

Boston • Providence • Newport

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



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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEANS AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND PROGRAMS UTILIZED. CLAIMS ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGNED BY	DATE
1	07-20-2024	PRE APPLICATION SUBMISSION	S.E.H.	
			B.T.	
			DESIGN BY: S.E.H.	

**COVER SHEET**  
**PAUL MASSE PARKING LOT**  
ASSESSORS PLAT 42-2 LOT 26 (ZONED R-80)  
SOUTH KINGSTOWN, RHODE ISLAND  
OWNER:  
M & S PROPERTY MANAGEMENT ASSOC. LLC  
400 MAIN STREET, WAREFIELD, RI 02879  
APPLICANT:  
Chevrolet South, INC  
500 MAIN STREET, WAREFIELD, RI 02879

Z:\DEHMAN\PROJECTS\094-002 TOWER HILL ROAD 4087\AUTOCAD DRAWINGS\094-002-CPSU.DWG PLOT#B 7/29/2024

DE JOB NO. 094-002 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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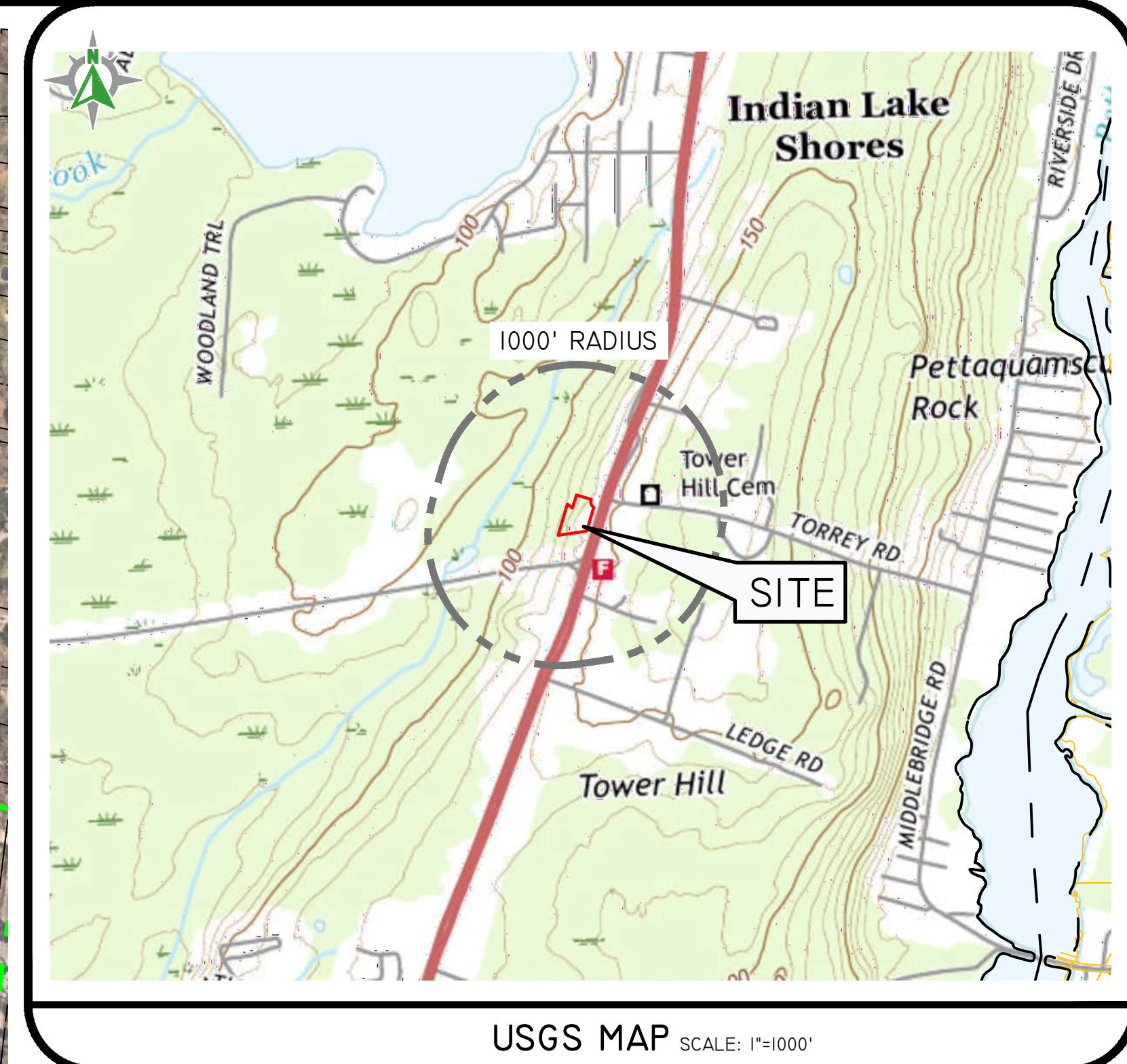
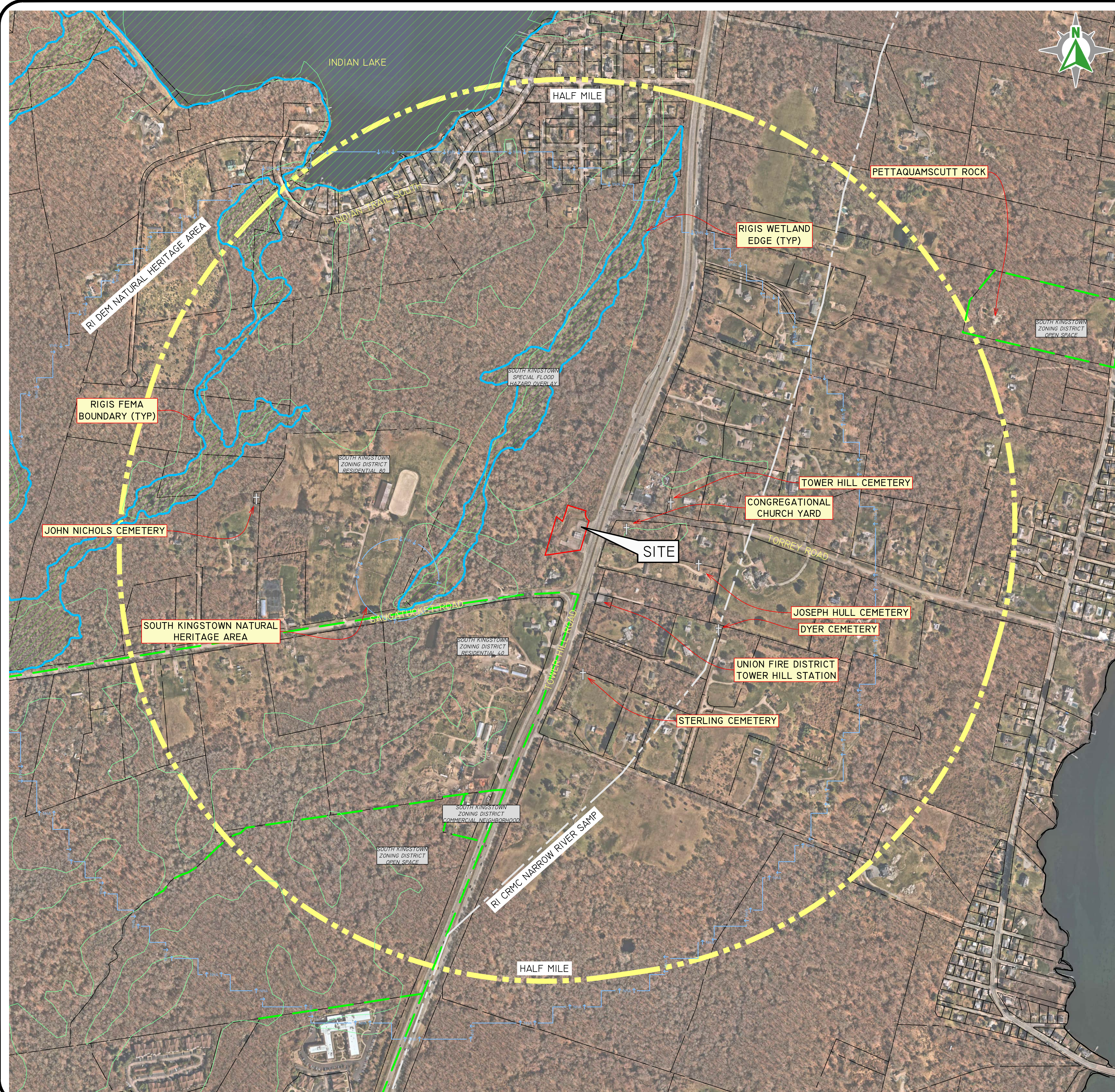


PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 04/09/2024.  
SCALE: 1"=300'  
0 150' 300' 600'

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CIVIL



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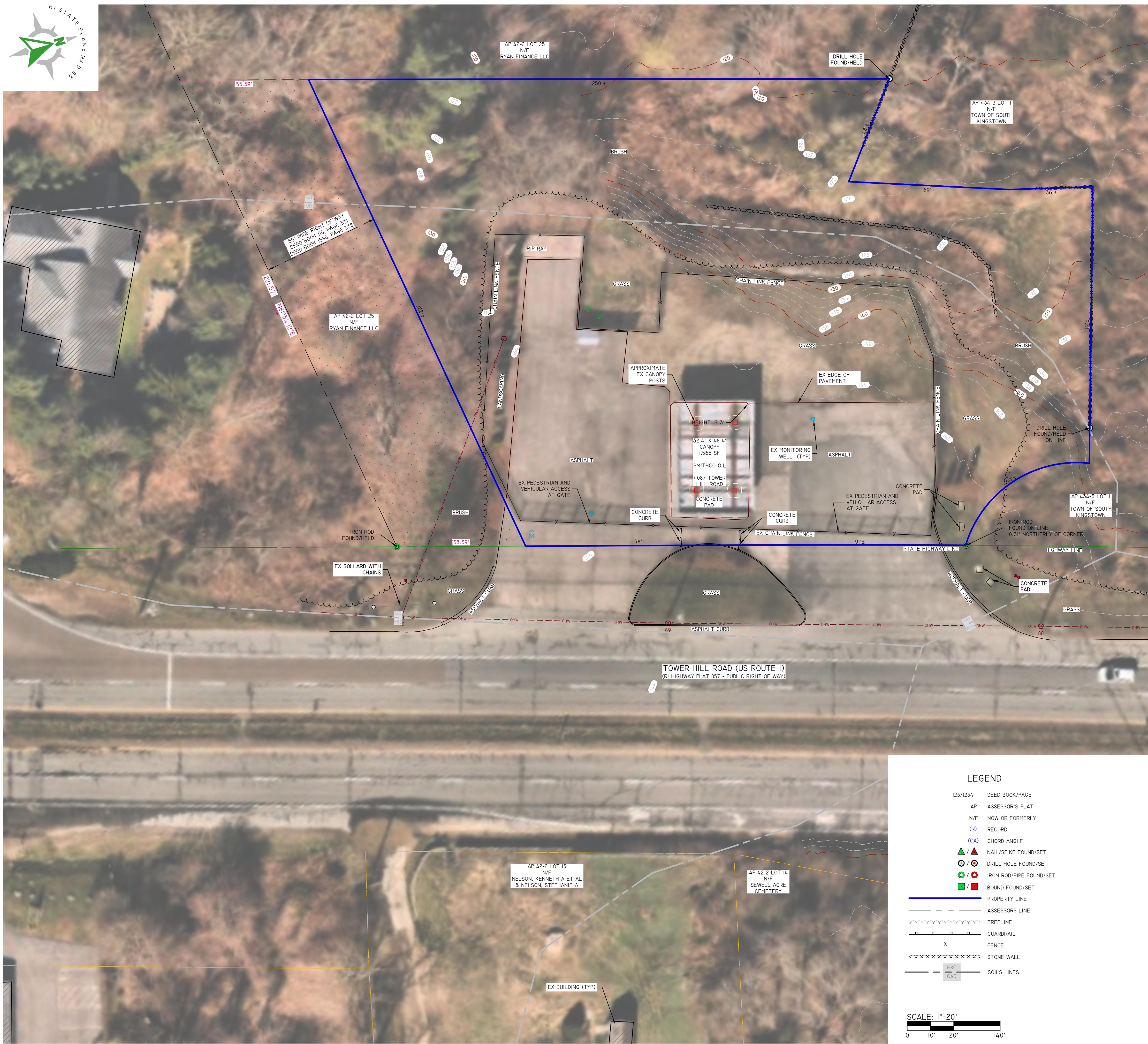
NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	07/20/2024	DESIGN SUBMISSION	S.E.H.	S.E.H.

**AERIAL HALF MILE RADIUS**  
**PAUL MASSE PARKING LOT**  
ASSESSORS PLAT 42-2 LOT 26 (ZONED R-80)  
SOUTH KINGSTOWN, RHODE ISLAND

OWNER:  
M & S PROPERTY MANAGEMENT ASSOC. LLC  
400 MAIN STREET, WAREFIELD, RI 02870

DATE: 07/20/2024  
DRAWN BY: S.E.H.

SHEET 2 OF 4



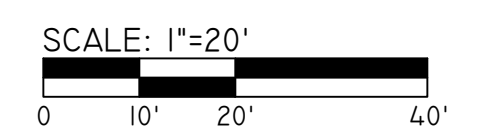
- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 42-2, LOT 26 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
  - THE OWNER PER DEED BOOK 1580, PAGE 338 IS M&S PROPERTY MANAGEMENT ASSOCIATES, LLC.
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099C020AK, MAP REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
  - THE PARCEL IS ZONED R80 BASED ON THE TOWN OF SOUTH KINGSTOWN ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
  - THERE WERE NO CEMETERIES, GRAVE SITES AND/OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND/OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 18, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
  - THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
  - 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.
  - THE SITE IS WITHIN A:
    - NATURAL HERITAGE AREAS (RIDEM)
 THE SITE IS NOT WITHIN A:
    - GROUNDWATER PROTECTION AREA (RIDEM)
    - AREA OF ACTIVE AGRICULTURAL USE
    - CARRYING CAPACITY OVERLAY DISTRICT (TOWN)
    - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
    - KINGSTOWN HISTORIC OVERLAY DISTRICT (TOWN)
    - SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)
    - SOUTH KINGSTOWN NATURAL HERITAGE AREA (TOWN)
    - SPECIAL AREA MANAGEMENT PLAN (CRMC)
  - THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON THE SITE.
  - THERE ARE NO SPECIMEN TREES IN THE AREA OF PROPOSED DEVELOPMENT.
  - THERE ARE AREAS WITHIN A TMDL WATERSHED. - SAUGATUCKET RIVER
  - THE SITE IS NOT WITHIN AN OWT'S CRITICAL RESOURCE AREA.
  - WATER AND SEWER SERVICE IS AVAILABLE IN TOWER HILL ROAD.
  - THE SITE IS NOT WITHIN DRINKING WATER SUPPLY WATERSHED.
  - NEITHER THE SITE NOR STRUCTURE ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

- PLAN REFERENCES**
- DEVELOPMENT PLAN EXISTING CONDITIONS, PREPARED FOR: STEPHEN SMITH M & S PROPERTY MANAGEMENT, LLC, 491 MAIN STREET, WARFIELD, RI 02879, FOR PROPERTY LOCATED ONE 4087 TOWER HILL ROAD IN THE TOWN OF SOUTH KINGSTOWN, RI, MAP 42-2 LOT 26, SCALE 1"=20', DATED AUGUST 29, 2017 AND LAST REVISED JUNE 22, 2018, PLAN BY ENVIRONMENTAL PLANNING & SURVEYING.
  - RHP NO. 857.

**SOIL INFORMATION:**  
 (REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION  
 RAB\* RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES  
 UD UDORTMENTS-URBAN LAND COMPLEX  
 NOTE: \*PRIME FARMLAND  
 \*\*FARMLAND OF STATEWIDE IMPORTANCE

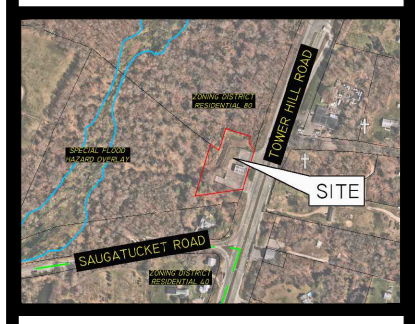
- LEGEND**
- 123/1234 DEED BOOK/PAGE
  - AP ASSESSOR'S PLAT
  - N/F NOW OR FORMERLY
  - (R) RECORD
  - (CA) CHORD ANGLE
  - ▲ NAIL/SPIKE FOUND/SET
  - DRILL HOLE FOUND/SET
  - IRON ROD/PIPE FOUND/SET
  - BOUND FOUND/SET
  - PROPERTY LINE
  - - - ASSESSORS LINE
  - ~ TREELINE
  - - - GUARORAIL
  - - - FENCE
  - - - STONE WALL
  - HC CAD SOILS LINES



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 No. [Signature]  
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NO.	DATE	DESCRIPTION	DESIGN BY: S.E.H.
1	10/20/2024	PRELIMINARY SUBMISSION	S.E.H.
2		REVISION	B.T.
3		FINAL	S.E.H.

**EXISTING CONDITIONS PLAN**

**PAUL MASSE PARKING LOT**  
 ASSESSORS PLAT 42-2 LOT 26 (ZONED R-80)  
 SOUTH KINGSTOWN, RHODE ISLAND

OWNER:  
**M & S PROPERTY MANAGEMENT ASSOC. LLC**  
 491 MAIN STREET, WARFIELD, RI 02879

DESIGNER:  
**DIPRETE ENGINEERING**  
 200 MAIN STREET, WARFIELD, RI 02879

Z:\DEVELOPMENT\PROJECTS\094-002 TOWER HILL ROAD 4087\AUTOCAD DRAWINGS\094-002-CRMC.DWG PLOTTER: 7/29/2024



- GENERAL NOTES:**
1. THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE.
  2. THE DRAINAGE SYSTEM WILL MEET THE SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEN BEST MANAGEMENT PRACTICES.
  5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEN BEST MANAGEMENT PRACTICES.

**DEVELOPMENT DATA:**

TOTAL SITE AREA:	1.2± ACRES
EXISTING PAVEMENT AREA:	0.31± ACRES
PAVEMENT AREA USED:	0.22± ACRES
PARKING SPACES:	59 SPACES

**SITE**  
AP 4-2-2 LOT 26  
1.087 TOWER HILL ROAD  
1.20 ACRES

STACKED CARS

APPROXIMATE EX CANOPY POSTS

EX EDGE OF PAVEMENT

NEW PARKING STRIP (TYP)

EX PEDESTRIAN AND VEHICULAR ACCESS AT GATE TO BE RELOCATED

EX MONITORING WELL (TYP)

PR AUTOMOBILE STORAGE LOT  
EXISTING PAVEMENT TO BE RE-STRIPED  
59 CARS TOTAL

CONCRETE PAD TO REMAIN

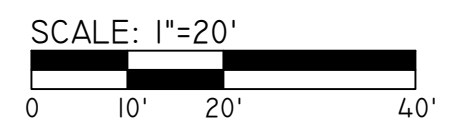
BOLLARD WITH CHAINS TO REMAIN

EX CONCRETE CURB TO BE REMOVED

NEW LANDSCAPE AREA (TYP)

NEW RELOCATED FENCE AND GATE (TYP)

CONCRETE PADS TO REMAIN



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DATE	DESCRIPTION	DESIGN BY
07-29-2024	REVISION SUBMISSION	S.E.H.
		B.T.
		DESIGN BY: S.E.H.

**SITE PLAN**  
**PAUL MASSE PARKING LOT**  
ASSESSORS PLAT 4-2-2 LOT 26 (ZONED R-80)  
SOUTH KINGSTOWN, RHODE ISLAND

OWNER:  
**M & S PROPERTY MANAGEMENT ASSOC. LLC**  
Chevrolet South, Inc  
599 MAIN STREET, WASTFIELD, RI 02879

DATE: 07/29/2024  
DRAWN BY: S.E.H.