

LEGEND

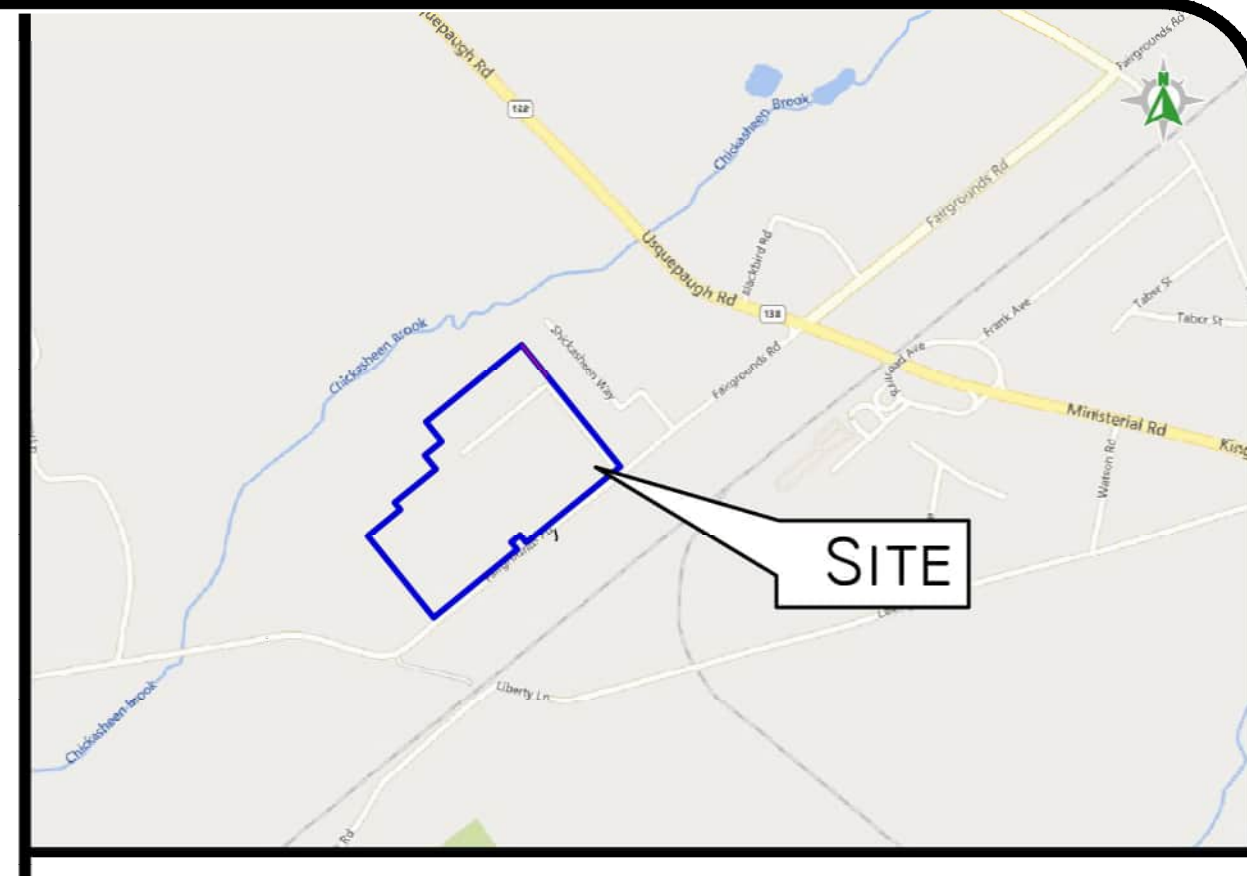
- WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
OVERHEAD WIRES
DRAINAGE LINE
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
PROPERTY LINE
ASSESSORS LINE
TREELINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
DB/P DEED BOOK/PAGE
AP ASSESSOR'S PLAT
N/F NOW OR FORMERLY
(R) RECORD
(CA) CHORD ANGLE
(D) DEED
(M) MEASURED
NAIL/SPIKE FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD/PIPE FOUND/SET
BOUND FOUND/SET
HC HANDICAPPED
LC LANDSCAPING
SIGN POST
SEWER MANHOLE
SEWER CLEANOUT
HYDRANT
IRRIGATION VALVE
UNKNOWN MANHOLE
BOLLARD
SOIL EVALUATION
CATCH BASIN
DOUBLE CATCH BASIN
WATER VALVE
GAS VALVE
WETLAND FLAG
DRAINAGE MANHOLE
FLARED END SECTION
GLY POF
ELECTRIC MANHOLE
UP UTILITY/POWER POLE
WELL
MONITORING WELL
BENCH MARK
TREE

LIST OF POSSIBLE ENCROACHMENTS

- PAVEMENT OVER PROPERTY LINE
LIGHT POLE OVER PROPERTY LINE
CHAIN LINK FENCE OVER PROPERTY LINE



APPROXIMATE LOCATION OF AP 21-2 HISTORICAL CEMETERY SK55



LOCUS MAP NOT TO SCALE

GENERAL NOTES

- 1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 21-3, LOT 9 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1863 PAGE 133 IS 152 FAIRGROUNDS LLC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44-009C0803, 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.
4. THE PARCEL IS ZONED INDUSTRIAL 1 BASED ON ASSESSOR'S ONLINE DATABASE. 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.
5. THERE WERE CEMETERIES, GRAVE SITES AND BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE CEMETERIES, GRAVE SITES AND BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE. CEMETERY NUMBER SK55.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 18, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
8. 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.
9. SITE SUBJECT TO ELECTRICAL EASEMENT RECORDED IN DEED BOOK 86, PAGE 177 AND DEED BOOK 870, PAGE 56.

PLAN REFERENCES

- 1. ALTA/NSPS LAND TITLE SURVEY, BASED UPON FILE NO.26763.00355 OF FIRST AMERICAN TITLE INSURANCE CO. DATED APRIL 26, 2023 AT 8:00AM. PLAN BY INSITE ENGINEERING SERVICES LLC. DATED JUNE 5, 2023.
2. 'SHICKASHEEN PARK AT WEST KINGSTON' BY WILFRED R. EASTERBROOKS, C.E. DATED MAY 1954, SCALE 1"=80'. RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 8 PAGE 647.
3. 'REVISED PLAT OF SHICKASHEEN PARK AT WEST KINGSTON' BY WILFRED R. EASTERBROOKS, C.E., DATED JANUARY 1955, SCALE 1"=80'. RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 8A PAGE 647.
4. ADMINISTRATIVE SUBDIVISION PLAN, ASSESSOR'S PLAT 21-3, LOTS 9, 10 AND 21 BY DOWELL ENGINEERING, INC. DATED SEPT. 27, 2016, SCALE 1"=80'. RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN BOOK 2016 PAGE 48.

UTILITY NOTES

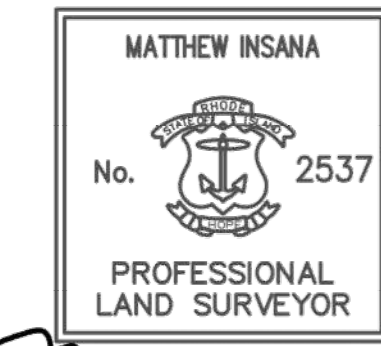
- 1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL 'C' AS DEFINED IN CHASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
5.1. WATER INFORMATION OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN.
5.2. SEWER INFORMATION OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN.
5.3. GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY COMPANY.
5.4. ELECTRIC INFORMATION OBTAINED FROM RHODE ISLAND SYSTEM DATA PORTAL.
5.5. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4-35-RICR-00-001-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2005, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
• TOPOGRAPHIC SURVEY CLASS 2
• DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

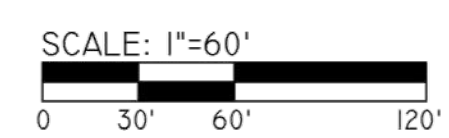
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



MATTHEW INSANA, R.I.P.L.S. #2537, COA #LS.000A160
11/21/24

SITE NOTES:

- 1. THERE IS NO AGRICULTURAL USE ON THE SITE.
2. NEITHER THE PARCEL NOR THE BUILDING ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
3. THE SITE IS WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NON COMMUNITY WELL HEAD PROTECTION
NATURAL HERITAGE AREAS (RIDEM)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
THE SITE IS NOT WITHIN A:
SPECIAL AREA MANAGEMENT PLAN (CRMC)
TMDL WATERSHED (RIDEM) CHICKASHEEN BROOK
OWTS CRITICAL RESOURCE AREA (RIDEM)
DRINKING WATER SUPPLY WATERSHED (RIDEM)



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THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES...
DIPRETE ENGINEERING IS A MEMBER OF THE...
DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY...

Table with columns: NO., DATE, DESCRIPTION, SUBMISSION, S.E.H., B.T., DESIGN BY: E.M.P.

EXISTING CONDITIONS PLAN
THE LOFTS AT FAIRGROUNDS
ASSESSOR'S PLAT 21-3 LOT 9
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR: OWNER/CLIENT
152 FAIRGROUNDS LLC
SUMMIT, N.J. 07901