Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		▲/△	NAIL FOUND/SET
AP	ASSESSOR'S PLAT	●/◉	DRILL HOLE FOUND/SET
N/F	NOW OR FORMERLY	◉/◎	IRON ROD/PIPE FOUND/SET
(D)	DEED	■/□	BOUND FOUND/SET
(M)	MEASURED		SIGN
(CA)	CHORD ANGLE		BOLLARD
HC	HANDICAPPED		SOIL EVALUATION
	PROPERTY LINE	CB	CATCH BASIN
	ASSESSORS LINE	DCB	DOUBLE CATCH BASIN
	TOWN LINE	DMH	DRAINAGE MANHOLE
ZONE X / ZONE X'	FEMA LINE	FES	FLARED END SECTION
CaD / HcA	SOIL BOUNDARY		GUY POLE
A1	WETLAND LINE & FLAG	EMH	ELECTRIC MANHOLE/HANDHOLE
	25' BUFFER	UP	UTILITY/POWER POLE
	50' BUFFER		LIGHTPOST
	75' BUFFER	SMH	SEWER/SEPTIC MANHOLE
	100' BUFFER		SEWER VALVE
	150' BUFFER		CLEANOUT
	200' BUFFER		HYDRANT
	TREELINE		IRRIGATION VALVE
	GUARDRAIL		WATER VALVE
X	FENCE		WELL
	RETAINING WALL		MONITORING WELL
	STONE WALL		UNKNOWN MANHOLE
2	MINOR CONTOUR LINE		GAS VALVE
10	MAJOR CONTOUR LINE		BENCH MARK
W	WATER LINE		SHRUB
S	SEWER LINE		TREE
SFM	SEWER FORCE MAIN		
G	GAS LINE		
E	ELECTRIC LINE		FEMA FLOODWAY
OHW	OVERHEAD WIRES		FEMA ZONE AE 1% CHANCE FLOODPLAIN
D	DRAINAGE LINE		

General Notes:

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 291, LOTS 45 AND 74 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
2. THE SITE IS APPROXIMATELY 15.67± ACRES.
3. THE OWNER PER DEED BOOK 9256, PAGE 297 IS LEE BEAUSOLEIL AND ARTAK AVAGYAN. 100 HAY STREET WEST WARWICK, RI 02893
4. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE AE (ELEV.= 14') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0019J, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)

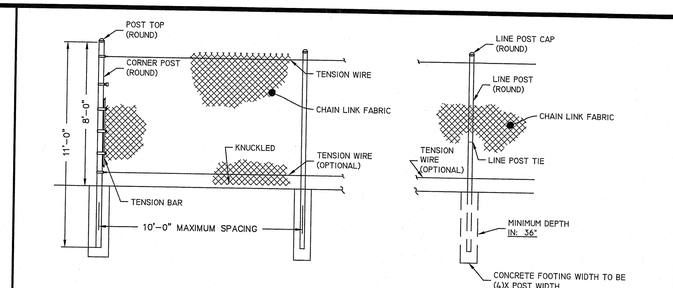
   ZONE AE – THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

   ZONE X (UNSHADED) – THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.

   ZONE X (SHADED) – THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. THE SITE IS NOT WITHIN A:
   GROUNDWATER PROTECTION AREA (RIDEM)
   NATURAL HERITAGE AREAS (RIDEM)
   GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
   METRO BAY SAMP (CRMC)
6. THE PARCEL IS ZONED LI BASED ON CITY OF WARWICK 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.
7. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
8. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 30, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
9. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING.
10. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CHAINLINK FENCE LOCATION. ALL OTHER OBJECTS ON THIS PLAN ARE EXISTING.

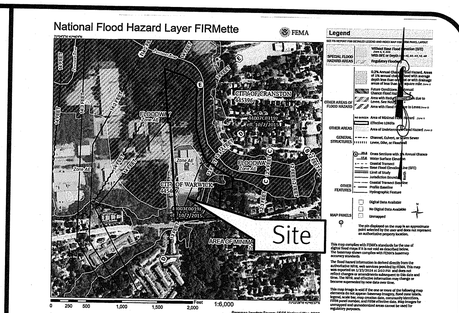
Utility Notes:

1. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATION, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233). DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
2. UNDERGROUND WATER INFORMATION OBTAINED FROM THE CITY OF WARWICK.
3. UNDERGROUND SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
4. UNDERGROUND GAS INFORMATION OBTAINED FROM NATIONAL GRID.
5. UNDERGROUND DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)



FENCE DETAIL

NOT TO SCALE

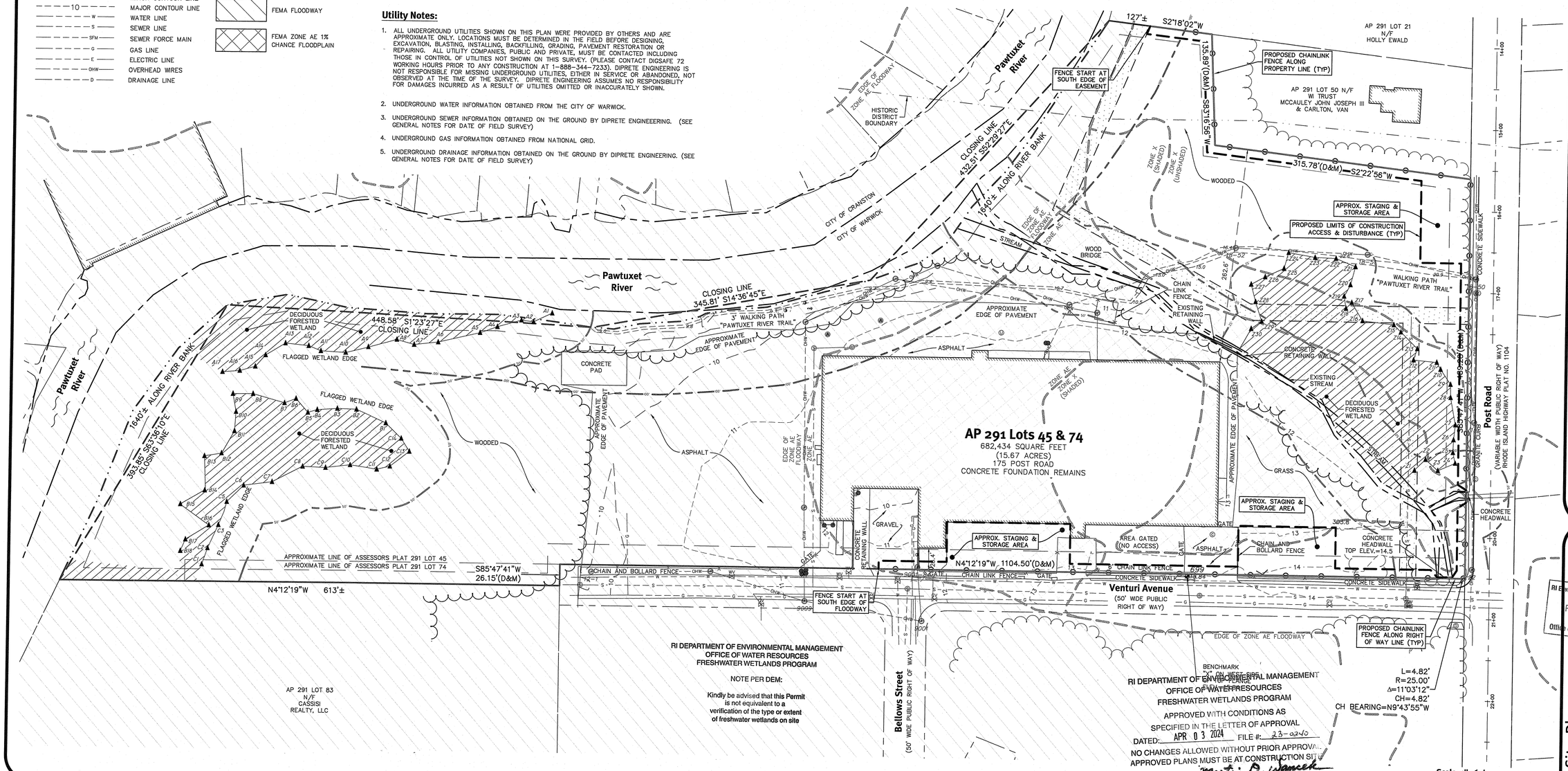


Locus Map Not To Scale

Datum Note:

1. 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.

RI STATE PLANE (NAD 83)



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Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This plan set must not be used for construction purposes unless signed and stamped as approved by a registered Professional Engineer of DiPrete Engineering.

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By
2	2-2-24	Fence Revisions	K.D.
1	6-28-23	Site Plan	K.D.

Drawn By: A.J.F.

RI Environmental Management
FEB - 8 2024
Office of Water Resources

Site Plan
175 Post Road
Assessor's Plat 291 Lots 45 & 74
Warwick, Rhode Island

Prepared for
Artak Avagyan and Lee Beausoleil
100 Hay Street, West Warwick, Rhode Island 02893
tel (401-255-7325

SHEET 1 OF 1

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