

STREET INDEX	
COLUMBIA STREET	
SCHOOL STREET	
KIMBALL STREET	
BROWN STREET	

PARCEL DATA	
A.P. 49-4, LOT 14 & A.P. 57-1, LOT 209	
N/F	
TOWN OF SOUTH KINGSTOWN	
DEED BK. 58 / PG. 178 & BK. 27 / PG. 192	
#215 COLUMBIA STREET & #153 SCHOOL STREET	
TOTAL LOT AREA:	679,716 S.F.± OR 15.60 ACRES±

CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHY SURVEY	CLASS T-3

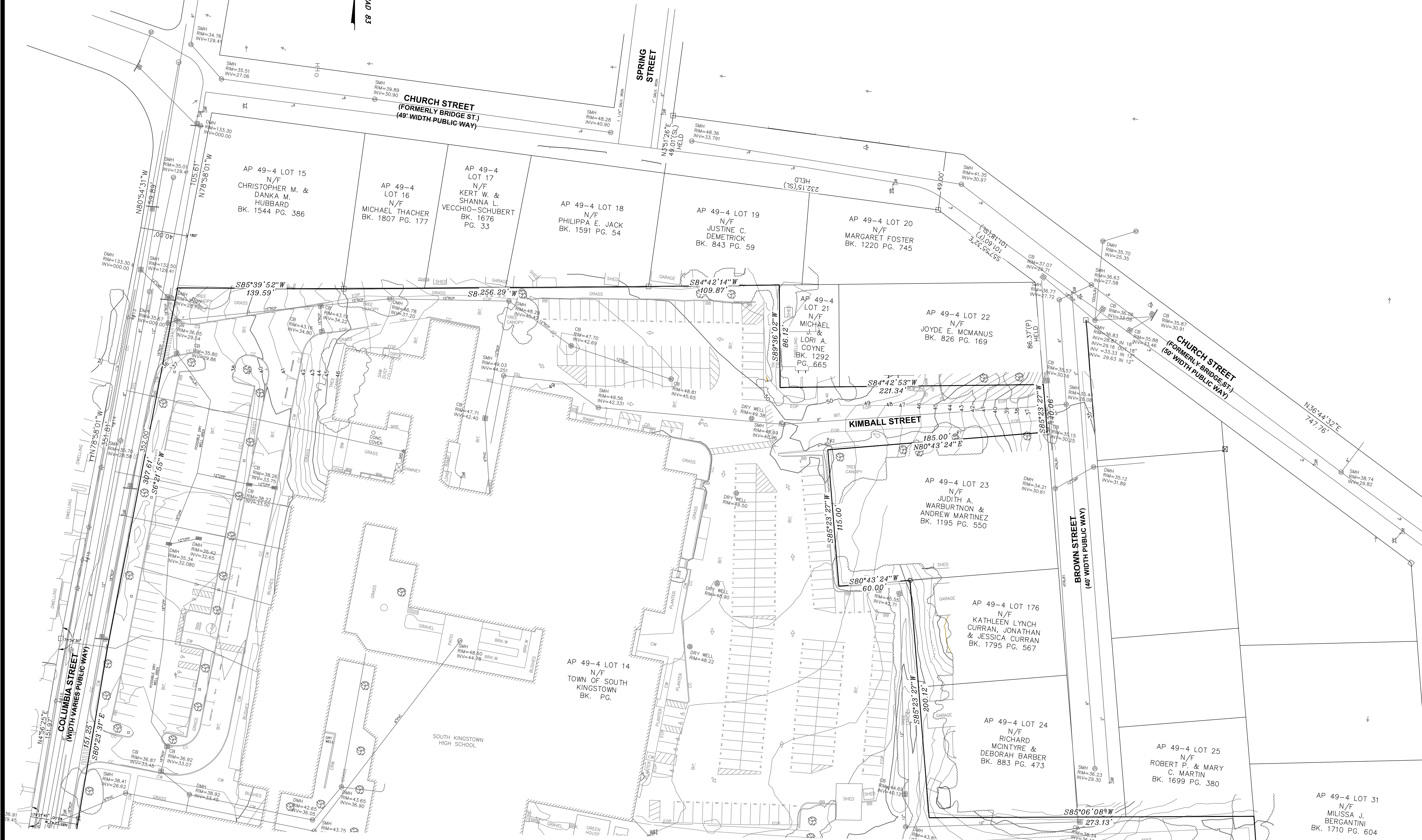
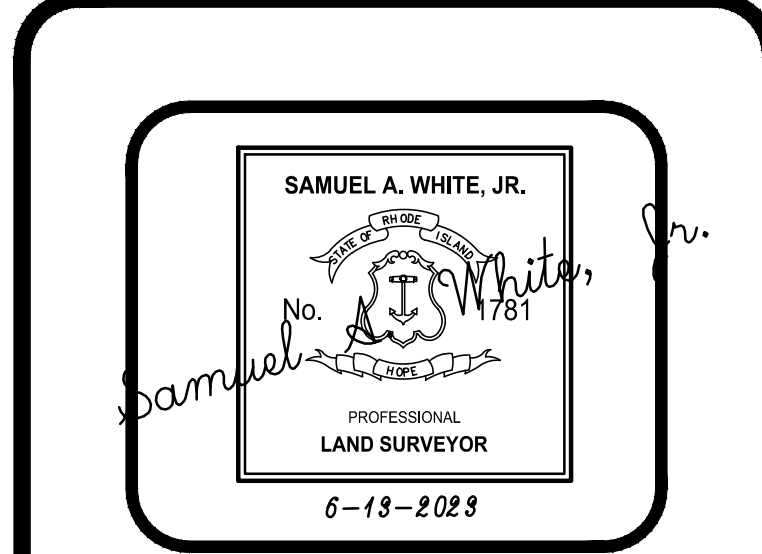
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A TOPOGRAPHIC AND A BOUNDARY SURVEY FOR ASSESSOR'S PLAT 49-4 LOT 14 AND ASSESSOR'S PLAT 57-1 LOT 209 IN SOUTH KINGSTOWN, RHODE ISLAND.

By: *Samuel A. White, Jr.*
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA

LOCUS MAP
N.T.S.

TOPOGRAPHIC AND EXISTING
CONDITION SURVEY
FOR
SOUTH KINGSTOWN HIGH SCHOOL
& SPECIAL EDUCATION
AP 49-4 LOT 14 AND AP 57-1 LOT 209
SITUATED ON
215 COLUMBIA STREET
& 153 SCHOOL STREET
WAKEFIELD, RHODE ISLAND
PREPARED FOR
STUDIO JAED

NO.	REVISION	BY	DATE



MATCH LINE SHEET 3

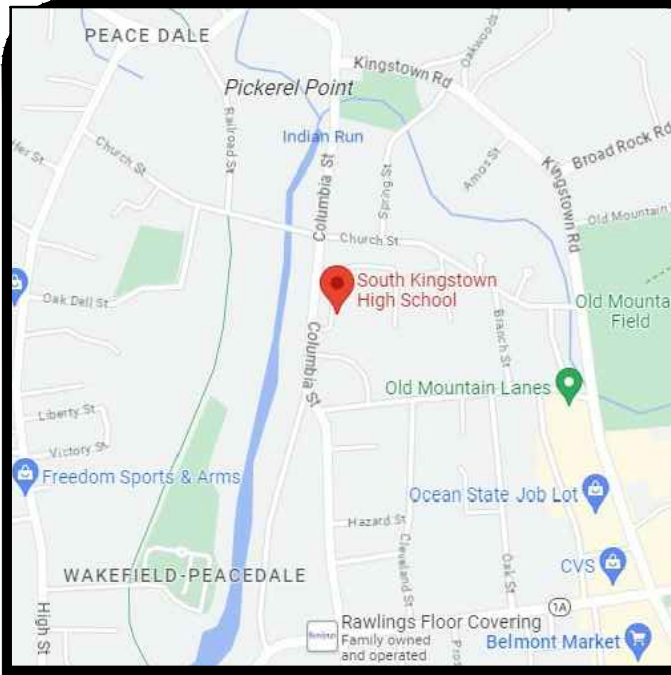
GAROFALO
 GAROFALO & ASSOCIATES, INC.
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 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, RI. 02940
 TEL. 401-273-6000

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JOB NO. 7458.00	DRAWN BY LFA
DWG. NO. 7458-00-ECS	CALCS BY LFA
SCALE: 1"=40'	APPROVED SAW
SHEET	DATE: MAY 2023

1
OF 2 SHEETS



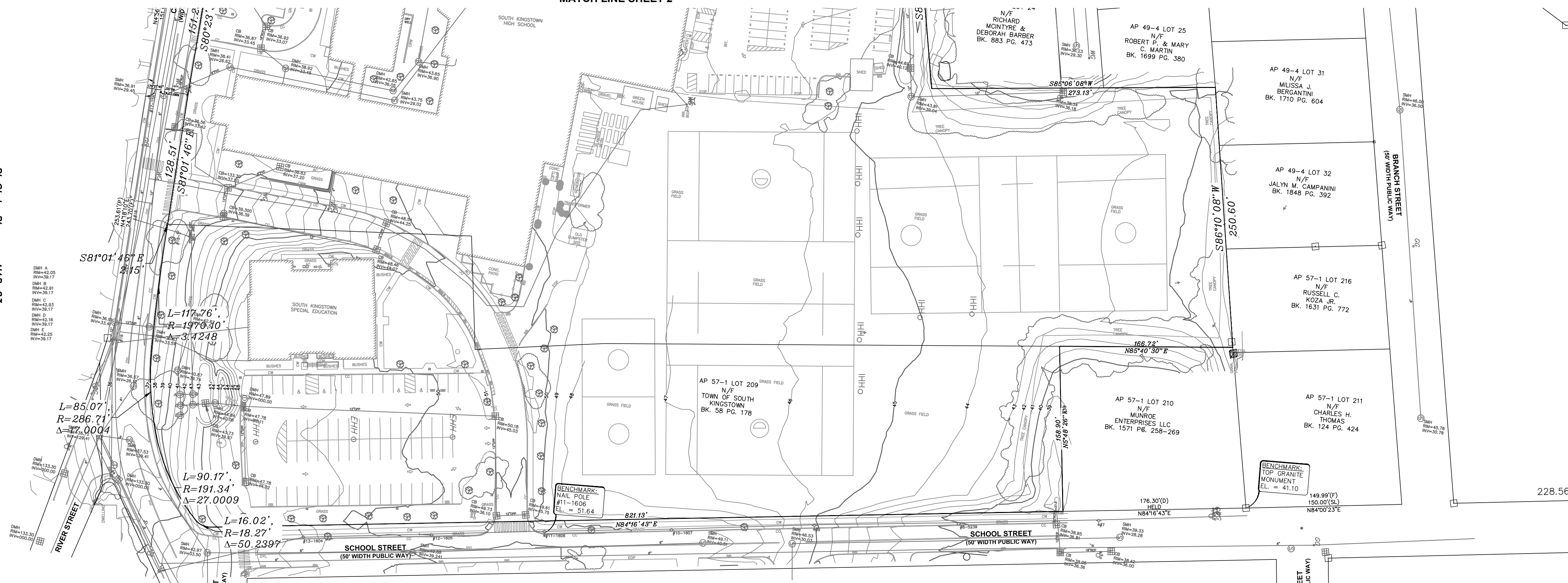
LOCUS MAP
N.T.S.

GENERAL LEGEND & ABBREVIATIONS

- EXISTING GRANITE MONUMENT
- EXISTING IRON PIPE
- BOLLARD
- CATCH BASIN
- CURB INLET
- DRAIN MANHOLE
- ELECTRIC HANDHOLE
- FLAG POLE
- GAS GATE
- GUY WIRE
- HANDICAP PARKING STRIPING
- HANDHOLE (UNKNOWN)
- HYDRANT
- IRRIGATION HANDHOLE
- LIGHT POLE
- MANHOLE (UNKNOWN)
- SIGN
- SEWER MANHOLE
- SEWER CLEAN OUT
- TELEPHONE MANHOLE
- UTILITY POLE
- WATER GATE
- WATER SHUTOFF
- BITUMINOUS BERM
- BRICK WALK
- CONCRETE CURB
- CONCRETE DRIVEWAY
- CONCRETE
- CONCRETE PAD
- CONCRETE RETAINING WALL
- COBBLE STONE
- CONCRETE WALK
- DOUBLE YELLOW LINE
- EDGE OF PAVEMENT
- FIRE YELLOW LINE
- GRAVEL DRIVE
- HEAD WALL
- INVERT
- SINGLE WHITE LINE
- SINGLE YELLOW LINE
- SPOT GRADE ELEVATION
- STONE RETAINING WALL
- STONE WALK
- WITH
- N'LY NORTHERLY
- E'LY EASTERLY
- S'LY SOUTHERLY
- W'LY WESTERLY
- NE'LY NORTHEASTERLY
- SE'LY SOUTHEASTERLY
- SW'LY SOUTHWESTERLY
- NW'LY NORTHWESTERLY

- ASSESSORS LINE
- LOCUS PROPERTY LINE
- STREET LINE
- SURVEY TIE LINE
- CHAIN LINK FENCE
- GUARD RAIL
- PVC FENCE
- WOOD RAIL FENCE
- STONE WALL
- DRAIN LINE
- GAS PAINT LINE
- GAS SCALE LINE
- OVERHEAD WIRES
- SEWER LINE
- TELEPHONE LINE
- VERIZON PAINT LINE
- WATER PAINT LINE
- WATER SCALE LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- TREE LINE

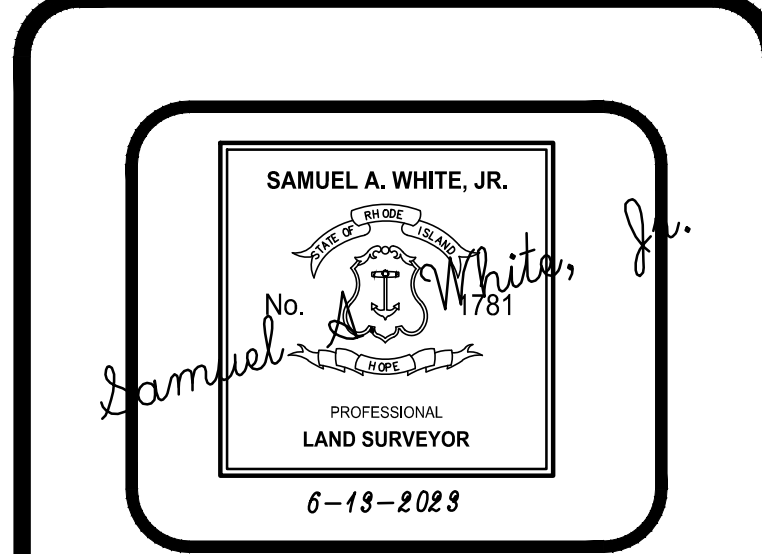
MATCH LINE SHEET 2



Rhode Island State Plane - NAD 83

**TOPOGRAPHIC AND EXISTING
CONDITION SURVEY**
FOR
**SOUTH KINGSTOWN HIGH SCHOOL
& SPECIAL EDUCATION**
AP 49-4 LOT 14 AND AP 57-1 LOT 209
SITUATED ON
215 COLUMBIA STREET
& 153 SCHOOL STREET
WAKEFIELD, RHODE ISLAND
PREPARED FOR
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NO.	REVISION	BY	DATE



ZONING DATA	
GOVERNMENT AND INSTITUTIONAL (GI) ZONE	
MIN. LOT AREA: 400,000 S.F.	
MAX. HEIGHT: VARIABLE BASED ON DISTANCE FROM LOT LINES:	
DIST. LESS THAN 50' = 0'	
50' TO 100' = 30'	
100' TO 200' = 40'	
GREATER THAN 200' = 50'	
MIN. FRONT YARD: 50'	
MIN. SIDE YARD: 50' PLUS 20' IF ABUTS RESIDENTIAL ZONING	
MIN. REAR YARD: 50' PLUS 20' IF ABUTS RESIDENTIAL ZONING	
BUILDING COVERAGE: 25%	
* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.	

PLAN REFERENCES:

- TOWN OF SOUTH KINGSTOWN MAP OF BRANCH STREET FROM BRIDGE STREET TO HIGH SCHOOL STREET, AS LAIDOUT BY GEORGE H. BULLOCK, EDMUND WALKER AND HERBERT R. WEBSTER, COMMITTEE, SCALE - 1"=40', OCTOBER 10TH 1903, BY LEON L. HOLLAND, CIVIL ENGINEER, WAKEFIELD, R.I., BOOK 1, PAGE 44.
- PLAT AND PROFILE OF BROWN STREET IN SOUTH KINGSTOWN, R.I. AS LAIDOUT BY HENRY P. CHAMPLIN, WILLIAM H. TULLY AND FRANK A. FAGAN, COMMITTEE, DEC., 1934, SCALE 1"=20', BY LEON L. HOLLAND, CIVIL ENGINEER, BOOK 8 PAGE 564.
- TOWN OF SOUTH KINGSTOWN MAP OF BRIDGE STREET (CHURCH STREET) FROM THE INTERSECTION OF BRIDGE AND SPRING STREETS TO KINGSTOWN ROAD, AS LAIDOUT BY ROBERT H. GARDNER, EDMUND WALKER AND HERBERT W. FISON, COMMITTEE, SCALE - 1"=100', JANUARY 10TH 1903, BY LEON L. HOLLAND, CIVIL ENGINEER, WAKEFIELD, R.I., BOOK 2 PAGE 124.
- TOWN OF SOUTH KINGSTOWN, R.I. PLAT OF COLUMBIA STREET AS LAIDOUT BY DAVID REID, EDMUND LYONS AND JOHN R. CARPENTER, COMMITTEE, SURVEYED AUG.-OCT. 1930, SCALE 1"=80', BY LEON L. HOLLAND, CIVIL ENGINEER, BOOK 7 PAGES 500 AND 504.
- TOWN OF SOUTH KINGSTOWN MAP OF HIGH SCHOOL STREET FROM COLUMBIA STREET TO KINGSTOWN ROAD, AS LAIDOUT BY ROBERT H. GARDNER, EDMUND WALKER AND HERBERT W. FISON, COMMITTEE, SCALE - 1"=100', JANUARY 10TH 1903, BY LEON L. HOLLAND, CIVIL ENGINEER, WAKEFIELD, R.I., BOOK 1 PAGE 52.
- RELOCATION OF HIGH SCHOOL STREET EAST FROM BRANCH ST. TO KINGSTOWN ROAD, SCALE 1"=50' JUNE 1935, SOUTH KINGSTOWN, R.I. BY EARL C. WHALEY, SURVEYOR, BOOK 8 PAGE 585.
- TOWN OF SOUTH KINGSTOWN PLAT SHOWING LAND BETWEEN COLUMBIA ST. AND WEST, CHURCH ST., ON THE NORTH, BRANCH ST., ON THE EAST AND HIGH SCHOOL ST., ON THE SOUTH, JANUARY 31, 1947, BY LEON L. HOLLAND, CIVIL ENGINEER, BOOK 10 PG 752.
- PLAT OF LAND BELONGING TO ROWLAND HAZARD IN SOUTH KINGSTOWN, R.I. SCALE 80 FEET TO THE INCH, JUNE 1894, BY GEO. T. LANPHEAR, SURV., BOOK 34 PAGE 477.
- PLAT OF HOUSE LOTS IN PEACE DALE, R.I. OWNED BY MRS. SUSAN A. BROWN, SCALE - 40'=1", APRIL 3RD 1895, BY LEON L. HOLLAND SURVEYOR, BOOK 10 PAGE 752.

NOTES:

- THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND, COMMUNITY MAP NO. 44009C0203K, HAVING AN EFFECTIVE DATE OF APRIL 3, 2020.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83
VERTICAL DATUM: NAVD 83
*DATUM WAS DERIVED BY OBSERVED GPS ORTHOMETRIC HEIGHTS VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.

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