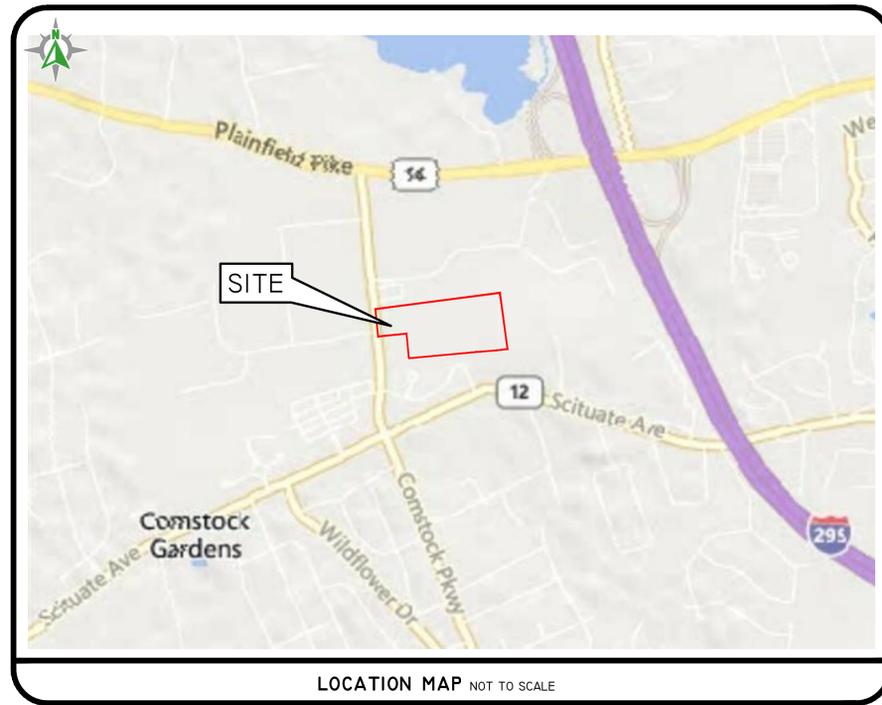


MASTER PLAN SUBMISSION

COMSTOCK INDUSTRIAL

COMSTOCK PARKWAY
CRANSTON, RHODE ISLAND
ASSESSOR'S PLAT 36/4 LOT 46



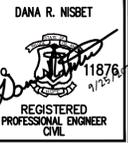
SHEET INDEX

1. COVER SHEET
2. AERIAL 500' RADIUS PLAN
3. EXISTING CONDITIONS PLAN
4. SITE PLAN
5. ALTA/NSPS LAND TITLE SURVEY

DiPrete Engineering

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

Boston • Providence • Newport



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING MASTER PLAN SUBMISSION. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE APPROPRIATE AGENCIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO OMISSIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY:
1	9/25/2021	MASTER PLAN SUBMISSION	DRN
2	8/17/2021	MASTER PLAN SUBMISSION	SEH
3			DT

DRAWN BY: SEH

COVER SHEET
COMSTOCK INDUSTRIAL
ASSESSOR'S PLAT 36/4 LOT 46
CRANSTON, RHODE ISLAND
COMSTOCK INDUSTRIAL, LLC
C/O WEST PASSAGE MANAGER, LLC
36 SHERWOOD PLACE, LL
GREENWICH, CT 06630
TEL 203-292-4850

Z:\BEP\PROJECTS\161817 COMSTOCK PARKWAY LAWTON PARK\AUTOCAD DRAWINGS\161817-IND-IND.DWG PLOTTER: 9/25/2021

DE JOB NO: 161817 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\BENJAMIN\PROJECTS\0616-117 COMSTOCK PARKWAY\DRAWINGS\0616-117-INDSTR.DWG PLOTTED: 9/25/2021



GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 36/4 LOT 46.
2. THE SITE IS APPROXIMATELY 17.31 ACRES AND IS ZONED M-1.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44070209M, MAP REVISED OCTOBER 2, 2015.
4. 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.
5. 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)
 - SPECIAL FLOOD HAZARD DISTRICTS (TOWN)
6. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON NOVEMBER 2007 AND DECEMBER 2020.
7. WETLANDS ON SITE LOCATED BY DIPRETE ENGINEERING ASSOCIATES INC. USING GPS SUBMETER TECHNOLOGY AND VERIFIED UNDER RIDEM WETLAND EDGE VERIFICATION APPLICATION 21-0224 DATED SEPTEMBER 17, 2021.
8. THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	ZONE X
	ZONE X
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

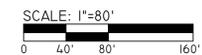
SOIL INFORMATION:

(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

C0B*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
NAB*	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES
NBB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
RE	RIDGEBURY FINE SANDY LOAM
RF	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
UD	UDORTHENTS-URBAN LAND COMPLEX
WHA*	WOODBURGH FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WHB*	WOODBURGH FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
WOB	WOODBURGH VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE



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DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY AS PREPARED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	DESIGN BY:	DRN
07/27/2021	MASTER PLAN SUBMISSION		DRN
07/27/2021	FINAL PLAN SUBMISSION		DRN
07/27/2021	DESCRIPTION		DRN

EXISTING CONDITIONS PLAN
COMSTOCK INDUSTRIAL
ASSESSOR'S PLAT 36/4 LOT 46
CRANSTON, RHODE ISLAND
COMSTOCK INDUSTRIAL, LLC
C/O WEST PASSAGE MANAGER, LLC
36 SHERWOOD PLACE, LL
GREENWICH, CT 06830
TEL 203-292-1850

Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel 401-943-1000 Fax 401-464-6006 www.diprete-eng.com
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GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 36, LOT 46 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER:
 - DEED BOOK 5536, PAGE 85 IS RAL REALTY LIMITED PARTNERSHIP AND ANDREA FINKEL, 75% INTEREST.
 - DEED BOOK 1693, PAGE 90 IS RONALD R.S. PICERNE AND ROBERT E. DEBLOIS, SR., 25% INTEREST.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C029H, MAP REVISED OCTOBER 2, 2015. 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 M1 BASED ON THE CITY OF CRANSTON 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.
- BOUNDARY SURVEY PERFORMED BY DIPRETE ENGINEERING IN 2007. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.

PLAN REFERENCES

- MINOR SUBDIVISION, COMSTOCK PARKWAY, ASSESSOR'S PLAT 36/4 LOT 46, CRANSTON, RHODE ISLAND, SCALE 1"=80', DATED NOVEMBER 21, 2007, PLAN BY DIPRETE ENGINEERING ASSOCIATES, INC., RECORDED AS PLAT NO. 771.

ALTA/NSPS LAND TITLE SURVEY NOTES

- THE ADDRESS OF PARCEL IS 0 COMSTOCK PARKWAY.
- THERE WERE 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 0 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
- THE PARCEL HAS DIRECT ACCESS TO COMSTOCK PARKWAY, A PUBLIC RIGHT OF WAY.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
- RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- SURVEY BASED ON TITLE COMMITMENT #20R100365 (8867652), EFFECTIVE DATE APRIL 15, 2021 AT 8:00 AM BY CHICAGO TITLE INSURANCE COMPANY.

SCHEDULE A DESCRIPTION

THAT CERTAIN PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS, SITUATED ON THE EASTERLY SIDE OF COMSTOCK PARKWAY IN THE CITY OF CRANSTON, IN PROVIDENCE COUNTY, IN THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS AND SHOWN AS "LOT 1" ON THAT PLAN ENTITLED: "MINOR SUBDIVISION, COMSTOCK PARKWAY, ASSESSOR'S PLAT 36/4 LOT 46 CRANSTON, RHODE ISLAND, PREPARED BY: DIPRETE ENGINEERING ASSOCIATES, INC. ENGINEERING, SURVEYING AND PLANNING CONSULTANTS, TWO STAFFORD COURT, CRANSTON, R.I. 02920 (401) 943-1000 FAX: (401) 464-6006 PREPARED FOR: A & R REALTY ASSOCIATES & RONALD R. S. PICERNE & ROBERT E. DEBLOIS SR. TRUSTEES C/O RICHARD LIGHT 10 WEBBOSSET STREET, PROVIDENCE, RI 02903, SEPTEMBER 2007 SHEET 11 OF 1, REVISED 11/21/07 SCALE: 1"=80', WHICH SAID PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON AS PLAT NO. 771.

SCHEDULE B EXCEPTIONS:

- DECISIONS RECORDED IN BOOK 3096 AT PAGE 118, BOOK 3105 AT PAGE 169, BOOK 3328 AT PAGE 253, BOOK 3791 AT PAGE 149, BOOK 3793 AT PAGE 146, BOOK 3851 AT PAGE 23 AND BOOK 4099 AT PAGE 111, RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.
- TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED IN BOOK 3328, PAGE 257, RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- TERMS, CONDITIONS, AGREEMENTS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED IN BOOK 3802, PAGE 143, RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT INSIGNIFICANT ALTERATION PERMIT RECORDED IN BOOK 4019 AT PAGE 93, RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.
- ANY AND ALL MATTERS AND CONDITIONS SHOWN OR SET FORTH ON THE FACE OF RECORDED PLAT 771, RESPONSE: ALL MATTERS AND CONDITIONS SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATE

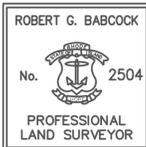
TO: COMSTOCK INDUSTRIAL LLC, CHICAGO TITLE INSURANCE COMPANY, AND WICKFORD AVENUE LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE BOUNDARY WORK WAS COMPLETED IN 2007, DATE OF PLAT OR MAP: MAY 25, 2021. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS I
- N/F NOW OR FORMERLY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA SURVEY.

Robert G. Babcock
5/25/21

ROBERT G. BABCOCK, RIFLS #2504, COA #LS.000A160



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- COMSTOCK PARKWAY

LEGEND

- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- FENCE
- STONE WALL
- DEED BOOK/PAGE
- ASSESSOR'S PLAT
- NAIL/SPIKE
- DRILL HOLE
- IRON ROD/PIPE
- BOUND
- SEWER MANHOLE
- HYDRANT
- WATER VALVE
- UTILITY/POWER POLE
- TREE



LOCUS MAP Not To Scale



Diprete Engineering
Two Stafford Court Cranston, RI 02920
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NO.	DATE	DESCRIPTION	A.T.F.
2	5/25/21	ALTA/NSPS LAND TITLE SURVEY	A.T.F.
1	4/30/21	ALTA/NSPS LAND TITLE SURVEY	A.T.F.
1	7/28/20	ALTA/NSPS LAND TITLE SURVEY	A.T.F.

ALTA/NSPS LAND TITLE SURVEY
COMSTOCK PARKWAY DEVELOPMENT
ASSESSOR'S PLAT 36 LOT 46
CRANSTON, RHODE ISLAND

PREPARED FOR:
WEST PASSAGE CAPITAL, LLC
36 SHERWOOD PLACE, GREENWICH, CONNECTICUT 06830
TEL: (203) 292-1850

DEED NO. 8867652, COPYRIGHT © 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **5** OF 5

z:\bman\projects\0166-117 comstock parkway\work\auto\cad drawings\0166-117-alta.rvt, Plotted: 5/25/2021