



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 17.3± ACRES AND IS ZONED M1.
3. THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS 1 SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS 1 STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS 1 BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS 1 STANDARD.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440070291A, MAP REVISED OCTOBER 2, 2016. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
5. 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.
6. WETLANDS ON SITE HAVE BEEN ORIGINALLY DELINEATED BY NATURAL RESOURCE SERVICES INC. PO BOX 311, HARRISVILLE, RI 02830 AND HAVE BEEN VERIFIED AND RE-LOCATED ON SITE BY DIPRETE ENGINEERING ASSOCIATES INC. USING GPS SUBMETER TECHNOLOGY. WETLAND SERIES 'B' HAD BEEN PREVIOUSLY VERIFIED UNDER RIDEM WETLAND EDGE VERIFICATION APPLICATION 05-0232 DATED JUNE 29, 2008. WETLAND SERIES 'C' HAD BEEN PREVIOUSLY VERIFIED UNDER RIDEM WETLAND EDGE VERIFICATION APPLICATION 05-0421 DATED DECEMBER 1, 2005.

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
	FEMA BOUNDARY
	STREAM
	WETLAND LINE, FLAG & HATCH
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

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 Boston • Providence • Newport

DANA R. NISBET
 No. 11878
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

DATE	DESCRIPTION	BY
03/19/2021	WETLAND EDGE VERIFICATION	D.R.N.
03/19/2021	WETLAND EDGE VERIFICATION	D.R.N.
03/19/2021	WETLAND EDGE VERIFICATION	D.R.N.

DESIGN BY: D.R.N.
 DRAWN BY: SER

WETLAND EDGE VERIFICATION PLAN
COMSTOCK PARKWAY
 ASSESSOR'S PLAT 36/4 LOT 46
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
 COMSTOCK INDUSTRIAL, LLC
 C/O WEST PASSAGE MANAGER, LLC
 GREENWICH, CT 06830
 TEL 203-292-8550

PHOTO OBTAINED FROM NEARMAP.
 DATE OF PHOTOGRAPHY 03/19/2021.
 SCALE: 1"=80'
 0 40' 80' 160'

Z:\DEM\PROJECTS\08-17 COMSTOCK PARKWAY LANTON FARRINGTON DRAWINGS\08-17\MTLV.DWG PLOTTED: 8/2/2021

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