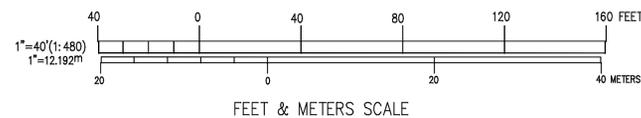


LOCUS MAP
(NOT TO SCALE)

LENGTH OF WETLAND LINE = 576'

- LEGEND**
- CB CATCH BASIN
 - ⊕ POLE #1 UTILITY POLE
 - ⊕ SIGN STREET SIGN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - OU OVERHEAD UTILITIES
 - E ELECTRIC
 - T TELEPHONE
 - W WATER LINES
 - D STORM DRAIN
 - S SANITARY LINE
 - G GAS LINE
 - AG ABANDONED GAS LINE
 - ⊗ LIGHT
 - ⊗ FENCE
 - WG WATER GATE
 - I.C.V. IRRIGATION CONTROL VALVE
 - GG GAS GATE
 - HH HAND HOLE
 - ⊕ HYD FIRE HYDRANT
 - 10 EXISTING CONTOURS
 - SPOT ELEVATION
 - POINT OF APPLICATION
 - GB GRANITE OR STONE BOUND
 - RE-BAR PROPOSED MONUMENT
 - STONEWALL
 - PROPERTY LINE
 - TREE LINE
 - WF-A9 WETLAND EDGE
 - TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	1
OTHER TYPE OF SURVEY	N/A
DATA ACCUMULATION SURVEY	T-2
TOPOGRAPHIC SURVEY	

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 11/10/2017
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

Certification

Drawn by BSA

Checked by JDA

Revised on

Project

BOUNDARY & WETLAND
SURVEY OF LAND

PREPARED FOR

**12 WALTER
STREET**

A.P. 6/4, LOT 1250

CRANSTON

RHODE ISLAND

Date: NOVEMBER 10, 2017

Scale: 1" = 40'

Owner:

Ralph Shuster Inc.
909 North Main Street
Providence, RI 02904

**Douglas
DESIGN GROUP**

LAND SURVEYING • CONSULTING

BAY TOWER - LOWER LEVEL SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@gmail.com

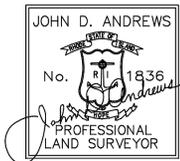
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Issued On 11/10/2017

Sheet Contents

UPDATED SITE PLAN

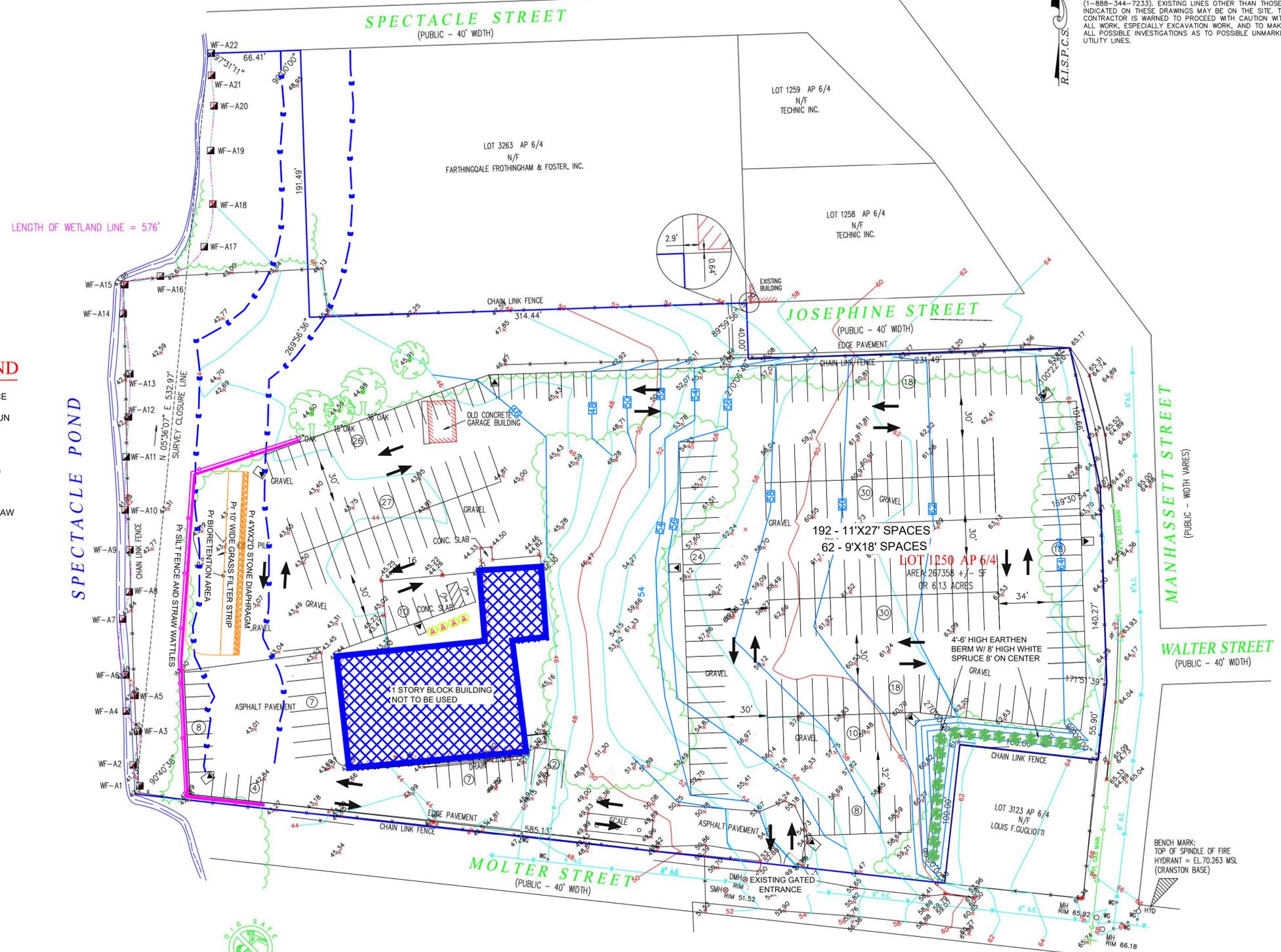


Project Number.

Drawing No.

Sheet 1 of 1

- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.



EX LEGEND

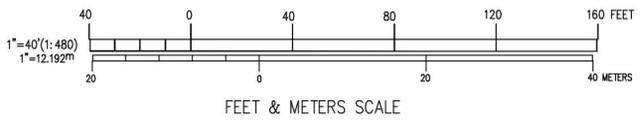
- CB CATCH BASIN
- POLE #1 UTILITY POLE
- ⊕ SIGN STREET SIGN
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- OU OVERHEAD UTILITIES
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- GB GRANITE OR STONE BOUND
- RE-BAR PROPOSED MONUMENT
- STONEWALL
- PROPERTY LINE
- TREE LINE
- WF-A9 WETLAND EDGE
- TREE

PR. LEGEND

- PR 8" WHITE SPRUCE
- SOLAR OR QUIET RUN LIGHTING TOWER
- PR. CONTOUR
- HANDICAP PARKING
- PORTA-POTTY
- SILT FENCE AND STRAW WATTLES

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

UTILITY NOTE:
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- NOTES**
- ASSESSORS PARCEL 6/4, LOT 1250
 - ZONING CLASSIFICATION: M2
 - ZONING CERTIFICATE FOR TRUCKING TERMINAL APPROVED.
 - ALL CAR PARKING SPACES TO BE 9'W X 18'L. ALL STEP VAN AND BOX TRUCK SPACES TO BE 11'W X 27'L.
 - ALL TRAVEL LANES TO BE 30' WIDE MIN.
 - STRIPING MAY BE ALTERED TO ALLOW FOR A MIXTURE OF CAR, VAN, STEP VAN AND BOX TRUCK PARKING.
 - ALL DEBRIS, VEHICLES, PILES AND ROTTING WOOD TO BE REMOVED FROM SITE AND DISPOSED OF BY A LICENSED RI DISPOSAL COMPANY.
 - PARKING AREA TO REMAIN GRAVEL WITH MINOR GRADING TO REPAIR SURFACE.
 - PROJECTED TRIP GENERATION AT FULL CAPACITY
WEEKDAY ENTER 217, EXIT 217
TOTAL 434 TRIPS PER DAY
CALCULATED FROM A AUTOMATIC TRAFFIC RECORDER DURING A 3 MONTH STUDY OF SIMILAR USE TRANSPORTATION TERMINAL IN MILFORD, MA.

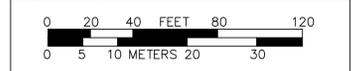
OWNER
RALPH SHUSTER INC.
909 NORTH MAIN STREET
PROVIDENCE, RI 02904

APPLICANT
IMPERIAL SOLUTIONS PROVIDER LLC
P.O. BOX 444
MENDON, MA 01756

12 WALTER STREET TRUCKING TERMINAL

PRELIMINARY SITE LAYOUT
PLAN OF LAND
IN
CRANSTON, R.I.
SCALE: 40 FEET TO AN INCH
DATE: JANUARY 2, 2020

#	DATE	DESCRIPTION	INI

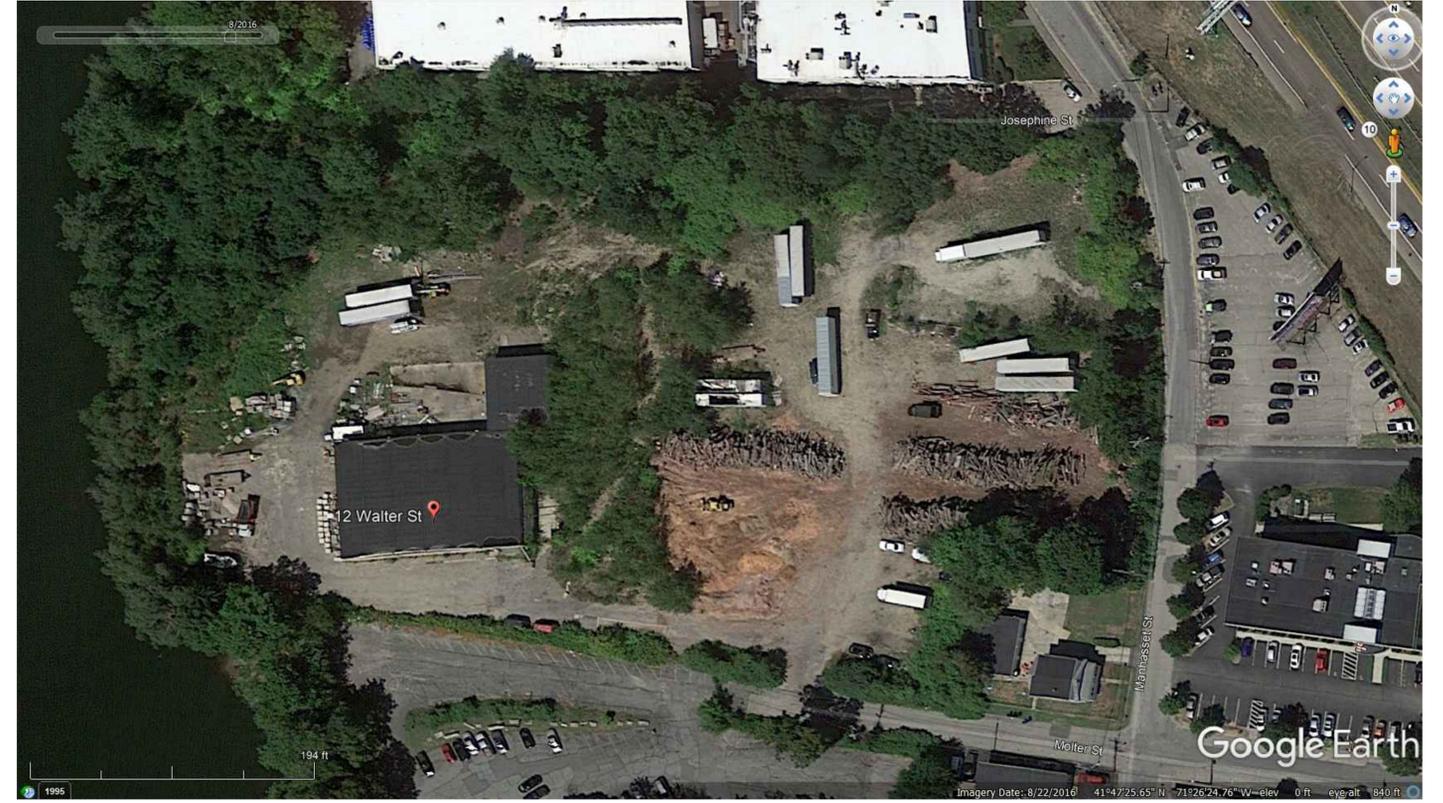


The Meehan Group
P.O. BOX 444, MENDON, MA 01756 •
PHONE 508-473-2900 • FAX 508-634-5456

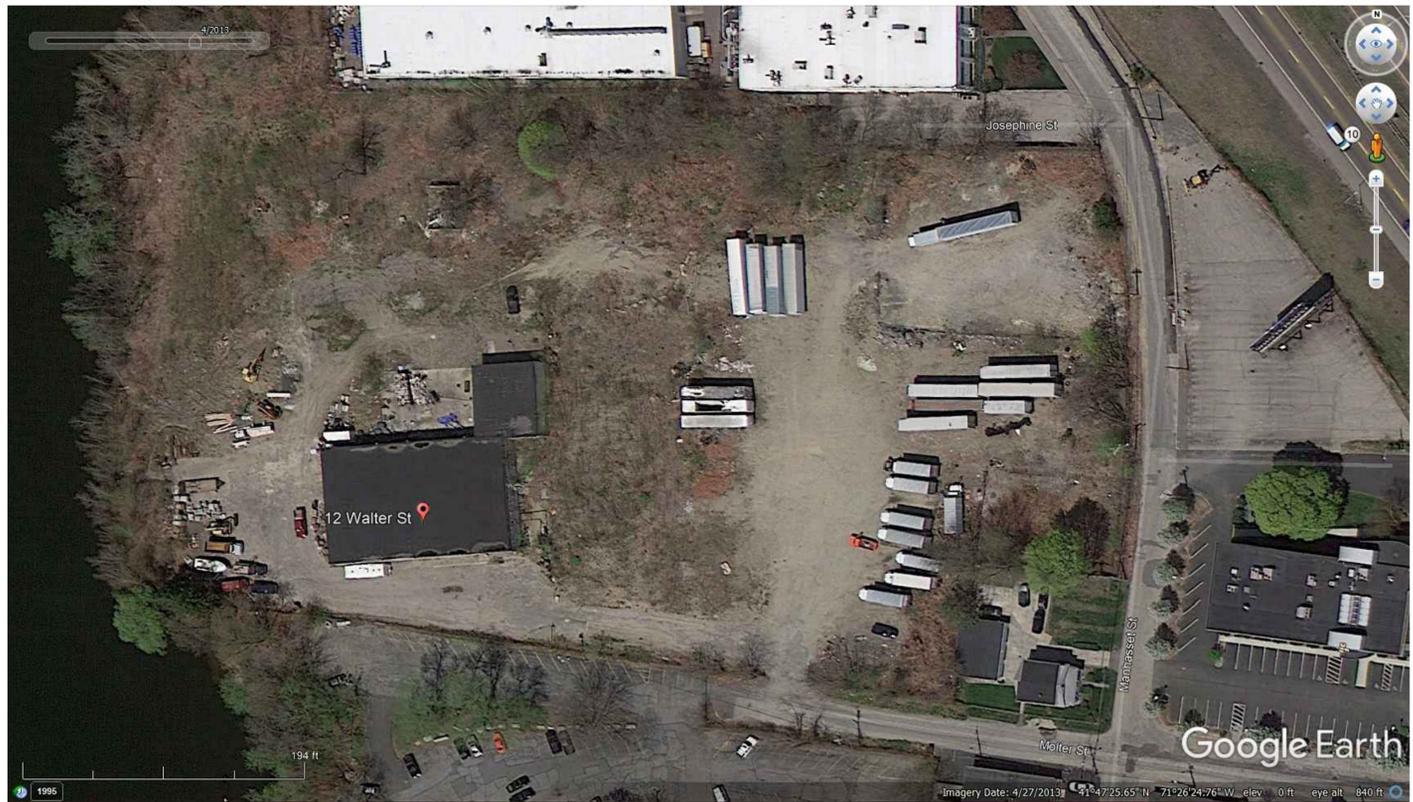
TIMELINE IMAGERY



2018



2016



2013



2009



**.28 MILES FROM
12 WALTER ST TO
NIANTIC AVENUE**

LOCUS

335 Niantic Avenue

12 Walter St

MANHSETT STREET

MOLTER STREET

MOLER STREET

FRANKFORT STREET

RESERVOIR AVENUE

ROUTE 10

NIANTIC AVENUE

Reservoir

Tongue Pond

Mashapaug Pond

Spectacle Pond

Huntington Ave

Imagery Date: 6

STREET VIEW FROM 12 WALTER ST. TO NIANTIC AVE.



VIEW TO THE W. FROM INT. OF MANHASSET & MOLTER ST TO LOCUS ENTRANCE



VIEW TO THE N.E. FROM THE DEAD END OF MOLTER ST TO LOCUS ENTRANCE



VIEW TO THE E. UP MOLTER ST TO THE INT. WITH MANHASSET



VIEW TO THE E. UP MOLTER ST. THROUGH THE INT. WITH MANHASSET ST.



VIEW TO THE E. UP MOLTER ST.



VIEW TO THE S.E. UP MOLTER ST TO THE INT. WITH FRANKFORT STREET



VIEW TO THE S.E. UP MOLTER ST TO THE INT. WITH FRANKFORT ST.



VIEW TO THE S.W. @ INT. OF MOLTER & FRANKFORT ST. SHOWING NO THRU TRUCKING



VIEW TO THE N.E. @ INT. OF MOLTER & FRANKFORT STREET ACROSS BRIDGE OVERPASS OF RTE. 10 TO THE INT. W/ NIANTIC AVENUE

APPROVED

Property Address: 12 Walter Street
Property Owner: Ralph Shuster Inc.
Assessor's Plat #: 6 Assessor's Lot #: 3124, 3125, 3126, 1244, 1245, 1246, 1247 Date: 12-22-20
Your Name : John Nenart (Imperial Solutions Provider LLC) Phone #: 508-277-7558
Mailing Address: P.O. Box 444 Mendon, MA, 01756 Email: johnn@imperialsolutionsprovider.com
Cell #: 508-277-7558
Previous / Existing Use: Scrap Metal Yard, Trucking Terminal, Wood Processing Yard
Is this building / tenant space currently vacant? Yes How Long? 6 months
Proposed type of use: Trucking Terminal

I hereby certify that under penalty of perjury, the information and statements given on this applicant are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate, Furthermore, the undersigned attests that no easement, covenant, or deed restriction exists which may be in violation of this certificate.

X [Signature]
(Signature of Owner and / or Applicant)

The fee for each zoning certificate is \$30. Payable by check or money order only to the City of Cranston. (Code sec. 15.04.020, 118.2)
We are permitted fifteen (15) business days to process this zoning certificate.

TO BE FILLED IN BY THE ZONING OFFICIAL

Zone: M2 Lot Area: 166,880 s.f. Lot Frontage: 550' +/- Flood Plain: X

Last legal record of use: GENERAL INDUSTRY

The proposed use is: Denied Approved Approved by variance

Approved: **SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE**

A TRUCKING TERMINAL AS DEFINED IN 17.04.030 IS AN ALLOWED USE IN AN M2 ZONE SUBJECT TO ALL APPROVALS, PERMITS AND INSPECTIONS AS REQUIRED

Disclaimer: This document is specifically intended to authorize USE of the premises ONLY and expressly disclaims that this certificate in no way implies, guarantees, or warrants the information contained within it.

THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (if required) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

Date: 1/4/2021

[Signature]
Zoning Official

Check #: 1057 Rec'd By: SP Date Paid: 1/4/21 Total Fee Paid: \$30