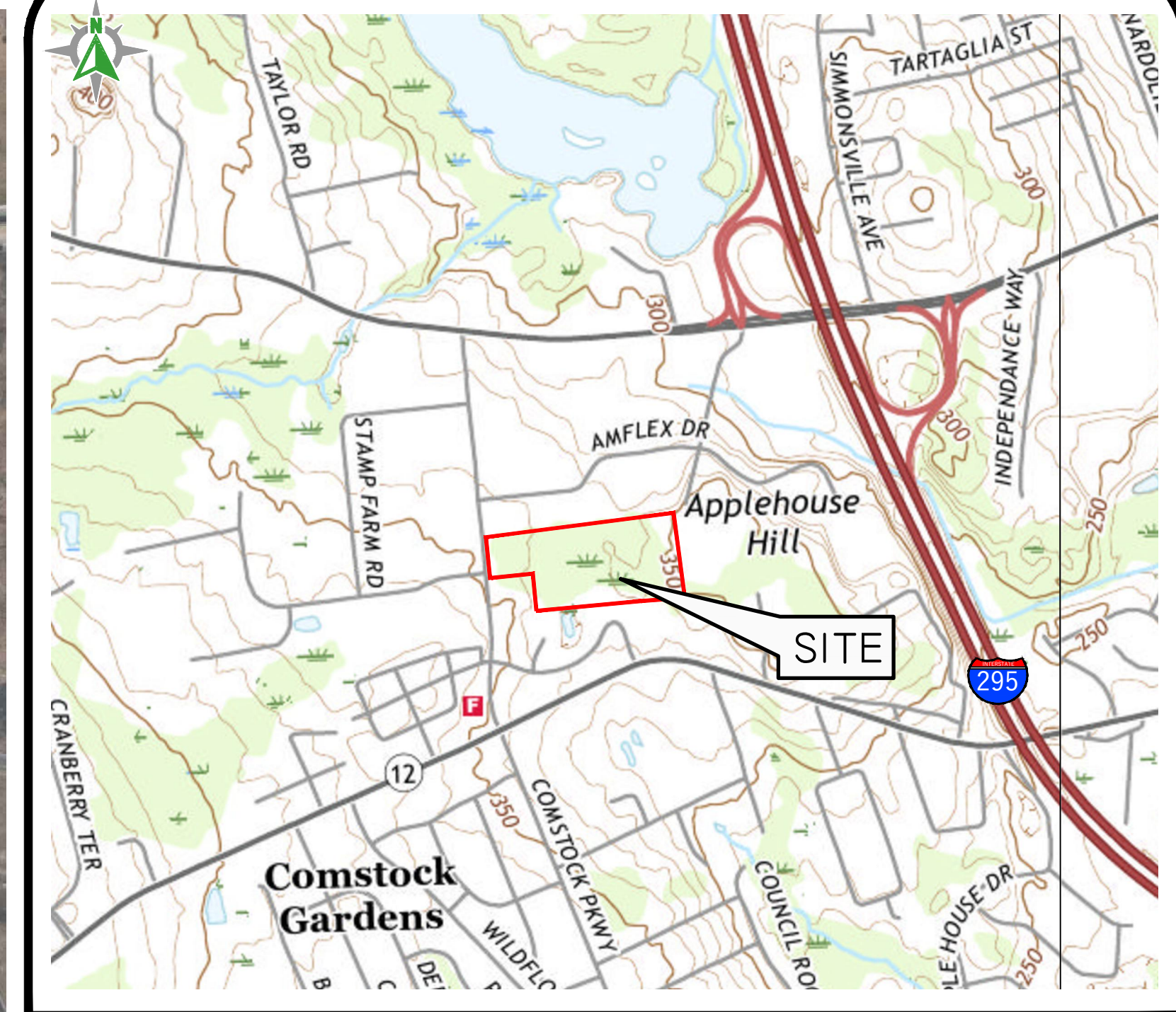


Z:\DEVELOPMENT\PROJECTS\061817 COMSTOCK PARKWAY LAWYER\A\A\F0040 DRAWINGS\061817-117-11817R.DWG PLOTTED: 8/12/2021



PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/19/2021.
SCALE: 1"=200'



USGS MAP SCALE: 1"=1000'

AERIAL 500' RADIUS PLAN

COMSTOCK INDUSTRIAL
ASSESSOR'S PLAT 36/4 LOT 46
GREENWICH, RHODE ISLAND
COMSTOCK INDUSTRIAL, LLC
C/O WEST PASSAGE MANAGER, LLC
36 SHERWOOD PLACE, LL
GREENWICH, CT 06630
TEL 203-292-1850

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO CLONING OF EXISTING UTILITIES.
DESIGN BY: X.X.X.

NO.	DATE	DESCRIPTION	BY
1	8/12/2021	FOR SUBMITTAL SUBMISSION	SEH
2			BT

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

Boston • Providence • Newport

Z:\BENJAMIN\PROJECTS\106117\COMSTOCK PARKWAY LAMTUN FARM\AUTOCAD DRAWINGS\106117-INDSTR.DWG PLOTTED: 8/12/2021



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 17.3± ACRES AND IS ZONED M1.
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 ORIGINALLY DELINEATED BY NATURAL RESOURCE SERVICES INC. PO BOX 311, HARRISVILLE, RI 02830 AND HAVE BEEN VERIFIED AND RELOCATED 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, 2009. WETLAND SERIES 'C' HAD BEEN PREVIOUSLY VERIFIED UNDER RIDEM WETLAND EDGE VERIFICATION APPLICATION 05-0421 DATED DECEMBER 1, 2005.
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
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

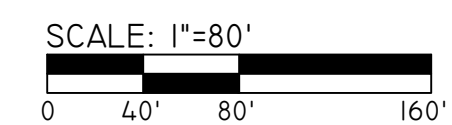
SOIL INFORMATION:

(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
N0B*	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES
N0B*	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
WH0*	WOODBURGH FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WH0*	WOODBURGH FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
W0B	WOODBURGH VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

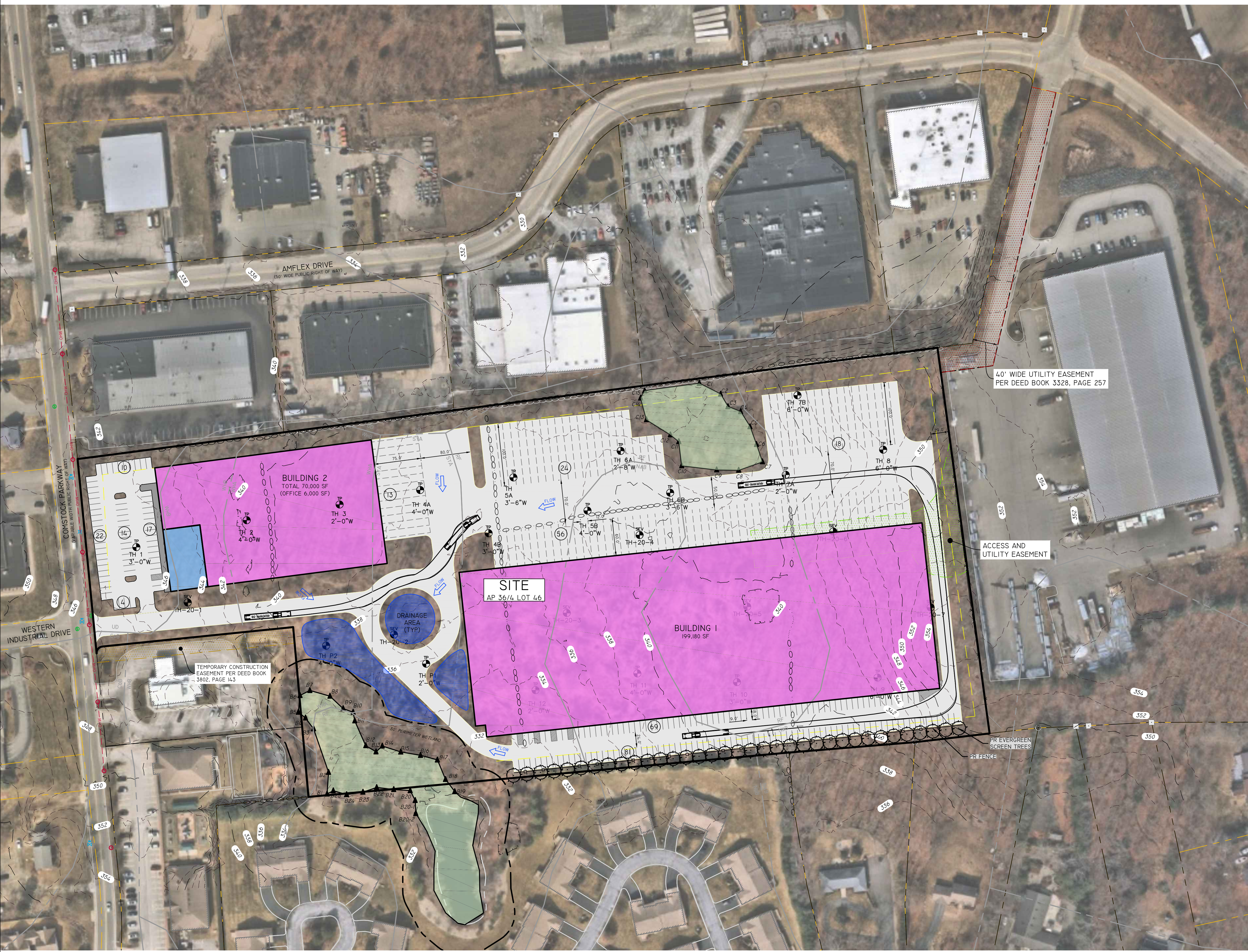


THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING ASSOCIATES, INC. PROFESSIONAL ENGINEER'S SEAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION. DIPRETE ENGINEERING ASSOCIATES, INC. ASSUMES NO LIABILITY FOR DAMAGES INCURRED DUE TO CLONING OF EXISTING UTILITIES.

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 PLAZA, LL
 GREENWICH, CT 06830
 TEL: 203-292-1850

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 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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Z:\DEPARTMENT\PROJECTS\06-117 CORP\DRAWING\06-117-INDSTR.DWG PLOTTED: 8/12/2021



GENERAL NOTES:

1. PROPOSED BUILDINGS ARE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
2. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DEA AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK (1-888-DIG-SAFE).
3. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDINGS. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING ASSOCIATES, INC. THAT UTILITY SERVICE IS AVAILABLE.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDINGS TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURES. THIS PLAN SHOWS GENERAL GRADING ONLY AND ADDITIONAL DETAIL IS LIKELY TO BE REQUIRED AROUND THE BUILDINGS.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	M-1
MINIMUM LOT AREA:	30,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'
MINIMUM FRONT AND CORNER SIDE YARD:	40'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	60% OF LOT

WAIVERS REQUESTED:

1. MAXIMUM STRUCTURE HEIGHT IN M-1 ZONE IS 35'. PROPOSED BUILDING HEIGHTS ARE 42 FEET.

PARKING REGULATIONS:

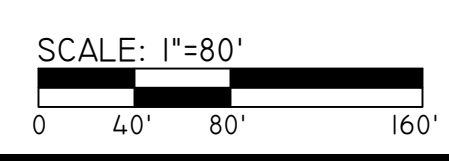
BUILDING	INDUSTRIAL
BUILDING 1	
PARKING USE:	INDUSTRIAL
PARKING REQUIREMENT:	*
GROSS FLOOR AREA PROPOSED:	199,180 SF
PARKING CALCULATION:	100 SPACES (MAXIMUM 400 WORKERS) + 25 CUSTOMER SPACES + 25 COMPANY VEHICLE SPACES
REQUIRED PARKING SPACES:	150 SPACES
PARKING SPACES PROVIDED:	150 SPACES (8 HANDICAP)
LOADING SPACES PROVIDED:	56 SPACES
TRAILER STORAGE SPACES:	42 SPACES
BUILDING 2	
PARKING USE:	OFFICE
PARKING REQUIREMENT:	4 SPACE PER 1,000 SF GFA
GROSS FLOOR AREA PROPOSED:	6,000 SF
PARKING CALCULATION:	(6,000 / 1,000) * 4 = 24 SPACES
PARKING USE:	INDUSTRIAL
PARKING REQUIREMENT:	*
GROSS FLOOR AREA PROPOSED:	64,000 SF
PARKING CALCULATION:	25 SPACES (MAXIMUM 100 WORKERS) + 5 CUSTOMER SPACES
REQUIRED PARKING SPACES:	54 SPACES
PARKING SPACES PROVIDED:	67 SPACES (2 HANDICAP)
LOADING SPACES PROVIDED:	13 SPACES

* ONE SPACE FOR EACH EMPLOYEE-USED VEHICLE OR ONE SPACE FOR EACH FOUR EMPLOYEES EMPLOYED AT MAXIMUM EMPLOYMENT, WHICHEVER IS GREATER, PLUS SPACE FOR EVERY COMPANY OWNED AND OPERATED VEHICLE PLUS SPACES FOR CUSTOMERS' VEHICLES AS DETERMINED APPROPRIATE BY THE INSPECTOR OF BUILDINGS.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT - INDUSTRIAL USE
	BUILDING FOOTPRINT - OFFICE USE
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE



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 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING ASSOCIATES, INC. DESIGN.
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE PLANS AND FOR THE 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 COLLISIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	8/12/2021	FOR PERMIT SUBMISSION	SEH

DESIGN BY: K.X.X.
DRAWN BY: SEH

SITE PLAN
COMSTOCK INDUSTRIAL
 ASSESSOR'S PLAT 36/4 LOT 46
 GREENWICH, CONNECTICUT
COMSTOCK INDUSTRIAL, LLC
 C/O WEST PASSAGE MANAGER, LLC
 36 SHERWOOD PLACE, LL
 GREENWICH, CT 06630
 TEL 203-292-1850

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 #20R00365 (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

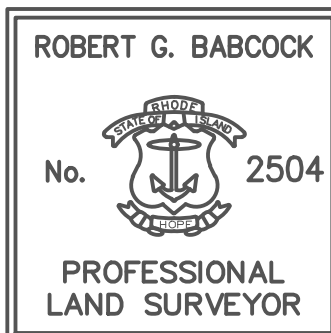
TO: COMSTOCK INDUSTRIAL LLC, CHICAGO TITLE INSURANCE COMPANY, AND WICKFORD AVENUE LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED 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

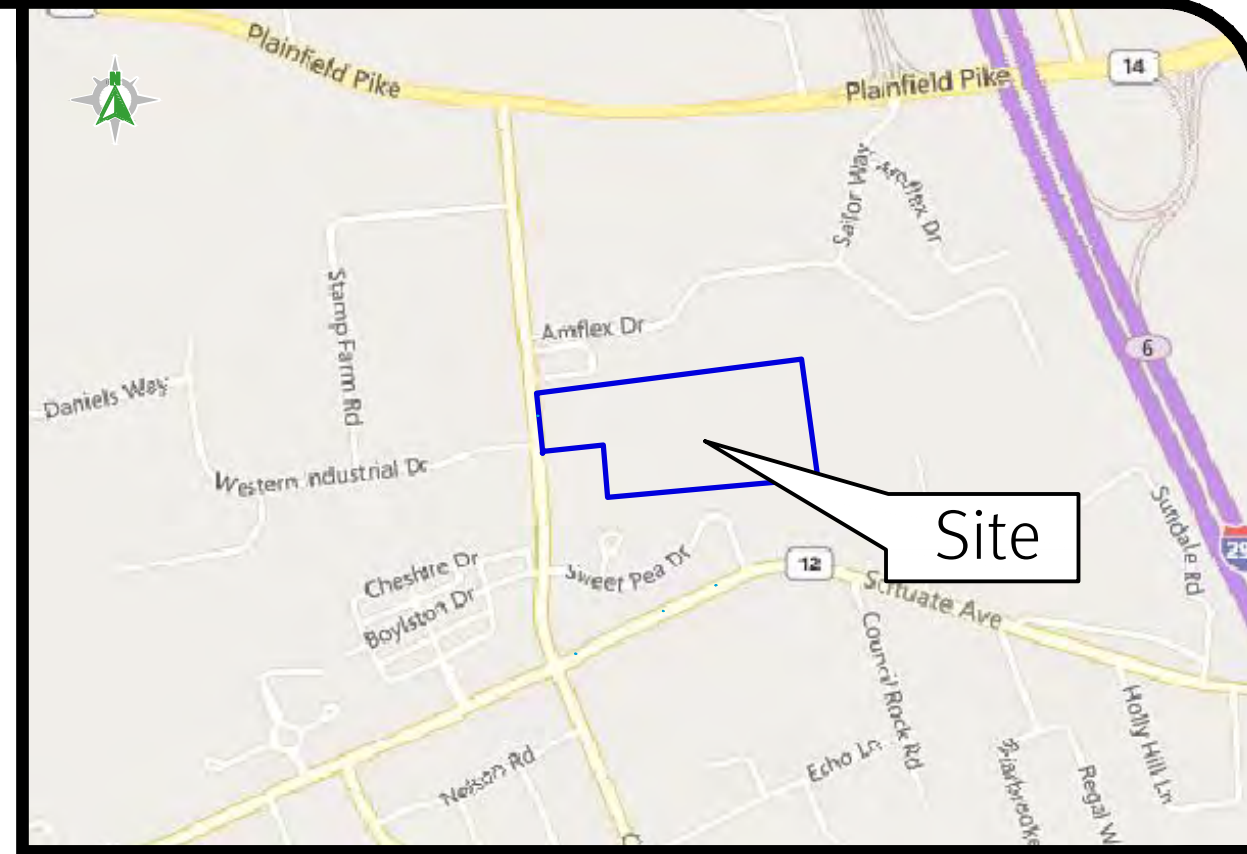


THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

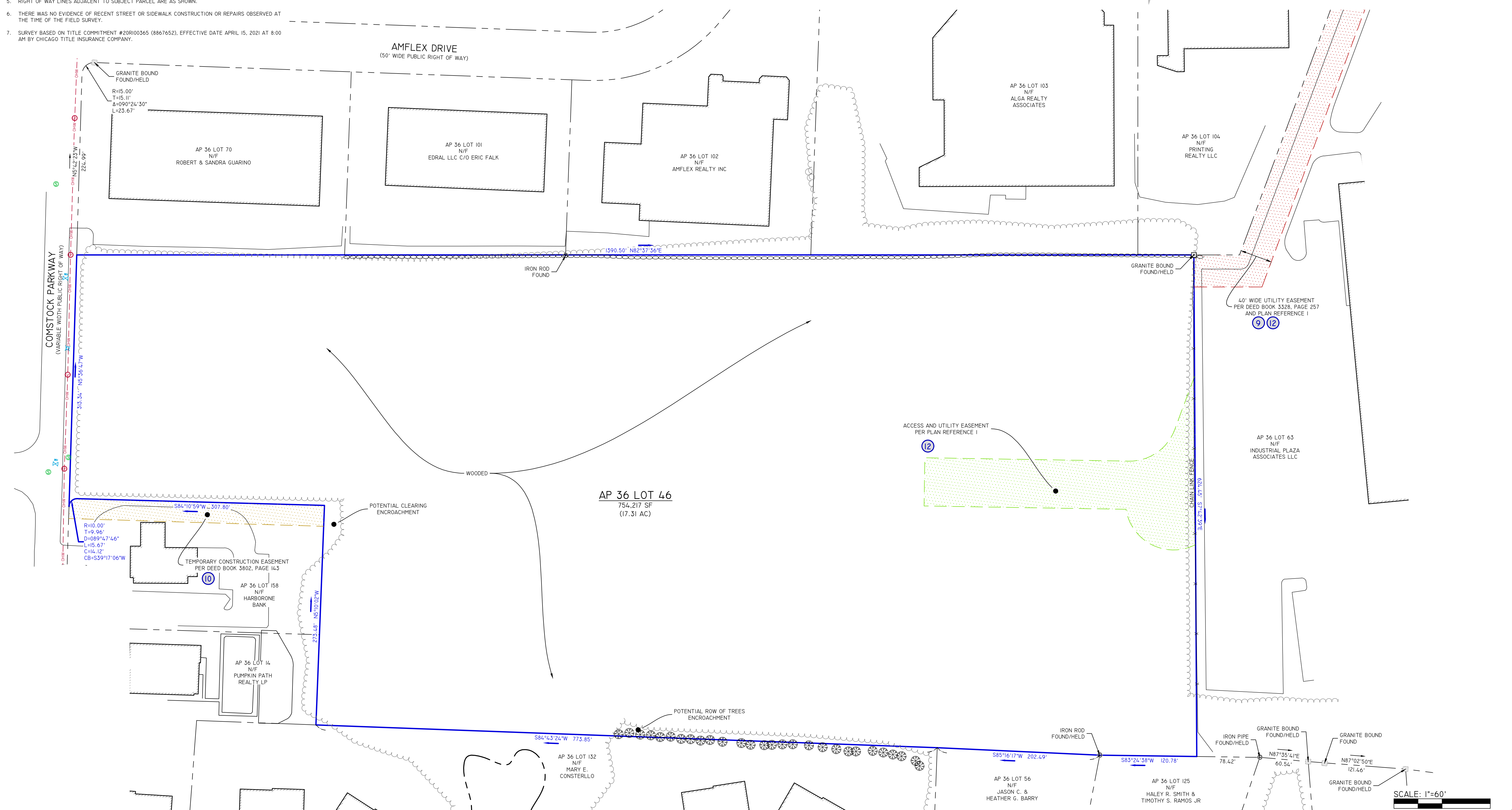
- COMSTOCK PARKWAY

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
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

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