

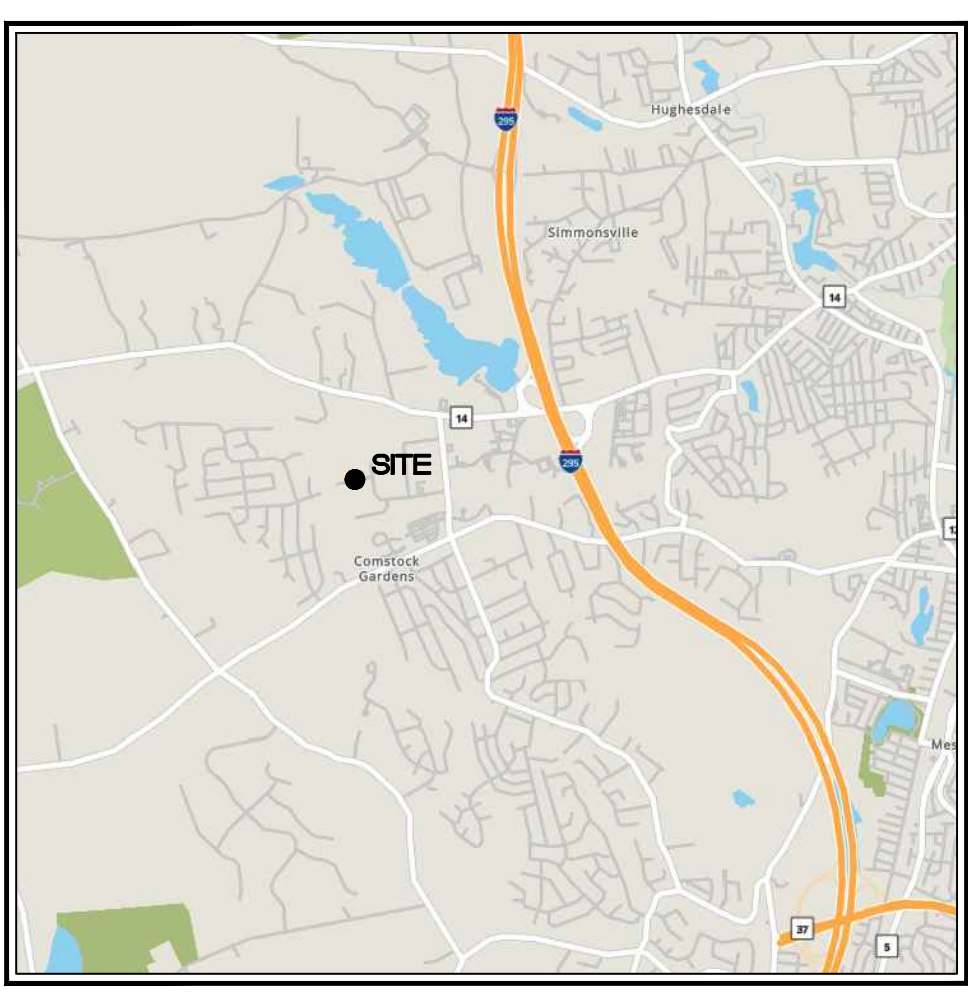
**A.P. 36/3
LOT 96
1,370,733 SF
31.47 AC**

LOT AREA TABLE:

LOT:	AREA (sf)	AREA (ac)
1	55,873	1.28
2	109,440	2.51
3	158,539	3.64
4	59,703	1.37
5	102,894	2.36
6	133,082	3.06
7	141,248	3.24
8	545,648	12.53
9	64,306	1.48
LOT:	1,370,733 sf	31.47 ac

LEGEND:

- SUBJECT LOT LINE
- ABUTTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN



**LOCATION MAP
NOT TO SCALE**

ZONING DATA

DIMENSIONAL REQUIREMENTS:

INDUSTRIAL M-1 RESTRICTED INDUSTRY	REQUIRED
MINIMUM LOT SIZE	30,000 S.F.
MINIMUM FRONTAGE	150'
SETBACKS - PRINCIPAL BUILDING:	
FRONT YARD	40'
REAR YARD	30'
SIDE YARD	20'
MAXIMUM LOT COVERAGE (STRUCTURE)	60 %
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35'
MINIMUM % LANDSCAPED	15 %

NOTES:

- EXISTING CONDITIONS BASED ON FIELD SURVEY PERFORMED BY MILLSTONE ENGINEERING, P.C. IN FEBRUARY 2024.
- NORTH ARROW AND HORIZONTAL DATUM REFERENCES R.I. STATE PLANE COORDINATES (NAD 83).
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. THE CONTRACTOR SHALL CONDUCT TEST PITS AS NECESSARY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

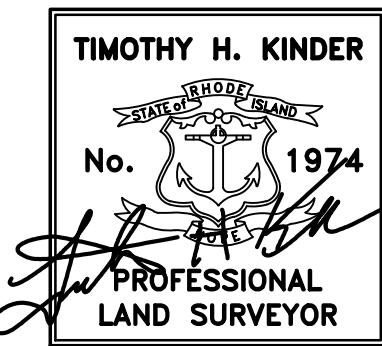
TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	I
DATA ACCUMULATION SURVEY	III

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

TO PROVIDE AN ACCURATE PERIMETER SURVEY TIE-IN AND TO PROVIDE A CONDOMINIUM DECLARATION FOR THE UNITS SHOWN.

I CERTIFY THAT THIS PLAN CONTAINS ALL INFORMATION REQUIRED BY THE GENERAL LAWS OF THE STATE OF RHODE ISLAND 31-36.1-2.09.

BY: 3-26-2024
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE



REFERENCES:

- THAT PLAN ENTITLED: "RECORD PLAN - SECTION 4 ALPINE ESTATES SUBDIVISION CRANSTON, RHODE ISLAND" PREPARED FOR NORTHEAST DEVELOPMENT BY DIPRETE - MARCHIONDA & ASSOC., INC., SCALE 1"=100', SHEET 5 OF 34, DATED JULY 1986, LAST REVISED 7.29.86, RECORDED IN THE CRANSTON LAND EVIDENCE RECORD UNDER PLAT CARD 554.
- THAT PLAN ENTITLED: "PLAT PLAN THE COMMONS INDUSTRIAL PARK AP 35 LOT 16 & PART OF LOTS 6 AND 10 OWNED BY PHILLIPS ASSOCIATES INC." SCALE 1"=80', SHEET 1 OF 11, DATED AUGUST 1989, RECORDED IN THE CRANSTON LAND EVIDENCE RECORD UNDER PLAT CARD 573.
- THAT PLAN ENTITLED: "SECTION 1 CRANSTON COMMONS PLAT A.P. 33 LOTS 15 & 21 A.P. 35 LOTS 6, 10 & 16 LOCATED IN CRANSTON R.I. ZONED A20 OWNED BY CADCO, INC." SCALE 1"=100', SHEET 1 OF 1, DATED DECEMBER 1989, RECORDED IN THE CRANSTON LAND EVIDENCE RECORD UNDER PLAT CARD 577.
- THAT PLAN ENTITLED: "PLAN - BOUNDARY ADJUSTMENT REPLAT OF ALPINE ESTATES - SECTION 6 ADMINISTRATIVE SUBDIVISION AP. 35, LOT 163 (REC.28) & LOT 164 (REC. 39) CRANSTON R.I." PREPARED BY DESIGN GROUP INC., SHEET 1 OF 1, DATED JULY 1997, LAST REVISED 8.12.997, RECORDED IN THE CRANSTON LAND EVIDENCE RECORD UNDER PLAT CARD 606.
- THAT PLAN ENTITLED: "FINAL SUBDIVISION PLAN SECTION 3, PHASE 1 WESTERN INDUSTRIAL COMPLEX ASSESSOR'S PLAT 36, LOT 96 SITUATED IN CRANSTON, RHODE ISLAND" PREPARED FOR WILLIAM STAMP, PREPARED BY JOHN P. CAITO CORPORATION, SHEET 1 OF 1, DATED JUNE 2000, LAST REVISED MAY 10, 2001, SCALE 1"=100', RECORDED IN THE CRANSTON LAND EVIDENCE RECORD UNDER PLAT CARD 665.
- THAT PLAN ENTITLED: "FINAL SUBDIVISION PLAN SECTION 3, PHASE 2-1 WESTERN INDUSTRIAL COMPLEX ASSESSOR'S PLAT 36, LOT 96 SITUATED IN CRANSTON, RHODE ISLAND" PREPARED FOR WILLIAM STAMP, PREPARED BY JOHN P. CAITO CORPORATION, SHEET 1 OF 1, DATED MARCH 2006, LAST REVISED MAY 16, 2006, SCALE 1"=100', RECORDED IN THE CRANSTON LAND EVIDENCE RECORD UNDER PLAT CARD 752.
- THAT PLAN ENTITLED: "DANIELS WAY SEWER AS-BUILT - PLAN AND PROFILE WESTERN INDUSTRIAL COMPLEX SECTION 3, PHASE 2 CRANSTON RHODE ISLAND PREPARED FOR WILLIAM STAMP" PREPARED BY JOHN P. CAITO CORPORATION, SHEET 1 OF 1, DATED MAY 14, 2007, SCALE: 1"= 40 HORZ., 1"=4" VERT. RECORDED WITH THE CITY OF CRANSTON UNDER POC 10-47H.
- THAT PLAN ENTITLED: "ALPINE ESTATES OFF - SITE - UTILITIES SEWER AS-BUILTS - THRU STAMP FARM PROPERTY" PREPARED BY F.N. ZANO & ASSOCIATES, S-1, SHEET 1 OF 4, DATED OCTOBER 1988, SCALE: 1"= 40 HORZ., 1"=10' VERT. RECORDED WITH THE CITY OF CRANSTON UNDER POC 10 SHHET 70.
- THAT PLAN ENTITLED: "ALPINE ESTATES OFF - SITE - UTILITIES SEWER AS-BUILTS - THRU STAMP FARM PROPERTY" PREPARED BY F.N. ZANO & ASSOCIATES, S-2, SHEET 1 OF 4, DATED OCTOBER 1988, SCALE: 1"= 40 HORZ., 1"=10' VERT. RECORDED WITH THE CITY OF CRANSTON UNDER POC 10 SHEET 71.

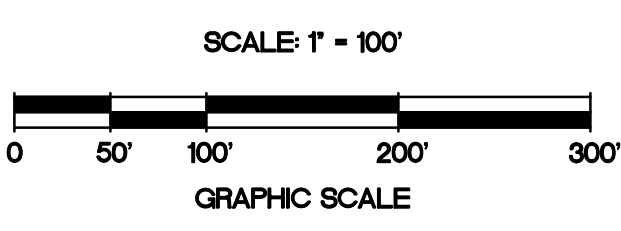
MINOR SUBDIVISION

PREPARED FOR:
DANIELS WAY REALTY, LLC
A.P. 36/3, LOT 96
Located on Daniels Way and Western Industrial Drive
Cranston, Rhode Island
MARCH 2024



250 Centerville Road, Building E-12 790 Aquidneck Avenue, Building B
Warwick, Rhode Island 02886 Middletown, Rhode Island 02842

www.MillstoneEng.com
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