



CROSSMAN ENGINEERING
Rhode Island Massachusetts
151 Centerville Road 103 Commonwealth Avenue
Warwick, RI 02886 North Attleboro, MA 02763
Phone: (401) 738-5660 Phone: (508) 695-1700
Email: cel@crossmaneng.com

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KEY PLAN

PROJECT TITLE:
PROPOSED DUNKIN'
PLAT MAP 319, LOTS 2, 4 & 502
ZONING DISTRICT
GENERAL BUSINESS
35 WEST SHORE ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:
RJB REALTY, LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI
02818

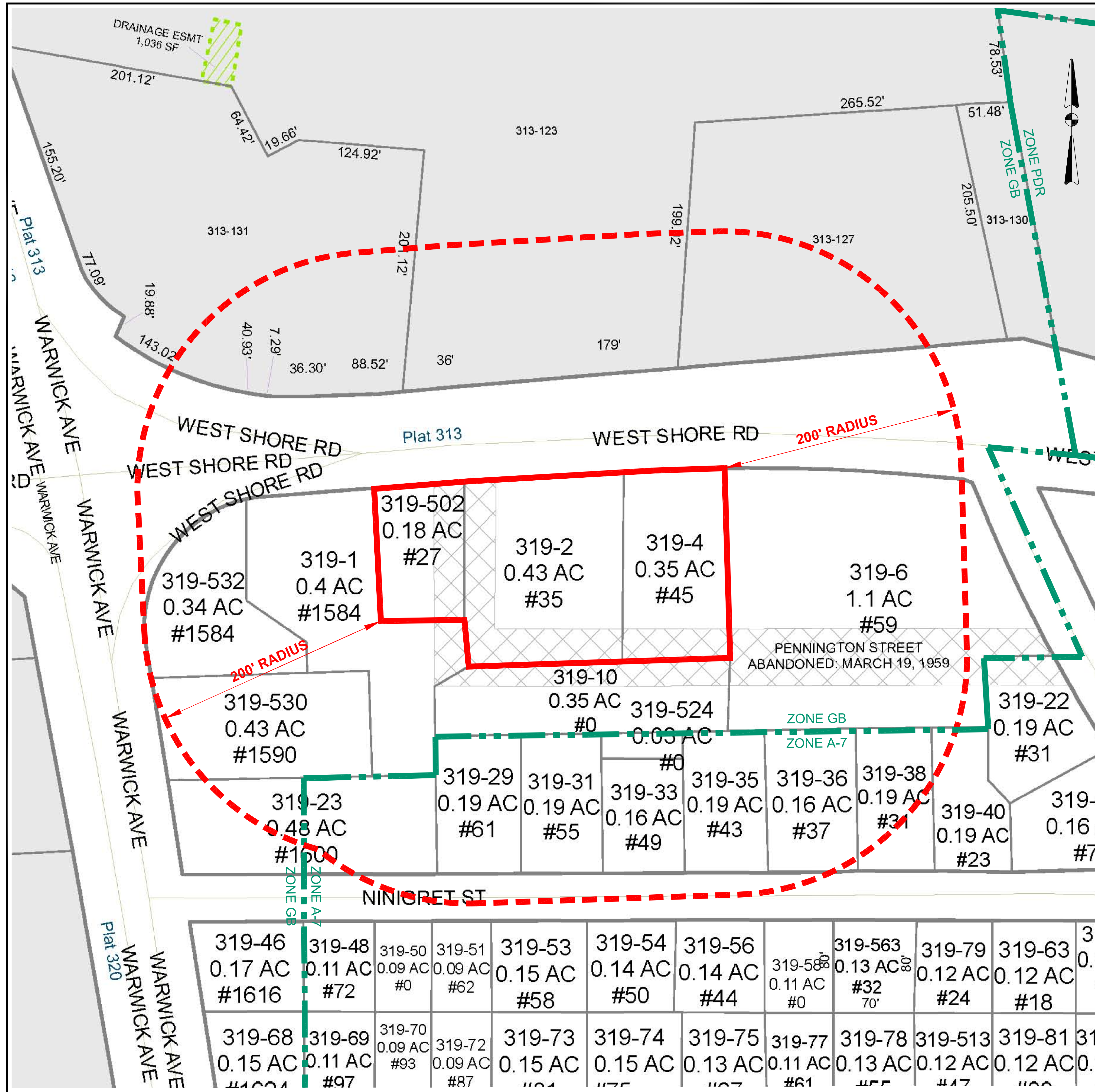
DRAWING TITLE:
EXISTING AERIAL MAP

DATE: APRIL 2021 SCALE: 1"=20'
DWG. NAME: 2416-01-EX-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER
C1
SHEET: 2 OF 8

SYMBOL	SOIL NAME
HkC	HINCKLEY LOAMY SAND, 8-15% SLOPES, HSG A
MU	MERRIMAC-URBAN LAND COMPLEX, 0-8% SLOPES, HSG A
Ur	URBAN LAND



ABUTTERS WITHIN 200' OF SITE
(CURRENT AS OF APRIL 13, 2021)

- SUBJECT PROPERTIES**
- PLAT 319 LOT 2
RJB REALTY LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI 02818
 - PLAT 319 LOT 4
E&J WEST SHORE REALTY LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI 02818
 - PLAT 319 LOT 502
E&J WEST SHORE REALTY LLC
640 GEORGE WASHINGTON HWY.
BUILDING C., SUITE 201
LINCOLN, RI 02865
- ABUTTERS**
- PLAT 313 LOT 123
SPRING GREEN CORPORATION
459 NAMQUID DRIVE
WARWICK, RI 02888
 - PLAT 313 LOT 127
SPRING GREEN CORPORATION
459 NAMQUID DRIVE
WARWICK, RI 02888
 - PLAT 313 LOT 127-1
FLEET NATIONAL BANK
BOA CORP. RE ASMT NC1-001-03-81
101 N. TRYON STREET
CHARLOTTE, NC 28255
 - PLAT 313 LOT 131
SPRING GREEN CORPORATION
C/O WALGREENS TAX DEPT. MS1435
DEERFIELD, IL 60015
 - PLAT 319 LOTS 1, 10, 530 & 532
CDG PROPERTIES LLC
C/O ELLEN RICCI
195 EAST HILL DRIVE
CRANSTON, RI 02920
 - PLAT 319 LOT 6
WEST SHORE PROPERTIES LLC
359 BROAD STREET
PROVIDENCE, RI 02907
 - PLAT 319 LOT 23
LRW LIMITED PARTNERSHIP
1600 WARWICK AVENUE
WARWICK, RI 02889
 - PLAT 319 LOT 29
CAROLINE E. FONTAINE
31 WAMPUM DRIVE
WARWICK, RI 02886
 - PLAT 319 LOT 31
EDWARD J. REYNOLDS
55 NINIGRET STREET
WARWICK, RI 02889
 - PLAT 319 LOT 33
KATHLEEN C. MENDES & DAVID JAMES CORRIGAN
49 NINIGRET STREET
WARWICK, RI 02889
 - PLAT 319 LOT 35
MARGARET M. ANNIS & SHARON L. MCCUSKER
43 NINIGRET STREET
WARWICK, RI 02889
 - PLAT 319 LOT 36
BRIAN G. FISCHER & MICHELLE C. GRAY T/E
37 NINIGRET STREET
WARWICK, RI 02889
 - PLAT 319 LOT 38
BENJAMIN G. & FLORENCE A. HARRISON
LIFE ESTATE
5 FACTORY POND CIRCLE
GREENVILLE, RI 02828
 - PLAT 319 LOT 40
EDWARD AIELLO
23 NINIGRET STREET
WARWICK, RI 02889
 - PLAT 319 LOT 524
KATHLEEN CORRIGAN
49 NINIGRET STREET
WARWICK, RI 02889

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PROPOSED DUNKIN'
PLAT MAP 319, LOTS 2, 4 & 502
ZONING DISTRICT
GENERAL BUSINESS
35 WEST SHORE ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:

RJB REALTY, LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI
02818

DRAWING TITLE:

200' RADIUS MAP

DATE: APRIL 2021
SCALE: 1"=40'

DWG. NAME: 2416-02-RADIUS.dwg

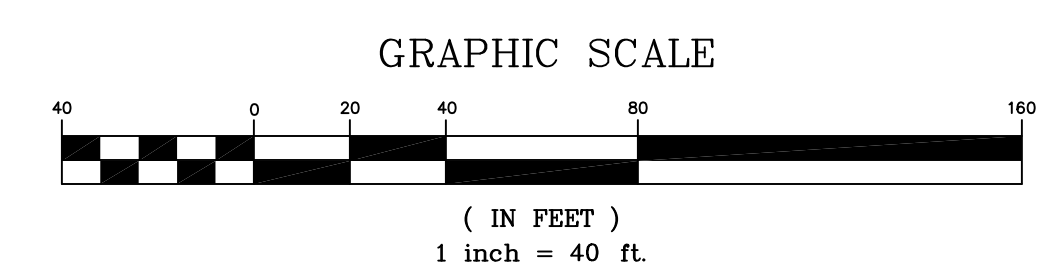
REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER

C2

SHEET: 3 OF 8





- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

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PROPOSED DUNKIN'
 PLAT MAP 319, LOTS 2, 4 & 502
 ZONING DISTRICT
 GENERAL BUSINESS
 35 WEST SHORE ROAD
 WARWICK, RHODE ISLAND

PREPARED FOR:

RJB REALTY, LLC
 75 TIPPING ROCK DRIVE
 EAST GREENWICH, RI
 02818

DRAWING TITLE:

PROPOSED AERIAL MAP

DATE: APRIL 2021 SCALE: 1"=20'
 DWG. NAME: 2416-04-PR-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER
C4
 SHEET: 5 OF 8



CROSSMAN ENGINEERING

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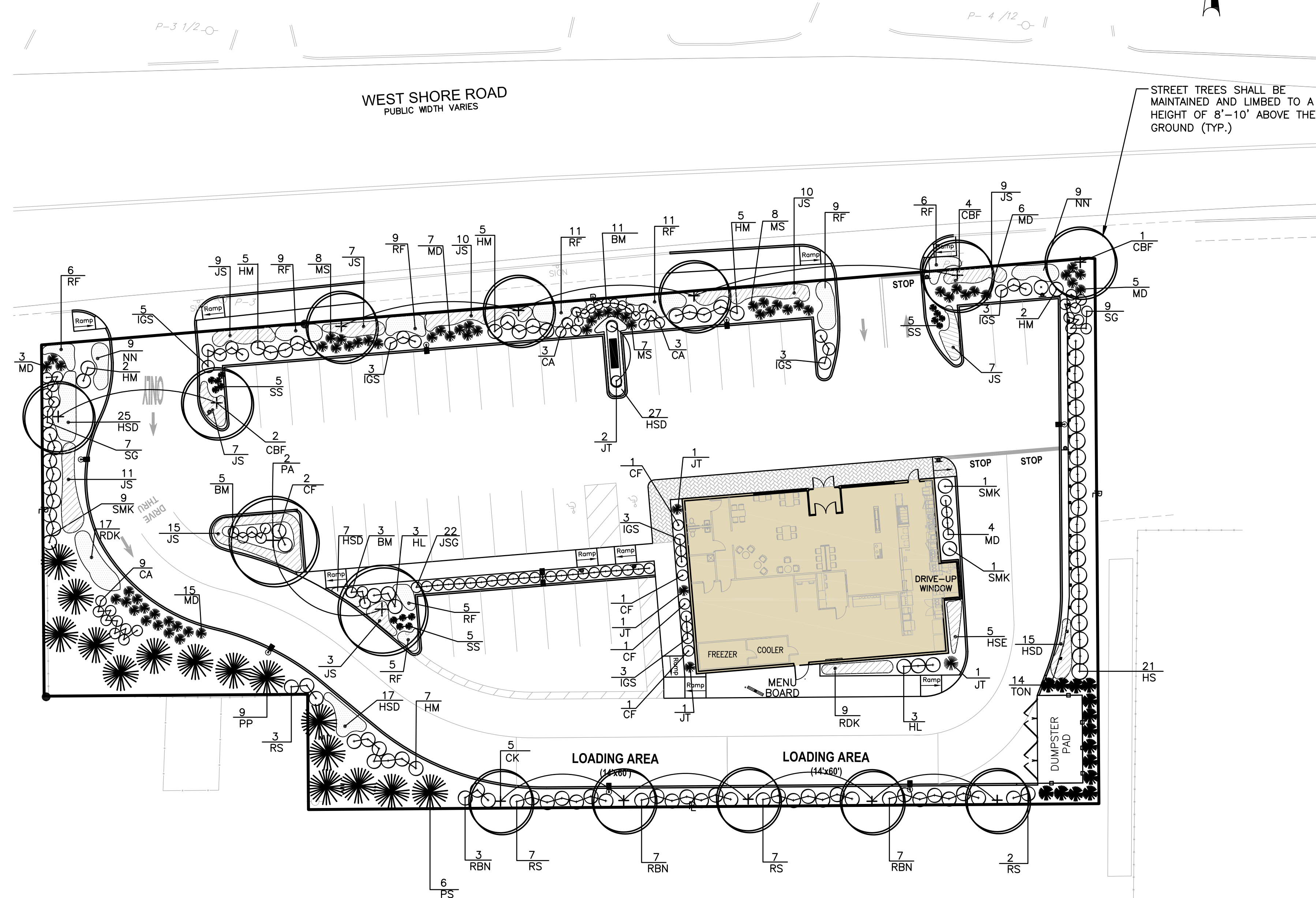
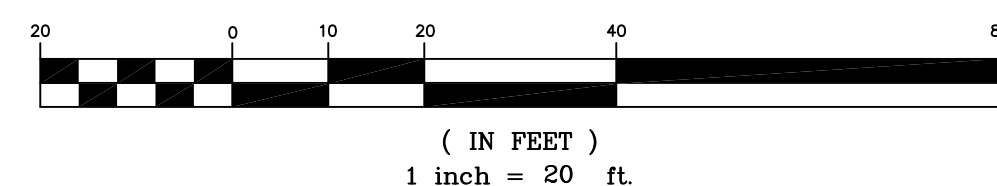
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PLANTING SCHEDULE

TREES					
Key	Quantity	Botanical Name <i>Common Name</i>	Spacing	Size	Remarks
CBF	7	Carpinus betulus 'Fastigiata' <i>Columnar Hornbeam</i>	as shown	2-2 1/2" cal.	B & B
CK	5	Cornus kousa <i>Kousa Dogwood</i>	as shown	2-2 1/2" cal.	B & B
JT	6	Juniperus virginiana 'Taylor' <i>Eastern Red Cedar</i>	as shown	6' - 8'	B & B
PA	2	Platanus acerifolia <i>London Planetree</i>	as shown	2-2 1/2" cal.	B & B
PP	9	Picea pungens 'Hoopsi' <i>Colorado Blue Spruce</i>	as shown	6' - 8'	B & B
PS	6	Pinus strobus <i>White Pine</i>	as shown	6' - 8'	B & B
TON	14	Thuja occidentalis 'Nigra' <i>Dark Green Arborvitae</i>	as shown	6' - 8'	B & B
SHRUBS					
BM	19	Buxus microphylla 'Green Mountain' <i>Green Mountain Boxwood</i>	as shown	#3	cont.
CF	6	Chamaecyparis p. 'King's Gold' <i>Gold Threadleaf Falsecypress</i>	as shown	#5	cont.
CA	15	Cornus sanguinea 'Artic Fire' <i>Artic Fire Redtwig Dogwood</i>	as shown	#5	cont.
HS	21	Hibiscus syriacus 'Minerva' <i>Rose of Sharon</i>	as shown	#5	cont.
HM	26	Hydrangea macrophylla 'Nikko Blue' <i>Nikko Blue Hydrangea</i>	as shown	#5	cont.
HL	6	Hydrangea p. 'Little Lime' <i>Little Lime Dwarf Green Hydrangea</i>	as shown	#5	cont.
IGS	20	Ilex glabra 'Shamrock' <i>Shamrock Inkberry</i>	as shown	#5	cont.
MD	40	Microbiota decussata <i>Siberian Cypress</i>	as shown	#3	cont.
RBN	17	Rhododendron 'Boule De Neige' <i>White Compact Rhododendron</i>	as shown	24"-30"	B & B
RS	19	Rhododendron 'Scintillation' <i>Pink Compact Rhododendron</i>	as shown	24"-30"	B & B
RDK	26	Rosa 'Double White Knockout' <i>White Double Knockout Rose</i>	30" o.c.	#2	cont.
RF	71	Rosa 'Flower Carpet Red' <i>Red Groundcover Rose</i>	30" o.c.	#2	cont.
SG	16	Spirea japonica 'Gold Flame' <i>Gold Flame Spirea</i>	as shown	#5	cont.
SMK	11	Syringa p. 'Miss Kim' <i>Miss Kim Dwarf Lilac</i>	as shown	#5	cont.
GROUNDCOVER					
HSD	91	Hemerocallis 'Stella D'Oro' <i>Dwarf Reblooming Daylily</i>	24" o.c.	#1	cont.
HSE	5	Hosta 'Sieboldiana Elegans' <i>Large Blue Hosta</i>	as shown	#2	cont.
JS	88	Juniperus chinensis 'Sargentii' <i>Green Sargent's Juniper</i>	36" o.c.	#2	cont.
JSG	22	Juniperus chinensis 'Sea of Gold' <i>Sea of Gold Juniper</i>	as shown	#5	cont.
MS	23	Miscanthus sinensis 'Yaku Jima' <i>Yaku Jima Dwarf Maiden Grass</i>	as shown	#3	cont.
NN	18	Nipponanthemum nipponicum <i>Montauk Daisy</i>	30" o.c.	#1	cont.
SS	15	Schizachyrium scoparium 'The Blues' <i>Little Bluestem</i>	as shown	#2	cont.

- NOTES:**
- DECORATIVE STONE OR MULCH TO BE USED IN PLANTING BEDS SITE WIDE. COORDINATE COLOR AND SIZE WITH OWNER. ALL LANDSCAPED AREAS ONSITE WILL BE WITHIN PLANTING BEDS AND WILL RECEIVE STONE COVER. NO GRASS AREAS ARE PROPOSED. ALL STONE/MULCH AREAS SHALL HAVE A WEED BLOCK FILTER FABRIC BELOW.
 - PROPOSED STREET TREES WILL BE SPACED 50' ON CENTER.

GRAPHIC SCALE



KEY PLAN

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PROPOSED DUNKIN'
PLAT MAP 319, LOTS 2, 4 & 502
ZONING DISTRICT
GENERAL BUSINESS
35 WEST SHORE ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:

RJB REALTY, LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI
02818

DRAWING TITLE:

LANDSCAPE PLAN

DATE: APRIL 2021 **SCALE:** 1"=20'

DWG. NAME: 2416-L01-LANDrev1.dwg

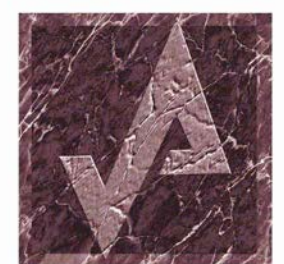
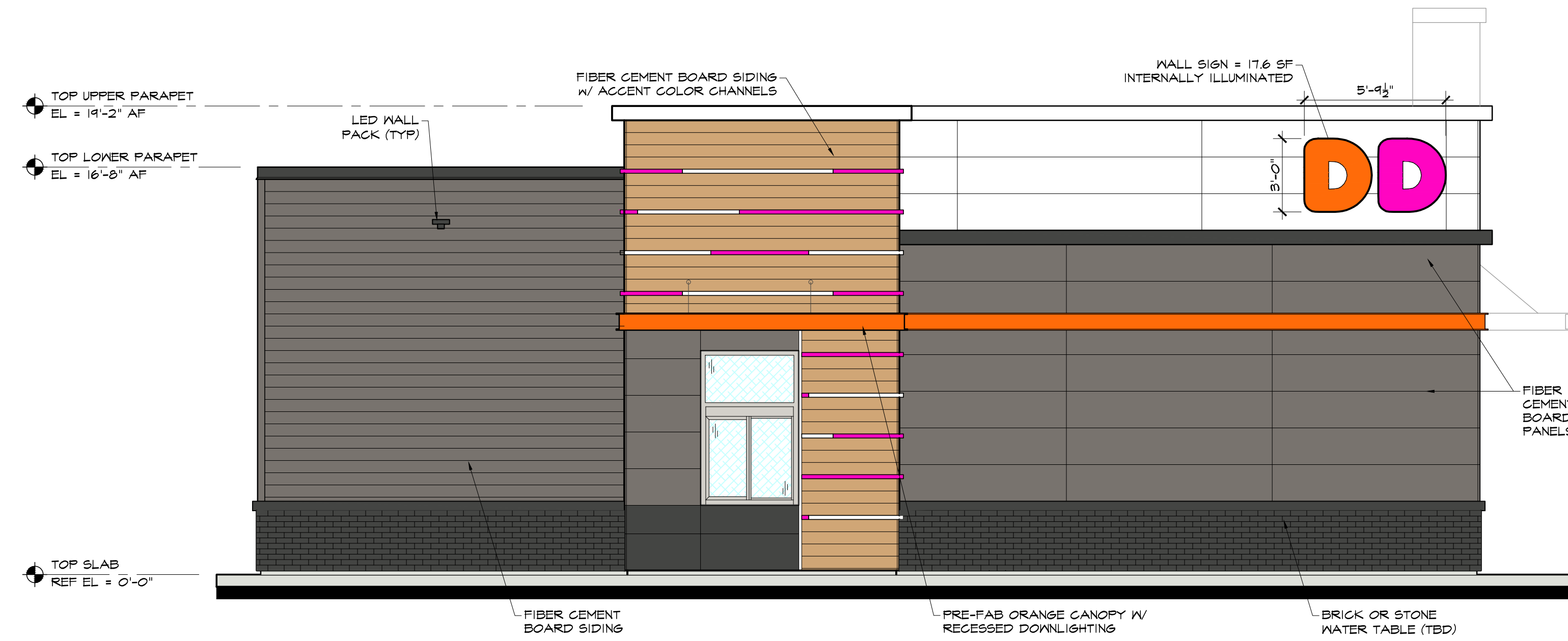
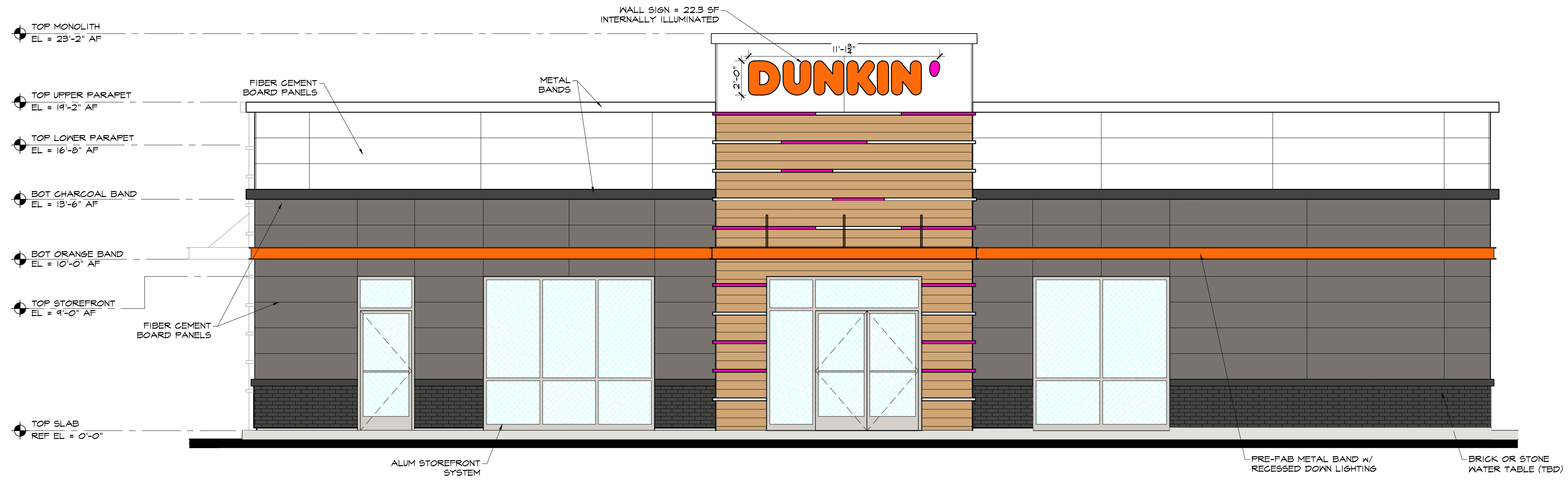
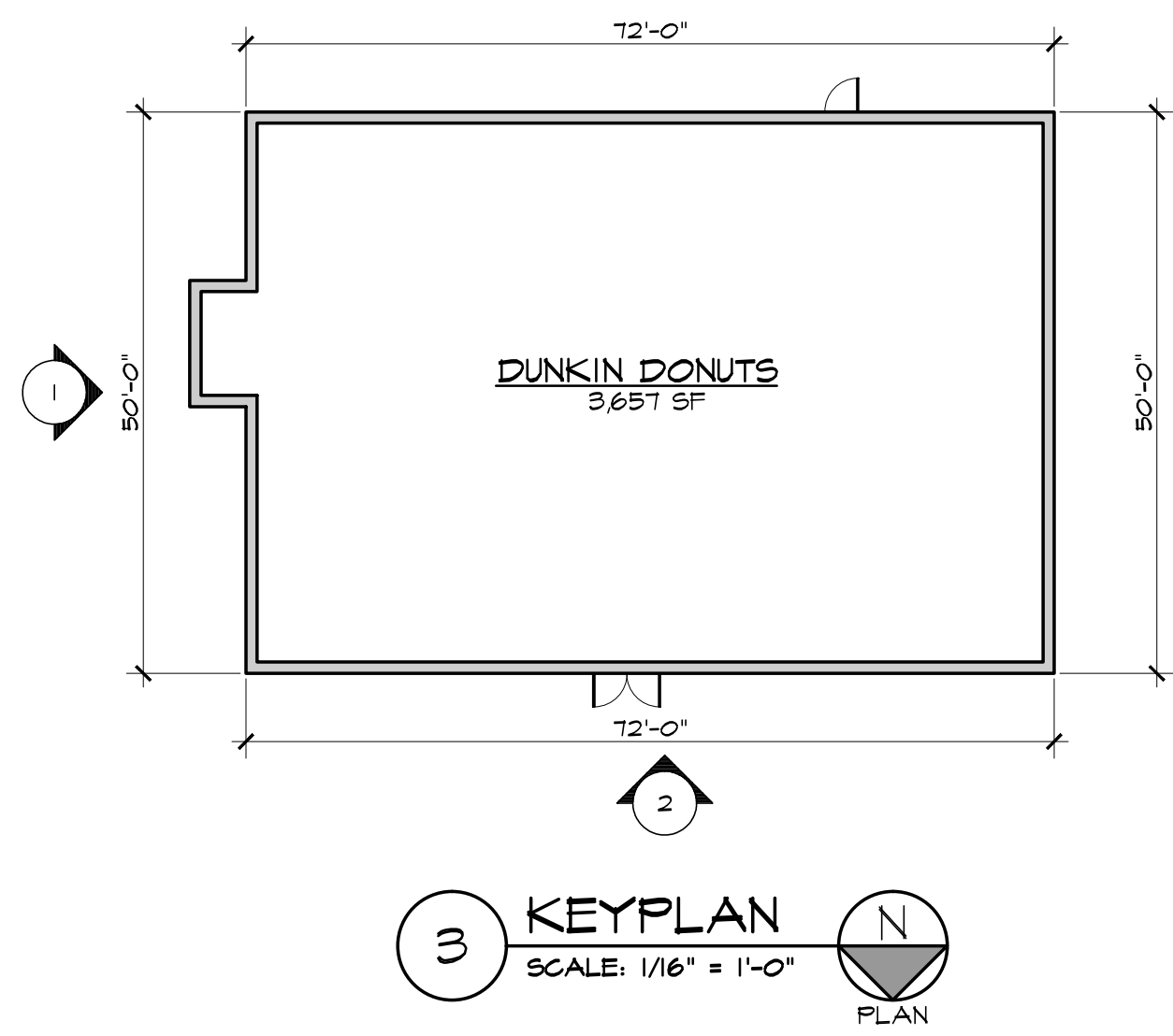
REVISIONS

NUMBER	REMARKS	DATE
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DRAWING NUMBER

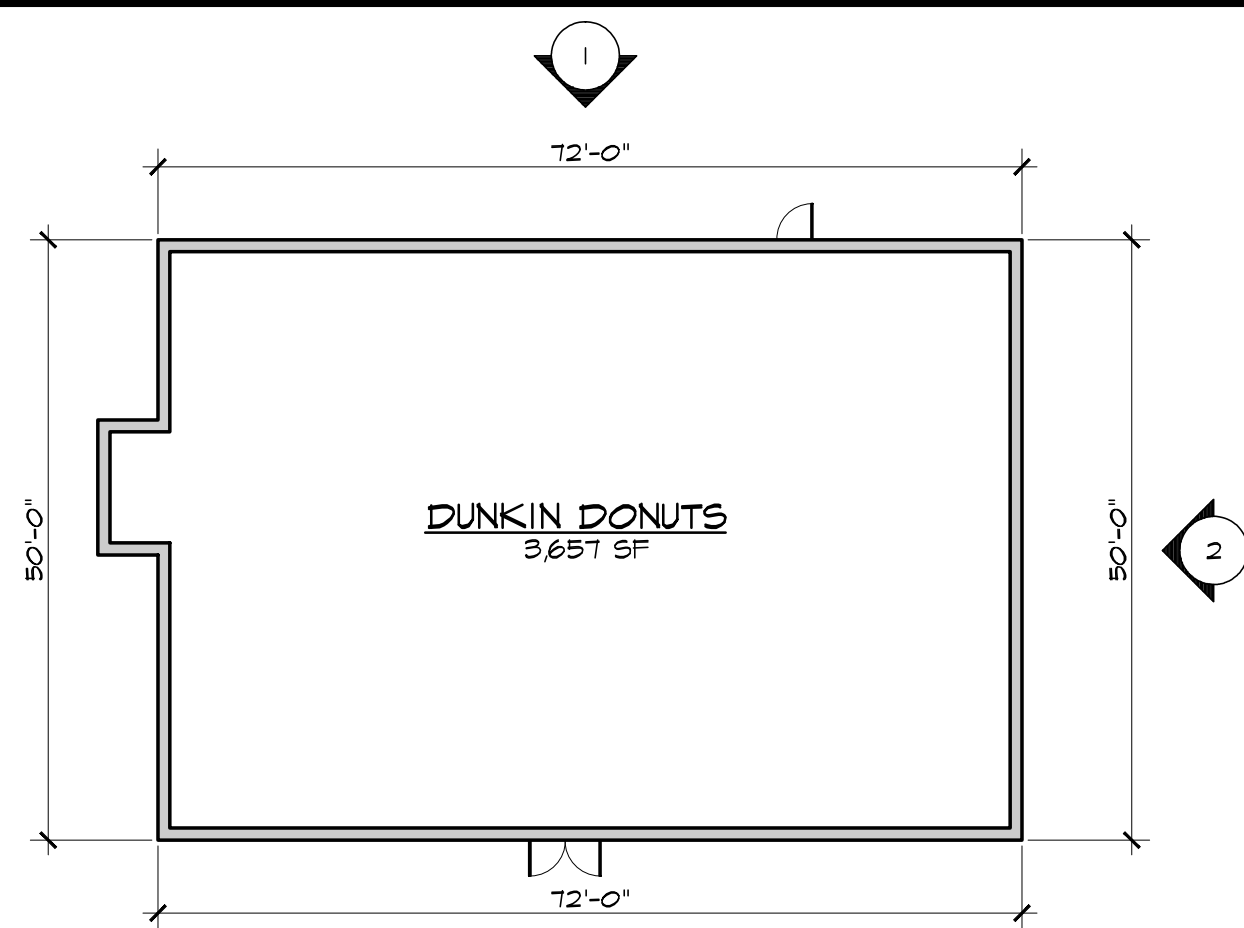
L1

SHEET: 8 OF 8

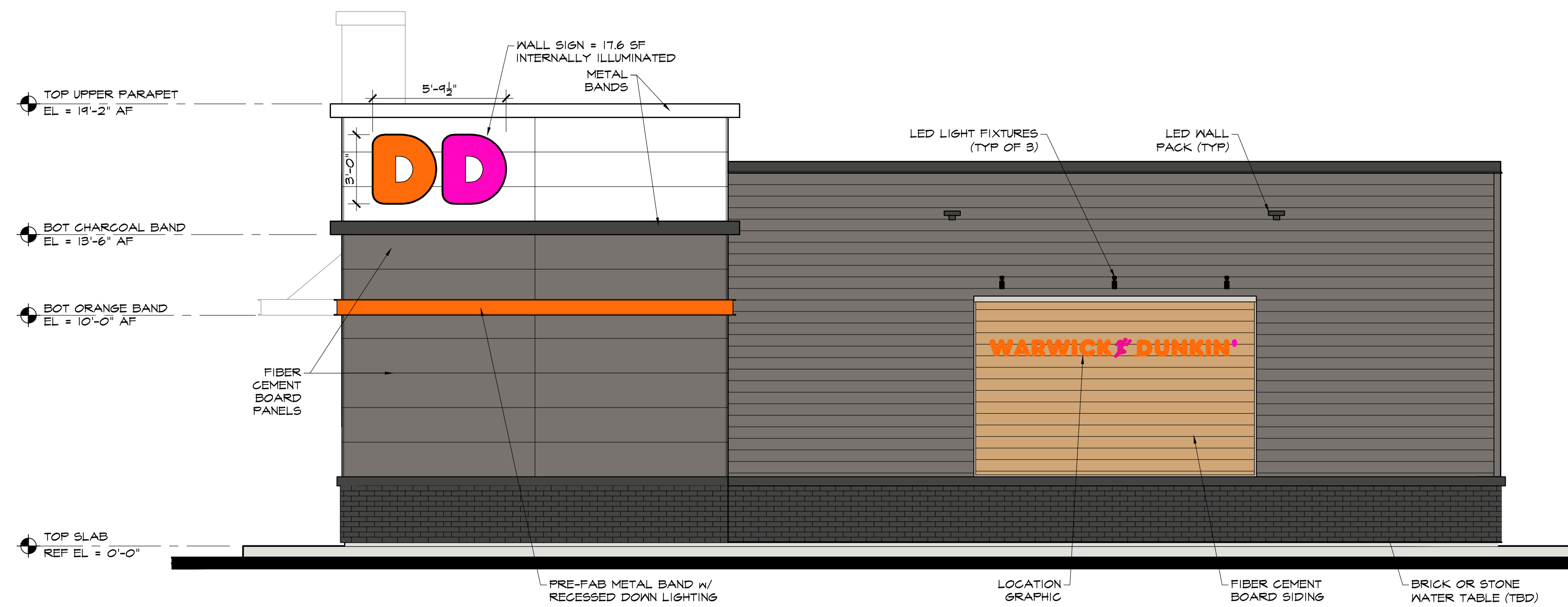


AHARONIAN
& ASSOCIATES, INC.
Architects
401-232-5010
www.arch-eng.com

DUNKIN'
35 WEST SHORE ROAD
WARWICK, RHODE ISLAND
APRIL 27, 2021



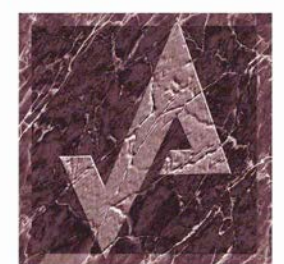
3 KEYPLAN
SCALE: 1/16" = 1'-0"
PLAN



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

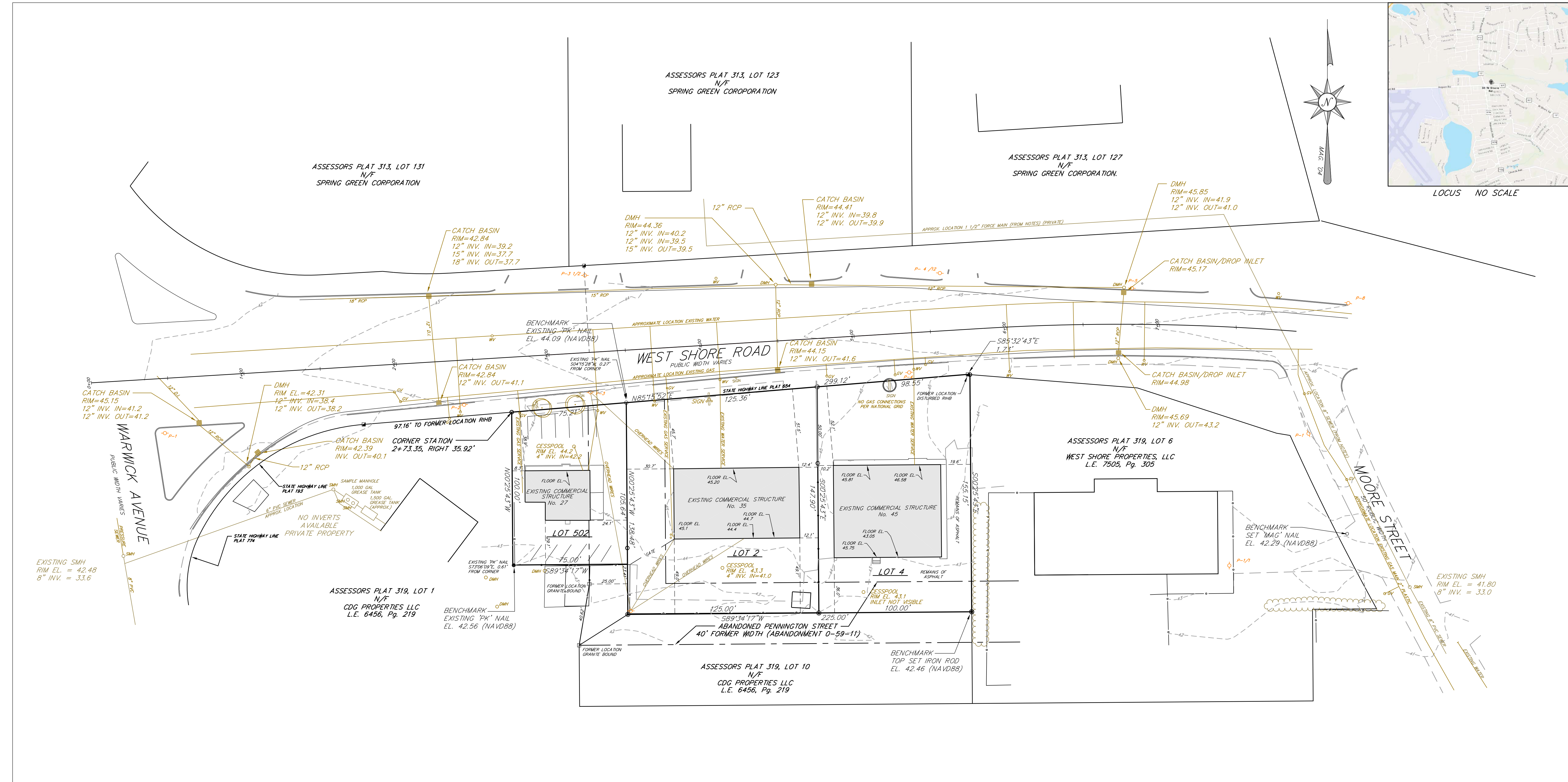
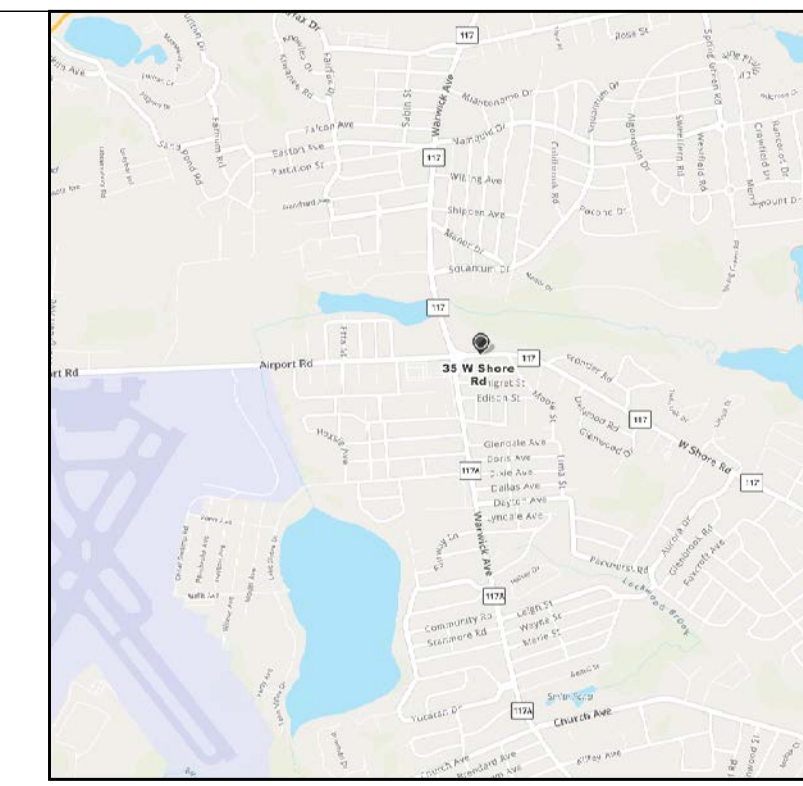


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



AHARONIAN
& ASSOCIATES, INC.
Architects
401-233-5010
www.arch-eng.com

DUNKIN'
35 WEST SHORE ROAD
WARWICK, RHODE ISLAND
APRIL 27, 2021



CERTIFICATION:
 THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO RJB REALTY LLC, IT IS HEREBY CERTIFIED THAT THIS SURVEY HAS BEEN CONDUCTED AND THIS 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 NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS "1" CULTURE CLASS "III"

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN MAY, 2020 FOR THE PREPARATION OF A SITE PLAN.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

HARRY A. MILLER JR., No. 1967
 COD: 15-A101



PARCEL OWNER LOT 2
 RJB REALTY LLC
 75 TIPPING ROCK DRIVE
 EAST GREENWICH, RI 02818

PARCEL OWNER LOTS 4 & 502
 E&J WEST SHORE REALTY, LLC
 75 TIPPING ROCK DRIVE
 EAST GREENWICH, RI 02818

PROJECT SURVEYOR
 HARRY A. MILLER, JR.
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 / F.401.884.7747
 ALPHASURV@AOL.COM

PARCEL ZONING
 ZONE "0"
 MIN. AREA 6,000 S.F. FRONT YARD 25'
 MIN. FRONTAGE 70' SIDE YARD 8'
 MIN. WIDTH 70' REAR YARD 20'

FLOOD NOTE:
 THE PARCEL FALLS WITHIN ZONES X PER FEMA MAP NUMBER 44003C0132H, REVISED: 9/18/13.

REFERENCES
 1. L.E. 9168, Pg. 344; LOT 2
 2. L.E. 9457, Pg. 295; LOT 4
 3. L.E. 9260, Pg. 119; LOT 502
 4. RECORDED PLAT 377: "REPLAT OF LOTS B-16 & 38, 39, & 40 AND A PORTION OF PENNINGTON STREET..."
 5. STATE HIGHWAY PLAT No. 654



AREA ANALYSIS

LOT 2	17,899 S.F.
LOT 4	15,166 S.F.
LOT 502	7,711 S.F.
OVERALL PARCEL	40,776 S.F.

- LEGEND:**
- ▣ RHODE ISLAND HIGHWAY BOUND
 - ▣ FORMER LOCATION EXISTING GRANITE BOUND
 - ▣ PROPOSED GRANITE BOUND
 - ▣ SET 'MAG' NAIL
 - SET IRON ROD
 - EXISTING 'PK' NAIL
 - EXISTING UTILITY POLE
 - EXISTING WATER GATE
 - EXISTING GAS GATE
 - EXISTING SEWER MANHOLE
 - EXISTING DRAINAGE MANHOLE
 - EXISTING TREE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING CONCRETE CURB

SURVEY & SITE PLAN
 ASSESSORS PLAT 319, LOTS 2, 4, & 502
 WARWICK, RHODE ISLAND
 PREPARED FOR: RJB REALTY, LLC
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 F.401.884.7747
 SCALE: 1"=30' APRIL, 2020 SHEET 1 OF 1