

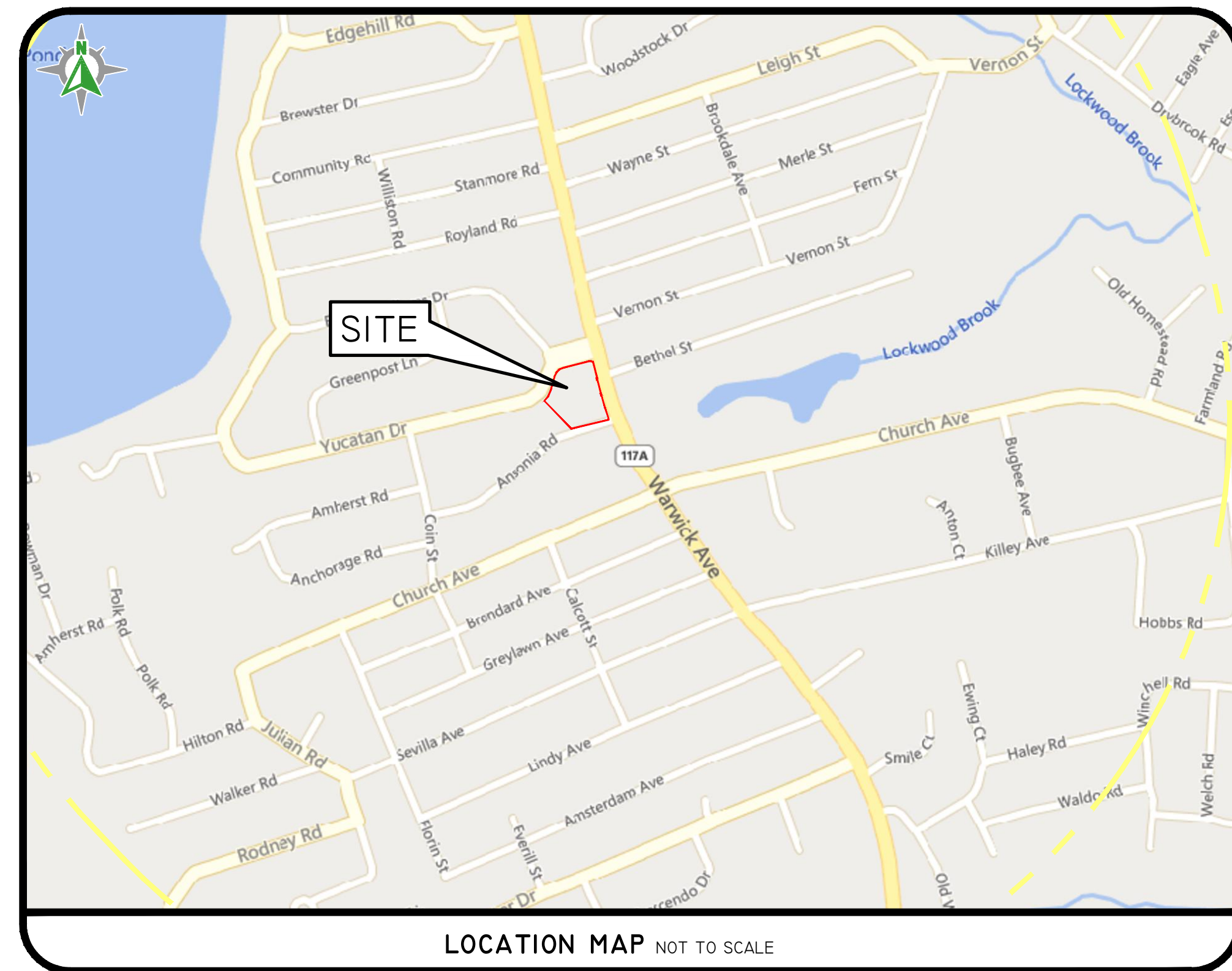
# MASTER PLAN SUBMISSION

# SEASONS CORNER MARKET

2055 WARWICK AVENUE

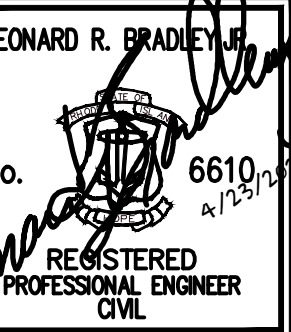
WARWICK, RHODE ISLAND

ASSESSOR'S PLAT 328 LOT 408, 409, 410, 411, AND 412



## SHEET LIST TABLE

- 1 COVER SHEET
  - 2 AERIAL HALF MILE RADIUS PLAN
  - 3 ALTA-NSPS LAND TITLE SURVEY - BY OTHERS
  - 4 SITE LAYOUT PLAN
  - 5 LANDSCAPE PLAN AND DETAILS
  - 6 200' RADIUS MAP
- 
- 1 OF 3 TYPICAL FLOOR PLAN
  - 2 OF 3 FRONT ELEVATION
  - 3 OF 3 SIGNAGE PLAN & ELEVATIONS



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY. 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 LOCATIONS OF EXISTING UTILITIES.

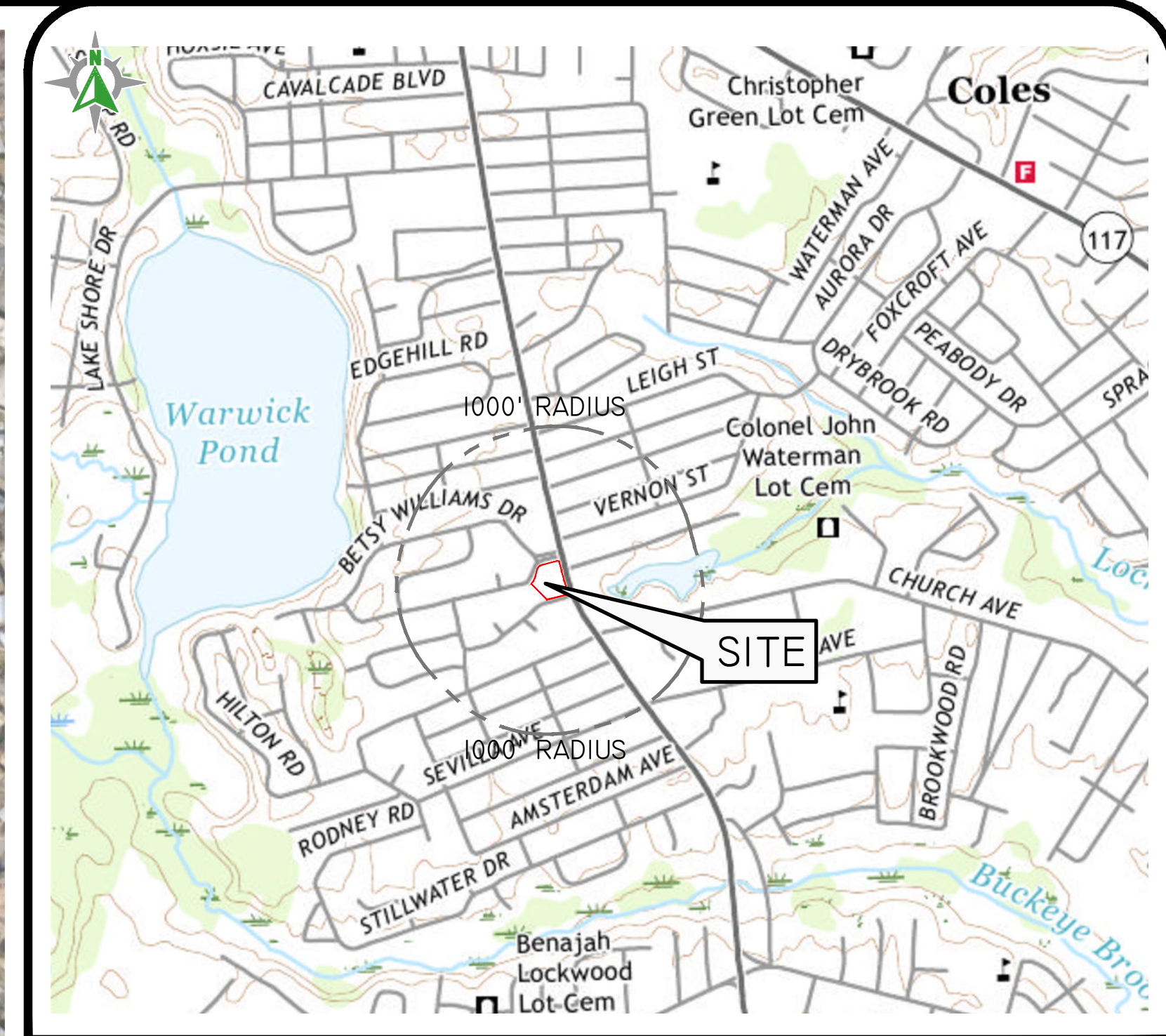
NO.	DATE	DESCRIPTION	DESIGN BY	S.E.H.	B.T.
1	02/28/2021	MASTER PLAN SUBMISSION			
2					
3					
4					
5					
6					

**COVER SHEET**  
**SEASONS CORNER MARKET**  
 ASSESSOR'S PLAT 328 LOT 408, 409, 410, 411, AND 412  
 WARWICK, RHODE ISLAND  
 PREPARED FOR:  
**COLBEA ENTERPRISES**  
 2050 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND 02921  
 TEL 401-943-0066

\\EASTORAGE\ENR\ENR\PROJECTS\2662-008 WARWICK\_AVE\_2055\AUTOCAD DRAWINGS\2662-008-CVAR-DWG-PLATTB-112712021

DE JOB NO: 2662-008 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\BENMAP\PROJECTS\1565-008 WARWICK AVE 2050 PLAINFIELD DRAWINGS\2506-008-CVAR.DWG PLOTTED: 4/22/2021



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 03/19/2021.  
SCALE: 1"=300'  
0 150' 300' 600'

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

**Boston • Providence • Newport**

LEONARD R. BRADLEY  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	DESIGN BY	S.E.H.	D.T.
1	02/23/2021	COMPLETE PLAN SUBMISSION	DESIGN BY: S.E.H.		

**AERIAL HALF MILE RADIUS PLAN**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 328 LOT 408, 409, 410, 411, AND 412  
WARWICK, RHODE ISLAND  
PREPARED FOR:  
**COLBEA ENTERPRISES**  
2050 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND 02921  
TEL 401-943-0068

DE JOB NO: 2565-008 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

### Property Description

That certain parcel of land situated on the northerly line of Ansonia Road, the westerly line of Warwick Avenue, the southerly line of Betsey Williams Drive and the southeasterly line of Yucatan Drive in the City of Warwick, County of Kent and State of Rhode Island is bounded and described as follows; Beginning at a point in the northerly line of Ansonia Road, said point being the southwesterly corner of herein described parcel;

Thence turning and running N 27°19'20" W bounded southwesterly in part by land now or formerly Quattrini Trust 163.70' to a point on the southeasterly line of said Yucatan Drive;

Thence turning an interior chord angle of 105°03'30" and running in a generally northeasterly direction bounded northwesterly by said Yucatan Drive along an arc with a radius of 100.00' on an arc length of 52.54' to a point;

Thence turning an interior chord angle of 195°03'06" and running N 32°34'04" E bounded northwesterly by said Yucatan Drive 64.46' to a point;

Thence turning and running in a generally northeasterly direction bounded northwesterly by said Yucatan Drive along an arc with a radius of 50.00' on an arc length of 52.28' to a point;

Thence turning and running S 87°31'26" E bounded northerly by said Betsey Williams Drive 113.37' to a point;

Thence turning and running in a generally southeasterly direction bounded northeasterly by said Betsey Williams Drive along an arc with a radius of 20.00' on an arc length of 16.95' to a point, said point being 30.00' right of centerline station 48+59.36 on R.I. State Highway Plat #774;

Thence turning and running S 02°27'42" W bounded easterly by said Warwick Avenue 71.88' to a point;

Thence turning and running S 75°45'44" W bounded southeasterly by said Warwick Avenue 2.09' to a point;

Thence turning and running S 02°27'42" W bounded easterly by said Warwick Avenue 5.00' to a point;

Thence turning and running N 75°45'44" E bounded northwesterly by said Warwick Avenue 2.09' to a point;

Thence turning and running S 02°27'42" W bounded easterly by said Warwick Avenue 64.07' to a point;

Thence turning and running N 87°32'18" W bounded southerly by said Warwick Avenue 2.00' to a point;

Thence turning and running S 02°27'42" W bounded easterly by said Warwick Avenue 5.00' to a point;

Thence turning and running S 87°32'18" E bounded northerly by said Warwick Avenue 2.00' to a point;

Thence turning and running S 02°27'42" W bounded easterly by said Warwick Avenue 3.63' to a Rhode Island highway bound found 30.00' right of centerline station 50+08.94 on said R.I. State Highway Plat #774;

Thence turning and running in a generally southerly direction bounded easterly by said Warwick Avenue along an arc with a radius of 967.99' on an arc length of 105.48' to a point, said point being 30.00' right of centerline station 51+11.15 on said R.I. State Highway Plat #774;

Thence turning and running N 86°45'21" W bounded southerly by said Ansonia Road 165.23' to the point and place of beginning.

Said parcel contains 1.18 acres (51,215.33 square feet).  
Said parcel is subject to utility easements of record.

### Legend

φ UP ##	EXISTING UTILITY POLE
X X	EXISTING FENCE LINE
DH ⊙	PROPOSED DRILL HOLE
"PK" NAIL ⊙	PROPOSED "PK" NAIL
IRF ●	IRON ROD FOUND
RIHB □	RI HIGHWAY BOUND FOUND
☀	EXISTING TREE
☀	EXISTING LIGHT POLE
DMH ⊙	EXISTING DRAIN MANHOLE
SMH ⊙	EXISTING SEWER MANHOLE
WG ⊙	EXISTING WATER GATE
CB ⊙	EXISTING CATCH BASIN
48+59.36 X	EXISTING CENTERLINE STATION
- - - 36 - - -	EXISTING CONTOUR

### References

- "BETSEY-WILLIAMS-PLAT: WARWICK, RHODE ISLAND, BELONGING TO ATLANTIC REALTY CO. INC. BY PETER V. CIPOLLA, ENGR. SCALE: 1"=60' JAN. 1948"
- "LAND ABANDONMENT PLAN: BROOKS PHARMACY WARWICK BRANCH STORE #69, 2055 WARWICK AVENUE, WARWICK, RI, ASSESSOR'S PLAT 328 LOTS 408-412, SCALE: 1"=20', JANUARY, 2001"
- STATE OF RHODE ISLAND HIGHWAY PLAT #774.
- STATE OF RHODE ISLAND HIGHWAY PLAT #2286A.
- "RANCH ACRES: WARWICK, RI BELONGING TO PILGRIM LAND DEVELOPERS, INC. BY WATERMAN ENGINEERING CO., 1"=80' JAN. 1956"
- "ORDER ON THE ABANDONMENT OF A PORTION OF ANSONIA ROAD, MAXI DRUG, INC., PETITIONER, NO. 0-01-18, PCO-25-01, DATE: AUGUST 7, 2001"
- CITY OF WARWICK RI DEED BOOK 6068, PAGE 267.
- CITY OF WARWICK RI GIS WEBSITE.
- WWW.BING.COM

### Street Index

WARWICK AVENUE  
ROUTE 117  
BETSEY WILLIAMS DRIVE  
YUCATAN DRIVE  
ANSONIA ROAD

### Observations

The following conditions as shown on that certain plan of survey entitled, "ALTA/NSPS Survey and Location Plan, being assessor's Plat 328; Lots 408, 409, 410, 411 & 412, prepared for Eugenio L. Illiano Revocable Trust u/t/d January 4, 2006, Location - 2055 Warwick Avenue, Warwick, Rhode Island, dated January 10, 2019, prepared by East Greenwich Surveyors, LLC"

- The existing chain link fence that runs along the easterly property line (Quattrini Trust land) encroaches by as much as 7.47' onto said Eugenio L. Illiano Revocable Trust u/t/d January 4, 2006 land. The area of the X hatched area of encroachment contains 219.87 square feet.



### LOCATION MAP

#### General Notes

- THE PARCELS OF LAND SHOWN ON TAX PLAT 328, LOTS 408, 409, 410, 411 & 412 ARE LOCATED IN THE CITY OF WARWICK, COUNTY OF KENT & STATE OF RHODE ISLAND.
- THE CURRENT OWNER OF RECORD OF TAX PLAT 328, LOTS 408, 409, 410, 411 & 412 IS EUGENIO L. ILLIANO, OR HER SUCCESSOR TRUSTEE, AS TRUSTEE OF THE EUGENIA L. ILLIANO REVOCABLE TRUST u/t/d JANUARY 4, 2006, EUGENIA L. ILLIANO, SETTLOR BY VIRTUE OF DEED BOOK 6068 AT PAGE 267 IN THE CITY OF WARWICK, RI.
- THE PARCEL FALLS IN ZONE X (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 4400300132H EFFECTIVE DATE 9/17/2013. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AND PROTECTED BY LEVEE FROM 100 YEAR FLOOD.
- THE CURRENT ZONING FOR BOTH PARCELS IS GENERAL BUSINESS DIMENSIONAL REGULATIONS:
  - MINIMUM LOT SIZE: 6,000 SQ. FT.
  - MINIMUM FRONT & CORNER SIDE SETBACK: 25 FEET
  - MINIMUM SIDE YARD SETBACK: 8 FEET
  - MINIMUM REAR YARD SETBACK: 20 FEET
  - MAXIMUM HEIGHT: 35 FEET
  - MINIMUM LANDSCAPED OPEN SPACE: 10%
- A.P. 328 / LOTS 408, 409, 410, 411, & 412 CONTAIN 1.18 ACRES (51,215.33 SQ FT.).
- THE CROSS HATCHED SOUTHERLY PORTION OF THE PARCEL WAS ONCE A NORTHERLY PORTION OF ANSONIA ROAD WHICH WAS ABANDONED TO IMPROVE THE EXISTING PARKING AREA AND TO BECOME AN EASEMENT DEDICATED TO THE CITY OF WARWICK TO MAINTAIN ANY EXISTING UTILITIES WHICH MAY EXIST WITHIN THE PROPERTY. THE ABANDONMENT IS REPRESENTED ON REFERENCES #2 AND #6 ON THIS PLAN.
- THE 10' STORM DRAIN EASEMENT SHOWN ON THIS PLAN IS REPRESENTED ON REFERENCE #1 ON THIS PLAN.
- THE PERMANENT GUY EASEMENT BOUNDARIES & THE PERMANENT DRAINAGE EASEMENT BOUNDARIES SHOWN ALONG THE EASTERLY PROPERTY LINE ARE REPRESENTED ON REFERENCE #4 BELOW.
- NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND ANY ADJUTING PARCELS OF LAND OR PUBLIC STREETS EXIST OTHER THAN AS SHOWN UNDER OBSERVATIONS.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK NOR IS THERE ANY EVIDENCE OF PROPOSED CHANGES TO THE STREET LINES.
- THERE IS NO EVIDENCE OF DELINEATION MARKERS OF WETLANDS ON THE SUBJECT PROPERTY.
- THERE ARE NO CEMETERIES WITHIN 100 FEET OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY.
- THE RECORD DESCRIPTION MATHEMATICALLY CLOSES.
- THERE ARE 54 TOTAL EXISTING PARKING SPACES ON SITE WITH 3 OF THEM BEING DESIGNATED HANDICAPPED.
- THE TOPOGRAPHY SHOWN ON THIS MAP WAS SCALED FROM AN AERIAL MAP WHICH WAS AVAILABLE OF THE STATE OF R.I. D.E.M. WEBSITE. TOPOGRAPHY & UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY FUTURE CONSTRUCTION.

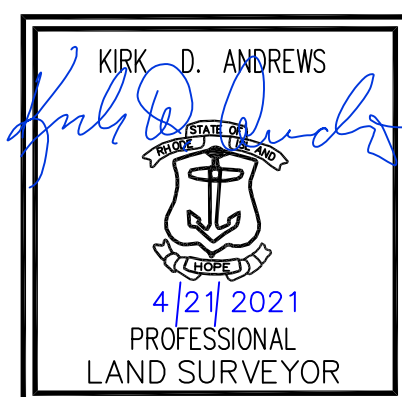
### Surveyors Certificate

To: Adler Pollock & Sheehan P.C., Commonwealth Land Title Insurance Company, and DiPrete Engineering;

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 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(b)(2), 8, 9, 11, 13, 14, & 18 of Table A thereof. The fieldwork was completed on 4/5/2021.

DATE: 4/21/2021

By: *Kirk D. Andrews*  
KIRK D. ANDREWS P.L.S. NO. 1684  
STATE OF R.I. COA No.: 000A555

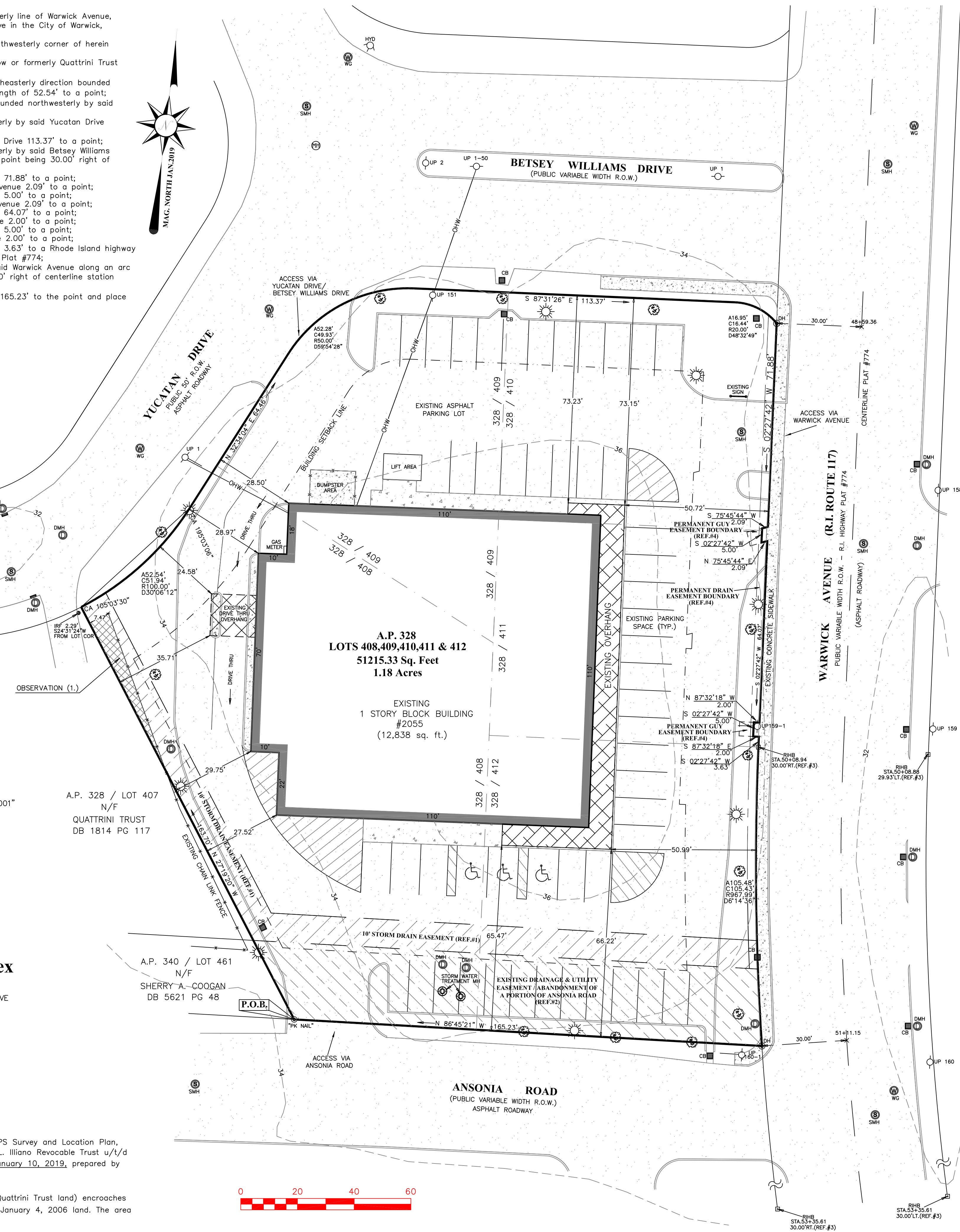


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

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

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY AND SHOW THE EXISTING CONDITIONS FOR THE ALTA/NSPS SURVEY.

By: *Kirk D. Andrews*  
KIRK D. ANDREWS PLS NO. 1684  
COA No.: 000A555



Being: ASSESSORS PLAT 328 LOTS 408, 409, 410, 411 & 412

**ALTANSPS LAND TITLE SURVEY**

PREPARED FOR  
**ADLER POLLOCK & SHEEHAN P.C.**

LOCATION  
2055 WARWICK AVENUE  
WARWICK, RHODE ISLAND

---

Checked By: K.D.A. Drawn By: E.J.J.

Scale: 1" = 20'

Date: 4-12-2021

NO.	REVISION	DATE
1	REVISE NOTES	4-21-21

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**E. GREENWICH SURVEYORS, LLC**

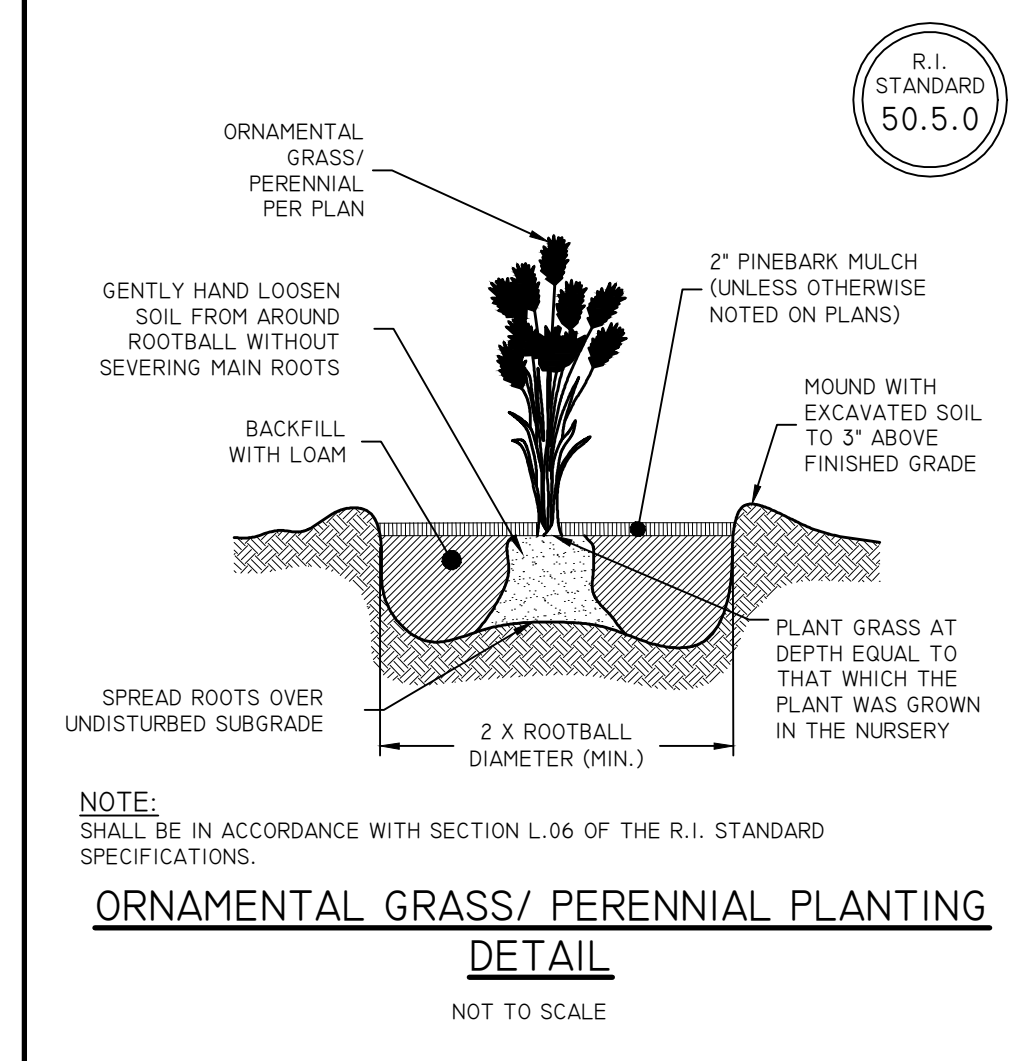
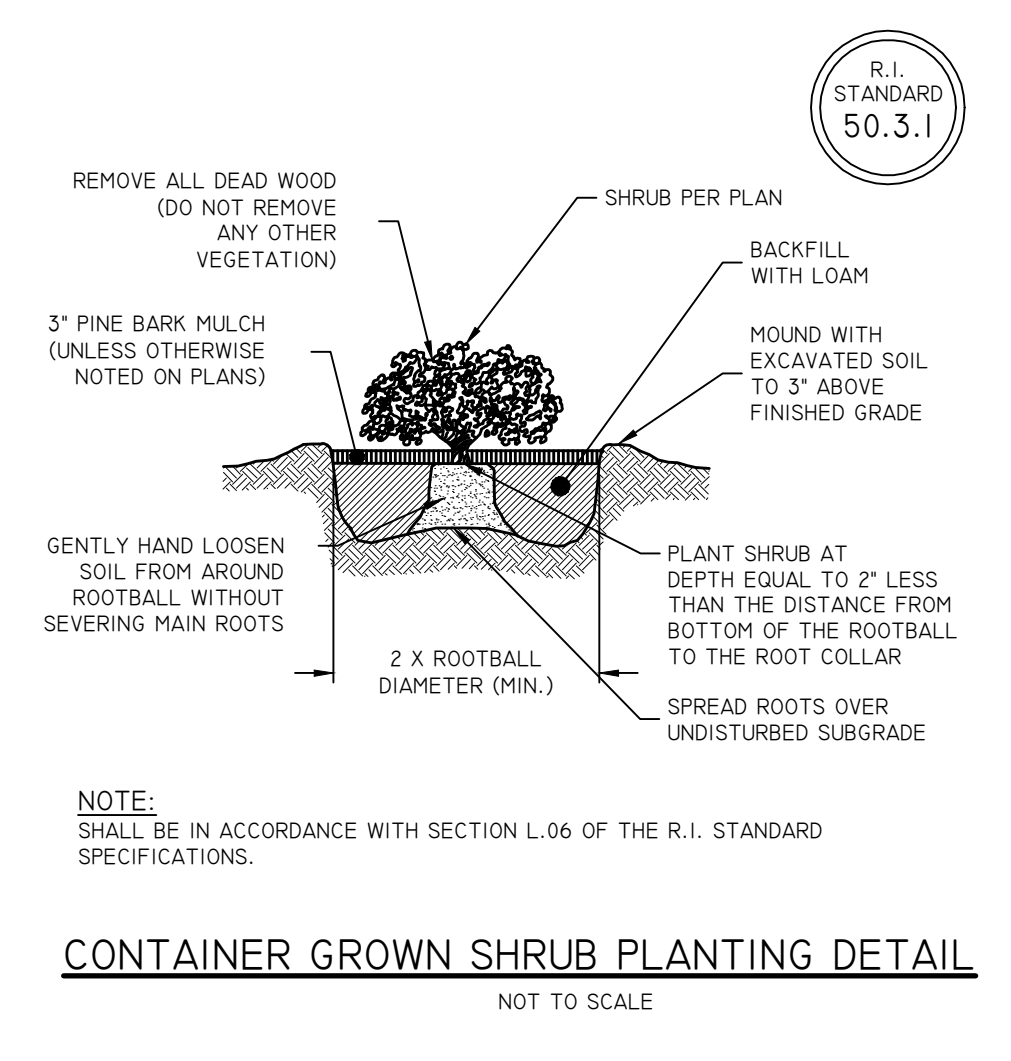
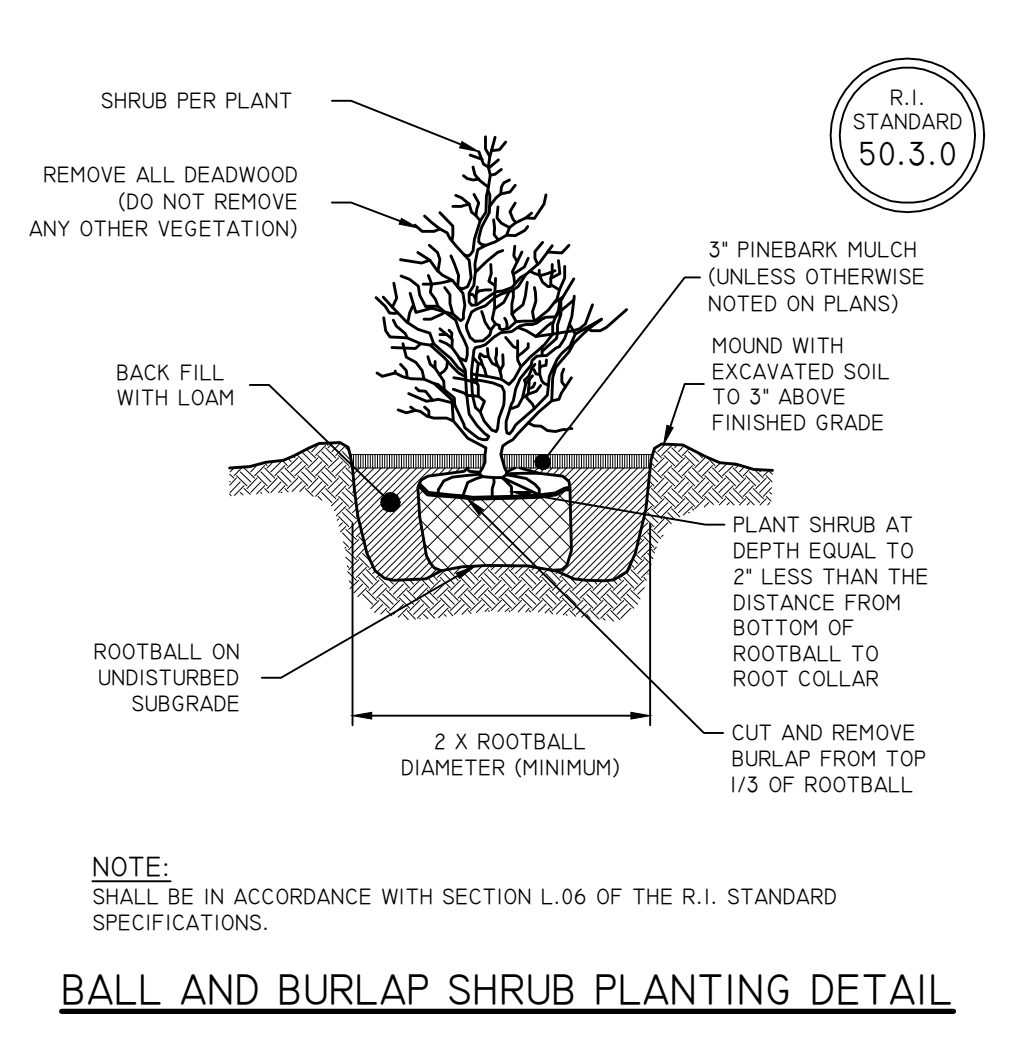
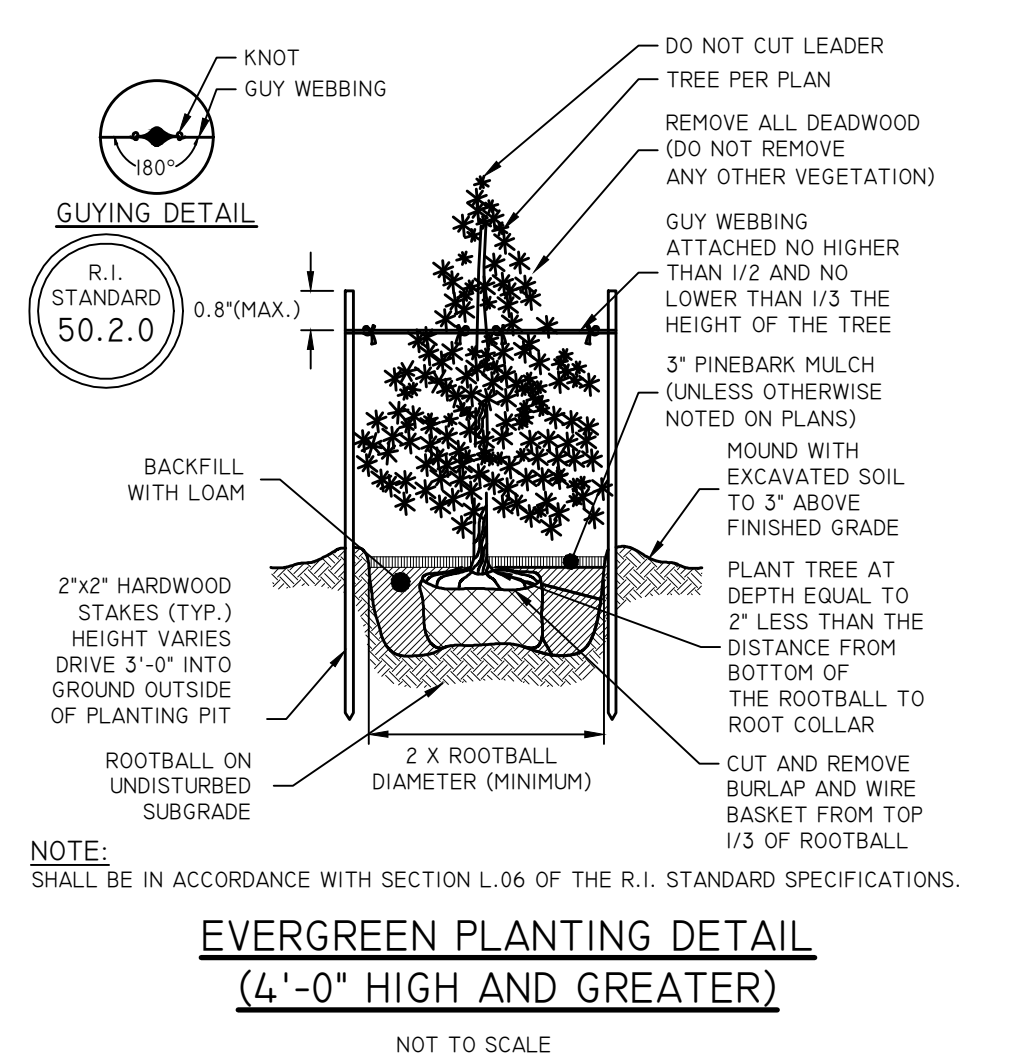
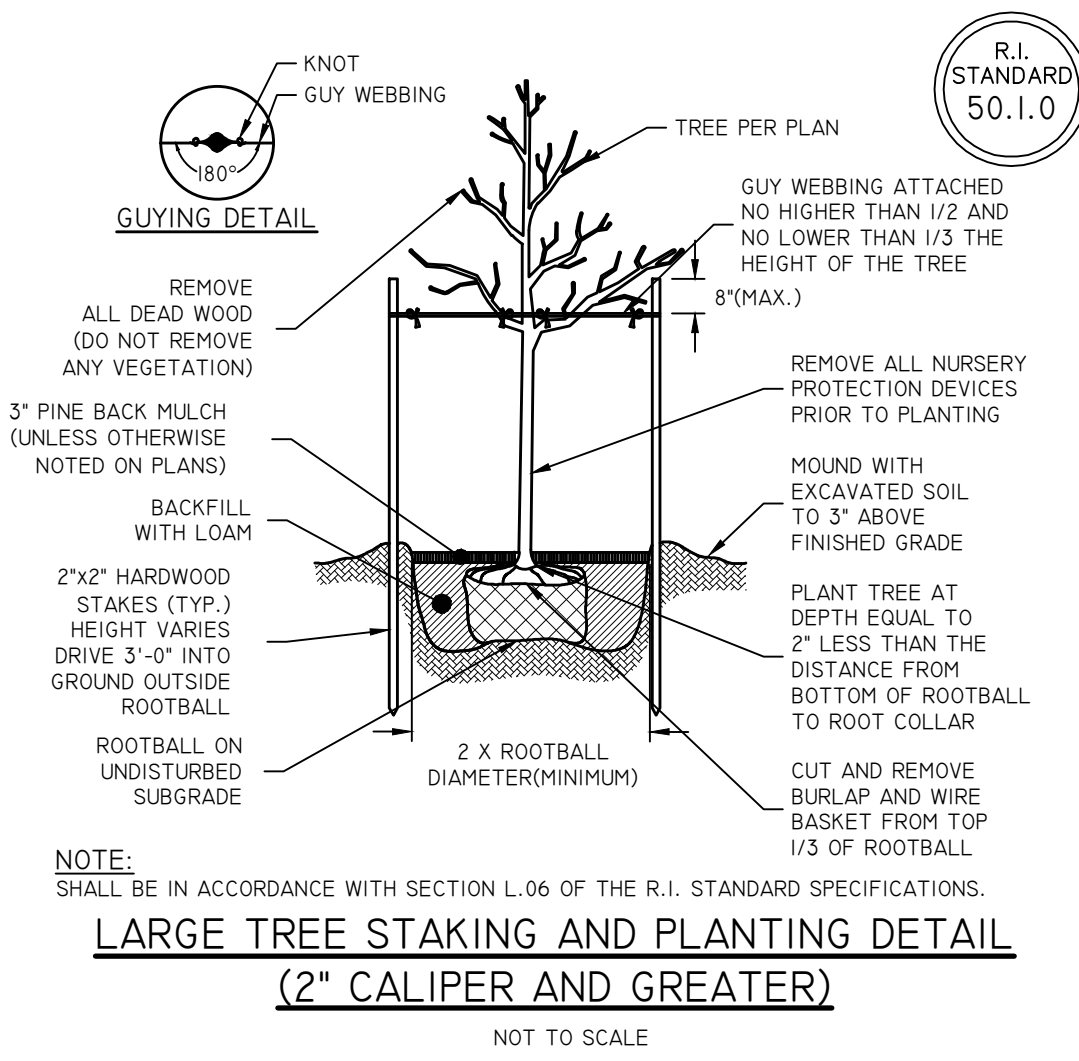
LAND SURVEYING AND SITE PLANNING

1050 MAIN STREET SUITE 31  
EAST GREENWICH, RHODE ISLAND 02818  
PHONE: (401) 339-7268 / (401) 366-4574  
FAX: (401) 364-0017 E-MAIL: KANDREWS1684@AOL.COM

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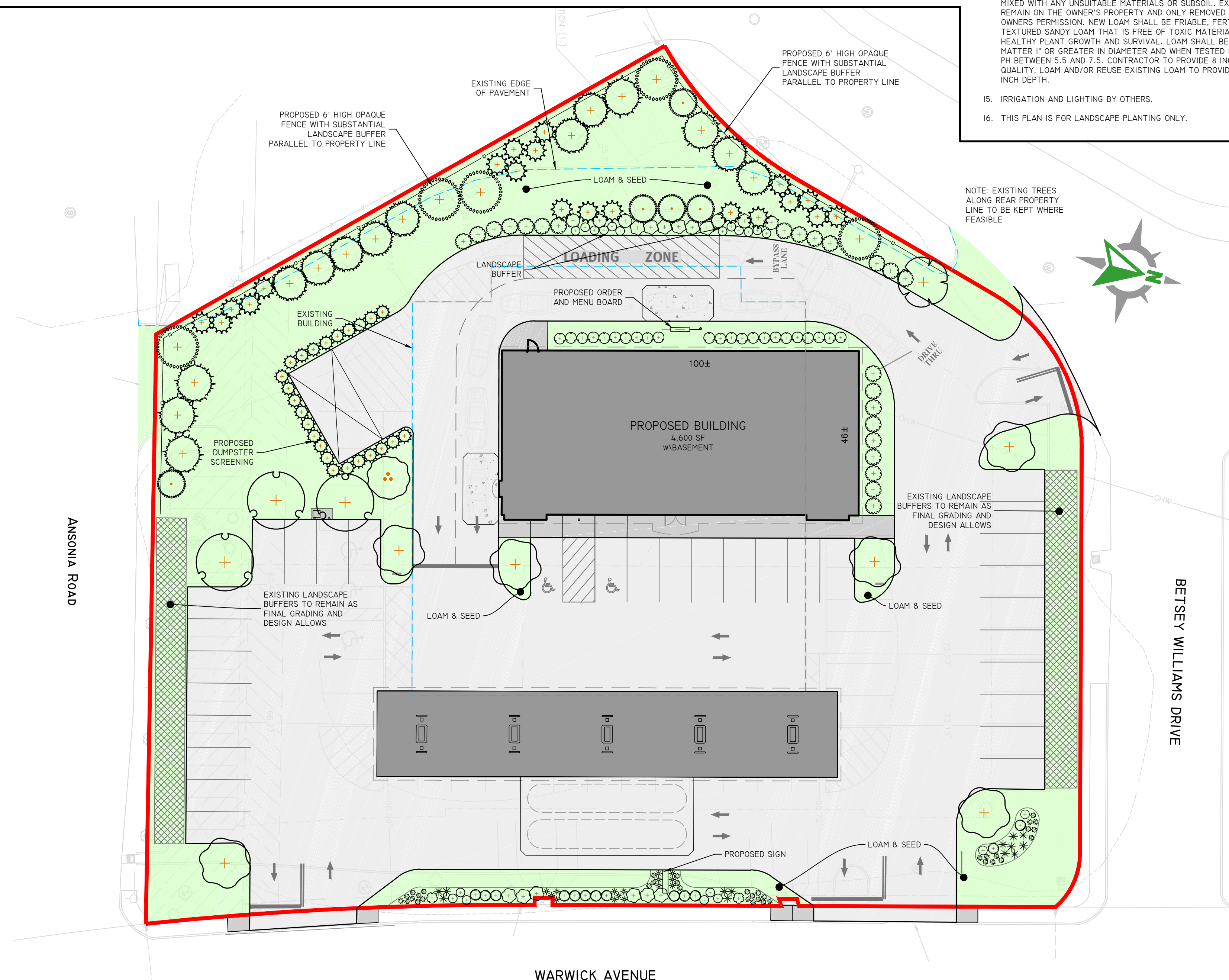
Sheet **1** of **1** sheets





**PLANTING NOTES:**

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF UNDEW, SHREDDED PINE BARK MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
- RECOMMENDED DATES FOR PLANTING ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- IRRIGATION AND LIGHTING BY OTHERS.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

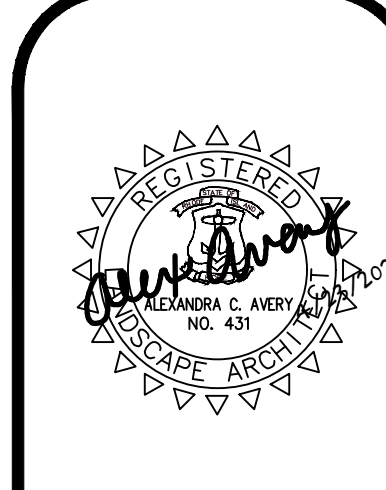


**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	BNH	1	Betula nigra 'Heritage'	Heritage River Birch	2/2.5" CAL B&B
	CK	6	Cornus kousa	Kousa Dogwood	2/2.5" CAL B&B
	PSK	1	Prunus serrulata 'Kwanzan'	Flowering Cherry	2.5/3" CAL B&B
	TC	3	Tilia cordata	Littleleaf Linden	2/2.5" CAL B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CL	5	Cupressocyparis x leylandii	Leylandi Cypress	6' HT MIN
	IA	5	Ilex opaca	American Holly	7/8' HT
	JV	9	Juniperus virginiana	Eastern Red Cedar	6' HT MIN
	PG	5	Picea glauca	White Spruce	6' HT MIN
	TOS	24	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' HT MIN
	TOT	15	Thuja occidentalis 'Techny'	Techny Arborvitae	6' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ICH	13	Ilex crenata 'Helenii'	Heler Japanese Holly	3 gal
	IGS	23	Ilex glabra 'Shamrock'	Inkberry	3 gal
	KL	10	Kalmia latifolia	Mountain Laurel	4/5' HT
	RAP	12	Rhododendron azalea 'PJM'	Azalea	3 gal
	RD	2	Rhododendron x 'Delaware Valley White'	Delaware Valley White Azalea	3 gal
	RGW	23	Rhododendron x 'Gumpo White'	Gumpo White Azalea	3 gal
	RK	18	Rosa x 'Knockout' TM	Rose	3 gal
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CKF	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal
	PAH	13	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	2 gal
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	HH	36	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 gal
	NF	2	Nepeta x faassenii 'Blue Wonder'	Catmint	2 gal

**DiPrete Engineering**  
www.diprete-eng.com  
950 State Street, Providence, RI 02903  
Tel: 401-949-1800 Fax: 401-464-6006

**Boston • Providence • Newport**



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND 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 LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	02/28/2021	PRELIMINARY SUBMISSION	S.E.H.	S.E.H.
2	03/10/2021	FINAL PLAN SUBMISSION	S.E.H.	S.E.H.

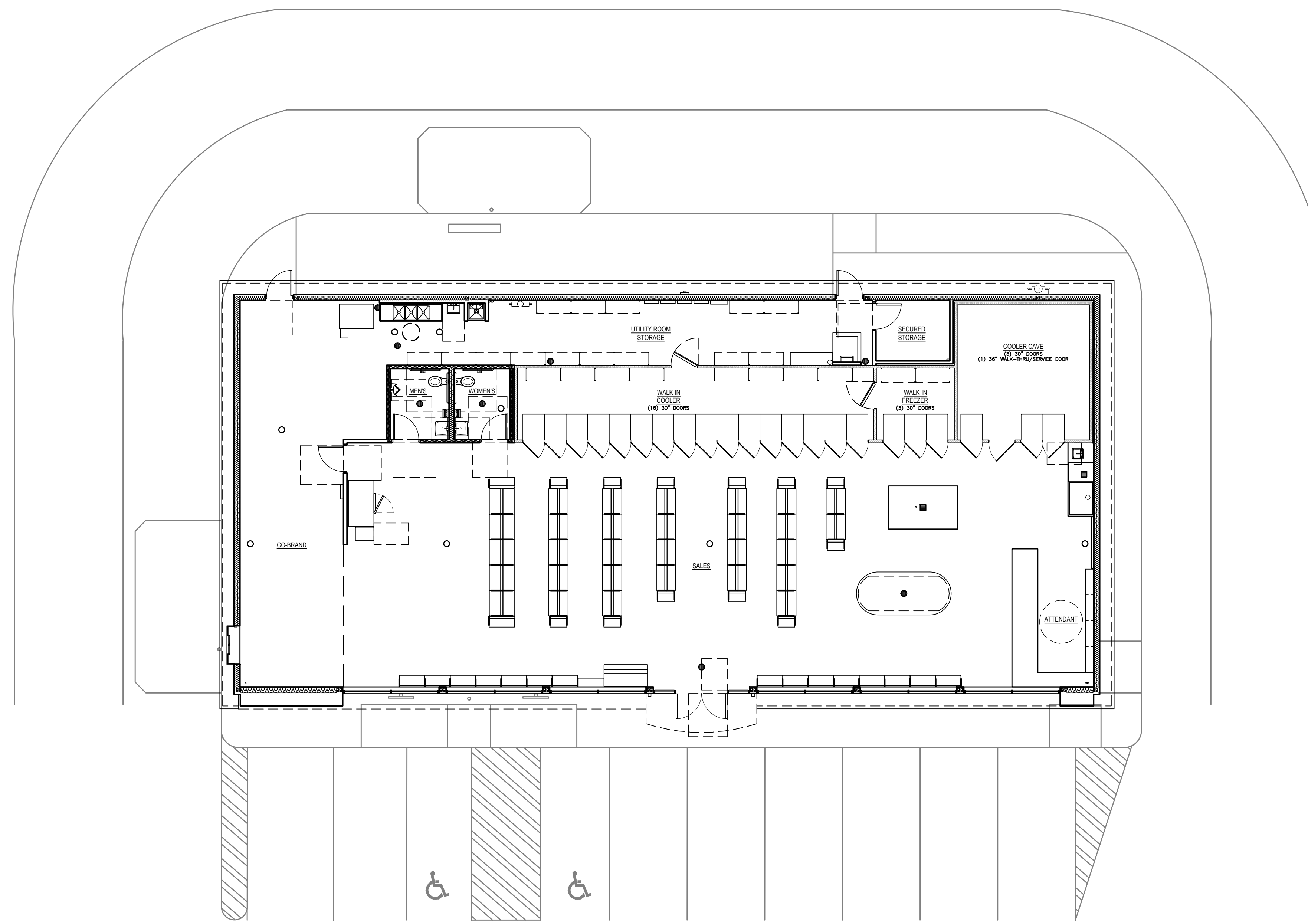
**LANDSCAPE PLAN AND DETAILS**

**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 328 LOT 408, 409, 410, 411, AND 412  
WARWICK, RHODE ISLAND

PREPARED FOR:  
**COLBEA ENTERPRISES**  
2050 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND 02921  
TEL 401-943-0065

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Typical Floor Plan

Seasons Corner Market

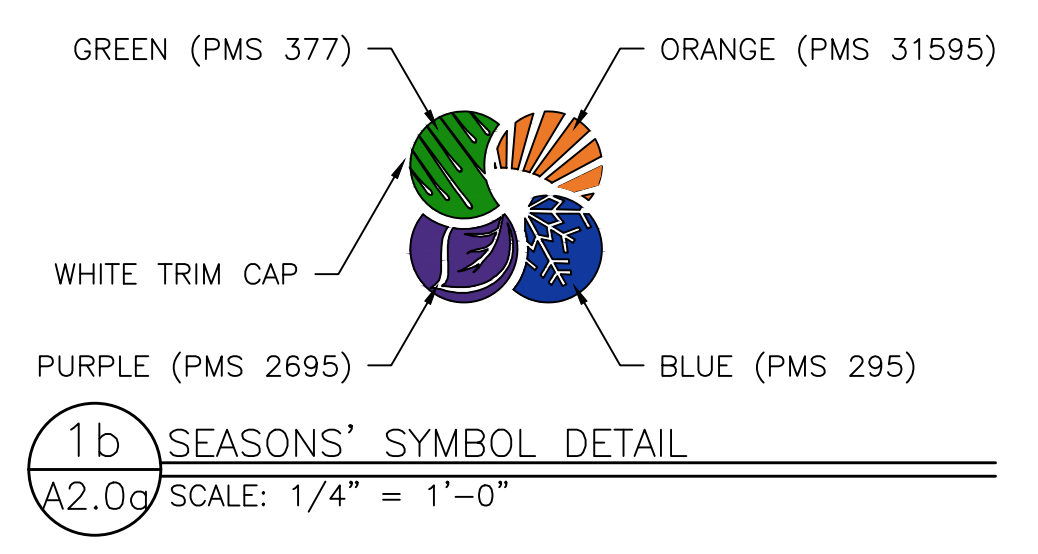
2055 Warwick Avenue  
Warwick, Rhode Island

Prepared by:



Scale: Not to Scale

Date: 4/23/2021



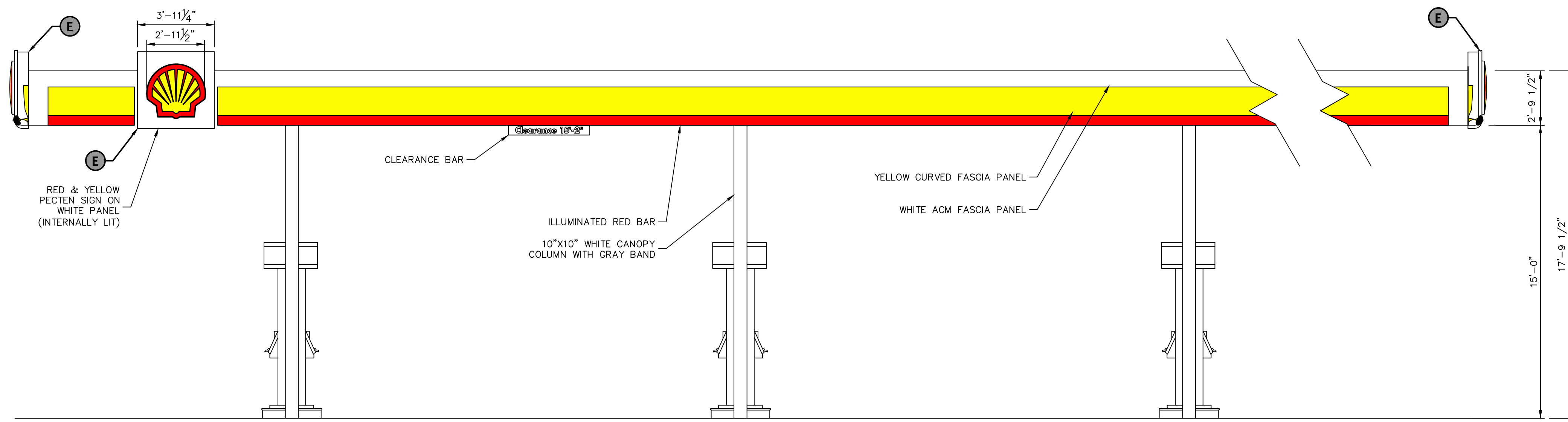
**Front Elevation**  
**Seasons Corner Market**  
2055 Warwick Avenue  
Warwick, Rhode Island

Prepared by:

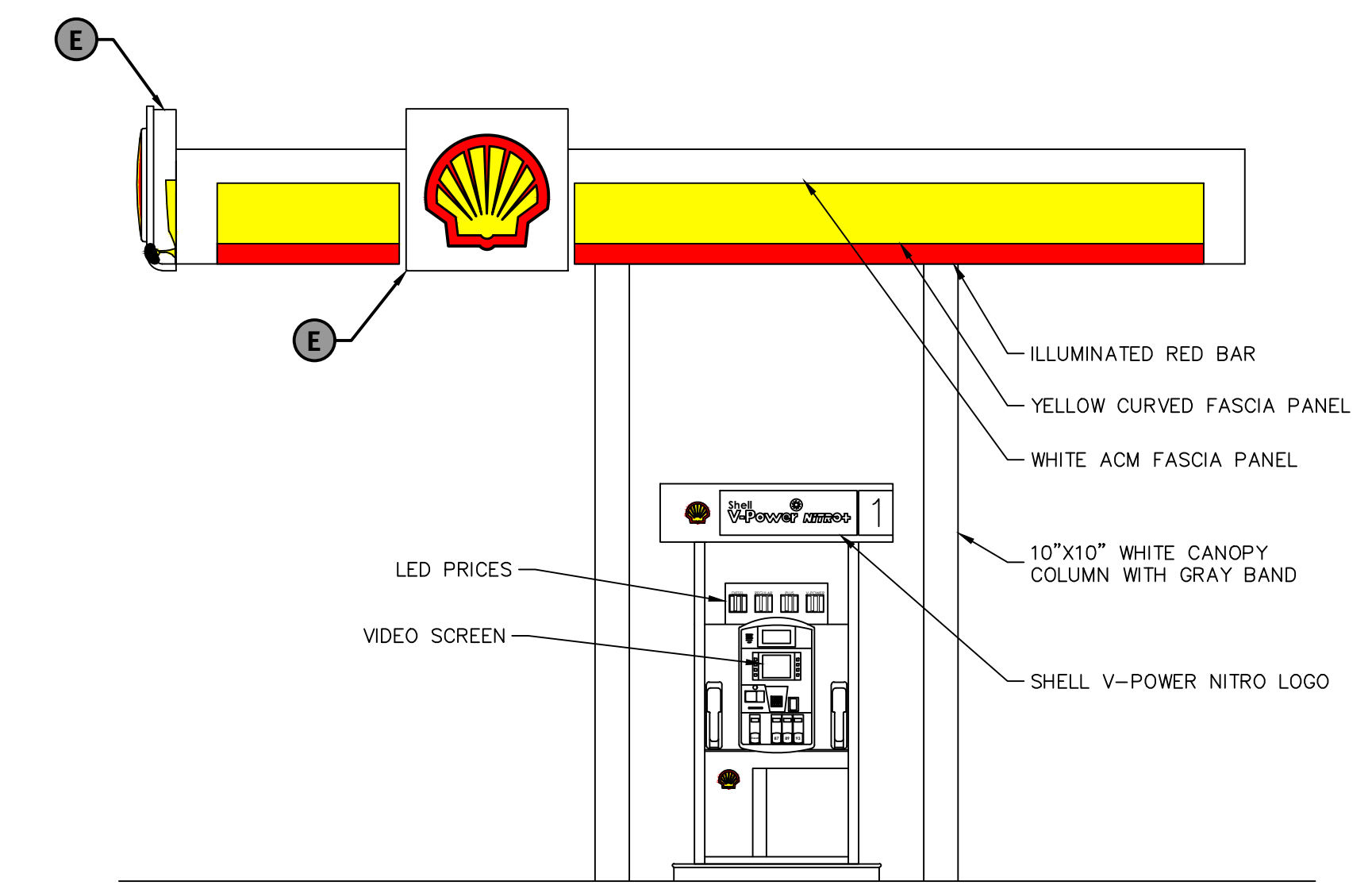
**seasons**  
corner · market

Scale: As Shown Date: 4/23/2021

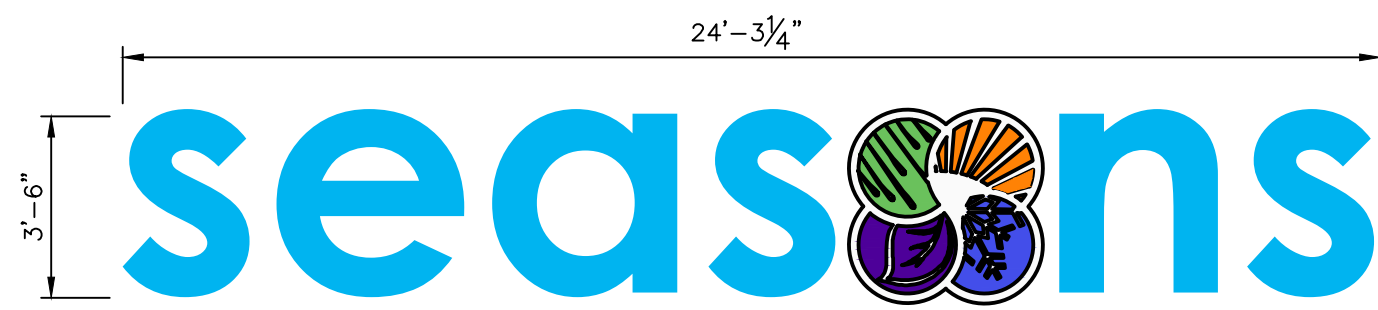




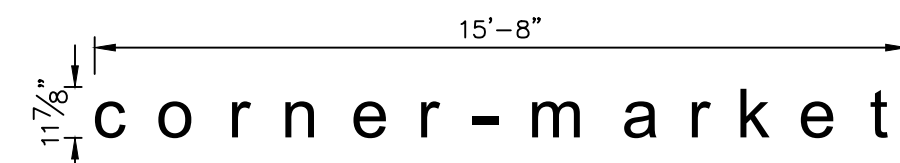
**Proposed Front Canopy Elevation**  
SCALE: 1/4"=1'-0"



**Proposed Side Canopy Elevation**  
SCALE: 1/4"=1'-0"



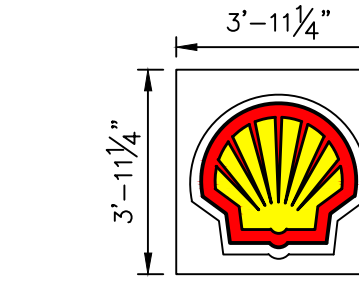
**B** PROPOSED "SEASONS" SIGN  
AREA=85.0 S.F.  
(QTY. 1)  
SIGN IS MADE UP OF INDIVIDUAL LETTERS.



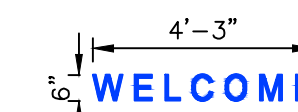
**C** PROPOSED "CORNER MARKET" SIGN  
AREA=15.5 S.F.  
(QTY. 1)



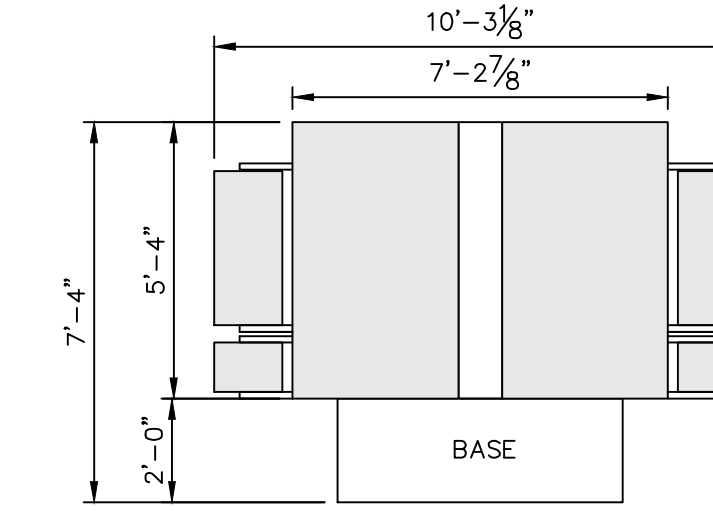
**D** PROPOSED CO-BRAND SIGN  
AREA=17.7 S.F.  
(QTY. 1)  
NOTE: TENANT SIGN/BASE TO BE PER CO-BRAND SPECIFICATIONS



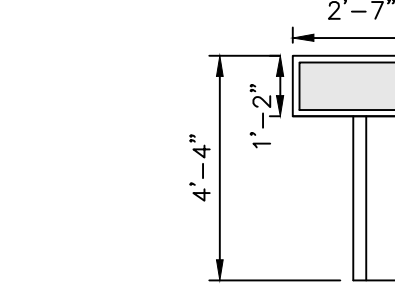
**E** PROPOSED Pecten SIGN  
AREA=15.5 S.F.  
(QTY. 3)



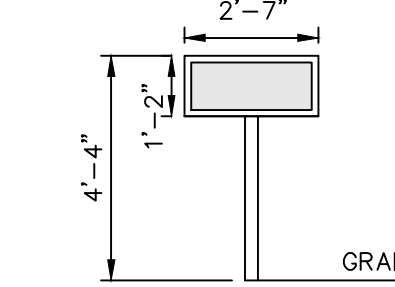
**F** PROPOSED "WELCOME" SIGN  
AREA=2.1 S.F.  
(QTY. 1)



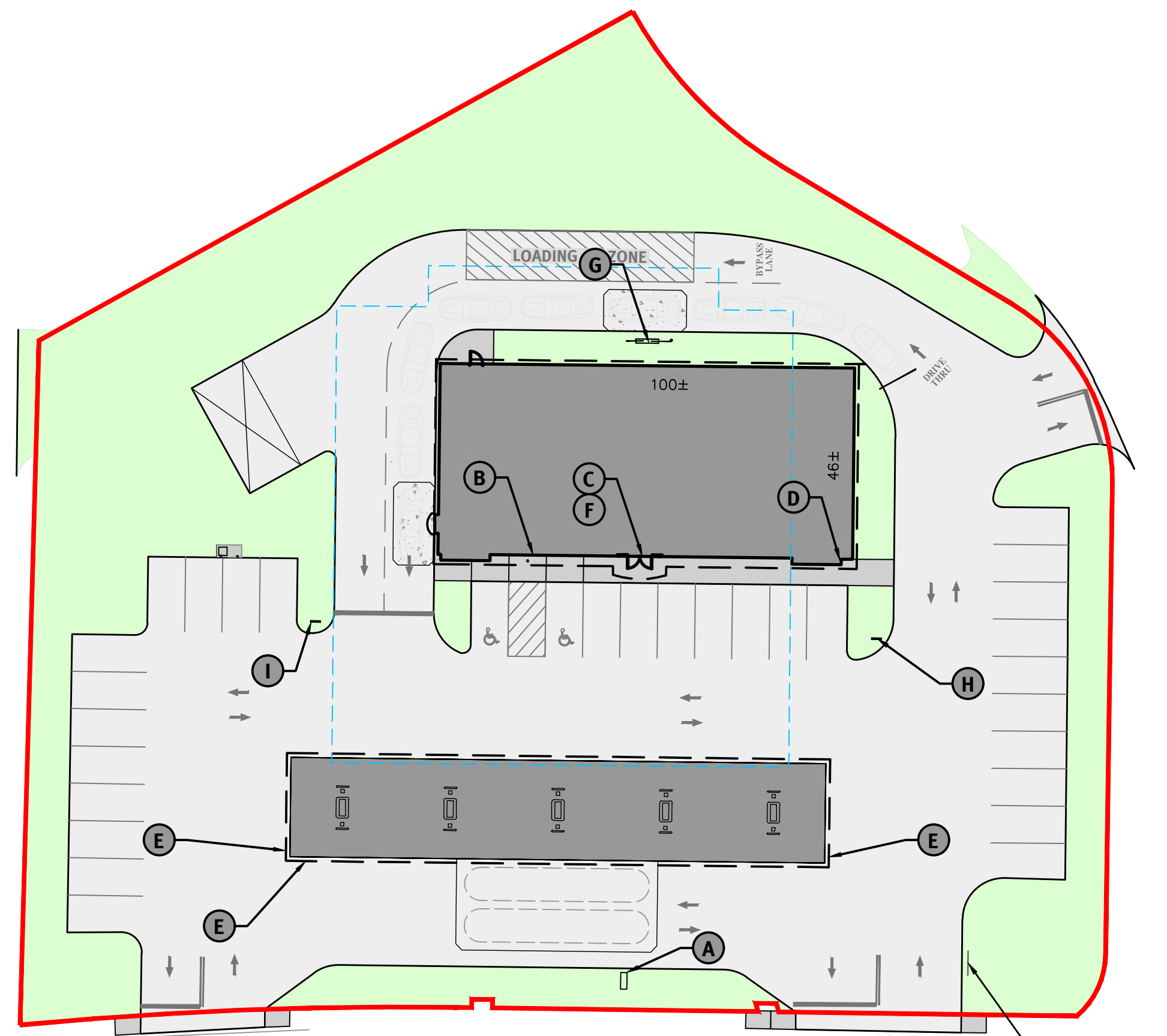
**G** PROPOSED MENU BOARD  
AREA=48.9 S.F.  
(QTY. 1)



**H** PROPOSED "DRIVE THRU" SIGN  
AREA=3.0 S.F.  
(QTY. 1)



**I** PROPOSED "EXIT" SIGN  
AREA=3.0 S.F.  
(QTY. 1)



**Warwick Avenue**

**Site Plan**  
SCALE: 1"=30'

TYPE	ALLOWED PER ORDINANCE	CALCULATION	PROVIDED	SIGN REFERENCE
CANOPY	2 PER 1 FOOT OF BUILDING FRONTAGE	100' * 2 = 200 SF	46.5 SF	E
FREESTANDING	80 PER SIDE, NOT TO EXCEED 160 SF	N/A	44.7 SF	A
	MAX HEIGHT OF 15'	N/A	15'	A
	MIN SIGN SETBACK OF 10'	N/A	5'	A
WALL	2 PER 1 FOOT OF BUILDING FRONTAGE	100' * 2 = 200 SF	118.2'	B, C, D
DIRECTIONAL	NO SPECIFIC REQUIREMENT			F, G, H, I

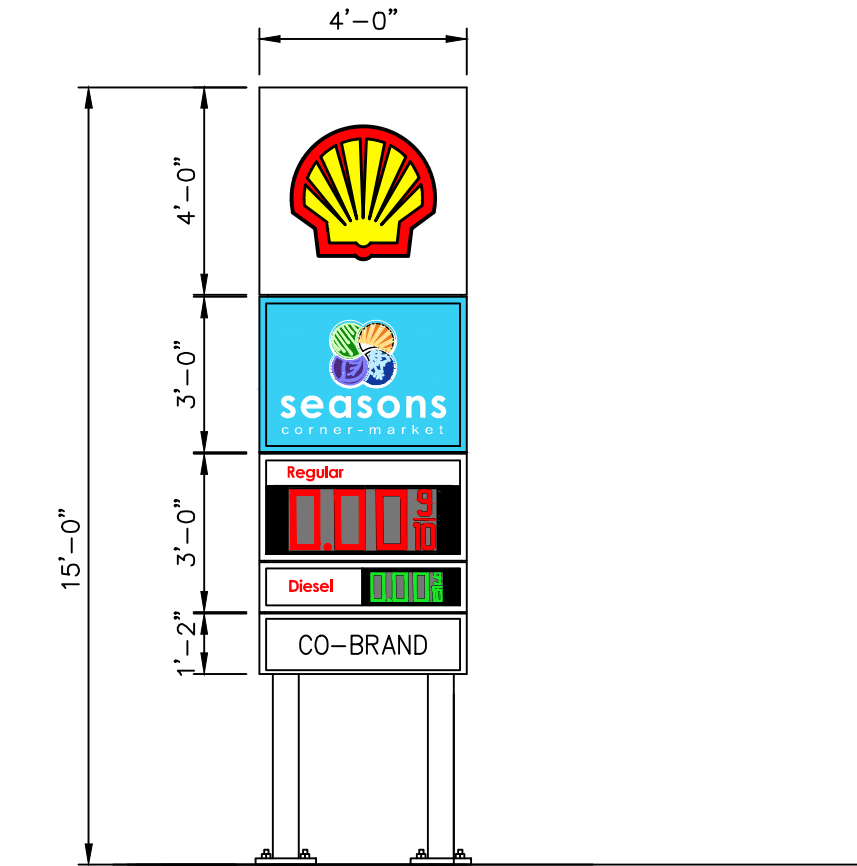
**Sign Ordinance Analysis**

MARK	DESCRIPTION	SIZE	AREA (SF)	QUAN.	SIZE (SF)	ILLUMINATION	REMARKS	TYPE
FREESTANDING SIGNS								
<b>A</b>	I.D. SIGN	4'-0" X 11'-2"	44.7	1	44.7	INT	NEW	GROUND
					TOTAL PROPOSED FREESTANDING SIGNAGE:	44.7 S.F.		
WALL SIGNS								
<b>B</b>	"SEASONS" SIGN	24'-3 3/4" X 3'-6"	85.0	1	85.0	INT	NEW	WALL
<b>C</b>	"CORNER MARKET" SIGN	15'-8" X 0'-11 7/8"	15.5	1	15.5	EXT	NEW	WALL
<b>D</b>	CO-BRAND SIGN	7'-1" X 2'-6"	17.7	1	17.7	INT	NEW	WALL
<b>E</b>	CANOPY SIGN	3'-11 1/4" X 3'-11 1/4"	15.5	3	46.5	INT	NEW	WALL
					TOTAL PROPOSED WALL SIGNAGE:	164.7 S.F.		
<b>F</b>	"WELCOME"	4'-3" X 0'-6"	2.1	1	2.1	INT	NEW	WALL
<b>G</b>	MENU BOARD	5'-4" X 10'-3 1/8"	48.9	1	48.9	INT	NEW	GROUND
<b>H</b>	DRIVE-THRU SIGN	1'-2" X 2'-7"	3.0	1	3.0	INT	NEW	GROUND
<b>I</b>	EXIT SIGN	1'-2" X 2'-7"	3.0	1	3.0	INT	NEW	GROUND
					TOTAL PROPOSED DIRECTIONAL SIGNAGE:	57.0 S.F.		

**Proposed Sign Schedule**

**Sign Scope of Work Note:**

- ALL SIGNAGE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
- INSTALLATION OF SIGN COMPONENTS AND SIGN MATERIALS PROVIDED BY OWNER.
- FOOTINGS AND POWER SUPPLY BY CONTRACTOR.
- ALL SIGNS AND ANCILLARY SIGNAGE/BRANDING ITEMS TO BE PROVIDED AND DIRECTED BY COLBEA ENTERPRISES.
- CANOPY FOOTINGS WILL BE DESIGNED BY CANOPY SUPPLIER IN ACCORDANCE WITH ALL APPLICABLE CODES AND DESIGN STANDARDS. CANOPY FOOTINGS WILL BE PLACED BY GC IN STRICT CONFORMANCE TO FOOTING DESIGN, INCLUDING EXCAVATION, FORMING, ANCHOR BOLTS, STEEL PLACEMENT, DEWATERING, CONCRETE PLACEMENT, ETC.



**A** PROPOSED I.D. SIGN  
AREA=44.7 S.F.  
(QTY. 1)

**Main ID Note:**

- SIGN IS DOUBLE SIDED AND HAS COPY ON EACH SIDE AS SHOWN ABOVE.
- SIGN IS IDENTICAL ON EACH SIDE.
- PYLON SIGN AND BASE DESIGN BY FEDERAL HEALTH.

**Signage Plan & Elevations**

**Seasons Corner Market**

2055 Warwick Avenue  
Warwick, Rhode Island

Prepared by:



Scale: Not to Scale