

**Record No: ZBR-26-33**

Zoning Board of Review Application

Status: Active

Submitted On: 6/29/2026

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

Colbea Enterprises LLC

Who is Submitting this Application?*

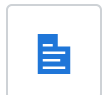
Other

Other Relation Description*

Engineer

Owners Name*

Colbea Enterprises LLC

Owner Authorization Affidavit* ?2015-001-ZNNG-AFDV-ICLT-2
0260626.pdf

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type*

Physical Address

Address*

2050 Plainfield Pike

City/Town*

Cranston

Type of Application

Application Type*

Use Variance

Proposed* 

Other (Lot coverage, Parking, etc.)

Propose Other Detail* 

Changing existing approved static pylon
I.D. sign to EMC sign

Total Square Footage* 

217.4

Width in Feet* 

6.5

Length in Feet* 

1

Height Above Grade* 

26

Provision(s) of the Zoning Ordinance (if known)

No provisions for EMC

Describe the extent of the proposed alterations and the reasons for the requesting relief*

I.D. sign upgrades to remove a portion of the existing I.D. sign and replace with a smaller, electronic message center digital sign. The existing I.D. sign height, width, area, and setback will remain as exists (previously approved relief). Per our preapplication call with the City Planning Department, we understand that digital signs are not mentioned in the Code of Ordinances and will require zoning approval. We have selected the most apparently appropriate application and understand that this modification likely exceeds the criteria for approval by the zoning enforcement officer, and that we will be referred to the zoning board for approval.

Existing Lot Specifications

Current Use of Premises*	Lot Area*
Commercial	72637
Lot Frontage*	Lot Depth*
200	320

Existing Buildings & Structures

Type of Building or Structure	Square Footage
Other	5000

Building /Structure Detail if Other

Convenience Store

Applicant Sign off

I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

✓ Louis Barone III

Jun 26, 2026

PROJECT NARRATIVE
RELATED TO COLBEA ENTERPRISES, L.L.C.'s
APPLICATION TO THE ZONING BOARD OF REVIEW

(of June 26, 2026)

Colbea Enterprises, L.L.C.

**Premises: 2050 Plainfield Pike
Cranston, Rhode Island 02921**

Assessor's Plat 36/2, Lot 117

Zoning District: Commercial C-5

General Statement of Application

Colbea Enterprises, L.L.C. ("Applicant/Owner") proposes no changes to the current approved uses and/or operations at the Premises and seeks only to replace an existing sign so as to more efficiently identify those current uses/operations. Specifically, the Applicant/Owner proposes to update the existing freestanding I.D. sign by replacing a portion of the existing static sign panels with a smaller electronic message center ("EMC"). Allowing this sign replacement requires no alterations to the previously granted dimensional relief.¹

I. Present Use of the Premises

The Applicant/Owner recently constructed +/- 5,000sf Seasons Corner Market convenience store and accessory car fueling pumps, diesel pumps, and electric vehicle chargers, together located on now combined parcels with the single address of 2050 Plainfield Pike, commonly known as Assessor's Plat 36/2, Lot 117 (the "Premises"), situated in the Commercial C-5 zoning district, as defined in the City of Cranston, Code of Ordinances. The Premises is in a heavily developed retail corridor, directly adjacent to Rt. 295 access points. The surrounding area is generally characterized by similar heavy commercial and industrial uses, including other fueling stations.

¹ As part of the prior redevelopment of the site, Applicant/Owner was granted certain relief pursuant to section 17.72.010(6) of the Ordinances via prior application(s) with unanimous approval on February 8th, 2023 and October 8th, 2025. The relief granted under these prior approvals included signage dimensional relief applicable throughout the Premises, including the subject I.D. sign. The proposal herein is within the scope of such relief.

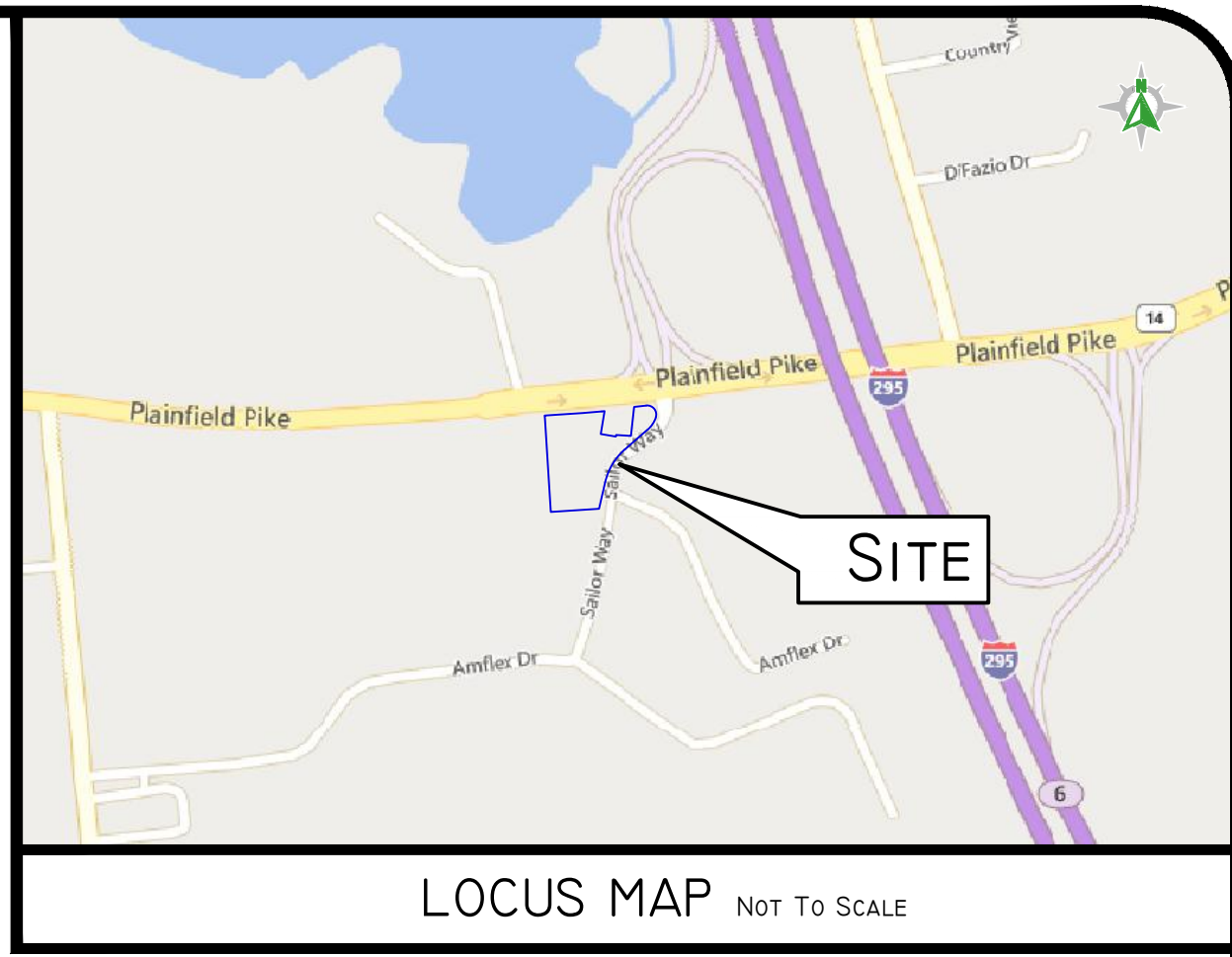
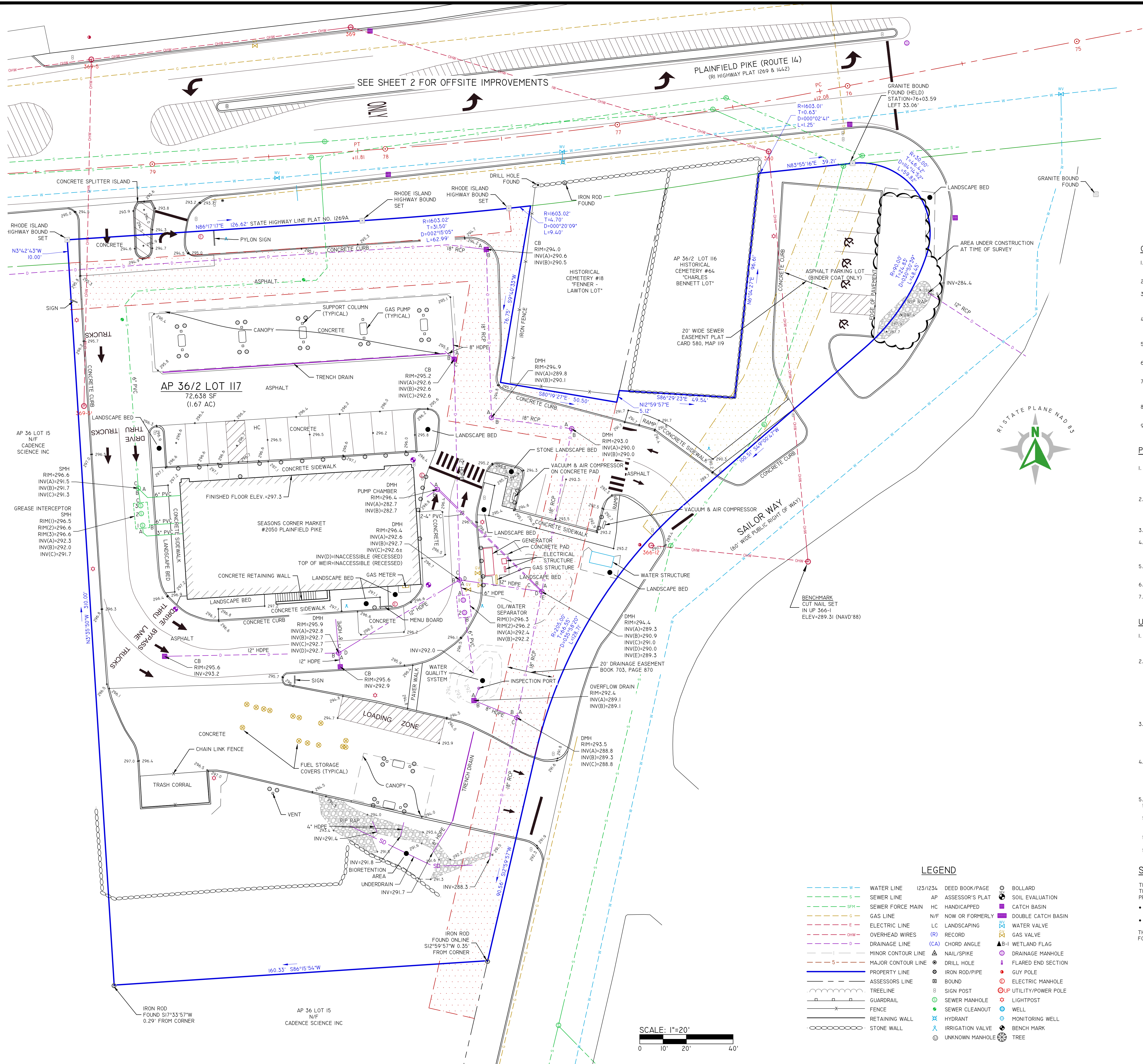
II. Extent of Proposed Alteration

As depicted on those certain site plans entitled “Seasons Corner Market – Signage Submission – 2050 Plainfield Pike, Cranston, Rhode Island 02921, Assessor’s Plat 36, Lot 117” prepared by DiPrete Engineering and dated June 26th, 2026, Applicant/Owner proposes to update an existing freestanding I.D. sign on the Premises² through replacement of a portion of the existing static sign panels with a smaller electronic message center / digital sign. This update aims to more effectively provide information about the services and products provided.

The proposed electronic signage requires that the Owner/Applicant seek approval prior to installation.

² Permitted freestanding sign dimensions: 26.25’ total height / 6.5’ x 16.5’ sign area.

2:\domain\projects\2015-001\planfield\planfield.dwg (2015-01-01) (2024-01-01) (2024-01-01)



- ### GENERAL NOTES
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 36/2, LOT 117 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 6482, PAGE 239 IS COLBEA ENTERPRISES LLC.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0292H, 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 C5 BASED ON CITY OF CRANSTON GIS DATABASE. 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 CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JANUARY 8, 2024 & JANUARY 23, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
 - PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-II FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
 - DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18-II SUBSECTION 2C.
- ### PLAN REFERENCES:
- "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK SUBDIVISION-EAST, SITUATED IN CRANSTON, RHODE ISLAND, PREPARED BY JOHN P. CAITO CORPORATION, ENGINEERS-LANDSCAPE ARCHITECTS-PLANNERS, 35 QUAMER LANE, WEST WARWICK, RHODE ISLAND, JANUARY 1990, SCALE 1"=100, REVISED FEBRUARY 1, 1990.
 - "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK, SUBDIVISION-WEST SECTION I SITUATED IN CRANSTON, R.I., PARED BY JOHN P. CAITO CORP., APRIL 17, 1989, A COPY OF SAID PLAN HAS BEEN RECORDED IN THE RECORDS OF LAND EVIDENCE OF CRANSTON, RHODE ISLAND, AS PLAT CARD 572.
 - RHODE ISLAND HIGHWAY PLAT 1269.
 - "PHASING PLAN SUBDIVISION OF LAND WESTERN CRANSTON INDUSTRIAL PARK SUBDIVISION - EAST SITUATED IN CRANSTON, RHODE ISLAND PREPARED BY JOHN P. CAITO CORPORATION OCTOBER, 2001, SCALE 1"=100" RECORDED IN CITY OF CRANSTON LAND EVIDENCE RECORDS ON PLAT CARD 670, MAP 377.
 - "PLAN OF LAND OWNED BY D S D ENTERPRISES 2050 PLAINFIELD PIKE, CRANSTON RI 02921 AP 36/2 - LOTS 117 & 116" SCALE 1"=60', BY EXPRESS SURVEYING, REVISED SEPTEMBER 28, 2010.
 - RHODE ISLAND HIGHWAY PLAT 1269A.
 - "ADMINISTRATIVE SUBDIVISION", PREPARED FOR COLBEA ENTERPRISES, LLC, PREPARED BY DIPRETE ENGINEERING, DATE SEPTEMBER 6, 2023. RECORDED IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS IN BOOK 1078, PAGE 1.
- ### UTILITY NOTES
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
 - ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 81. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
 - PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
 - DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
 - UTILITY PLAN REFERENCES
 1. WATER INFORMATION OBTAINED FROM OBTAINED FROM CITY OF CRANSTON PLANS OF RECORD AND LOCATIONS PROVIDED BY UTILITY LOCATING CORP.
 2. SEWER INFORMATION OBTAINED FROM OBTAINED FROM CITY OF CRANSTON PLANS OF RECORD, LOCATIONS PROVIDED BY UTILITY LOCATING CORP AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 3. GAS INFORMATION OBTAINED FROM OBTAINED FROM CITY OF CRANSTON PLANS OF RECORD AND LOCATIONS PROVIDED BY UTILITY LOCATING CORP.
 4. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

SURVEYOR'S CERTIFICATE

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:

- DATA ACCUMULATION SURVEY (AS BUILT SURVEY)
- COMPREHENSIVE BOUNDARY SURVEY

CLASS III
CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: AS-BUILT PLAN FOR DESIGN CONFORMANCE REVIEW.

MICHAEL E. GAVITT
No. 1981
PROFESSIONAL LAND SURVEYOR

2/26/2024

MICHAEL E. GAVITT, RPLS #1981, COA #LS.800A160

Diprete Engineering

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

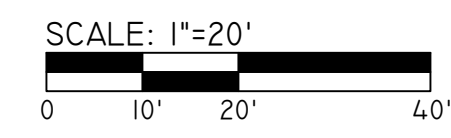
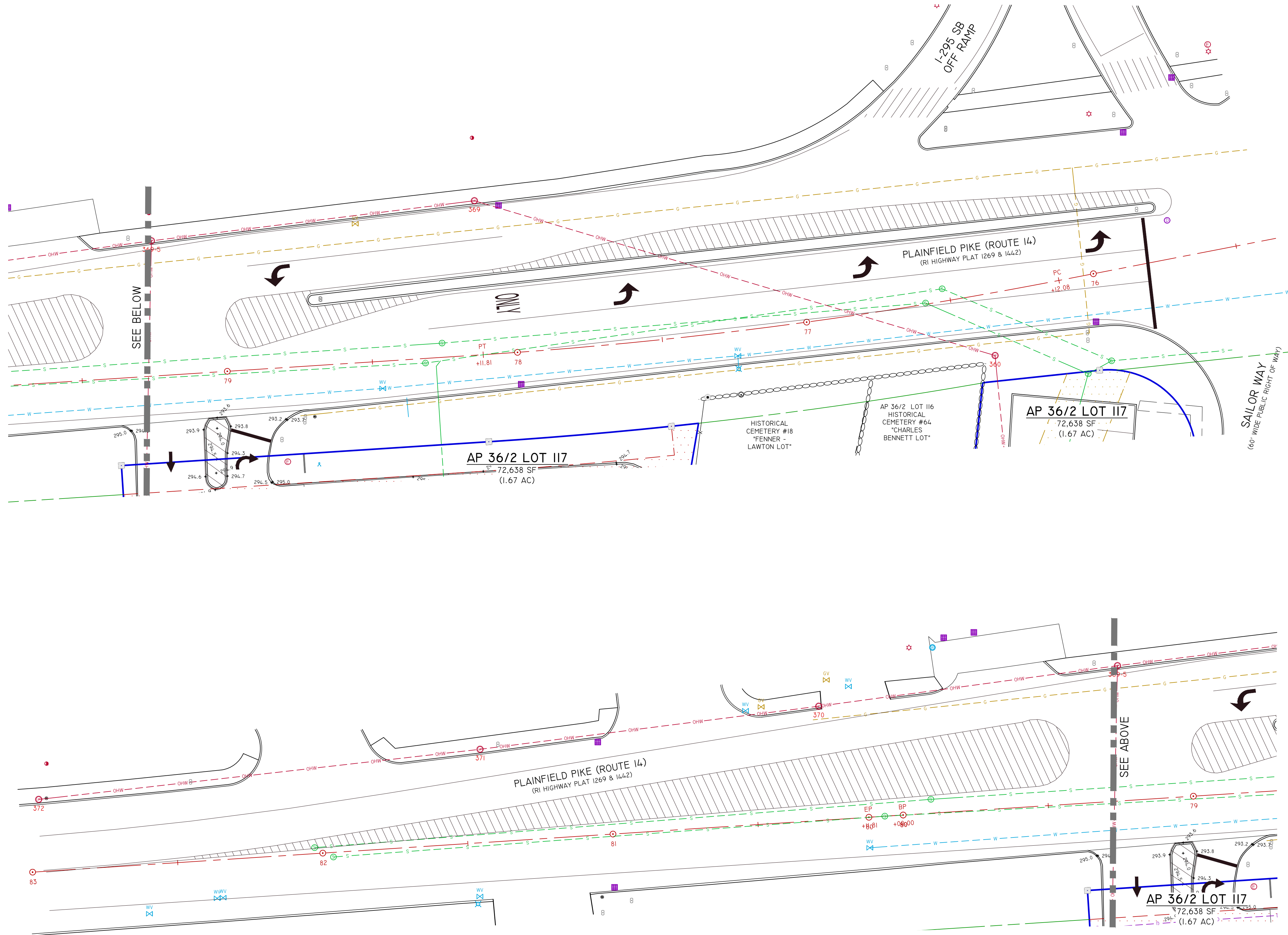
Boston • Providence • Newport

AS-BUILT SURVEY

SEASONS CORNER MARKET
ASSESSORS PLAT 36/2 LOTS 117 & 116
CRANSTON, RHODE ISLAND

PREPARED FOR:
COLBEA ENTERPRISES LLC
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865

SHEET 1 OF 2



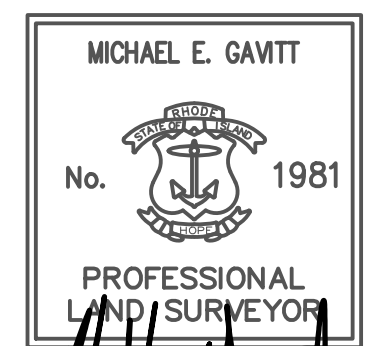
SURVEYOR'S CERTIFICATE

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:

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2/26/2024

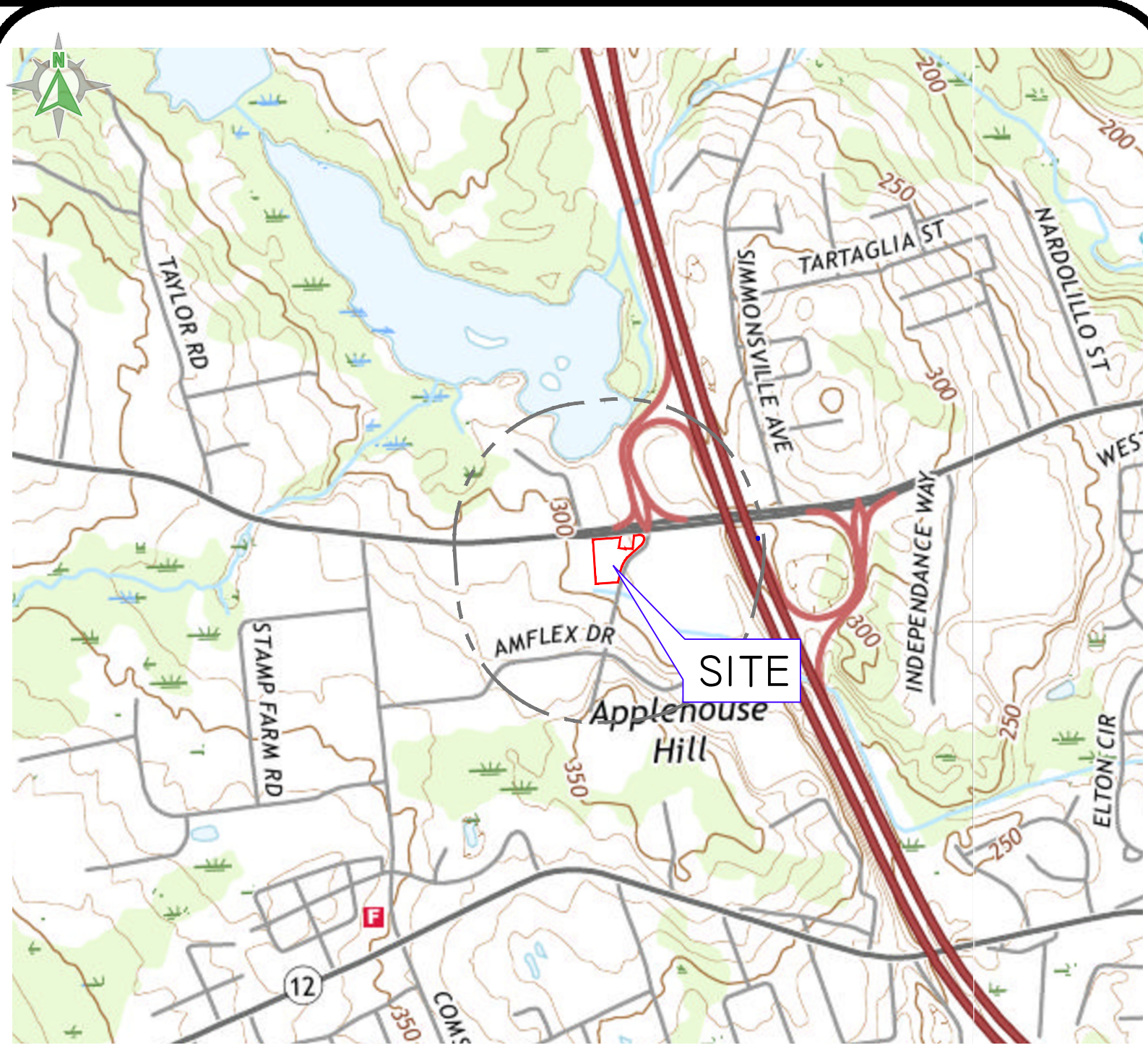
MICHAEL E. GAVITT, RPLS #1981, COA #1.S.000A160

AS-BUILT SURVEY
SEASONS CORNER MARKET
ASSESSORS PLAT 36/2 LOTS I17 & I16
CRANSTON, RHODE ISLAND

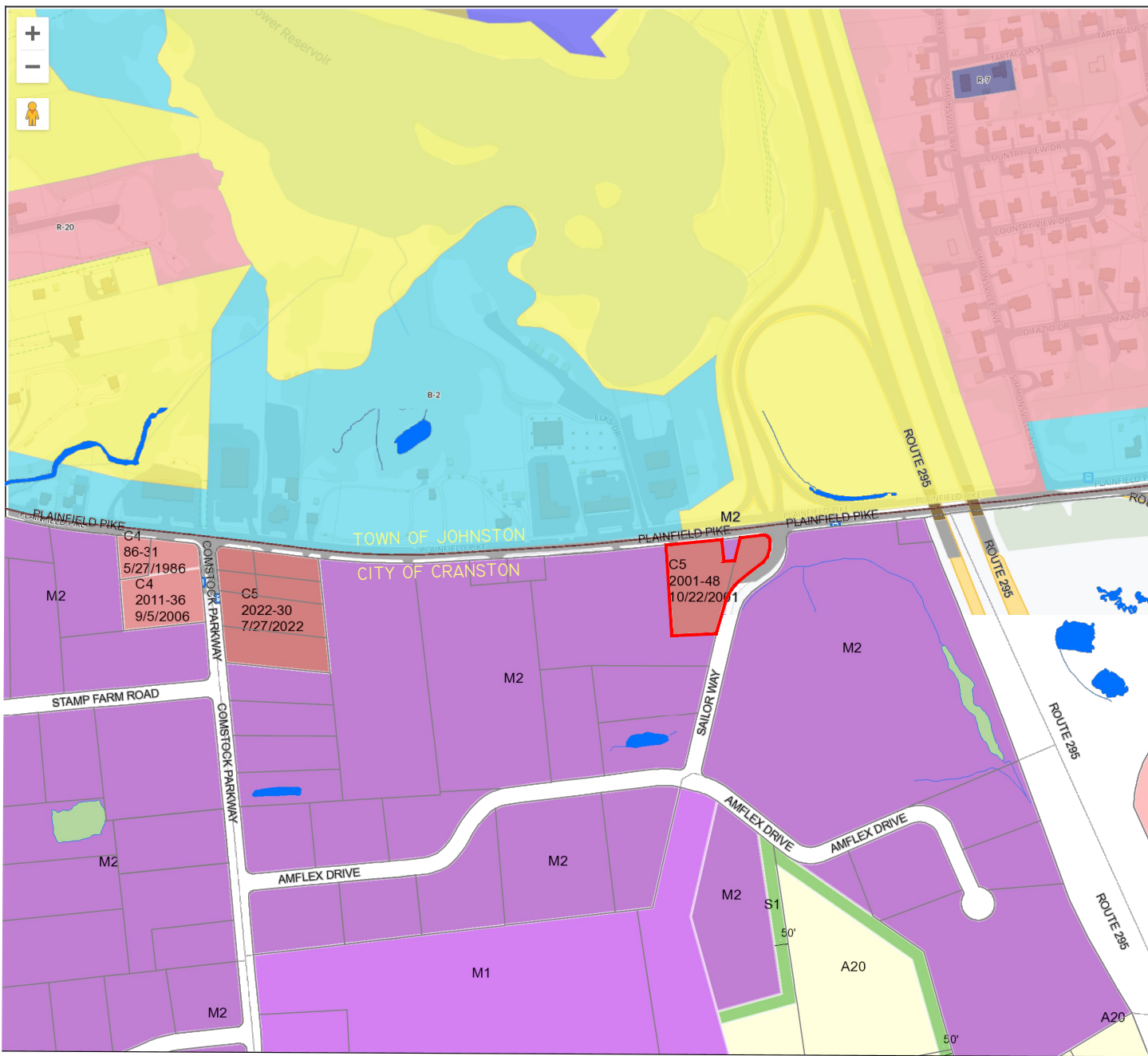
PREPARED FOR:
COLBEA ENTERPRISES LLC
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865

SEASONS CORNER MARKET

SIGNAGE VARIANCE SUBMISSION
2050 PLAINFIELD PIKE
CRANSTON, RHODE ISLAND
ASSESSOR'S PLAT 36 LOT 117



USGS MAP SCALE: 1"=1000'



TOWN OF JOHNSTON ZONING LEGEND		CITY OF CRANSTON ZONING LEGEND	
Map Theme Legends	Zoning		Zoning
Redevelopment Overlay			none
			A80
			A20
			A12
			A8
			A6
			B1
			B2
			C1
			C2
			C3
			C4
			C5
			M1
			M2
			E1
			MPD
			S1
			Other
			Flat Bounds
			City of Cranston

ZONING MAP SCALE: NTS

DiPrete Engineering
Engineers • Planners • Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-4000

LOUIS BARONE III
No. 13774
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

12/20/2026	SIGNAGE VARIANCE SUBMISSION	X.M.G.
NO. 1	DATE	BY:
	DESCRIPTION	DESIGN BY: R.S.S.
		DRAWN BY: T.J.T.

COVER SHEET
SEASONS CORNER MARKET
ASSESSOR'S PLAT 36 LOT 117
CRANSTON, RHODE ISLAND
PREPARED FOR:
COLBEA ENTERPRISES
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865
TEL 401-943-0005
TEL 401-943-0005



Existing Front & Side Canopy



Existing Diesel Canopy



Existing Monument Signage



Existing "SEASONS" SIGN (QTY. 1)
SIGN IS MADE UP OF INDIVIDUAL LETTERS.



Existing "CORNER MARKET" SIGN (QTY. 1)



Existing CO-BRAND SIGN (QTY. 1)



Existing Pecten SIGN (QTY. 5)



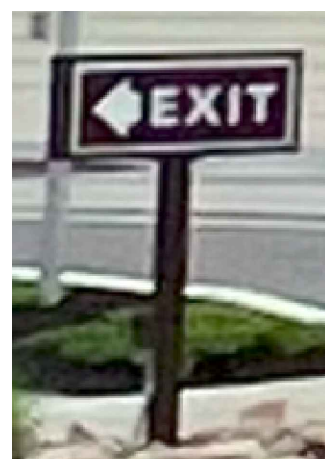
Existing "WELCOME" SIGN (QTY. 1)



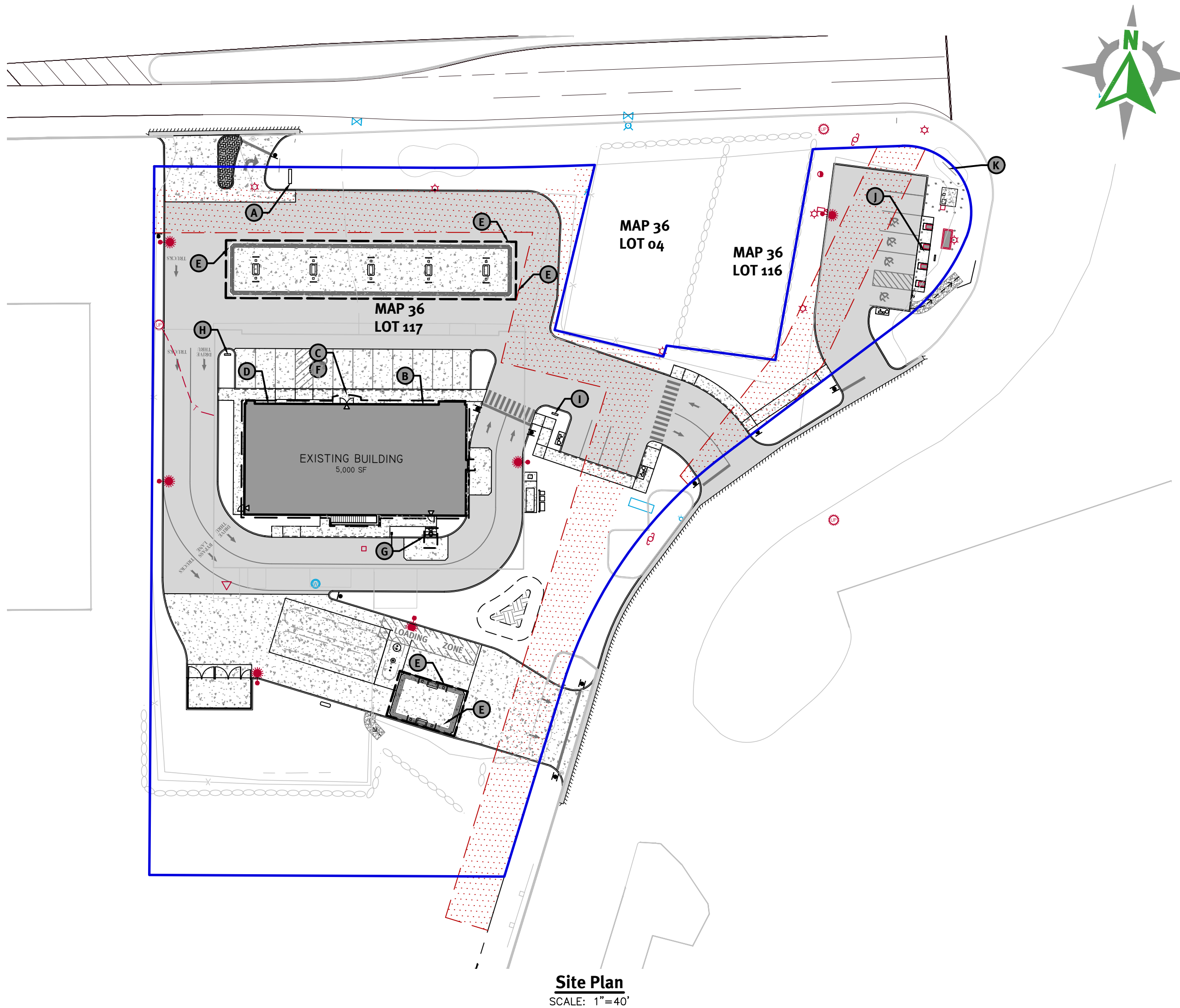
Existing MENU BOARD (QTY. 1)



Existing "DRIVE THRU" SIGN. (QTY. 1)



Existing "EXIT" SIGN (QTY. 1)



Site Plan
SCALE: 1"=40'



Existing ELECTRIC VEHICLE CHARGING SIGN (QTY. 1)



Existing I.D. SIGN (QTY. 1)

Main ID Note:
1. SIGN IS DOUBLE SIDED AND HAS COPY ON EACH SIDE AS SHOWN ABOVE.
2. SIGN IS IDENTICAL ON EACH SIDE.
3. PYLON SIGN AND BASE DESIGN BY FEDERAL HEALTH.

Sign Scope of Work Note:
1. ALL SIGNAGE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
2. INSTALLATION OF SIGN COMPONENTS AND SIGN MATERIALS PROVIDED BY OWNER.
3. FOOTINGS AND POWER SUPPLY BY CONTRACTOR.
4. ALL SIGNS AND ANCILLARY SIGNAGE/BRANDING ITEMS TO BE PROVIDED AND DIRECTED BY COLBEA ENTERPRISES.
5. MATERIALS AND COLORS DESIGNATED ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND MOST RECENT SHELL BRAND STANDARDS

TOTAL EXISTING SIGNAGE: 557.1 S.F.						
MARK	DESCRIPTION	SIZE	AREA (SF)	QUAN.	ILLUMINATION	TYPE
FREESTANDING SIGNS						
A	I.D. SIGN (DOUBLE-SIDED)	6'-6 3/4" X 20'-4 1/2"	146.7	1	INT	FREESTANDING
I	EV STATION SIGN (DOUBLE-SIDED)	6'-7" X 2'-7"	17.2	1	N/A	FREESTANDING
TOTAL FREESTANDING SIGNAGE: 327.8 S.F						
MONUMENT SIGNS						
K	MONUMENT SIGN	8'-0.375" X 4'-2.75"	33.97	1	INT	MONUMENT
G	MENU BOARD	SEE ABOVE*	23.5	1	INT	MONUMENT
*MENU BOARD SIGNAGE DIMENSIONS EXCLUDE THE SIGN BASE AND CENTER POST FROM SIGN AREA TOTAL						
TOTAL MONUMENT SIGNAGE: 57.5 S.F.						
WALL SIGNS						
B	"SEASONS" SIGN	24'-3 1/4" X 3'-6"	85.0	1	INT	WALL
C	"CORNER MARKET" SIGN	15'-8" X 0'-11 7/8"	15.5	1	EXT	WALL
D	CO-BRAND SIGN	7'-1" X 2'-6"	17.7	1	INT	WALL
E	CANOPY SIGN	3'-1 1/2" X 2'-10 1/8"	9.1	5	INT	WALL
TOTAL WALL SIGNAGE: 163.7 S.F.						
INCIDENTAL SIGNS						
F	"WELCOME"	4'-3" X 0'-6"	2.1	1	INT	INCIDENTAL
H	DRIVE-THRU SIGN	1'-2" X 2'-7"	3.0	1	INT	INCIDENTAL
I	EXIT SIGN	1'-2" X 2'-7"	3.0	1	INT	INCIDENTAL
TOTAL INCIDENTAL SIGNAGE: 8.1 S.F.						

Existing Sign Schedule

Existing Signage Plan & Elevations SHEET 2

Seasons Corner Market

2050 Plainfield Pike
Cranston, RI

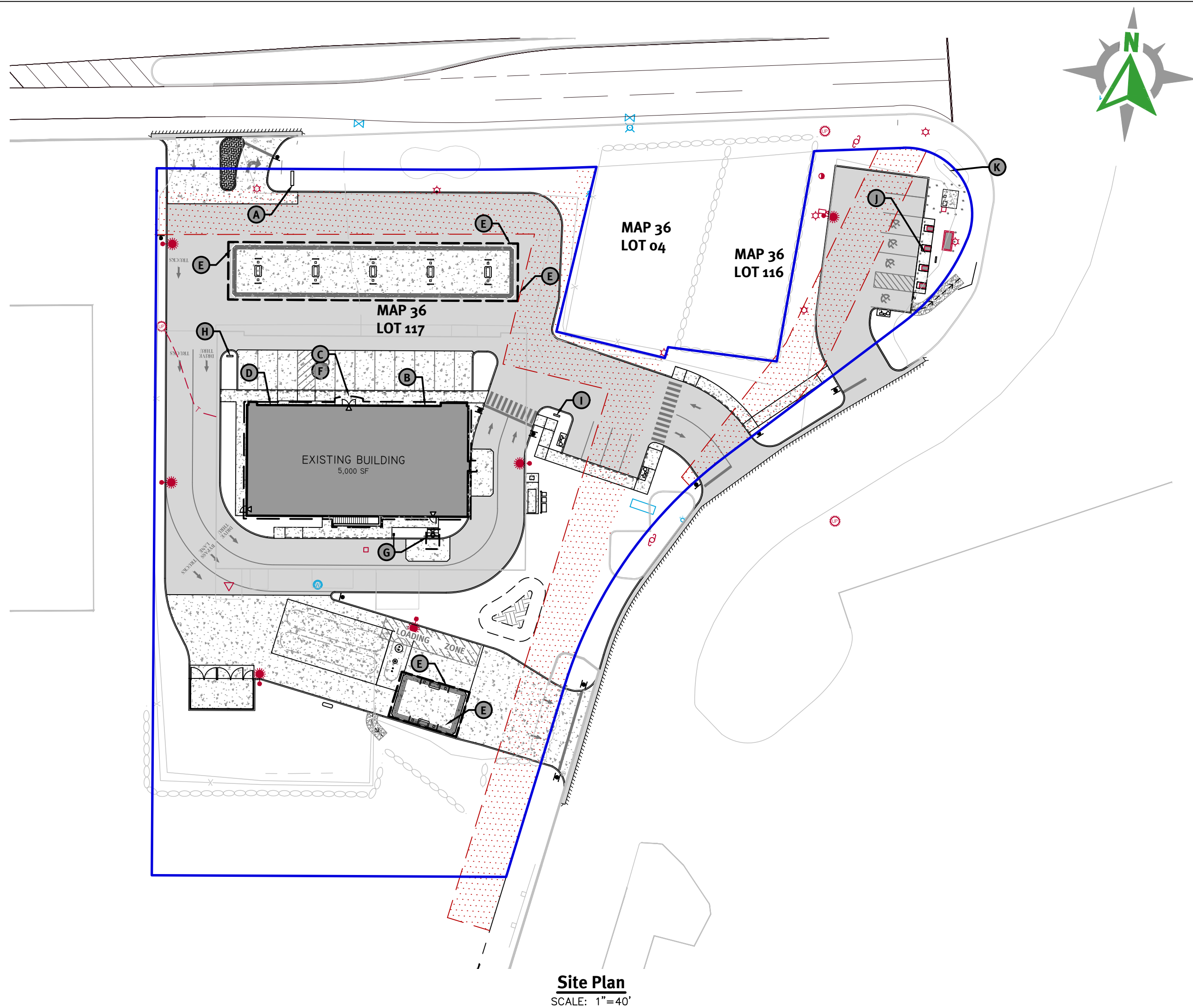
Assessors Map 36 Lot 117

Prepared by:

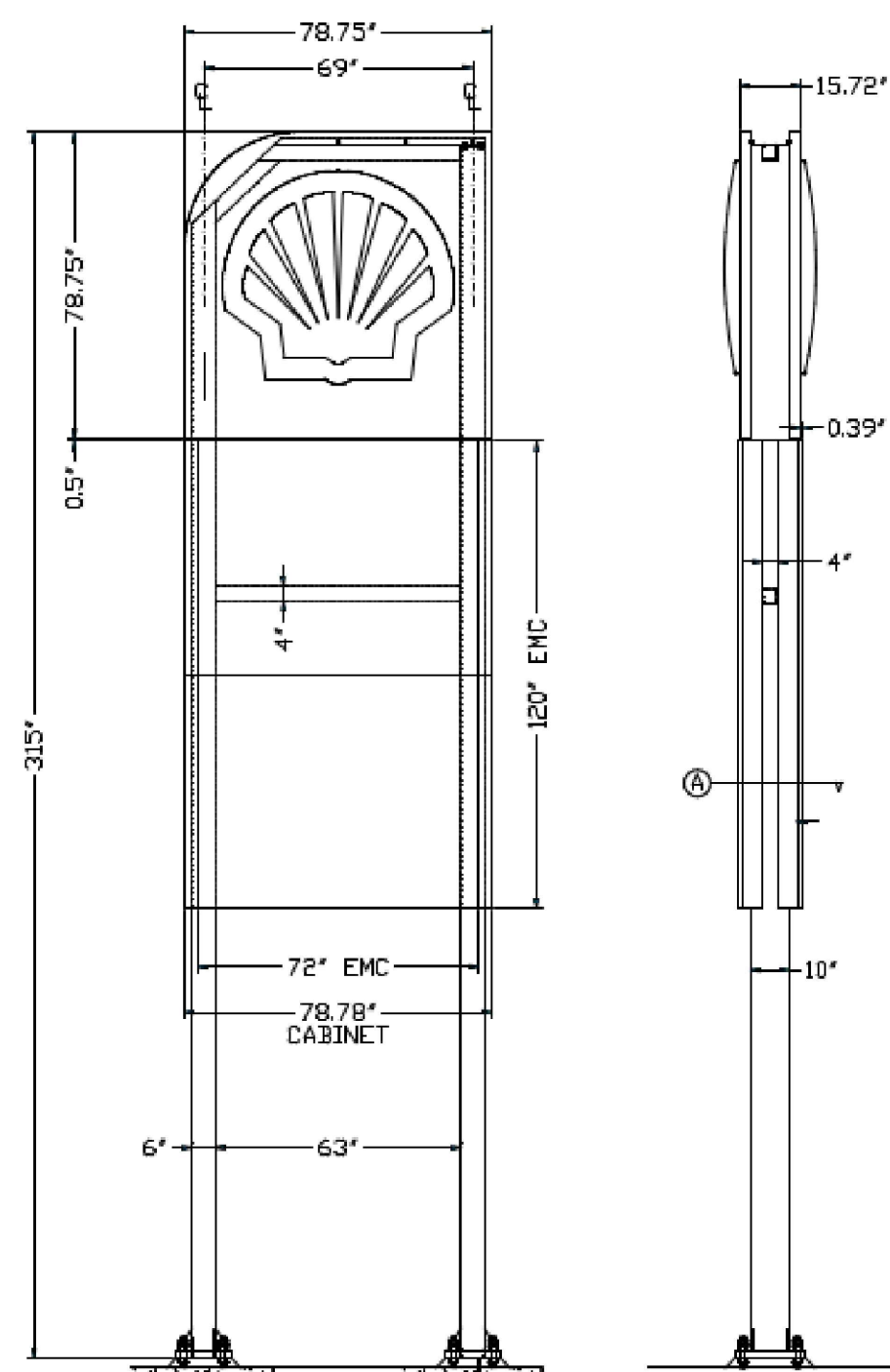
seasons
corner . market

Scale: Not to Scale

Date: 06/26/2026



Site Plan
SCALE: 1"=40'



A Proposed I.D. Signage

Sign Scope of Work Note:

1. ALL SIGNAGE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
2. INSTALLATION OF SIGN COMPONENTS AND SIGN MATERIALS PROVIDED BY OWNER.
3. FOOTINGS AND POWER SUPPLY BY CONTRACTOR.
4. ALL SIGNS AND ANCILLARY SIGNAGE/BRANDING ITEMS TO BE PROVIDED AND DIRECTED BY COLBEA ENTERPRISES.
5. MATERIALS AND COLORS DESIGNATED ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND MOST RECENT SHELL BRAND STANDARDS

TOTAL PROPOSED SIGNAGE: 481.1 S.F.						
MARK	DESCRIPTION	SIZE	AREA (SF)	QUAN.	ILLUMINATION	TYPE
FREESTANDING SIGNS						
A	EMC I.D. SIGN (DOUBLE-SIDED)	6'-6 3/4" X 16'-6 1/2"	108.7	1	INT	FREESTANDING
I	EV STATION SIGN (DOUBLE-SIDED)	6'-7" X 2'-7"	17.2	1	N/A	FREESTANDING
TOTAL FREESTANDING SIGNAGE: 251.8 S.F.						
MONUMENT SIGNS						
K	MONUMENT SIGN	8'-0.375" X 4'-2.75"	33.97	1	INT	MONUMENT
G	MENU BOARD	SEE ABOVE*	23.5	1	INT	MONUMENT
*MENU BOARD SIGNAGE DIMENSIONS EXCLUDE THE SIGN BASE AND CENTER POST FROM SIGN AREA TOTAL						
TOTAL MONUMENT SIGNAGE: 57.5 S.F.						
WALL SIGNS						
B	"SEASONS" SIGN	24'-3 1/4" X 3'-6"	85.0	1	INT	WALL
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D	CO-BRAND SIGN	7'-1" X 2'-6"	17.7	1	INT	WALL
E	CANOPY SIGN	3'-1 1/2" X 2'-10 5/8"	9.1	5	INT	WALL
TOTAL WALL SIGNAGE: 163.7 S.F.						
INCIDENTAL SIGNS						
F	"WELCOME"	4'-3" X 0'-6"	2.1	1	INT	INCIDENTAL
H	DRIVE-THRU SIGN	1'-2" X 2'-7"	3.0	1	INT	INCIDENTAL
L	EXIT SIGN	1'-2" X 2'-7"	3.0	1	INT	INCIDENTAL
TOTAL INCIDENTAL SIGNAGE: 8.1 S.F.						

Proposed Sign Schedule

Proposed Signage Plan & Elevations SHEET 3

Seasons Corner Market

2050 Plainfield Pike
Cranston, RI

Assessors Map 36 Lot 117

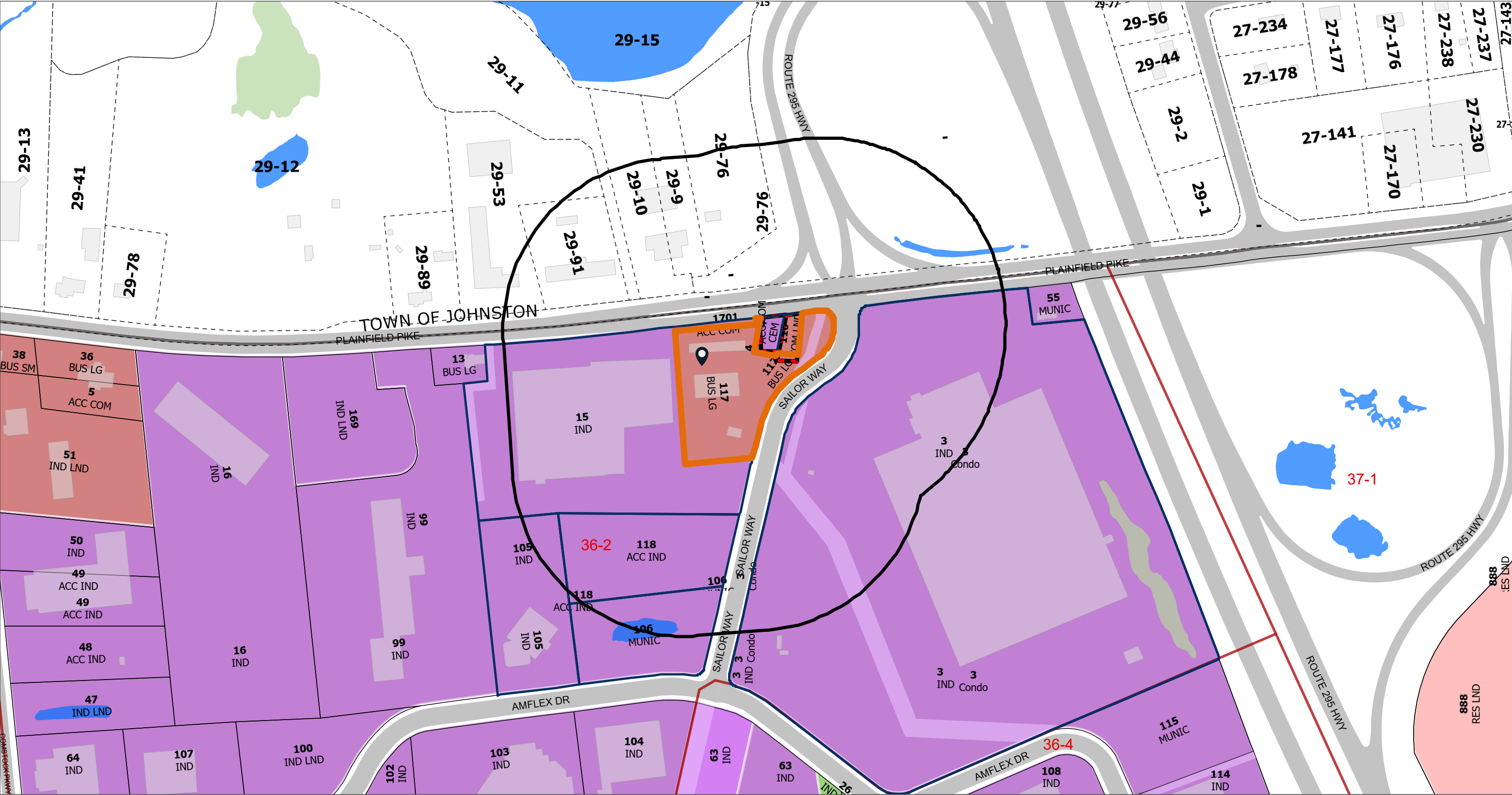
Prepared by:



Scale: Not to Scale

Date: 06/26/2026

2050 Plainfield Pike 400' Radius Plat 36 Lot 117





<https://geohub-cranston.hub.arcgis.com/>

SelectedParcelsBuffer

- SelectedParcels
- ParcelsInBuffer

Labels_Radius Maps_Lot and LU v2

Streets Names

Johnston Parcels For Reference

Only

Hydro Poly 2001

- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

Parcels

- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District

Zoning

none

A80

A20

A12

A8

A6

B1

B2

C1

C2

C3

C4

C5

M1

M2

EI

MPD

S1

Other

Map Scale: 1:3,424

Map created by Web Application on 6/25/2026 2:58 PM

Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

