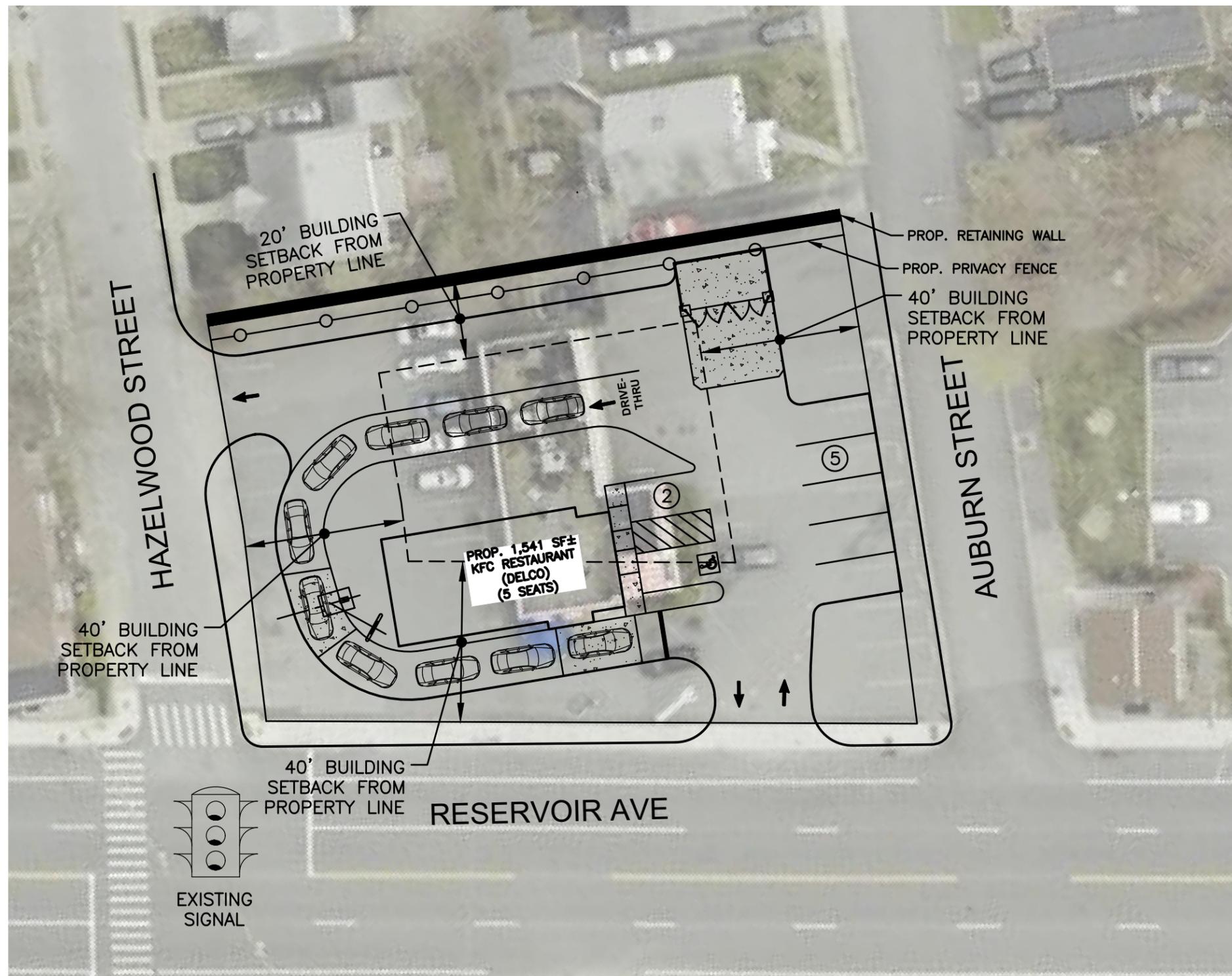
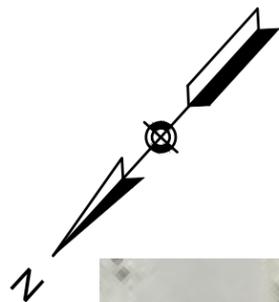
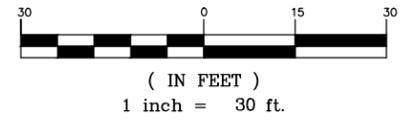


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**NOTES:**

- 1) EXISTING BOUNDARY INFORMATION AS SHOWN TAKEN FROM TOWN OF CRANSTON GIS DATA AND CONNECT EXPLORER.
- 2) TAX MAPS 9 LOT 599
- 3) ZONING DISTRICT: COMMERCIAL C-1
- 4) LOT AREA = 18,428 SF.±
- 5) BUILDING SETBACKS:  
 FRONT = 40'  
 SIDE = 20'  
 REAR = 20'
- 6) RELIEF FROM TOWN NEEDED FOR:
  - RELIEF FOR A DRIVE-THRU USE WITHIN THE COMMERCIAL C-1 DISTRICT
  - RELIEF FOR DRIVE-THRU AUDIO DEVICES WITHIN 100' OF RESIDENTIAL USE
  - RELIEF FOR A RESTAURANT WITH DRIVE-THRU ON A LOT LESS THAN 40,000 SF IN SIZE
  - DRIVE-THRU ON A LOT WITH LESS THAN 200 FT OF FRONTAGE ON ONE ROAD
  - RELIEF FOR A STRUCTURE WITHIN THE 40 FT SETBACK ALONG RESERVOIR AVE
  - RELIEF FOR A DRIVE-THRU WITHIN THE 40 FT SETBACK ALONG RESERVOIR AVE
  - RELIEF TO INCREASE THE 60% MAXIMUM IMPERVIOUS AREA MAY BE REQUIRED
  - RELIEF TO ALLOW A DRIVEWAY WITHIN 60 FT TO AN INTERSECTING STREET AND WITHIN 20 FT TO A SIDE LOT LINE FOR A LOT WITH A DRIVE-THRU USE
- 7) EXISTING USE: EXISTING KFC WITHOUT DRIVE-IN  
PROPOSED USE: 1,541 SF± KFC RESTAURANT (5 SEATS) WITH DRIVE-THRU WINDOW.  
  
 A RESTAURANT IS AN ALLOWED USE IN THE GENERAL BUSINESS DISTRICT. DRIVE-THRU USE IS NOT PERMITTED IN THE COMMERCIAL C-1 ZONE
- 8) PARKING ANALYSIS: (10' x 20')  
  
 RESTAURANT USE  
 5 SEATS X 1 SPACE/3 SEATS + 5/DRIVE-THRU USE = 7 SPACES  
  
 SPACES REQUIRED = 7 SPACES  
 SPACES PROVIDED = 7 SPACES
- 9) STACKING ANALYSIS:  
  
 STACKING REQUIRED = 6 SPACES  
 STACKING PROVIDED = 10 SPACES
- 10) DUE TO THE LIMITED AREA ON THE SITE, THERE IS INSUFFICIENT ROOM FOR A WB-67 OR WB-62 SIZED DELIVERY TRUCK TO MANEUVER AROUND THE BUILDING



DRAWN BY: SMS  
 PROJECT #: 2200039  
 DATE: 2/16/2022  
 REV.: -

FIGURE  
 SK-C1

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**CONCEPT SKETCH #1**  
 DE FOODS - PROPOSED KFC RESTAURANT  
 822 RESERVOIR AVE, CRANSTON, RHODE ISLAND