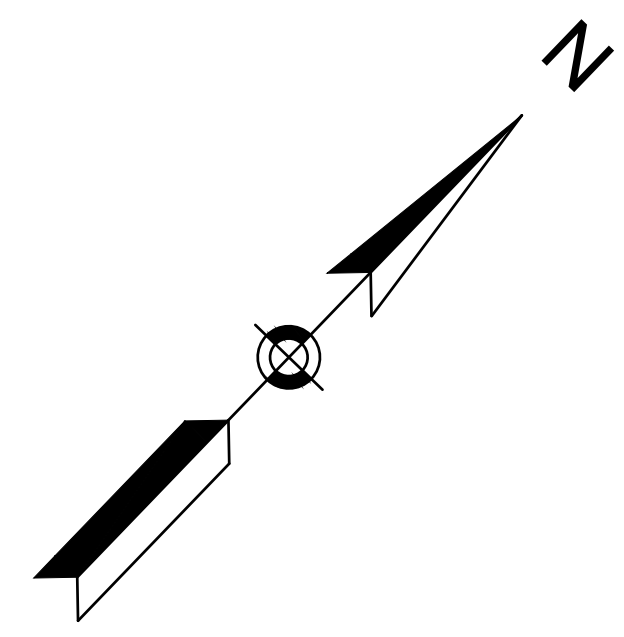


LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	-	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	-	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	-	- EXISTING CONTOUR
AC.	- ACRES	-	- NEW CONTOUR
±	- PLUS OR MINUS	-	- STONE WALL
STY	- STORY	-	- FENCE
W/F	- WOOD FRAMED	-	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	-	- DRAIN LINE
RET.	- RETAINING WALL	-	- WATER LINE
PED.	- PEDESTRIAN	-	- GAS LINE
(FND.)	- FOUND	-	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLARED END	⊙	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊙	- WATER GATE
CLF	- CHAIN LINK FENCE	⊙	- GAS VALVE
INV.	- INVERT	⊙	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊙	- GRANITE BOUND
x 10.80	- NEW SPOT GRADE	⊙	- DRILL HOLE
⊙	- NUMBER OF PARKING SPACES	⊙	- IRON PIPE
T.D.	- TIP DOWN CURB		

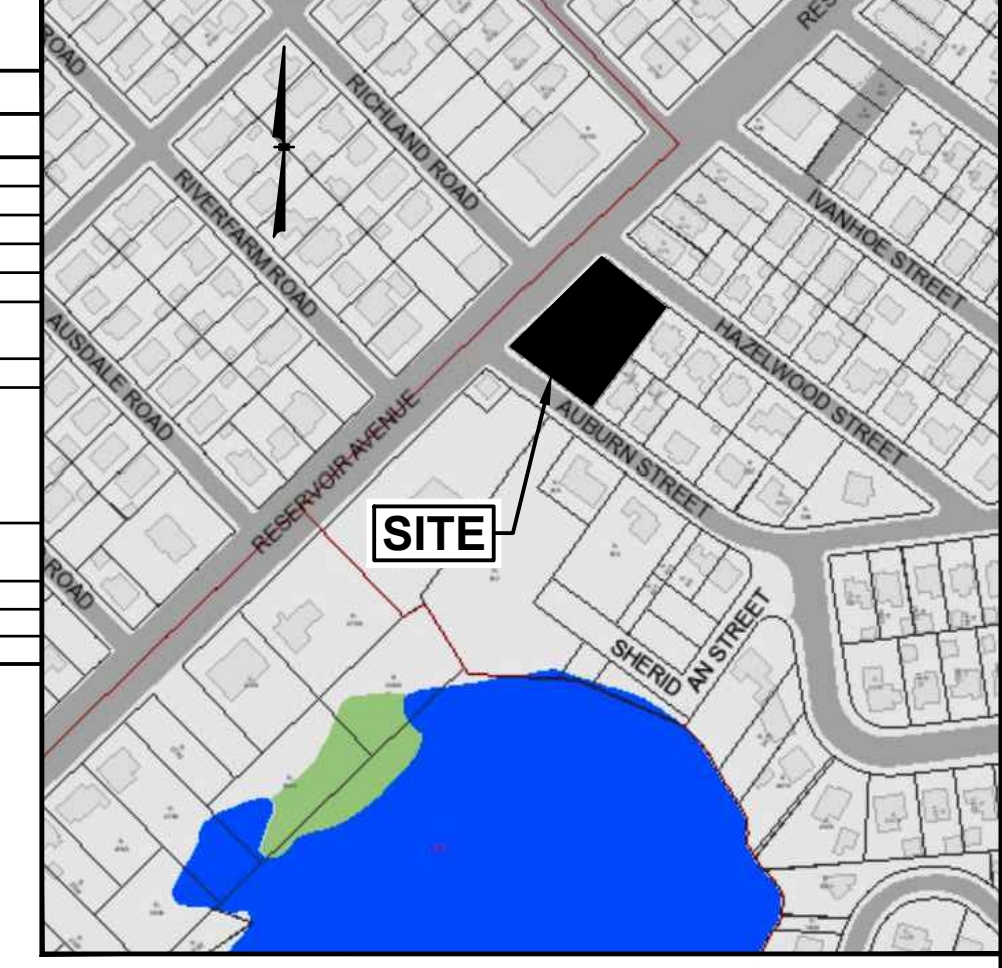


SIGN KEY

SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP	30" x 30" NEW SIGN WITH POST
R3-1	(Symbol)	24" x 24" NEW SIGN WITH POST
R7-8	(Symbol)	12" x 18" NEW SIGN WITH POST
R7-8A	(Symbol)	6" x 12"
R5-1	(Symbol)	30" x 30" NEW SIGN WITH POST

TABLE OF ZONING REGULATIONS - CRANSTON, RI

DESCRIPTION	ZONE: COMMERCIAL (C-1)	
	REQUIRED	PROVIDED
MINIMUM LOT AREA - Sq. Ft.	40,000 SF	25,868 SF (SEE NOTE 16)
MINIMUM LOT FRONTAGE	200'	162.24' (SEE NOTE 16)
MINIMUM FRONT YARD BUILDING SETBACK	40'	31.2' (SEE NOTE 16)
MINIMUM SIDE YARD BUILDING SETBACK	20'	N/A
MINIMUM REAR YARD BUILDING SETBACK	20'	93'
MINIMUM FRONT LANDSCAPE STRIP	5'	5'(HAZELWOOD & AUBURN), 17'(RESERVOIR)
PARKING SPACE DIMENSIONS	9' x 18'	9' x 18'
MINIMUM NUMBER PARKING SPACES	RESTAURANT: 1 SPACE/3 SEATS x 16 SEATS = 6 SPACES 5 SPACE/DRIVE-THRU = 5 SPACES TOTAL SPACES REQUIRED = 11 SPACES	16 SPACES
MAXIMUM LOT COVERAGE	60%	1,900 SF/18,428 SF = 10.4%
MAXIMUM BUILDING HEIGHT	35'	27'-11"
FREESTANDING SIGN SETBACK, SIGN AREA	5' SETBACK, 25 SF SIGN AREA	TBD
TOTAL WALL SIGN AREA	30 SF	TBD

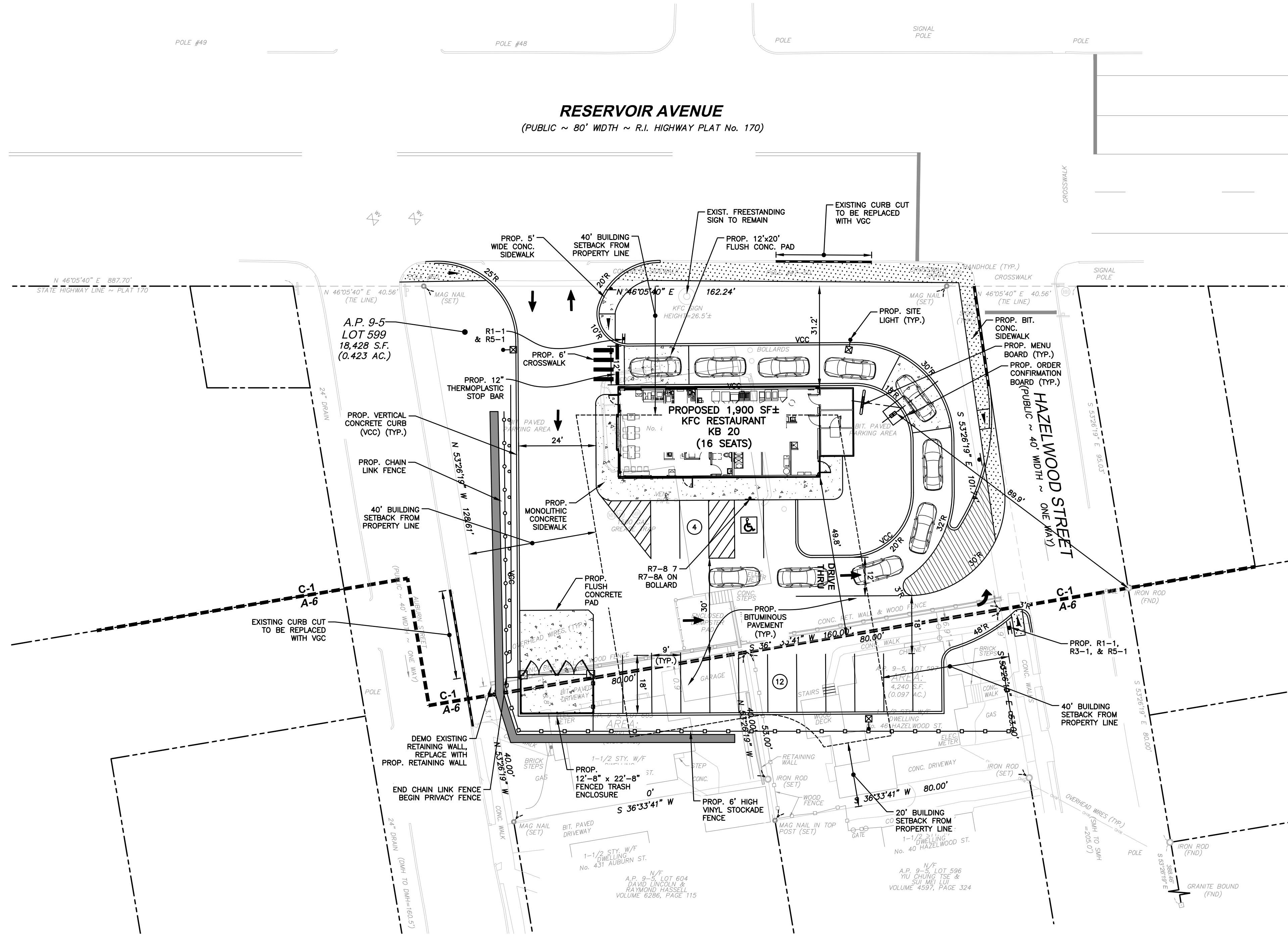


GPI Engineering
Design
Planning
Construction Management
403.893.0720
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
DE FOODS, LLC
101 ACCORD PARK DRIVE
NORWELL, MA

ASSESSORS MAP 9-5 LOTS 597, 599 & 603
PROPOSED KFC RESTAURANT
822 RESERVOIR AVENUE
CRANSTON, RHODE ISLAND 02910

RESERVOIR AVENUE
(PUBLIC ~ 80' WIDTH ~ R.I. HIGHWAY PLAT No. 170)



NOTES:

- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN REFERENCE #1 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- 3) TAX MAP 9-5 LOTS 599 & 603
- ZONING DISTRICT: COMMERCIAL (C-1)
- LOT AREA = 18,428 Sq.Ft. = 0.423 Ac.±
- EXISTING USE: EXISTING 2,048 SF KFC RESTAURANT
PROPOSED USE: PROPOSED 1,900 SF KFC RESTAURANT (16 SEATS) WITH DRIVE-THRU
A RESTAURANT IS AN ALLOWED USE IN THE GENERAL BUSINESS DISTRICT. A DRIVE-THRU USE IS NOT PERMITTED IN THE COMMERCIAL C-1 ZONE.
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF CRANSTON AND THE STATE OF RHODE ISLAND.
- THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 314 OF 451 CITY OF CRANSTON MAP NUMBER 44007C0314H MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- RELIEF FROM TOWN NEEDED FOR:
- RELIEF FOR A DRIVE-THRU USE WITHIN THE COMMERCIAL C-1 DISTRICT
- RELIEF FOR A 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
- RELIEF FOR A 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 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
- RELIEF MAY BE REQUIRED IF THE FREESTANDING SIGN AREA EXCEEDS 25 SF

PLAN REFERENCES:

- "BOUNDARY & TOPOGRAPHIC SURVEY PLAN", PREPARED FOR DE FOODS, LLC, PREPARED BY WATERMAN ENGINEERING COMPANY, DATE: 05/05/2021, SCALE: 1"=20', DRAWING #: SUI.

REVISIONS

NO.	REVISION	DATE

MAY 11, 2023
DRAWN/DESIGN BY: CPS/NID
CHECKED BY: HS

PRELIMINARY SITE PLAN

SCALE: 1"=20'

PROJECT NO. NEX-2200039

1 OF 1

