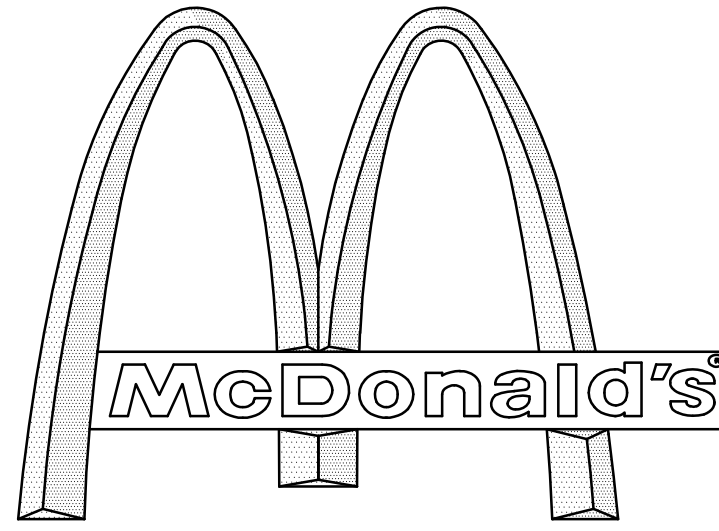


SITE DEVELOPMENT PLANS

FOR:
PROPOSED

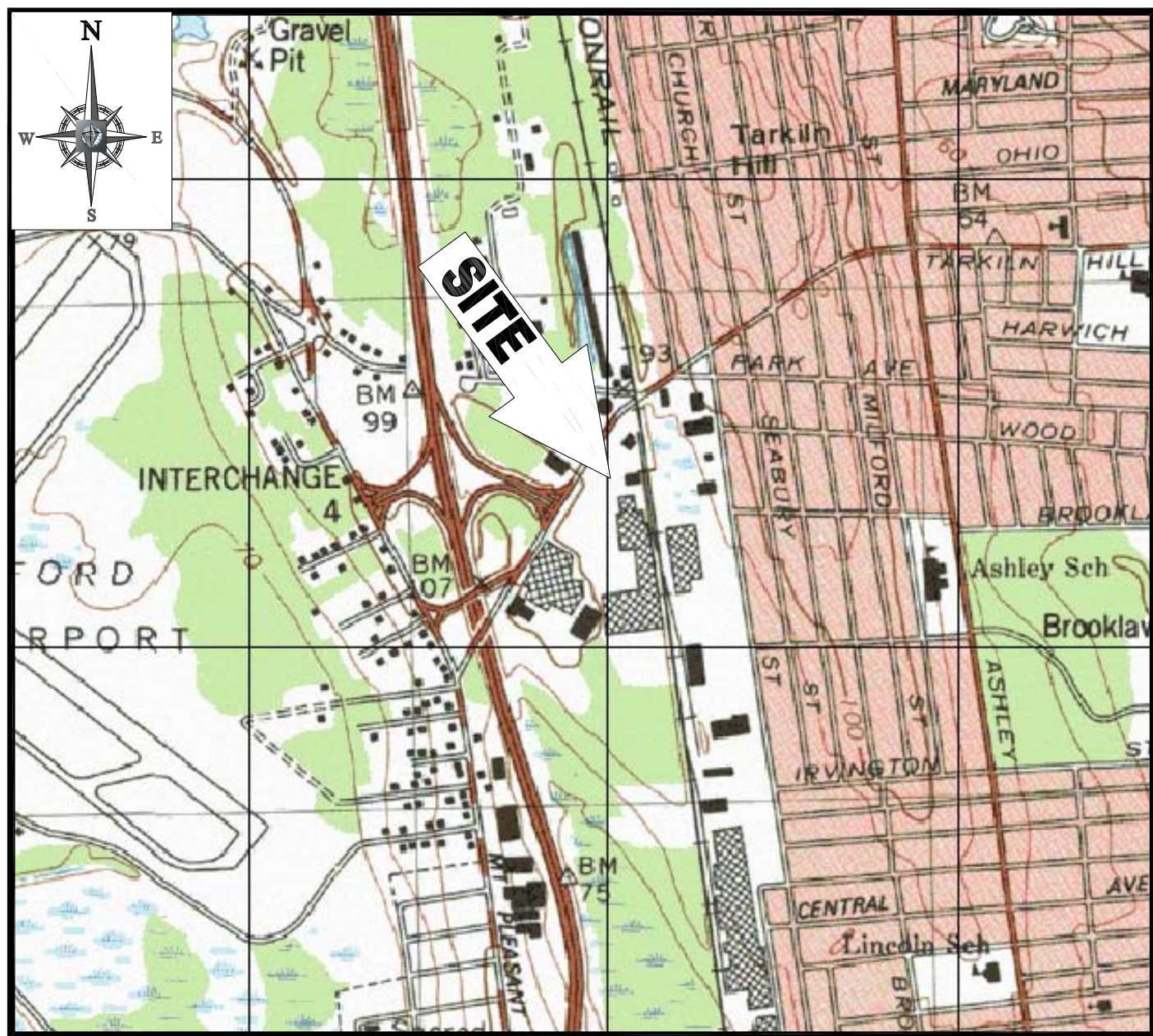


WITH DRIVE-THRU

LOCATION OF SITE

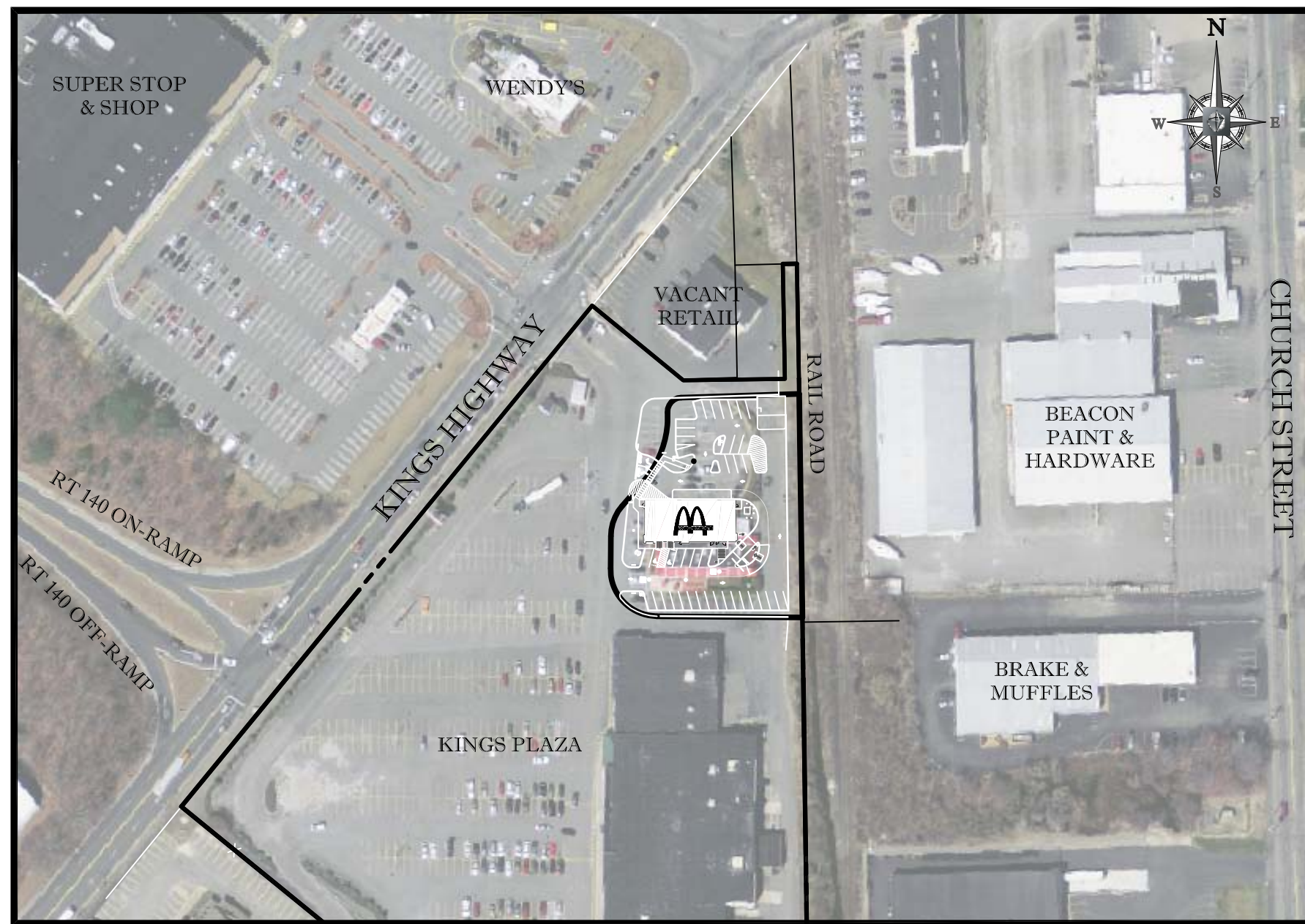
1080 KINGS HIGHWAY, CITY OF NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS

MAP 125, LOT 29, BK 8820, PG 194



LOCATION MAP

SCALE: 1"=1000'
PLAN REFERENCE: USGS NEW BEDFORD NORTH QUADRANGLE



AREA PLAN

SCALE: 1"=15'

<i>SHEET TITLE</i>	<i>SHEET NUMBER</i>
COVER SHEET	C-1 OF 15
GENERAL NOTES SHEET	C-2 OF 15
DEMOLITION PLAN	C-3 OF 15
OVERALL SITE PLAN	C-4 OF 15
SITE PLAN	C-5 OF 15
GRADING & DRAINAGE PLAN	C-6 OF 15
UTILITY PLAN	C-7 OF 15
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8 OF 15
SOIL EROSION CONTROL NOTES & DETAILS SHEET	C-9 OF 15
LANDSCAPE PLAN	C-10 OF 15
LANDSCAPE NOTES & DETAILS SHEET	C-11 OF 15
LIGHTING PLAN	C-12 OF 15
DETAIL SHEET	C-13 OF 15
DETAIL SHEET	C-14 OF 15
DETAIL SHEET	C-15 OF 15
ALTA/ACSM LAND TITLE SURVEY (BY OTHERS)	1 OF 2
ALTA/ACSM LAND TITLE SURVEY (BY OTHERS)	2 OF 2
BUILDING ELEVATIONS (BY OTHERS)	
BUILDING FLOOR PLAN (BY OTHERS)	

SHEET INDEX

OWNER:

CEDAR-KINGS, LLC
C/O CEDAR REALTY TRUST, INC.
44 SOUTH BAYLES AVENUE, SITE 30

APPLICANT

McDONALD'S USA, LLC
C/O BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01771

CONSTRUCTION CHECK		DATE
CONSTRUCTION CHECK		DATE
PROJECT No.: W142005		
CAD I.D. #: W142005ss1.dwg		

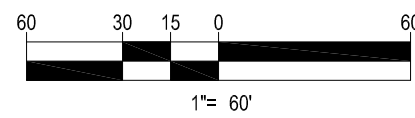
GENERAL NOTES:									
1. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.					BY	BPP			
2. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.									
3. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.									
4. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.									
5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.									
6. ALL ELEVATIONS SHOWN ARE BASED UPON, NAVD 88 PER SURVEY NOTE #7.									
7. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.									
8. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.									
PAVING SPECIFICATION (SEE PAVEMENT DETAIL)									
FLEXIBLE PAVEMENT SECTION: 1.5" M.M.02- CLASS 2 TOP COURSE 1.5" M.M.02- CLASS 1 BASE COURSE 12.0" M.O2.06 TYPE C PROCESSED GRAVEL SUBBASE									
RIGID PAVEMENT SECTION: 6.0" 4500 PSI AIR-ENTRAINED CONCRETE 8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE 12.0" M.O2.06 TYPE C PROCESSED GRAVEL SUBBASE									
NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEOTECHNICAL REPORT RECOMMENDATIONS. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.									
LOT LIGHTING SUPPLIED BY									
SECURITY LIGHTING SYSTEMS 1085 JOHNSON DRIVE BUFFALO GROVE, IL 60089 (800) 544 4848									
NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.									
PARKING INFORMATION									
TOTAL SPACES		36	PROPOSED SPACES	9.0' x 20.0' @ 75°					
		3	PROPOSED SPACES	9.0' x 20.0' @ 90°					
41		2	PROPOSED HANDICAPPED SPACES	8.0'x 20.0' @ 75°					
UTILITY INFORMATION									
		SIZE	TYPE	LOCATION					
SANITARY SEWER		6" & 36"	PVC & RCP	ON-SITE					
WATER		4" & 10"	DI	ON-SITE					
STORM SEWER		N/A	N/A	N/A					
ELECTRIC		TBD	TBD	ON-SITE					
GAS		TBD	TBD	ON-SITE					
SURVEY INFORMATION									
PREPARED BY:		CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 JOB #: CM14215 DATE: NOVEMBER 24, 2014 REVISED: MAY 14, 2015							
EXISTING CONDITIONS LEGEND									
— 124 —		EXISTING CONTOUR							
— 125 —		EXISTING SPOT ELEVATION							
X 123.45		HYDRANT							
		WATER VALVE							
OH		OVERHEAD WIRES							
— E —		APPROX. LOC. UNDERGROUND ELEC. LINE							
— T —		APPROX. LOC. UNDERGROUND TELE. LINE							
— W —		APPROX. LOC. UNDERGROUND WATER LINE							
		UTILITY POLE							
		UTILITY POLE/LIGHT POLE							
		GUY WIRE							
		SIGN							
		BOLLARD							
		AREA LIGHT							
		PAY PHONE							
		PAINTED ARROWS							
		PARKING SPACE COUNT							
		RAILROAD TIE WALL							
STREET ADDRESS 1080 KINGS HIGHWAY									
CITY		STATE		STATUS		DATE		BY	
NEW BEDFORD		MASSACHUSETTS		DRAWN BY:		8/12/15		EGD	
COUNTY		PLAN CHECKED		AS-BUILT		JAK			
BRISTOL COUNTY									
SITE ID #			PLAN DESCRIPTION			SHEET NO.			
020-0128			COVER SHEET			C-1			



KINGS HIGHWAY
(1989 STATE HIGHWAY LAYOUT)
(PUBLIC WIDTH VARIES)
(NO ACCESS)



THIS PLAN TO BE UTILIZED FOR
ILLUSTRATIVE PURPOSES ONLY



BOHLER
ENGINEERING

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

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• BALTIMORE, MD
• SOUTHERN MARYLAND
• NORTHERN VIRGINIA
• WASHINGTON, DC
• CENTRAL VIRGINIA
• CHARLOTTE, NC
• RALEIGH, NC

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CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.:
W142005

CAD I.D. #:
W142005ss1.dwg

STREET ADDRESS
1080 KINGS HIGHWAY

CITY STATE
NEW BEDFORD MASSACHUSETTS

COUNTY
PROVIDENCE COUNTY

SITE ID #
020-0128

PLAN DESCRIPTION
OVERALL
SITE PLAN

STATUS DATE BY
DRAWN BY: 6/9/15 EGD

PLAN CHECKED JAK

AS-BUILT

SHEET NO.

C-4

OF 14

J.A. KUCICH

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 41530
CONNECTICUT LICENSE NO. 26177
RHODE ISLAND LICENSE NO. 9618
MAINE LICENSE NO. 12553

McDonald's

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OFFICE ADDRESS
NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

PLAN APPROVALS
SIGNATURE DATE

APPROVED MCDONALD'S AGENT

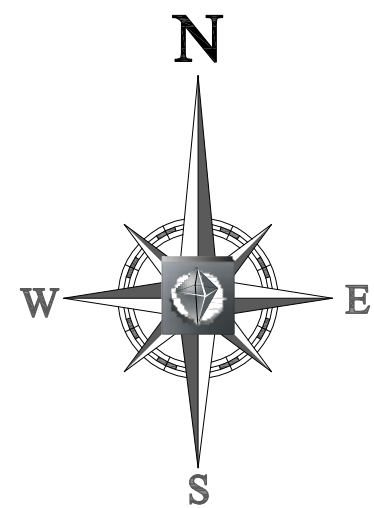
DESCRIPTION
REVISIONS PER STAFF COMMENTS

REV DATE

1 9/15/15

BY

BPB



KINGS HIGHWAY
(1989 STATE HIGHWAY LAYOUT)
(PUBLIC- WIDTH VARIES)
(NO ACCESS)

MAP125, LOT 113
N/F LANDS OF
MICHAEL PANAGAKOS
BK. 5268, PG. 311

LOT A

1 STORY
BUILDING
(TO REMAIN)

$R=11360.19'$
 $L=110.98'$
 $CHB=M081837'W$
 $CHD=119.98'$

LOT B-1

PROP. 20X30' TRASH ENCLOSURE
ON CONC. MAT W/ 15' CONC. APRON

LIMIT OF NEW CURB

15' WIDE EASEMENT
TO THE CITY OF
NEW BEDFORD

PROP. SNOW
STORAGE

PROP. CONC. CURB

APPROXIMATE LOCATION
EASEMENT TO VERIZON
PER BK. 3566, PG. 268

SMH
RIM=88.82

APPROX. LOCATION
OF LIMIT OF WORK
LINE (TYP.)

MAP 126, LOT 68
PENN CENTRAL COMPANY

PROP. CUSTOM ORDER
DISPLAY & MENU
BOARD (TYP. OF 2)

100' WETLAND BUFFER

APPROXIMATE LOCATION OF
WETLANDS PER ANRAD
APPLICATION #SE49-664

LIMIT OF NEW CURB

CONCRETE
BUILDING
(TO REMAIN)

APPROXIMATE LOCATION OF
10' WIDE ELECTRICAL EASEMENT
PER BK. 1808, PG. 610

LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
McDONALD'S USA, LLC
690 CANTON STREET
WESTWOOD, MA, 02090
- OWNER:
CEDAR-KINGS, LLC
C/O CEDAR REALTY TRUST, INC.
44 SOUTH BAYLES AVENUE, SITE 304
NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS
- PARCEL:
MAP 125 & LOT 29
1080 KINGS HIGHWAY
NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	PLANNED BUSINESS ZONING DISTRICT		
	• PLANNING BOARD - SITE PLAN REVIEW • PLANNING BOARD - SPECIAL PERMIT (PARKING REDUCTION) • ZBA - SPECIAL PERMIT (DRIVE-THRU USE) • ZBA - VARIANCE (TRASH ENCLOSURE SETBACK ENCROACHMENT) • CONSERVATION COMMISSION - NOTICE OF INTENT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (MAP 125 LOT 29)	0	303,630 SF	NO CHANGE
McDONALD'S LEASE AREA	N/A	12,000 SF	41,534 SF
MIN. FRONTAGE	0	653.64-FT	NO CHANGE
MAX. BUILDING COVERAGE (1)	50%	11.4%	10.7%
MIN. FRONT SETBACK	25-FT	± 206-FT	174.6-FT
MIN. SIDE SETBACK	25-FT	± 148-FT	127.2-FT
MIN. REAR SETBACK	25-FT	± 50.5-FT	68.7-FT
MAX. BUILDING HEIGHT	7 STORIES / 100-FT	± 16-FT	20' - 3'
OPEN SPACE (1)	20%	15.0%	22.3%
PARKING SPACES (1)	56	50	40 (SP)
PARKING CRITERIA (9X20)	1 SPACE PER EMPLOYEE + 1 SPACE PER 100 SF OF GFA 11 + 4.56 / 100 SF = 55.6		
ACCESSIBLE PARKING SPACES	2	2	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE 8X18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE 8X18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES=1 / 6 SPACES		

(SP) - PLANNING BOARD SPECIAL PERMIT REQUESTED
(1) CALCULATION BASED ON THE PROPOSED 41,534 SF LEASE AREA.

SIGN SUMMARY TABLE

TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	PB - SPR	UNKNOWN HEIGHT & AREA	EXISTING TO REMAIN
BUILDING SIGNAGE			
FRONT WALL SIGN	PB - SPR	1 "M-PLAYPLACE-M" SIGN @ ±50 SF	1 "M" LOGO @ 14 S.F. 1 "McDONALD'S" SIGN @ 34 SF WALL SIGN AREA = 48 SF
NON DRIVE THRU WALL SIGN	PB - SPR	NONE	1 "M" LOGO @ 14 SF
DRIVE THRU WALL SIGN	PB - SPR	1 "McDONALD'S" SIGN @ 34 SF	1 "McDONALD'S" SIGN @ 34 SF
REAR WALL SIGN	PB - SPR	NONE	1 "M" LOGO @ 14 SF
TOTAL BUILDING SIGNAGE	PB - SPR	± 84 SF	110 SF

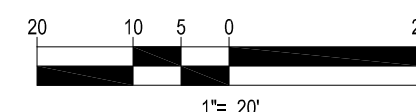
NOTE: ALL SIGNS AREAS ARE "BOXED" FOR CALCULATIONS
PB-SPR = REVIEWED AND APPROVED DURING PLANNING BOARD SITE PLAN REVIEW.

PAVEMENT STRIPING LEGEND

6"SYSL = 6" SINGLE YELLOW SOLID LINE
8"SYSL = 8" SINGLE YELLOW SOLID LINE
4"SWSL = 4" SINGLE WHITE SOLID LINE

REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY



CITY OF NEW BEDFORD CONSTRUCTION NOTES:

- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
- ALL ACCESSIBLE PARKING RAMP AND ACCESS SHALL CONFORM TO ADA AND MAAB REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. (REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN - SHEET 7)
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.



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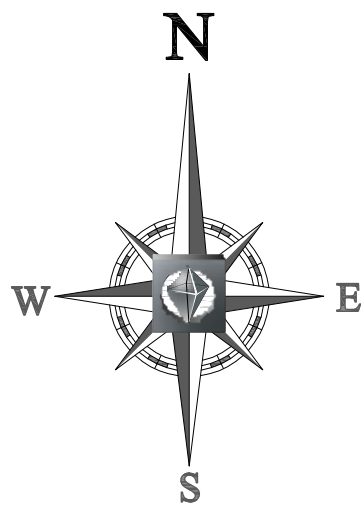
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CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: W142005	
CAD I.D. #: W142005ss1.dwg	

STREET ADDRESS 1080 KINGS HIGHWAY	
CITY NEW BEDFORD	STATE MASSACHUSETTS
COUNTY BRISTOL COUNTY	
SITE ID # 020-0128	PLAN DESCRIPTION SITE PLAN

BY	DESCRIPTION	DATE	REV	DATE	REV
BPB	REVISIONS PER STAFF COMMENT	9/15/15	1		
J.A. KUCICH PROFESSIONAL ENGINEER MASSACHUSETTS LICENSE NO. 41530 CONNECTICUT LICENSE NO. 38177 RHODE ISLAND LICENSE NO. 9618 MAINE LICENSE NO. 12553					
McDonald's THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.					
OFFICE ADDRESS 690 CANTON STREET WESTWOOD, MA		DATE	PLAN APPROVALS	DATE	BY
SIGNATURE					
APPROVED McDONALD'S AGENT					
STATUS		DATE	BY	SHEET NO.	
DRAWN BY:		8/12/15	EGD	C-5	
PLAN CHECKED			JAK	OF 15	
AS-BUILT					



KINGS HIGHWAY
(1989 STATE HIGHWAY LAYOUT)
(PUBLIC- WIDTH VARIES)
(NO ACCESS)

RM=92.38

N 1/2 200' CH 15'

77.00'

TRAFFIC SIGNAL EASEMENT

TRAFFIC SIGNAL EASEMENT

APPROX. LOCATION OF
LIMIT OF WORKS/AVOUT
LINE (TYP.)

20' WIDE ROW

PER BK. 3566, PG. 268

SP=11.70' CH 15'

17.00'

R=11360.19'
L=119.85'
CH=119.85'
CH=119.85'

CITY OF NEW BEDFORD CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE AND OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ALL SEWER AND WATER MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACK FILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

NOTE TO CONTRACTOR:

1. THE CONTRACTOR MUST COORDINATE ANY UTILITY WORK SO AS NOT TO DISRUPT IN ANY WAY SERVICE TO THE REMAINDER OF THE PROPERTY OUTSIDE OF THE MCDONALD'S LEASE AREA. LANDLORD SHALL HAVE THE RIGHT AND BE GIVEN THE OPPORTUNITY TO INSPECT ALL NEW UTILITY CONNECTIONS, PIPE, CONDUIT, ETC. BEFORE IT IS BACK-FILLED OR COVERED UP. LIKEWISE FOR ANY UTILITY CONNECTIONS BEING ABANDONED.
2. CONTRACTOR TO LOCATE ALL UTILITIES AND TAKE ALL NEEDED PRECAUTIONS NOT TO DISRUPT ANY UTILITIES SERVICING THE LANDLORD'S PROPERTY. ANY WORK INVOLVING A DISRUPTION MUST BE COORDINATED IN ADVANCE AND OCCUR DURING NON-BUSINESS HOURS.

J.A. KUCICH

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 41530
CONNECTICUT LICENSE NO. 26177
RHODE ISLAND LICENSE NO. 9618
MAINE LICENSE NO. 12553

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NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

PLAN APPROVALS

SIGNATURE

APPROVED MCDONALD'S AGENT

DATE

DATE

BY

STATUS

DRAWN BY:

PLAN CHECKED

AS-BUILT

SHEET NO.

C-7

OF 15

THIS PLAN TO BE UTILIZED FOR
UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET
FOR GRADING & UTILITY NOTES

STREET ADDRESS
1080 KINGS HIGHWAY

CITY
NEW BEDFORD

STATE
MASSACHUSETTS

COUNTY
BRISTOL COUNTY

SITE ID #
020-0128

PLAN DESCRIPTION
UTILITY PLAN



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WASHINGTON, DC
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CHARLOTTE, NC
RALEIGH, NC

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.:
W142005

CAD I.D. #:
W142005ss1.dwg

20 10 5 0 20
1"= 20'



Know what's below.
Call before you dig.



KINGS HIGHWAY
(1989 STATE HIGHWAY LAYOUT)
(PUBLIC WIDTH VARIES)
(NO ACCESS)

MAP125, LOT 113
N/F LANDS OF
MICHAEL PANAGAKOS
BK. 5268, PG 311

LOT A

$R=11,360.19'$
 $L=107.36'10"$
 $L=119.88'$
 $CHB=108°16'57.7''$
 $CHD=119.88'$

LOT A-1

LOT B-1

1 STORY
BUILDING
(TO REMAIN)

"BANK OF AMERICA"
ATM

APPROX. LOCATION OF
LIMIT OF WORK/SAFETY
LINE (TYP.)

PROP. INLET
FILTER FABRIC
(TYP.)

MAP 25, LOT 29
N/F LANDS OF
CEDAR-KINGS LLC
BK. 8820, PG 194

PROP. INLET
FILTER FABRIC
(TYP.)

AREA OF DISTURBANCE=
47,260 SF (1.08 ACRES)

PROP. STABILIZED
CONSTRUCTION EXIT

PROP. INLET
FILTER FABRIC
(TYP.)

PROP. INLET
FILTER FABRIC
(TYP.)

TEMPORARY SOIL STOCKPILE
AREA SURROUNDED BY
STRAW BALES AND SILTFENCE

APPROX. LOCATION
OF LIMIT OF WORK
LINE (TYP.)

MAP 126, LOT 68
PENN CENTRAL COMPANY

PROP. INLET
FILTER FABRIC
(TYP.)

PROP. SILTATION
BARRIER (TYP.)

TEMPORARY CHECK DAM
TOP ELEV.= 87.5

25' CITY OF NEW BEDFORD
WETLAND BUFFER

APPROXIMATE LOCATION OF
WETLANDS PER ANRAD
APPLICATION #SE49-664

THIS PLAN TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY

REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS

CITY OF NEW BEDFORD CONSTRUCTION NOTES:

1. SAFETY FENCING SHALL BE PROVIDED ON ALL STOCKPILES GRATER THAN 10' IN HEIGHT.
2. ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
3. EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
4. MAINTENANCE SPECIFICATIONS FOR ALL PROPOSED EROSION AND SEDIMENTATION CONTROLS.

BY	DESCRIPTION	DATE	REV
BPB	REVISIONS PER STAFF COMMENT	9/15/15	1

J.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 41530
CONNECTICUT LICENSE NO. 26177
RHODE ISLAND LICENSE NO. 9619
MAINE LICENSE NO. 12553

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NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

OFFICE
ADDRESS

PLAN APPROVALS

DATE

SIGNATURE

APPROVED McDONALD'S AGENT

STATUS	DATE	BY
DRAWN BY:	8/12/15	EGD
PLAN CHECKED		JAK
AS-BUILT		
SHEET NO.		

C-8
OF 15



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CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: W142005	
CAD I.D. #: W142005ss1.dwg	

STREET ADDRESS 1080 KINGS HIGHWAY	
CITY NEW BEDFORD	STATE MASSACHUSETTS
COUNTY BRISTOL COUNTY	
SITE ID # 020-0128	PLAN DESCRIPTION SOIL EROSION & SEDIMENT CONTROL PLAN



Know what's below.
Call before you dig.

EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH STRAW BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION PROTECT AREA	MULCH STRAW	RATE (1,000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SO, YD-BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERVICED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

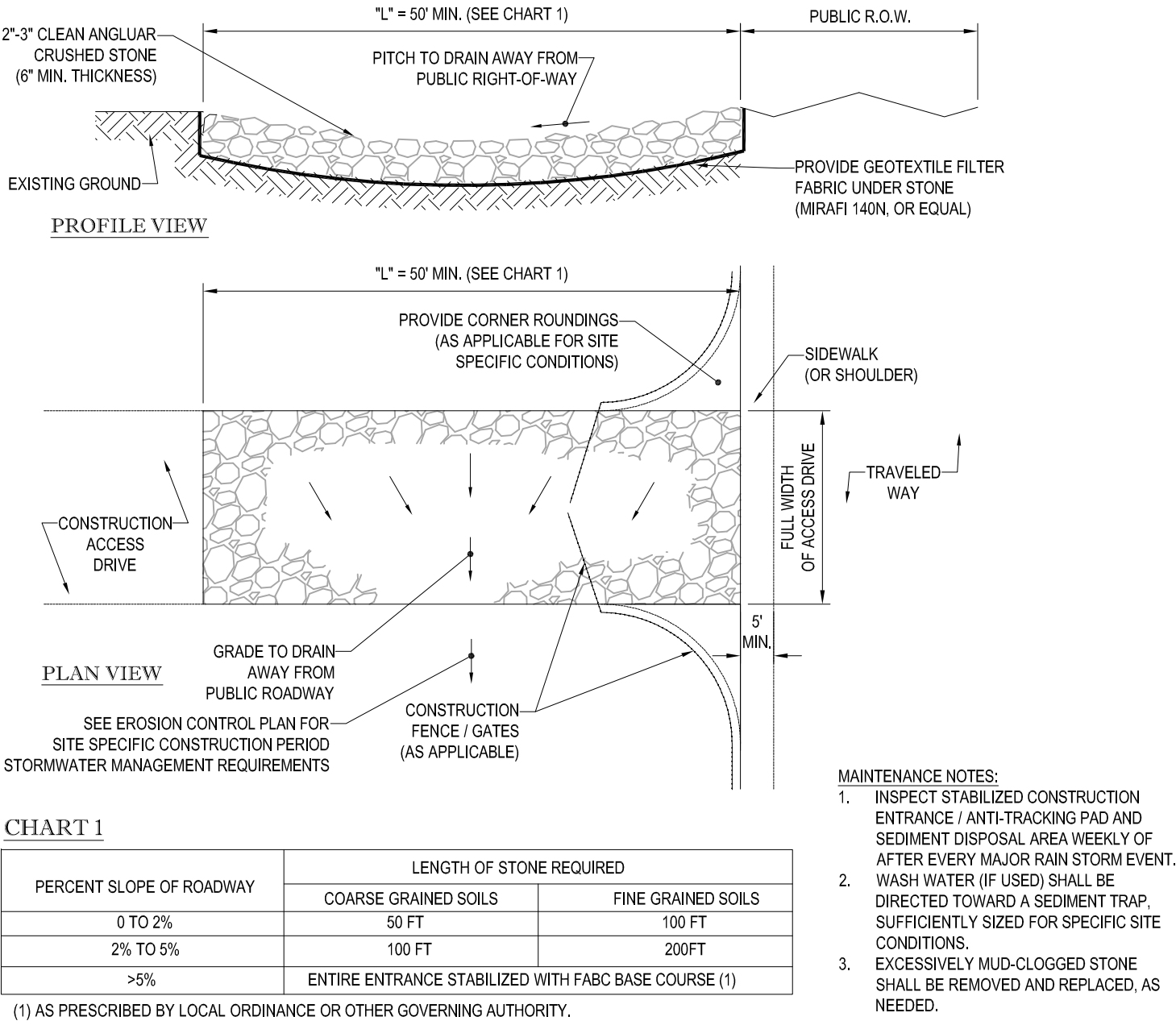
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300# HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 5% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND ADJUTMENTS (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.



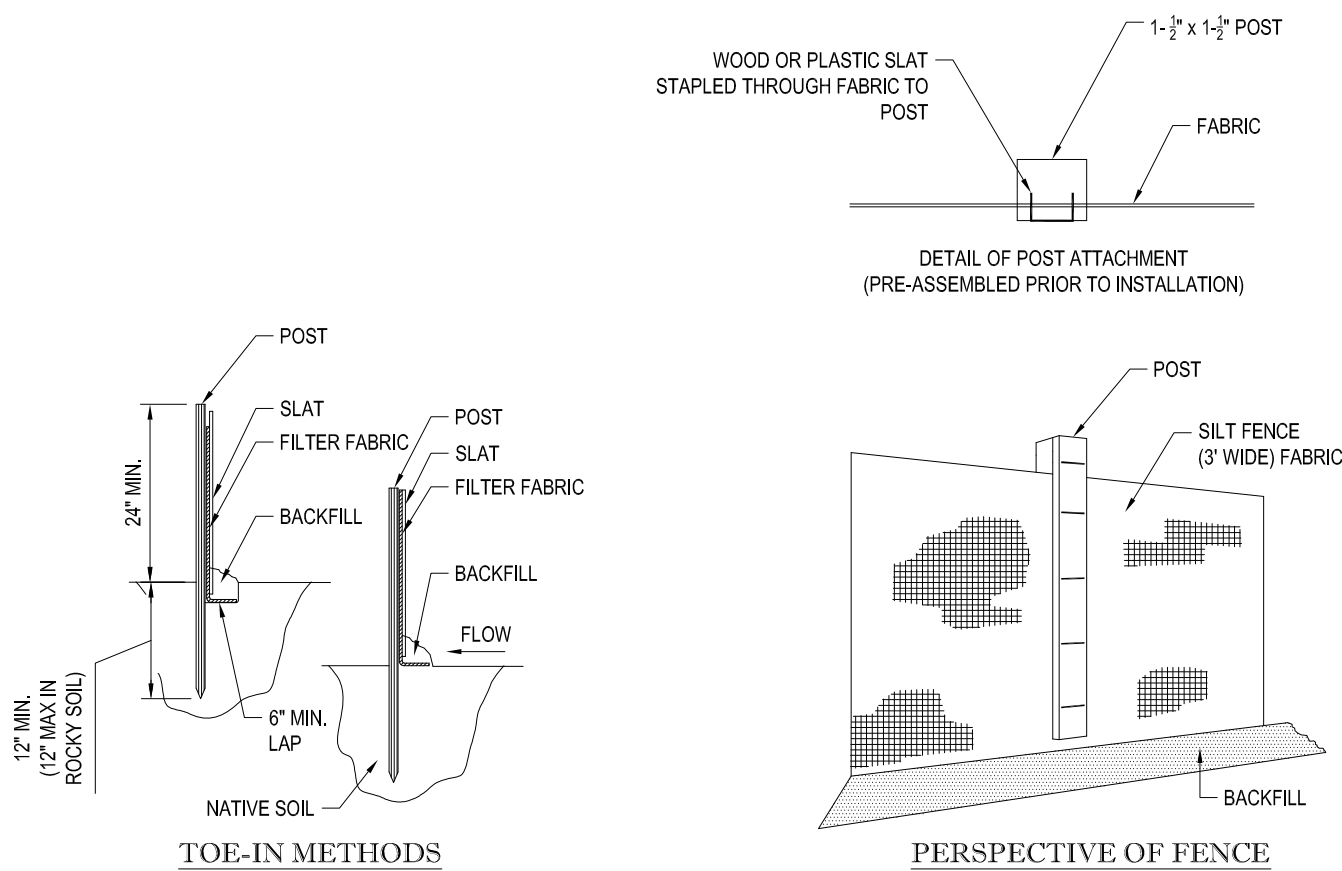
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

STRAW BALE DETAIL

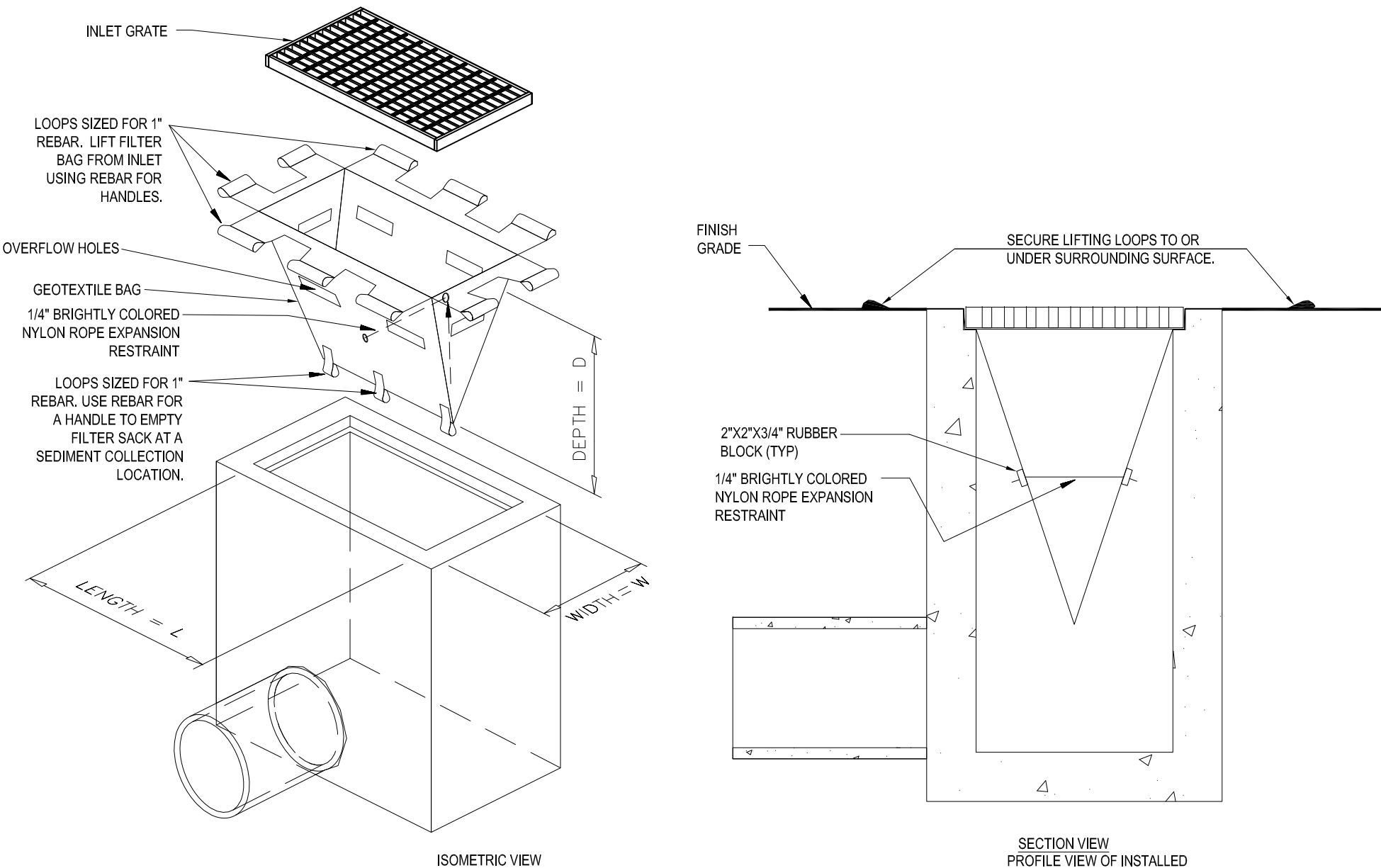
N.T.S.

- INSTALLATION:**
- EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP-ING FILL AT THE BASE.



TYP. SILTATION FENCE DETAIL

N.T.S.



FILTER SACKS (GRATED INLETS)

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC-1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH "W" OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH "D" OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH "L" OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY



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CONSTRUCTION CHECK DATE

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PROJECT No.:
W142005

CAD I.D. #:
W142005ss1.dwg

STREET ADDRESS 1080 KINGS HIGHWAY	
CITY NEW BEDFORD	STATE MASSACHUSETTS
COUNTY BRISTOL COUNTY	
SITE ID # 020-0128	PLAN DESCRIPTION SOIL EROSION CONTROL NOTES & DETAILS

STATUS	DATE	BY
DRAWN BY:	8/12/15	EGD
PLAN CHECKED		JAK
AS-BUILT		
SHEET NO.	C-9 OF 15	

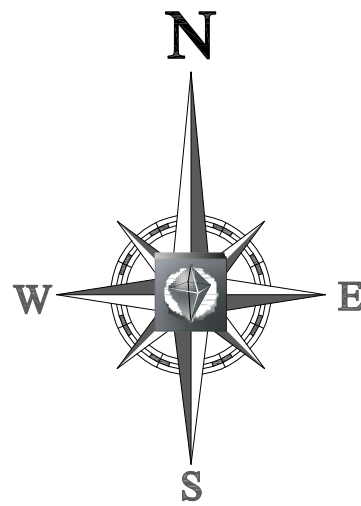
J.A. KUCICH

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 41530
CONNECTICUT LICENSE NO. 24717
RHODE ISLAND LICENSE NO. 9618
MAINE LICENSE NO. 12553

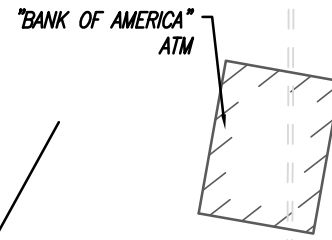
McDonald's

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NORTHEAST REGION
680 CANTON STREET
WESTWOOD, MA

PLAN APPROVALS	OFFICE ADDRESS
SIGNATURE	DATE
APPROVED McDONALD'S AGENT	



KINGS HIGHWAY
(1989 STATE HIGHWAY LAYOUT)
(PUBLIC: WIDTH VARIES)
(NO ACCESS)



TRAFFIC SIGNAL EASEMENT

PROP. LANDSCAPE BY OPERATOR (TYP.)

MAP 25, LOT 29
N/F LANDS OF
CEDAR-KINGS LLC
BK. 8820, PG. 194

PROP. LANDSCAPE BY OPERATOR (TYP.)

APPROXIMATE LOCATION OF
10' WIDE ELECTRICAL EASEMENT
PER BK. 1609, PG. 610

MAP125, LOT 113
N/F LANDS OF
MICHAEL PANAGAKOS
BK. 5268, PG. 311

LOT A

1 STORY
BUILDING
(TO REMAIN)

LOT A-1

LOT B-1

PROP. LANDSCAPE BY OPERATOR (TYP.)

15' WIDE EASEMENT
TO THE CITY OF
NEW BEDFORD

EXIST. OVERGROWN
VEGETATION TO BE REMOVED

APPROXIMATE LOCATION
EASEMENT TO VERIZON
PER BK. 5566, PG. 268

PROP. LANDSCAPE BY OPERATOR (TYP.)

PROP. LANDSCAPE BY OPERATOR (TYP.)

MAP 126, LOT 68
PENN CENTRAL COMPANY

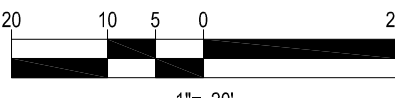
EXIST. OVERGROWN
VEGETATION TO BE REMOVED

100' WETLAND BUFFER

25' CITY OF NEW BEDFORD
WETLAND BUFFER

APPROXIMATE LOCATION OF
WETLANDS PER AWARD
APPLICATION #SE49-664

CONCRETE
BUILDING
(TO REMAIN)



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LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS

STREET ADDRESS
1080 KINGS HIGHWAY

CITY
NEW BEDFORD

STATE
MASSACHUSETTS

COUNTY
BRISTOL COUNTY

SITE ID #

020-0128

PLAN DESCRIPTION

LANDSCAPE
PLAN

STATUS

DRAWN BY:

PLAN CHECKED

AS-BUILT

SHEET NO.

DATE

8/12/15

JAK

BY

EGD

C-10

OF 15

M.J. MRVA

REGISTERED
LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419

McDonald's

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OFFICE
ADDRESS

NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

DATE

PLAN APPROVALS
SIGNATURE

APPROVED MCDONALD'S AGENT

DESCRIPTION

REVISIONS PER STAFF COMMENT

DATE

REV

1

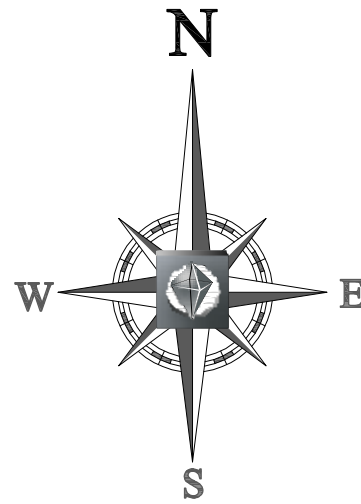
9/15/15

BY

BPB



Know what's below.
Call before you dig.



KINGS HIGHWAY
(1969 STATE HIGHWAY LAYOUT)
(PUBLIC WIDTH VARIES)
(NO ACCESS)

"BANK OF AMERICA" ATM

TRAFFIC SIGNAL EASEMENT

PROP. FOOT CANDLE READING (TYP)

MAP 25, LOT 29
N/F LANDS OF
CEDAR-KINGS LLC
BK. 8820, PG. 194

MAP125, LOT 113
N/F LANDS OF
MICHAEL PANAGAKOS
BK. 5268, PG. 311

1 STORY
BUILDING
(TO REMAIN)

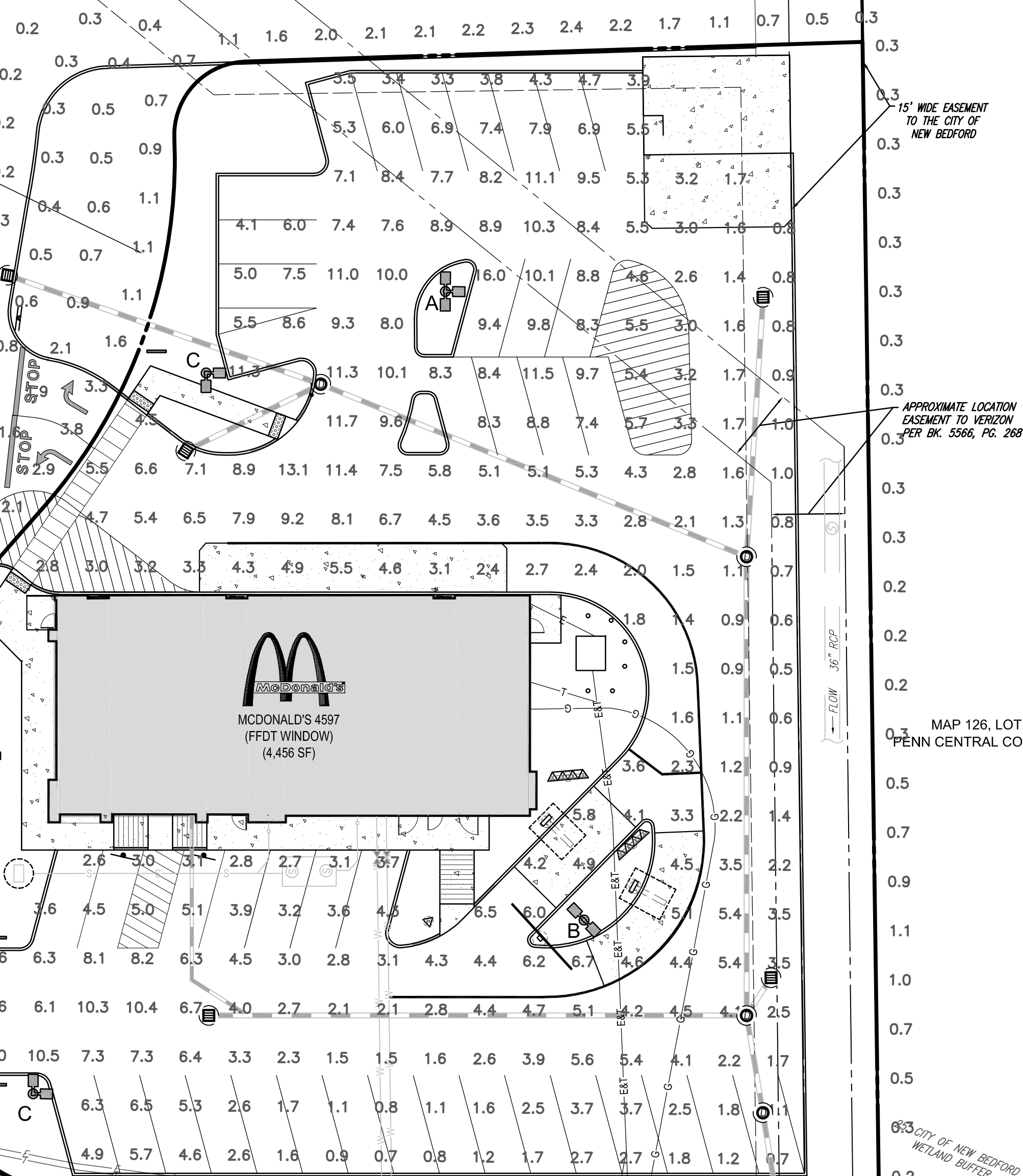
LOT A-1

LOT B-1

CONCRETE
BUILDING
(TO REMAIN)

APPROXIMATE LOCATION OF
10' WIDE ELECTRICAL EASEMENT
PER BK. 1809, PG. 610

12" CMP



APPROXIMATE LOCATION
EASEMENT TO THE CITY OF
NEW BEDFORD
PER BK. 5566, PG. 268

MAP 126, LOT 68
PENN CENTRAL COMPANY

100' WETLAND BUFFER

60' CITY OF NEW BEDFORD
WETLAND BUFFER

APPROXIMATE 10
WETLANDS PER A
APPLICATION #35

LIGHTING NOTES:

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.80 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK/ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- LIGHTING LEVELS INDICATED ON THIS PLAN ARE TAKEN FROM PLAN PREPARED BY SECURITY LIGHTING SYSTEMS, ENTITLED "POINT-BY-POINT FOOTCANDLE PLOT", DRAWING NUMBER 1PCP30275A AND DATED 07/07/15.

NUMERIC SUMMARY

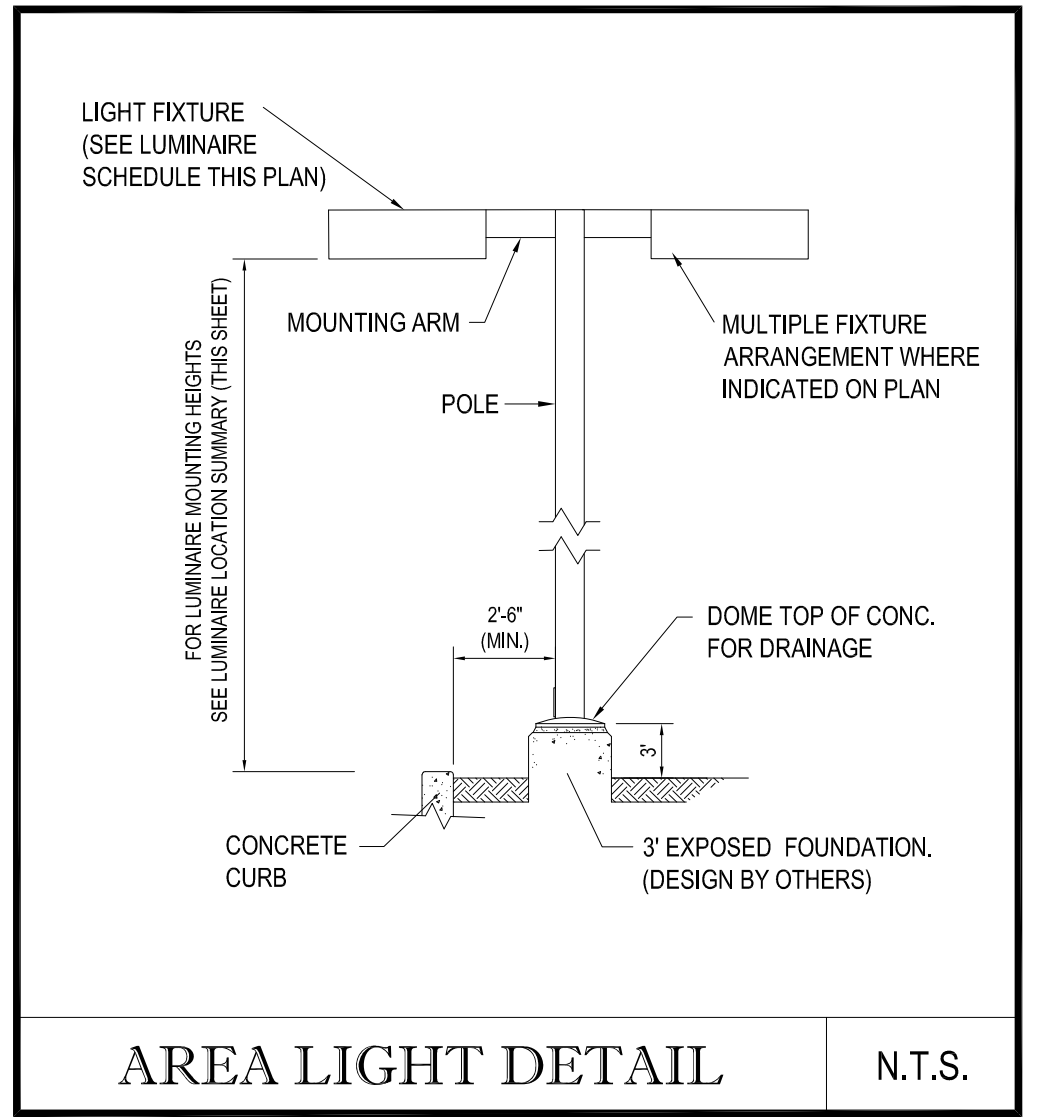
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PAVED SURFACE READINGS	ILLUMINANCE	FC	4.7	16.0	0.5	9.31	32.00
PROPERTY LINE READINGS	ILLUMINANCE	FC	1.2	3.9	0.2	5.86	19.50

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	1	SINGLE	24,700	0.87	280-WATT VIPER - LARGE (LED) VPL-96NB-280-9x14-UNV-RA-**- SSP-4118-GL-**-TT (41" POLE TYPE", MOUNTING HEIGHT 21'
B	1	DOUBLE @ 180	24,700	0.87	280-WATT VIPER - LARGE (LED) VPL-96NB-280-9x14-UNV-RA-**- SSP-4118-GL-**-TT (41" POLE TYPE", MOUNTING HEIGHT 21'
C	2	DOUBLE @ 90	24,700	0.87	280-WATT VIPER - LARGE (LED) VPL-96NB-280-9x14-UNV-RA-**- SSP-4118-GL-**-TT (41" POLE TYPE", MOUNTING HEIGHT 21'

* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 120 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 120 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

** SPECIFY COLOR



AREA LIGHT DETAIL

N.T.S.

THIS PLAN TO BE UTILIZED FOR
LIGHTING PURPOSES ONLY

STREET ADDRESS
1080 KINGS HIGHWAY

CITY
NEW BEDFORD

STATE
MASSACHUSETTS

COUNTY
BRISTOL COUNTY

SITE ID #
020-0128

PLAN DESCRIPTION
LIGHTING
PLAN

STATUS
DRAWN BY:

DATE
8/12/15

BY
EGD

PLAN CHECKED
AS-BUILT

JAK

SHEET NO.

C-12

OF 15

J.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 41030
CONNECTICUT LICENSE NO. 24577
RHODE ISLAND LICENSE NO. 9618
MAINE LICENSE NO. 12503

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690 CANTON STREET
WESTWOOD, MA

PLAN APPROVALS
SIGNATURE
DATE
APPROVED MCDONALD'S AGENT



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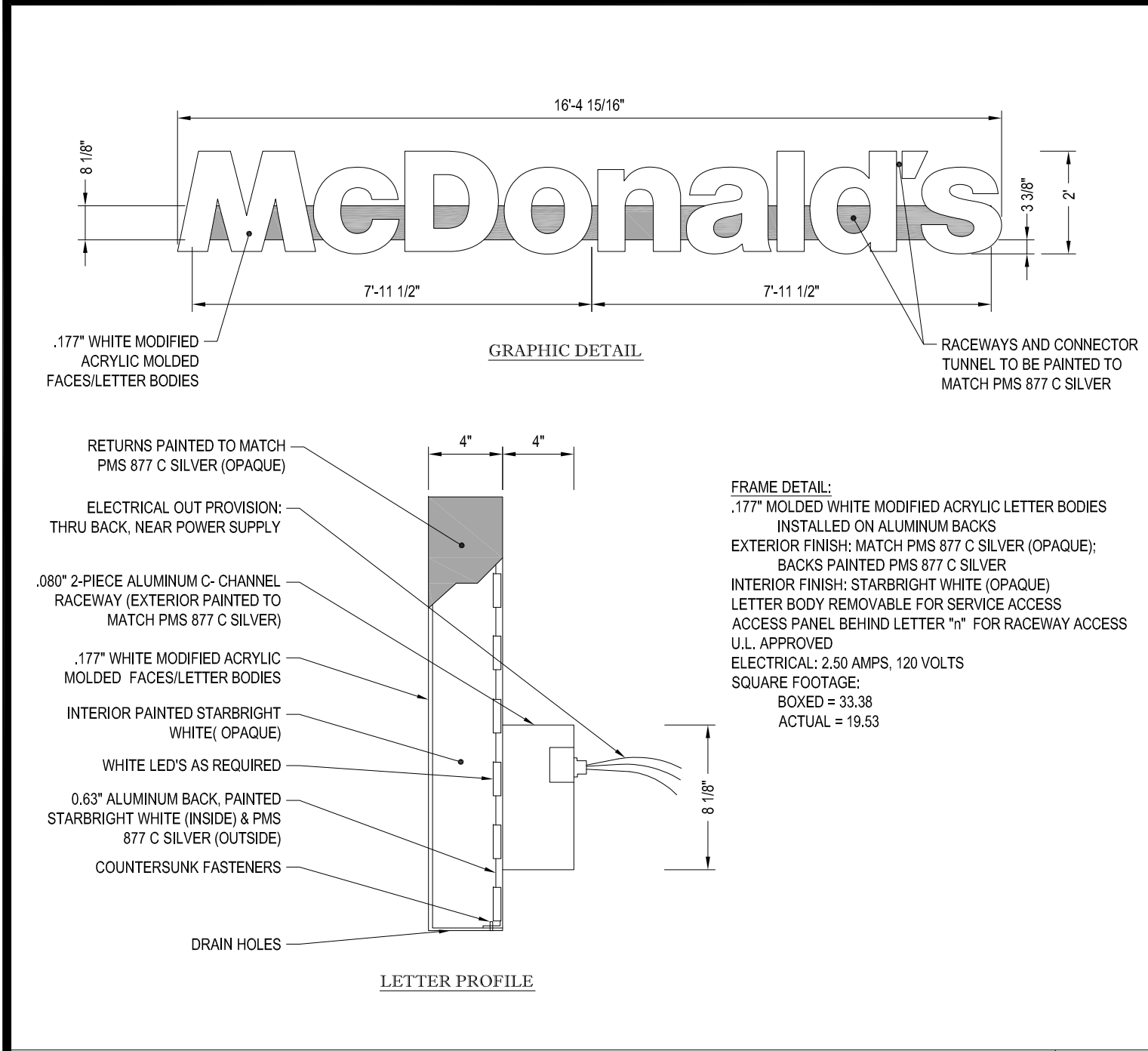
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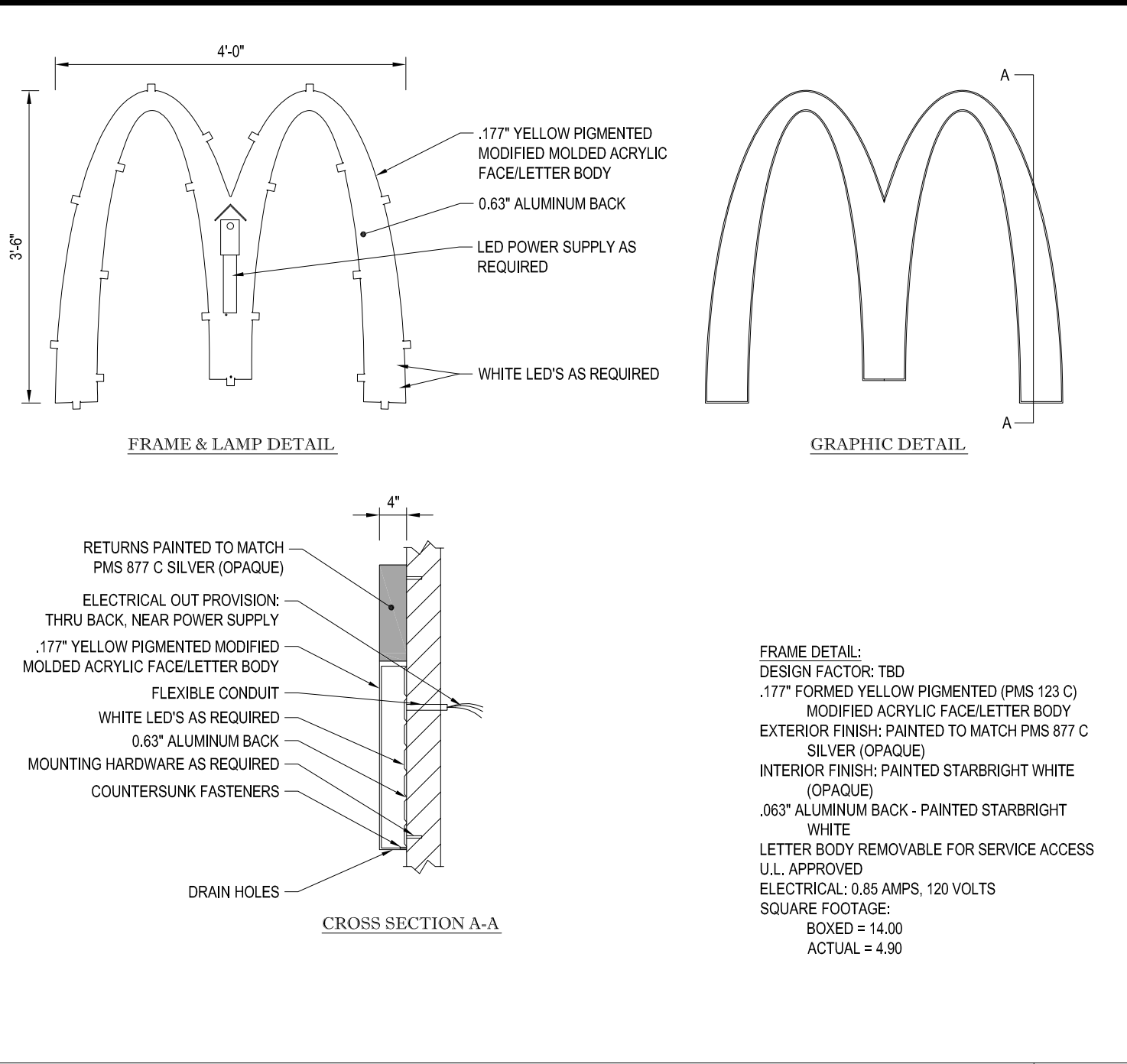
Know what's below.
Call before you dig.

P:\1\1\1\4208\DWG\1\4208.dwg, 13-Detail, 7/7/2015, 5:24:22 AM, cadacade, New, ANSI A (8.50 x 11.00 inches), 12.5849



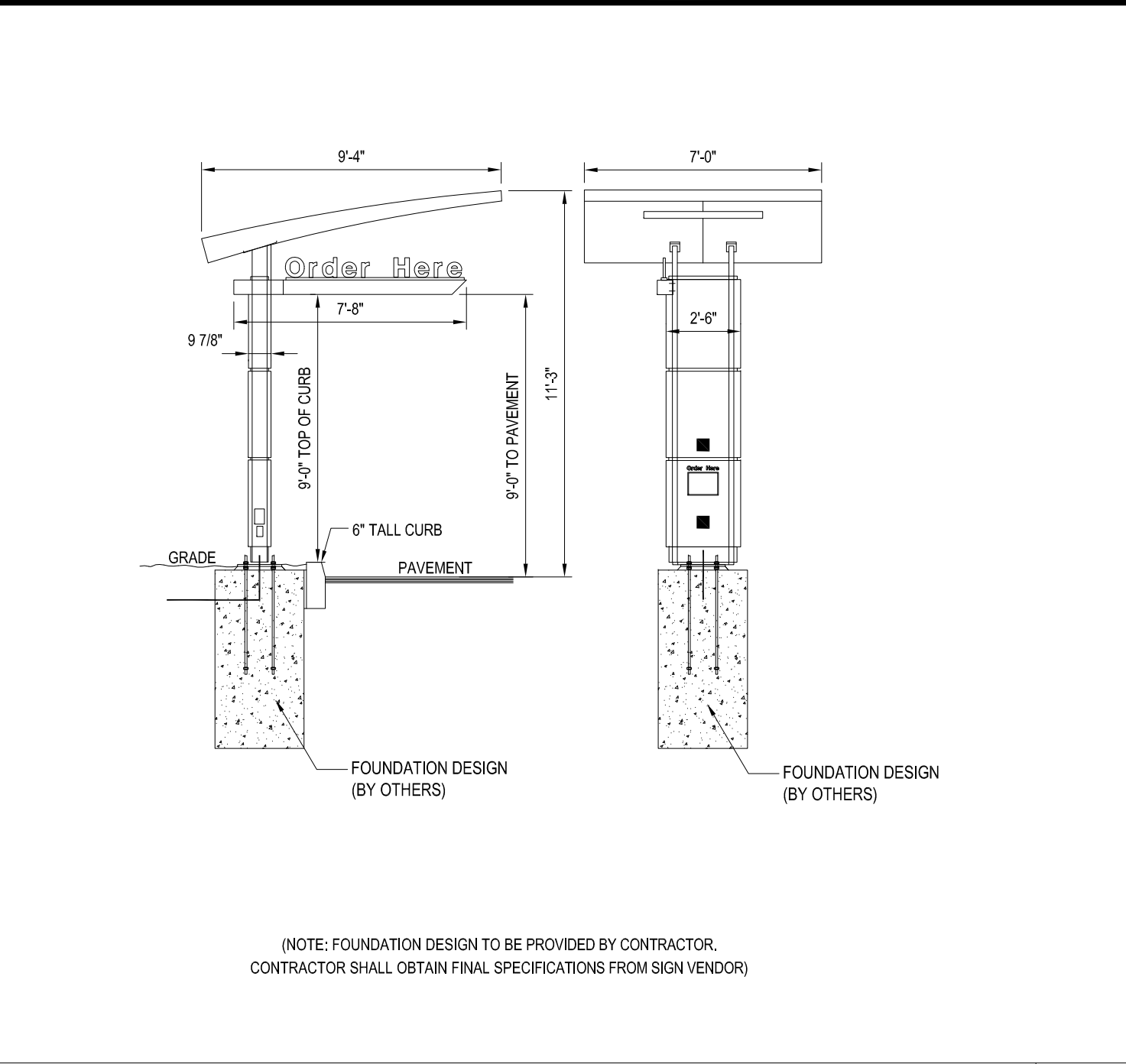
MCD WORDMARK DETAIL

N.T.S.



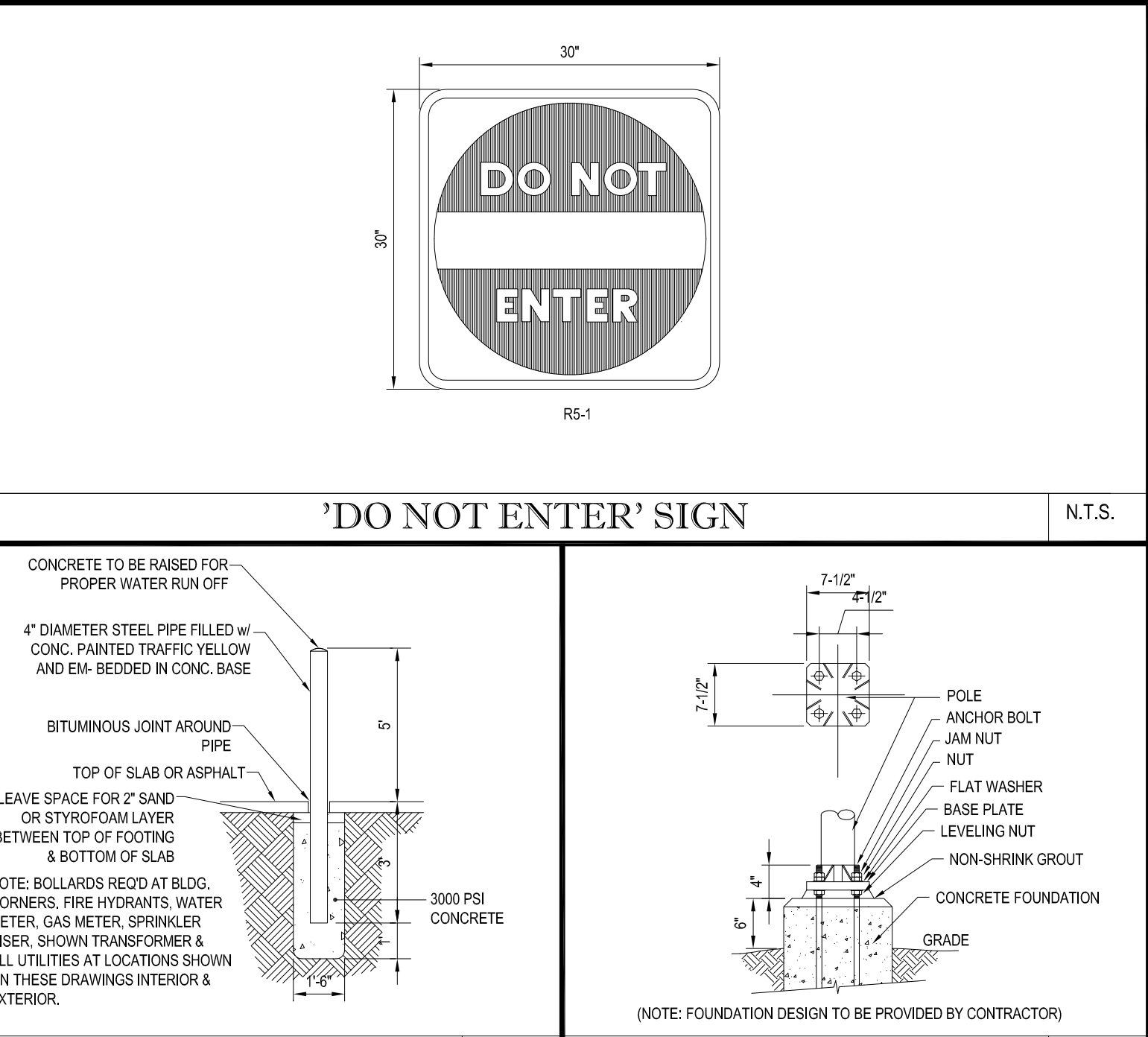
MCD WALL ARCH DETAIL

N.T.S.



CUSTOMER ORDER DISPLAY DETAIL

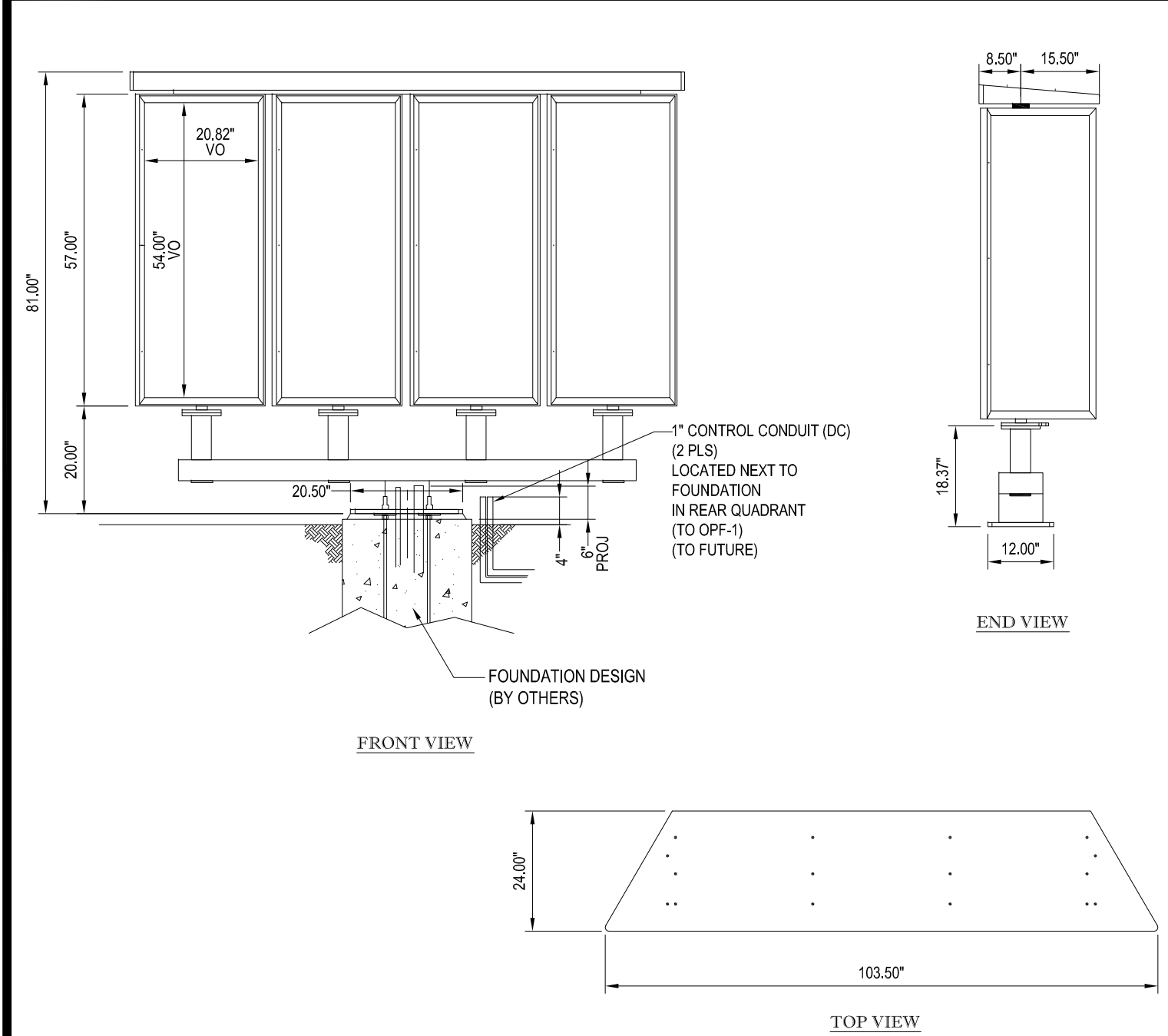
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BOLLARD DETAIL

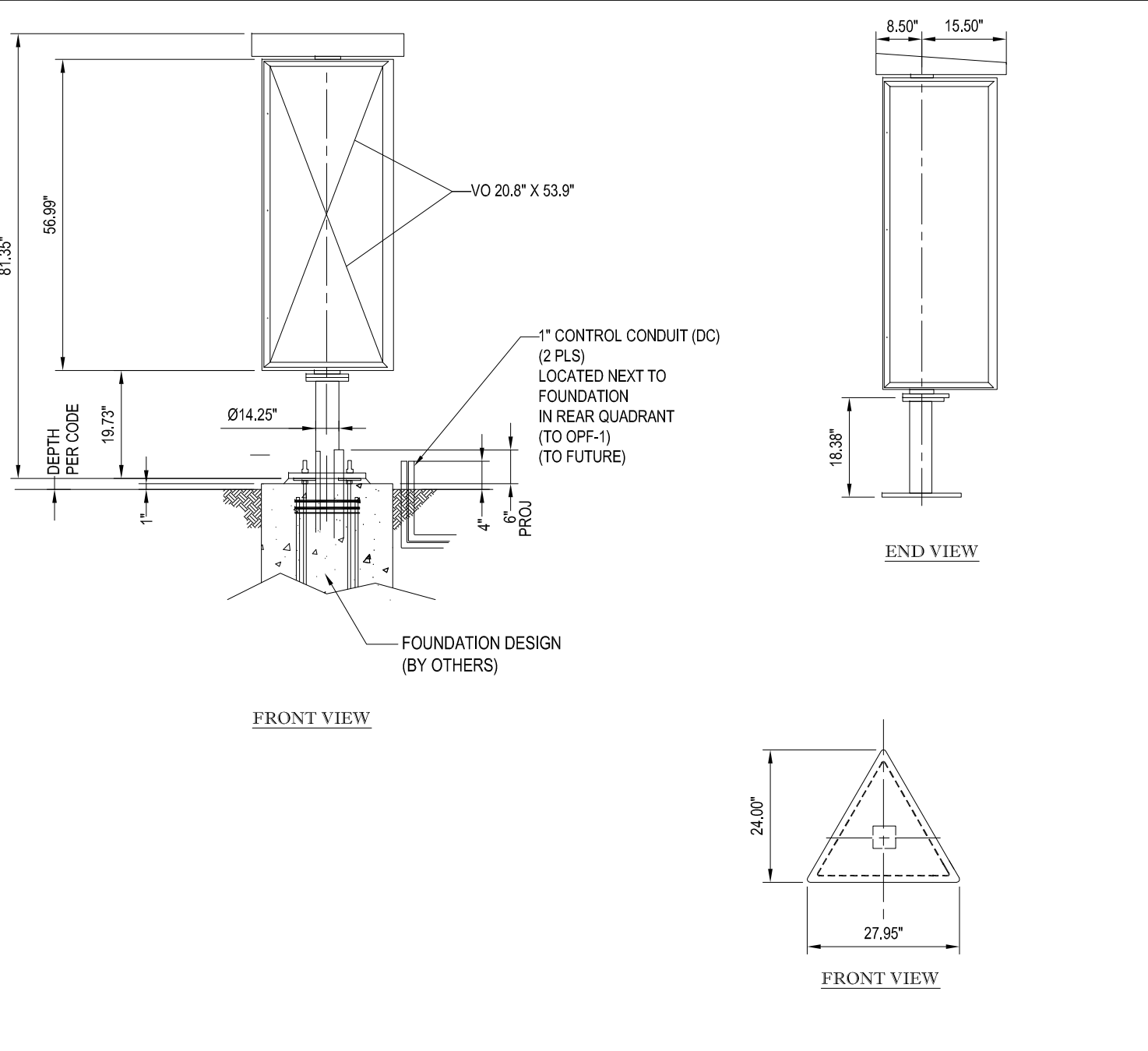
FLAG POLE BASE

N.T.S.



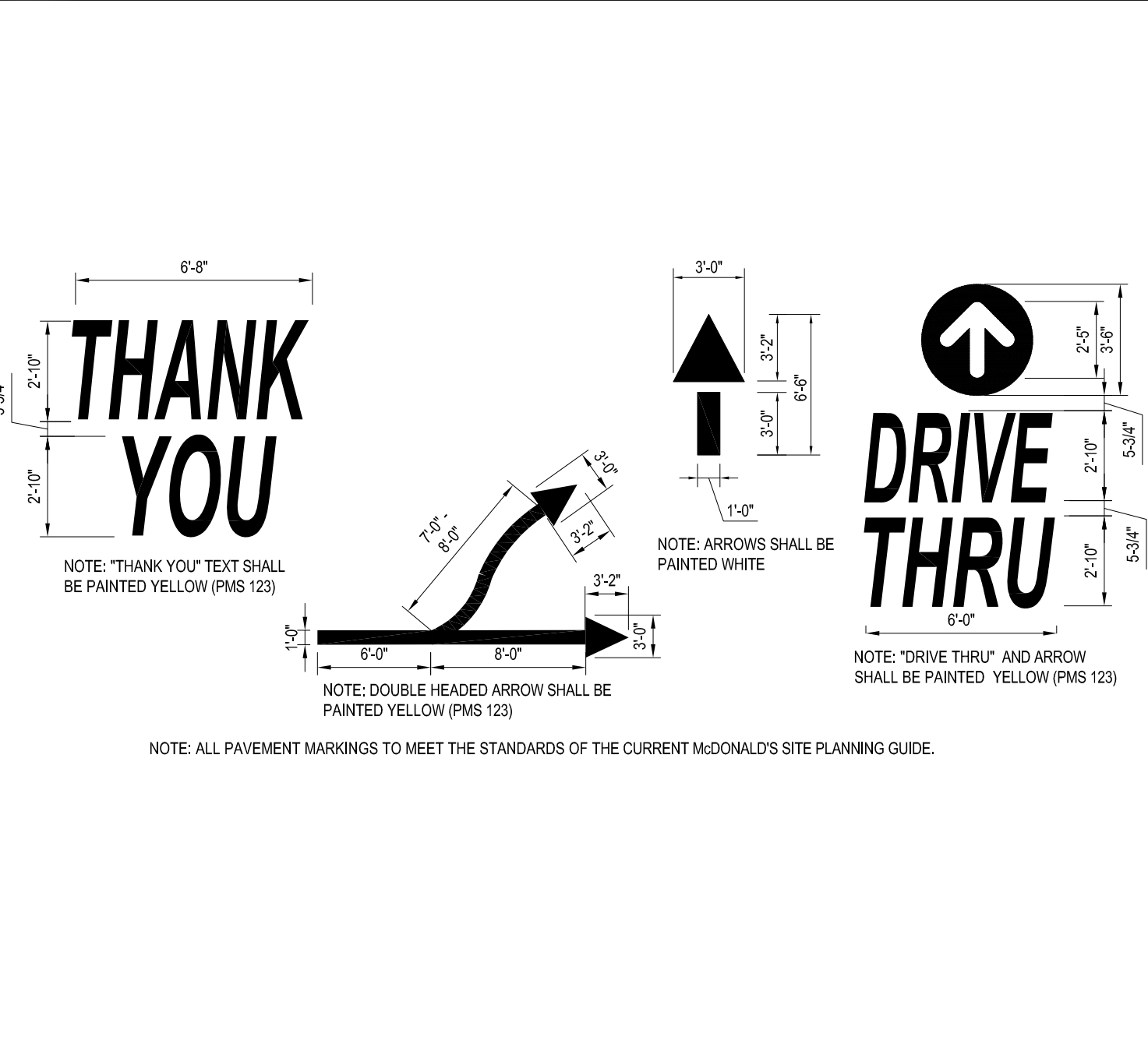
OPO MENU BOARD DETAIL

N.T.S.



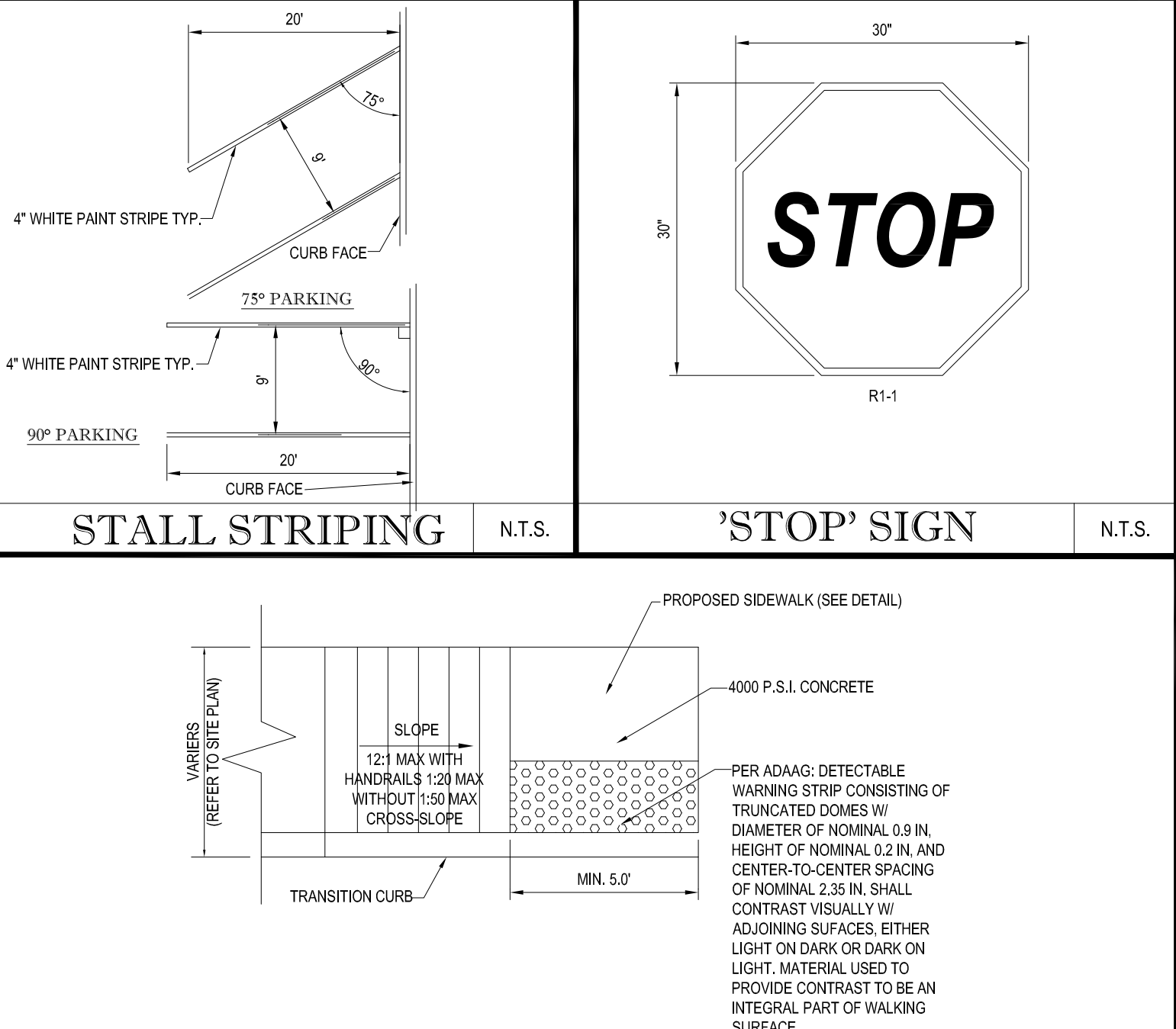
OPO PRESELL BOARD DETAIL

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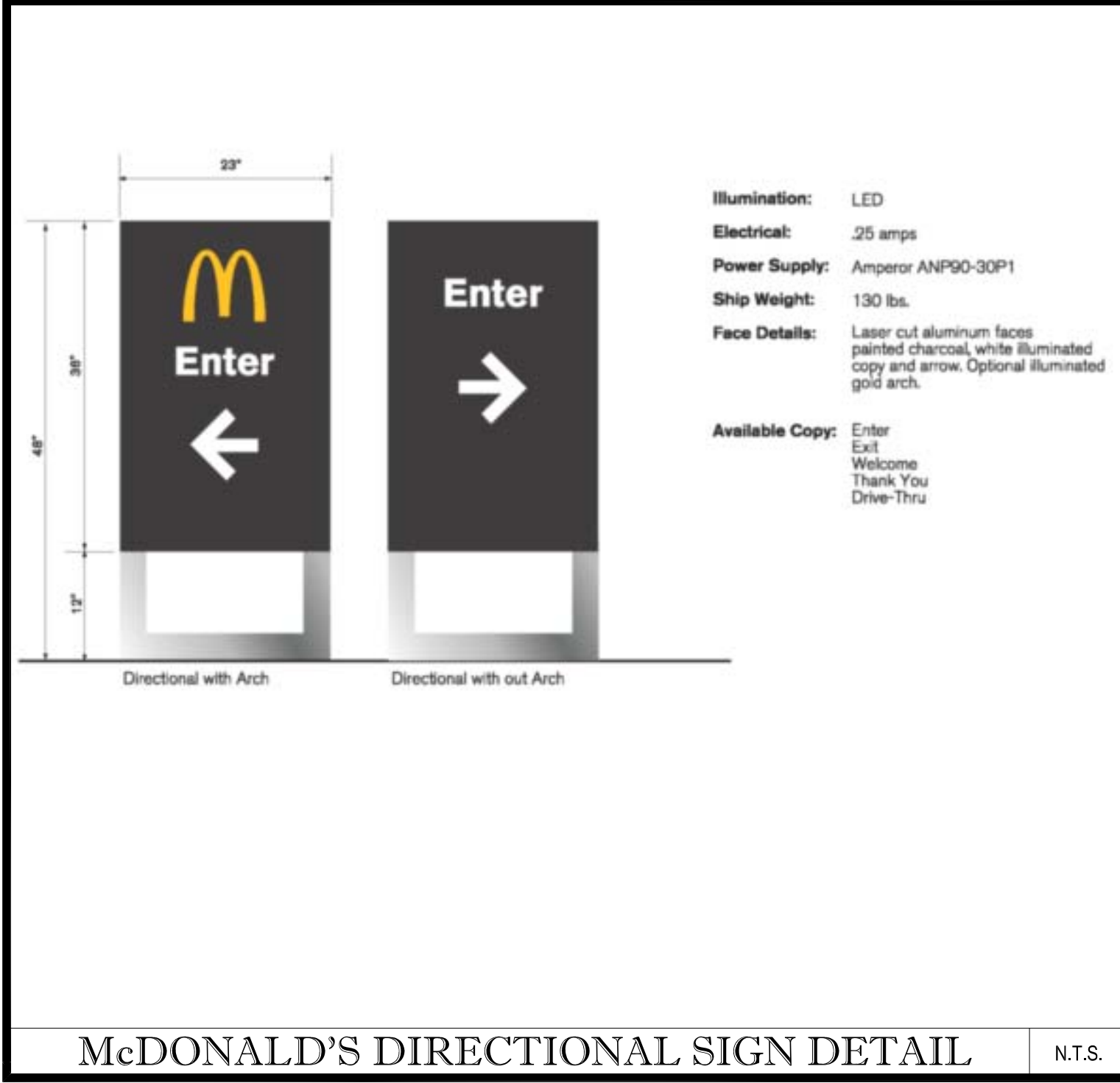
TYPICAL PAVEMENT MARKINGS

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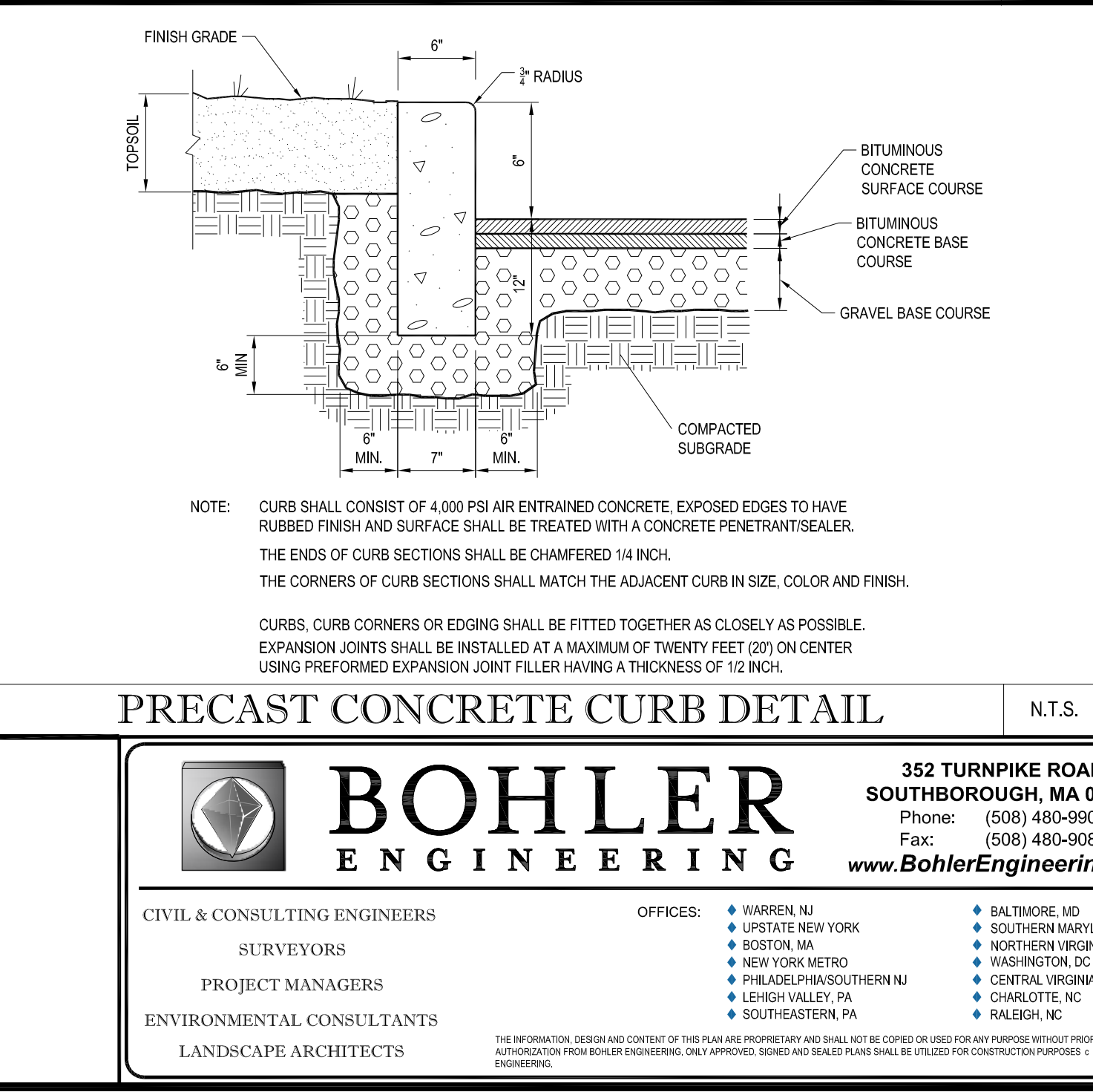
ADA COMPLIANT SLOPED SIDEWALK

N.T.S.



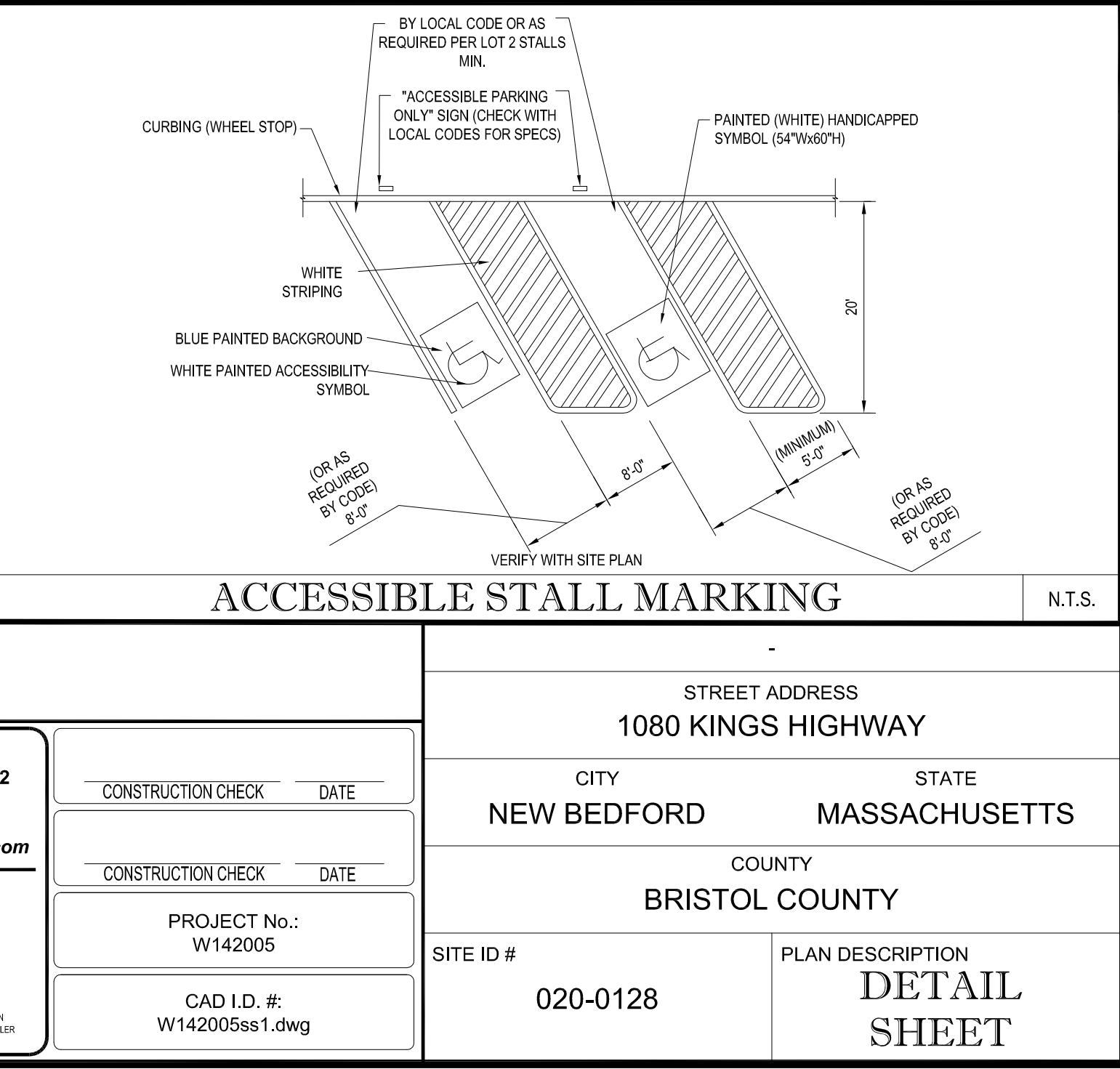
McDONALD'S DIRECTIONAL SIGN DETAIL

N.T.S.



PRECAST CONCRETE CURB DETAIL

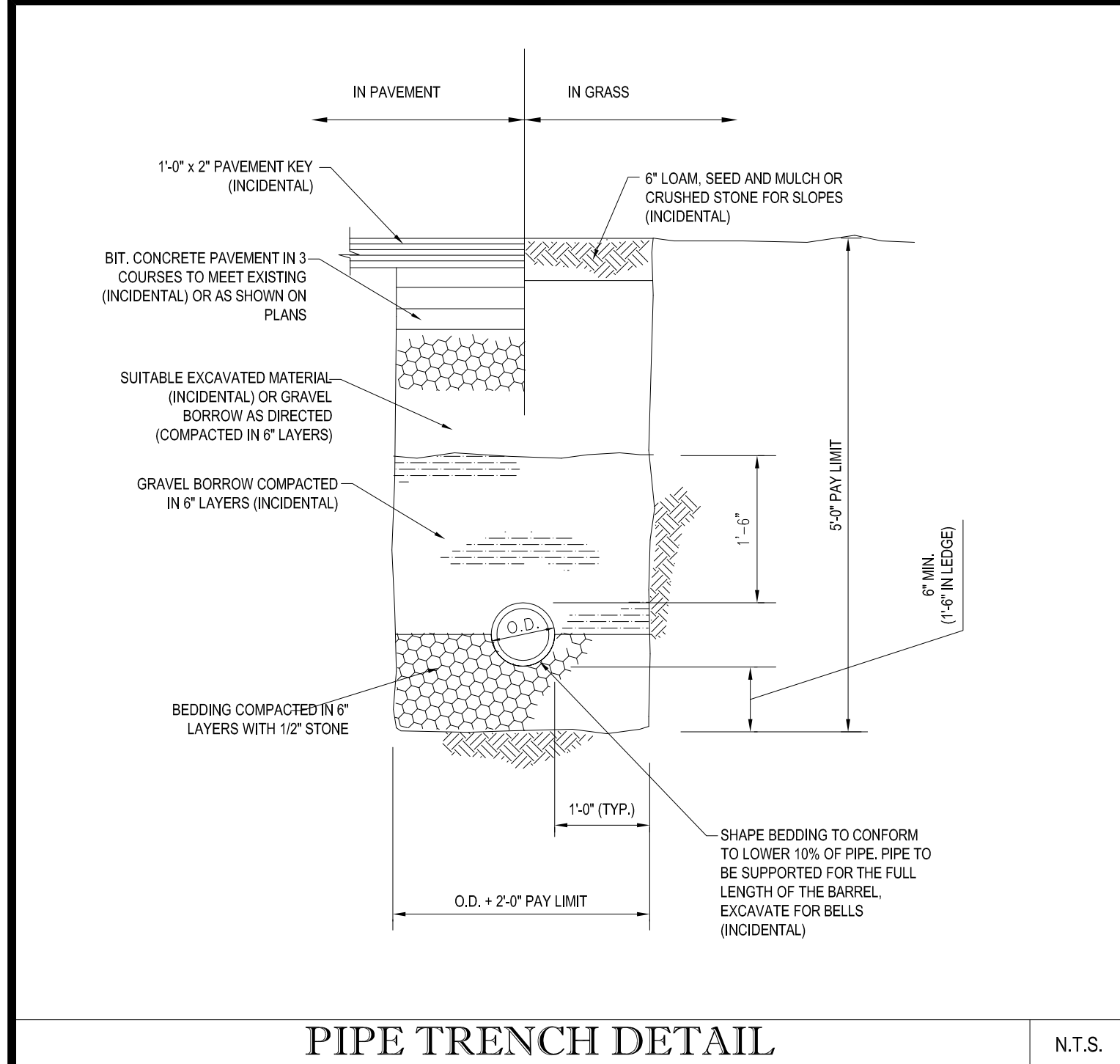
N.T.S.



ACCESSIBLE STALL MARKING

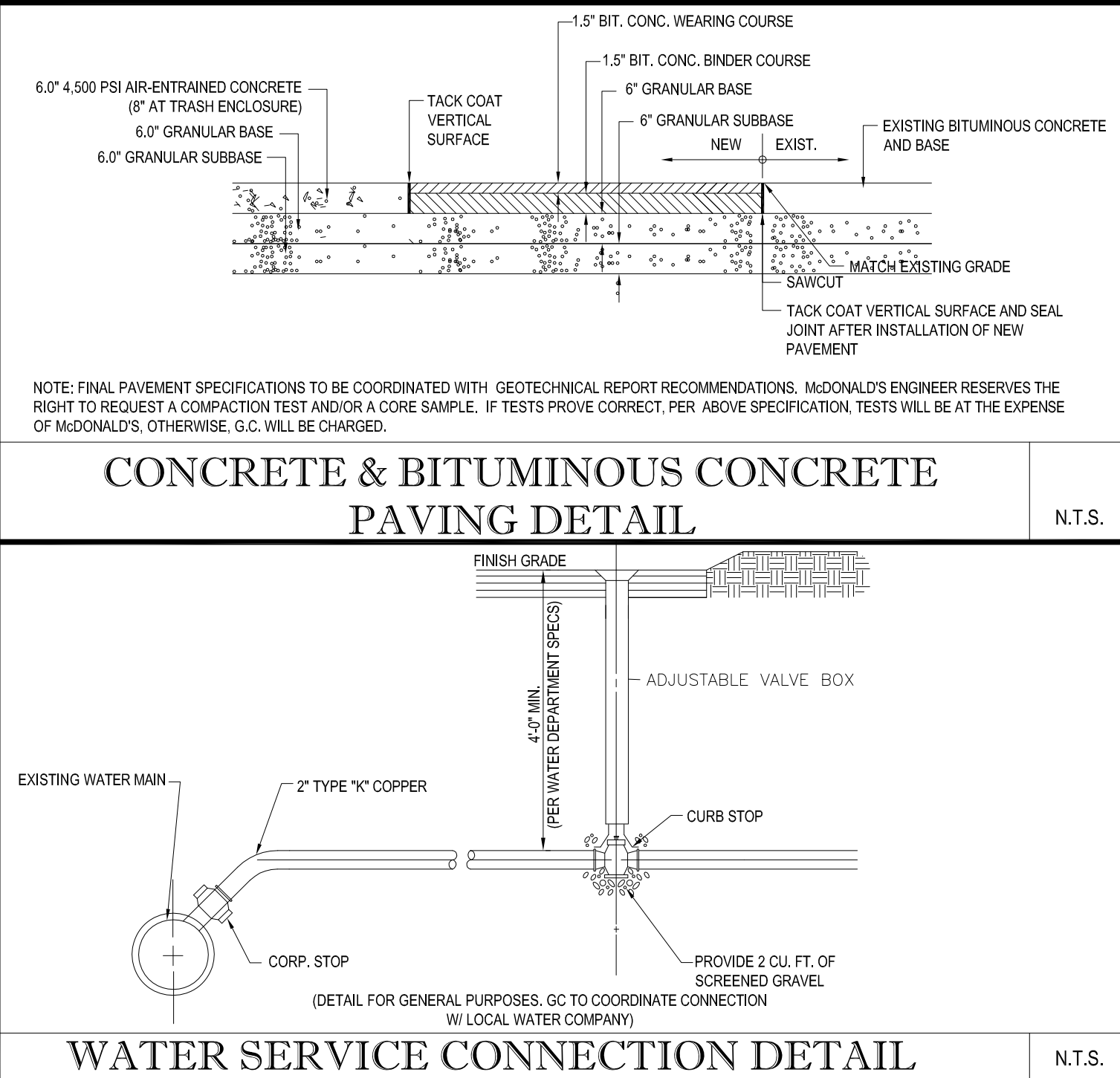
N.T.S.

BY BPB		DESCRIPTION REVISIONS PER STAFF COMMENT		DATE 9/15/15		REV 1	
J.A. KUCICH PROFESSIONAL ENGINEER MASSACHUSETTS LICENSE NO. 41530 CONNECTICUT LICENSE NO. 20177 RHODE ISLAND LICENSE NO. 9618 MAINE LICENSE NO. 12553		McDonald's THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.		OFFICE NORTHEAST REGION 690 CANTON STREET WESTWOOD, MA		PLAN APPROVALS DATE SIGNATURE APPROVED McDONALD'S AGENT	
STATUS		DATE		BY		DRAWN BY:	
PLAN CHECKED		8/12/15		EGD		JAK	
AS-BUILT							
SHEET NO.		C-13		OF 15			



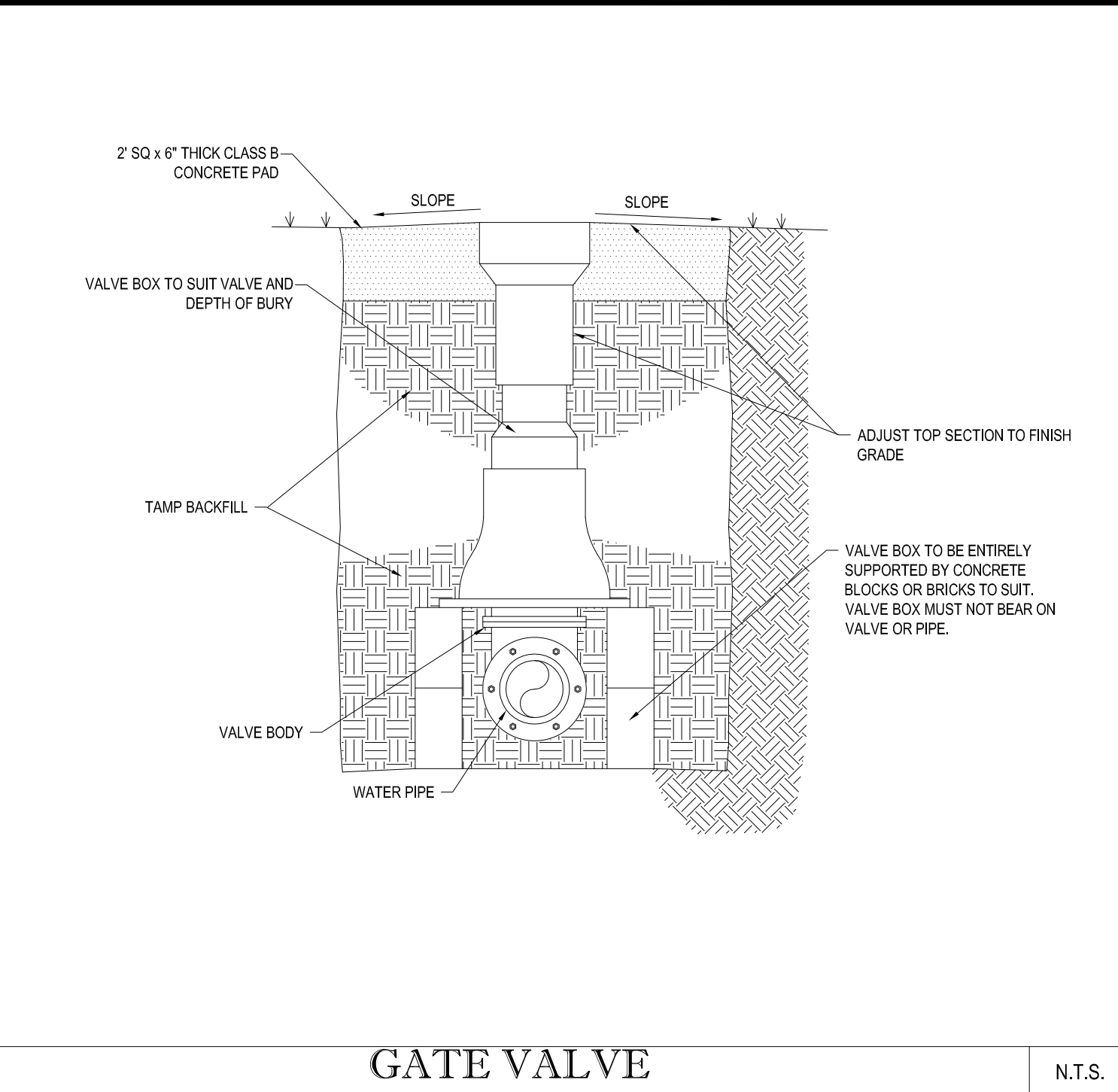
PIPE TRENCH DETAIL

N.T.S.



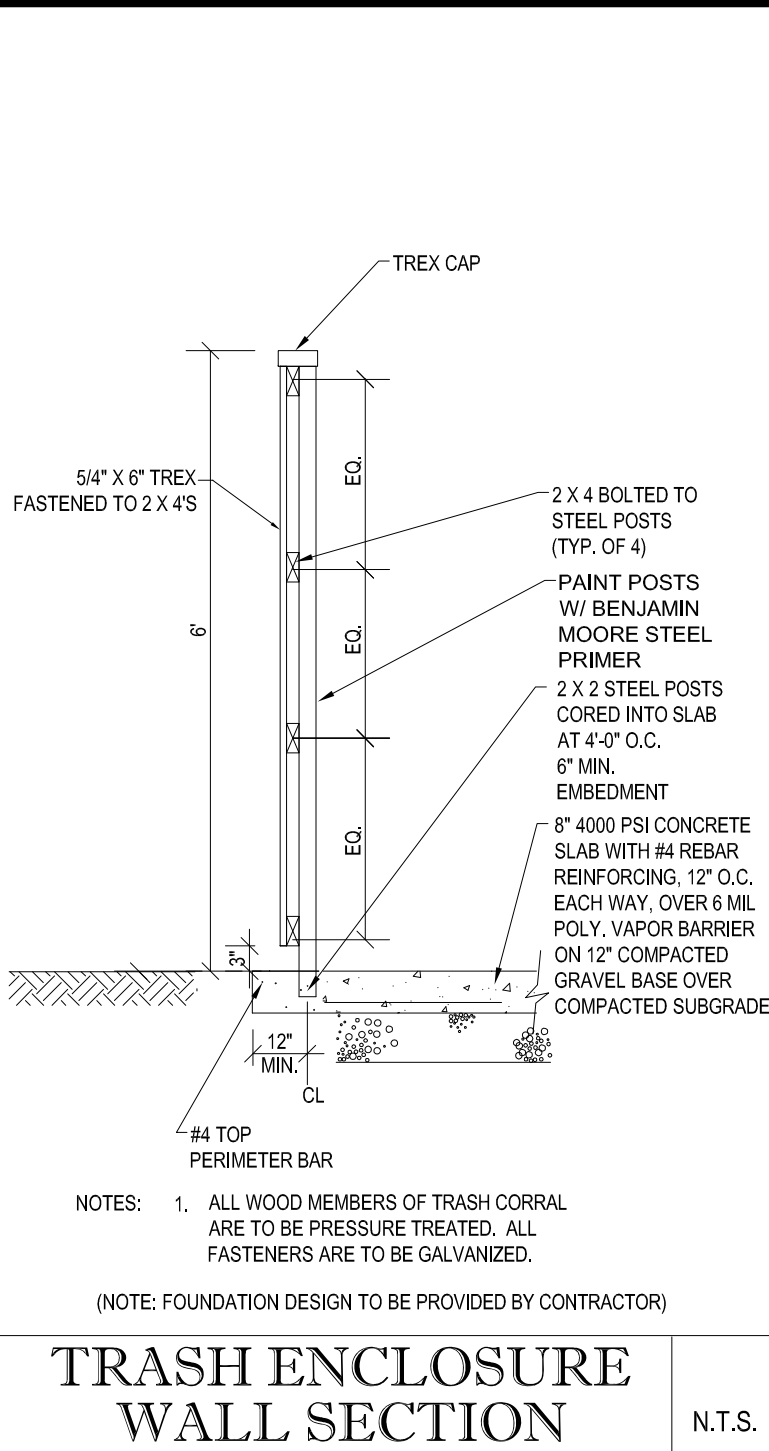
WATER SERVICE CONNECTION DETAIL

N.T.S.



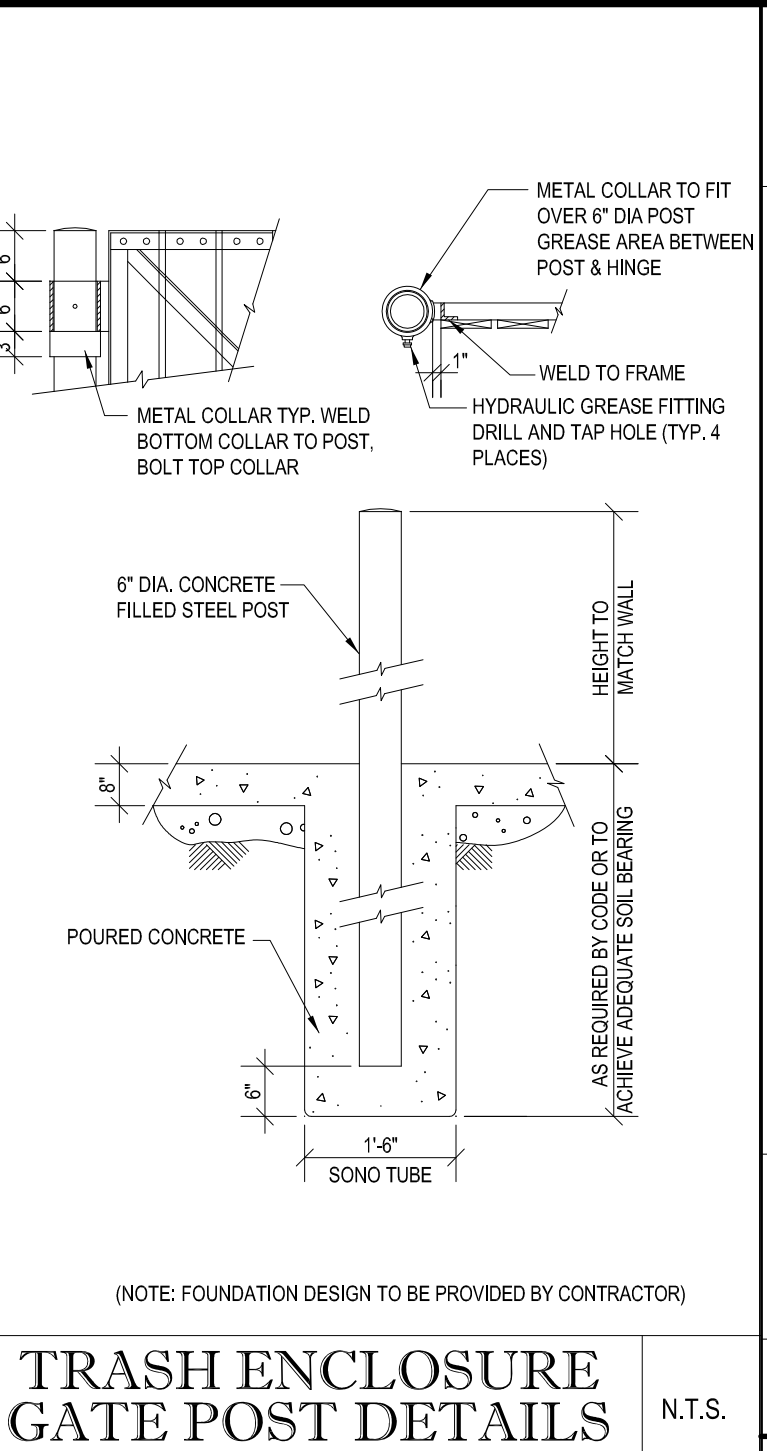
GATE VALVE

N.T.S.



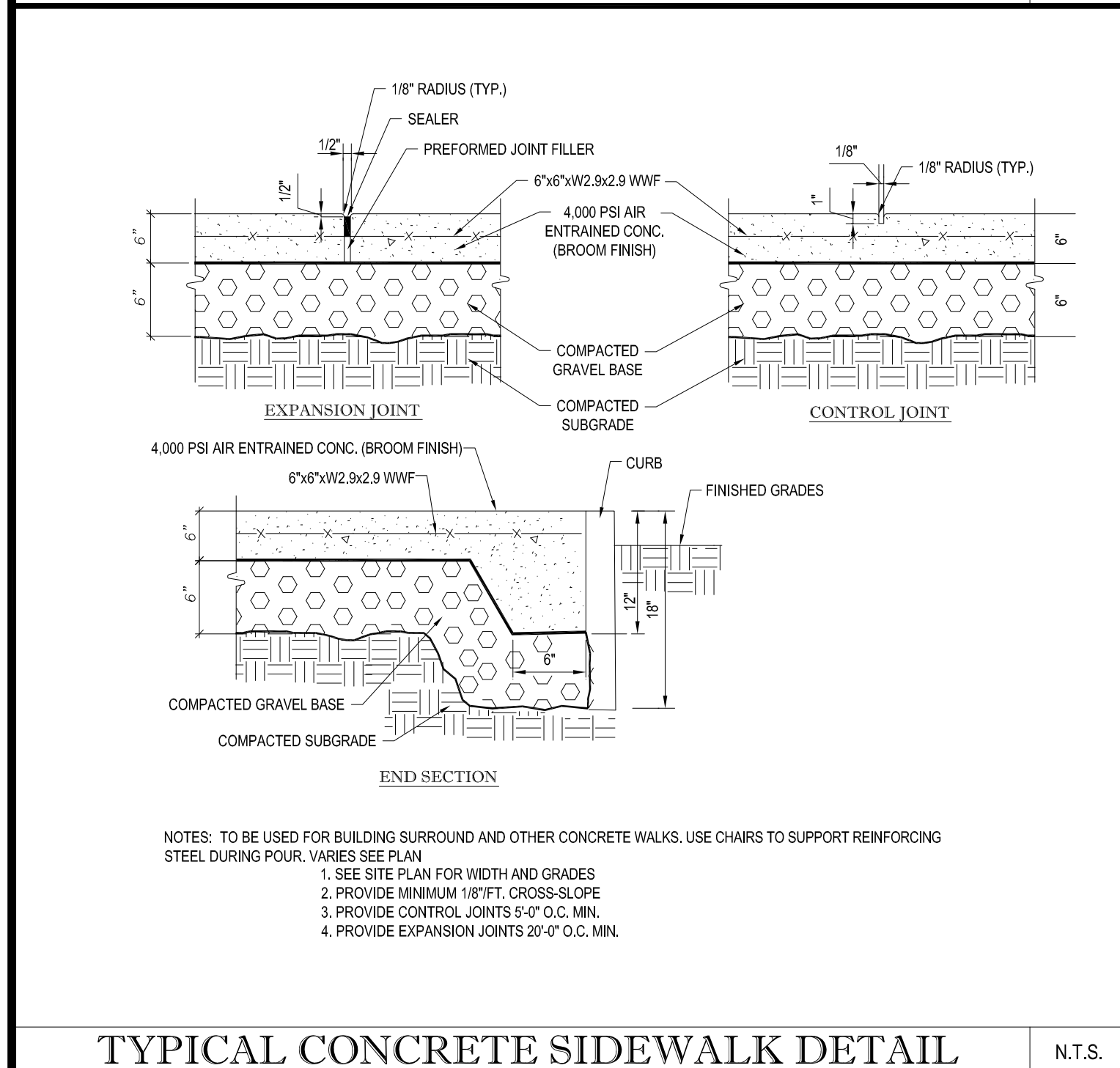
TRASH ENCLOSURE WALL SECTION

N.T.S.



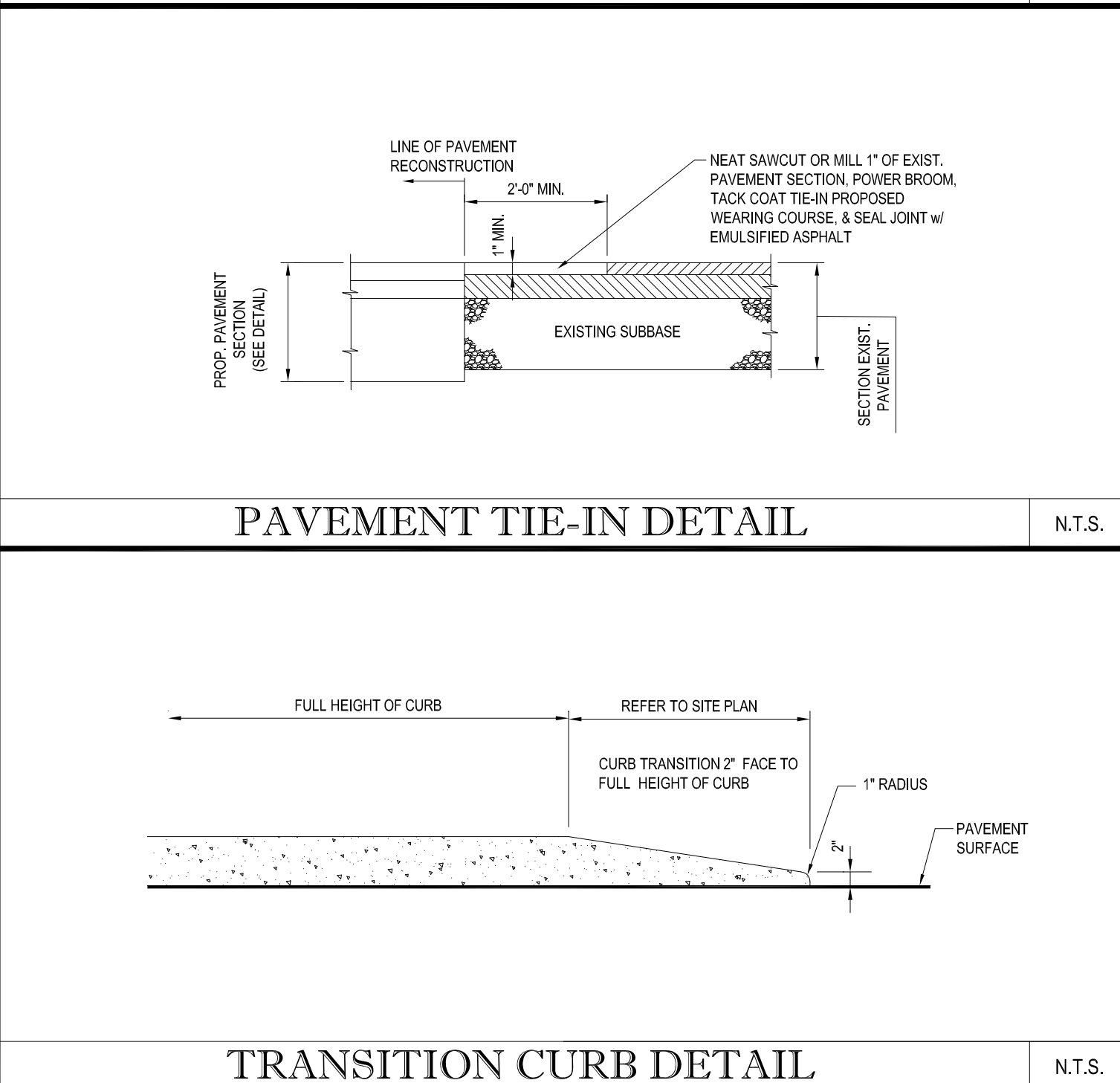
TRASH ENCLOSURE GATE POST DETAILS

N.T.S.



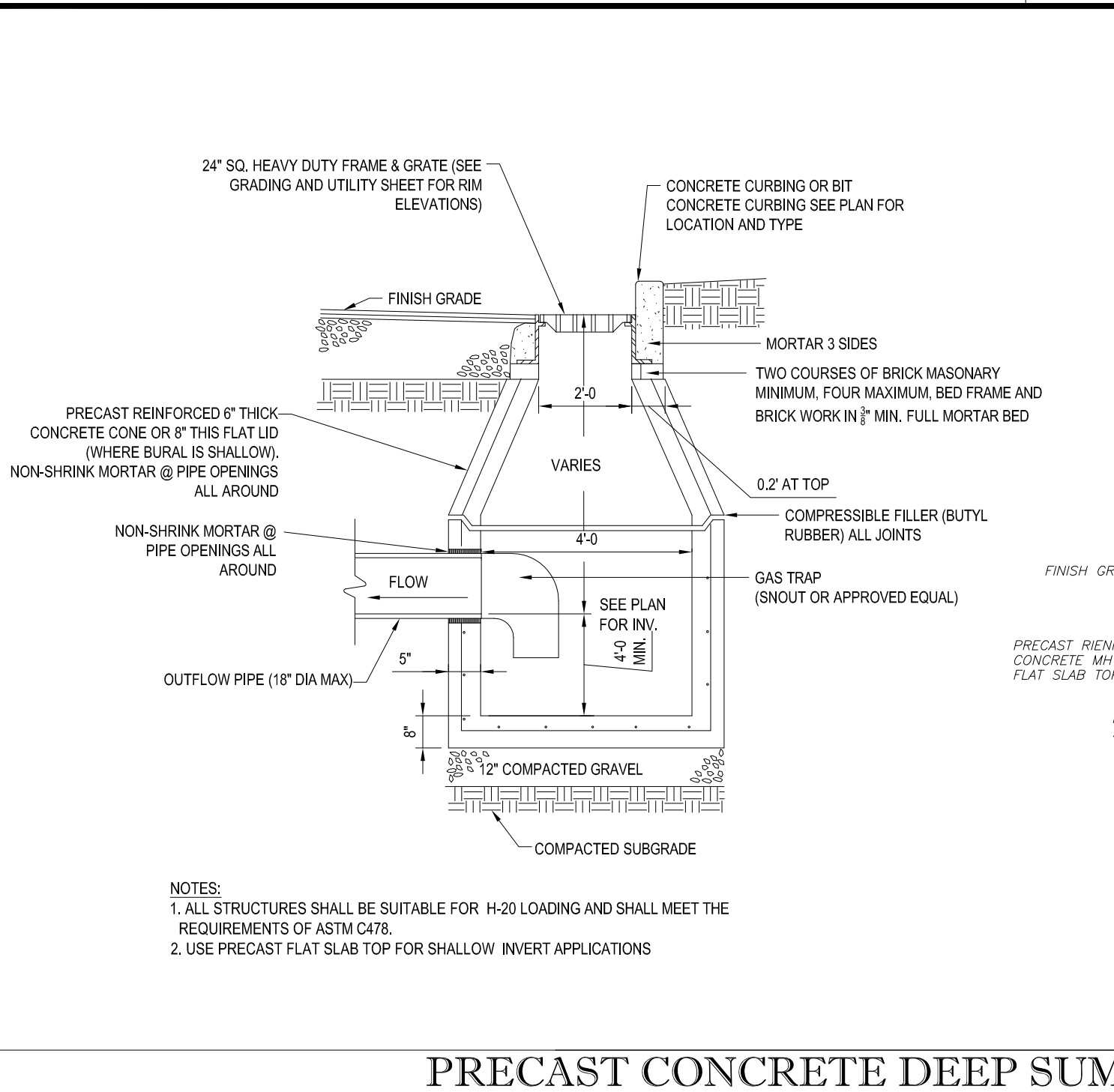
TYPICAL CONCRETE SIDEWALK DETAIL

N.T.S.



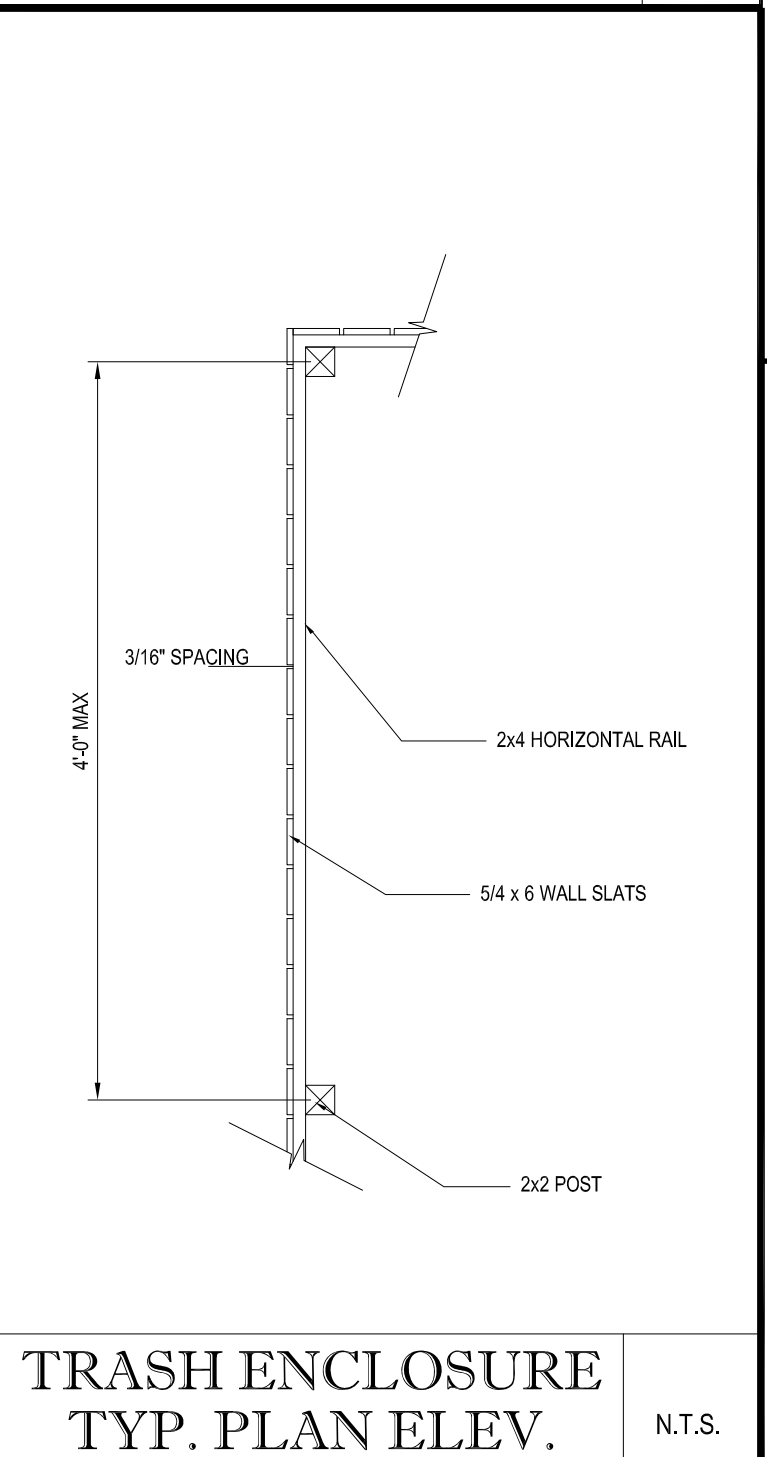
TRANSITION CURB DETAIL

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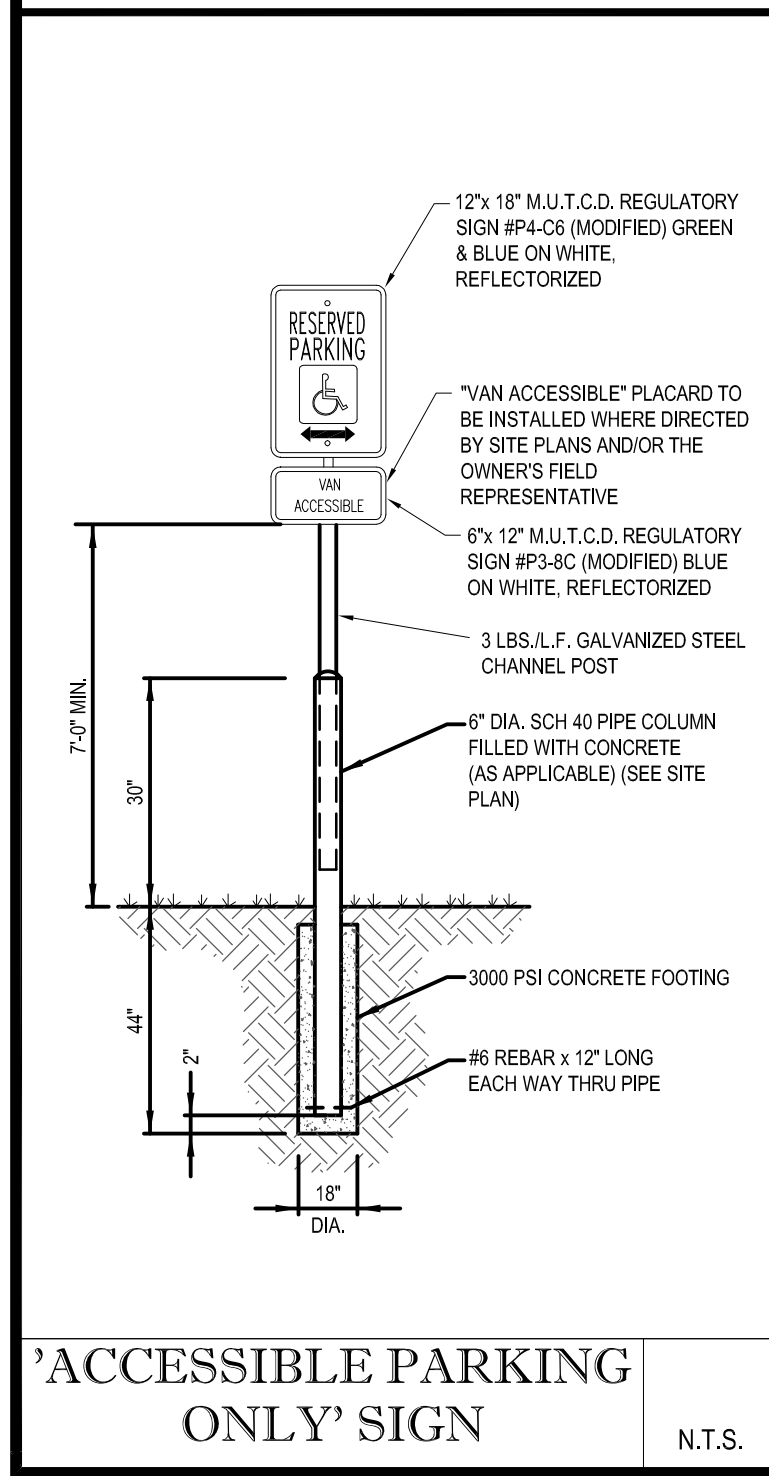
PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.



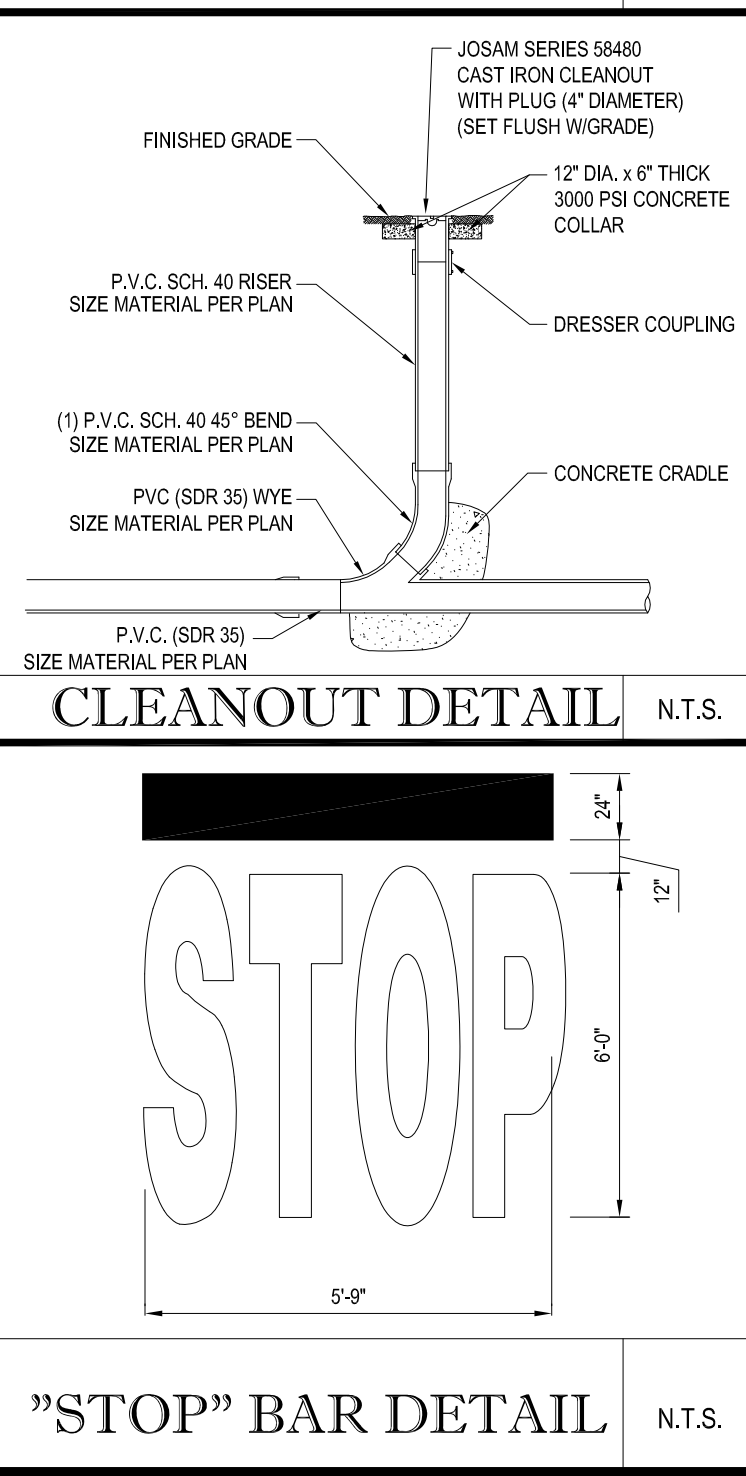
TRASH ENCLOSURE TYP. PLAN ELEV.

N.T.S.



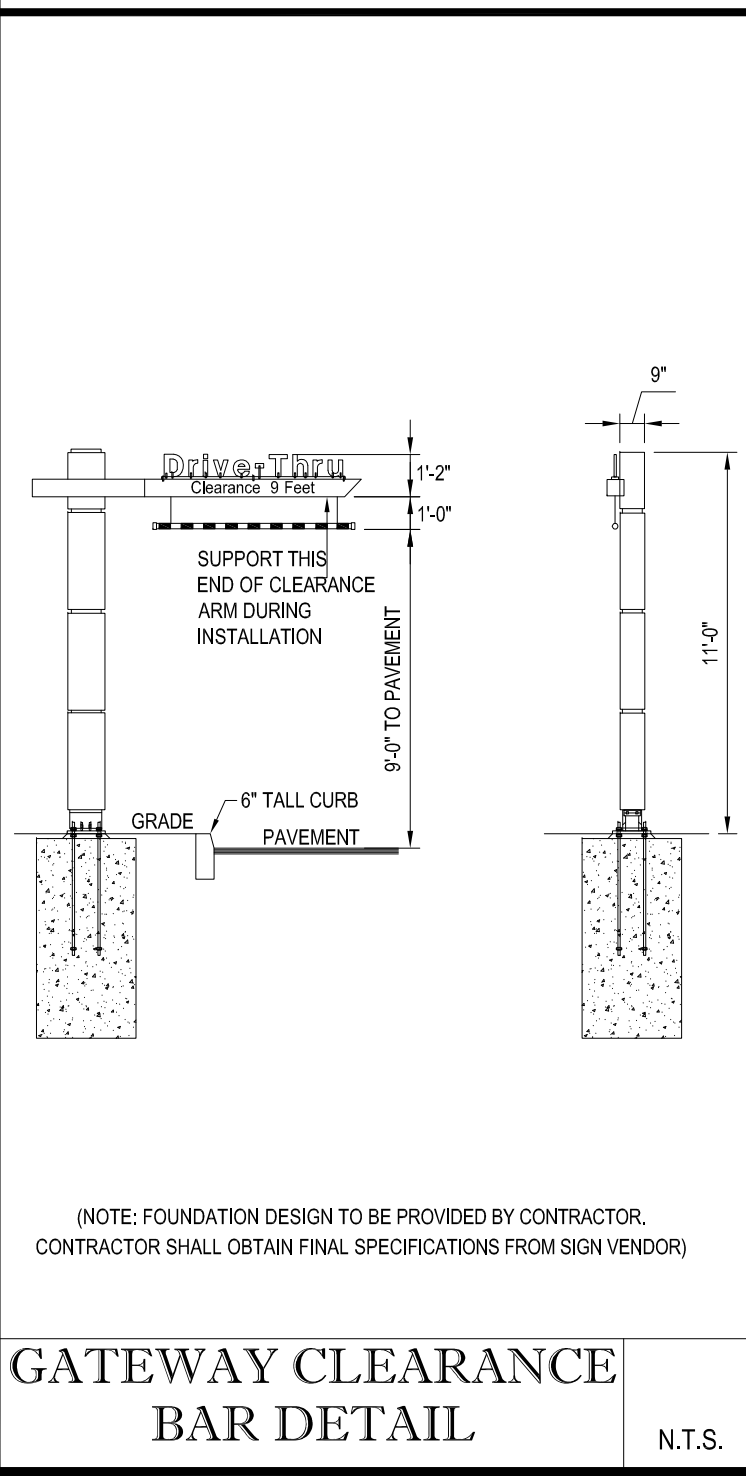
"ACCESSIBLE PARKING ONLY" SIGN

N.T.S.



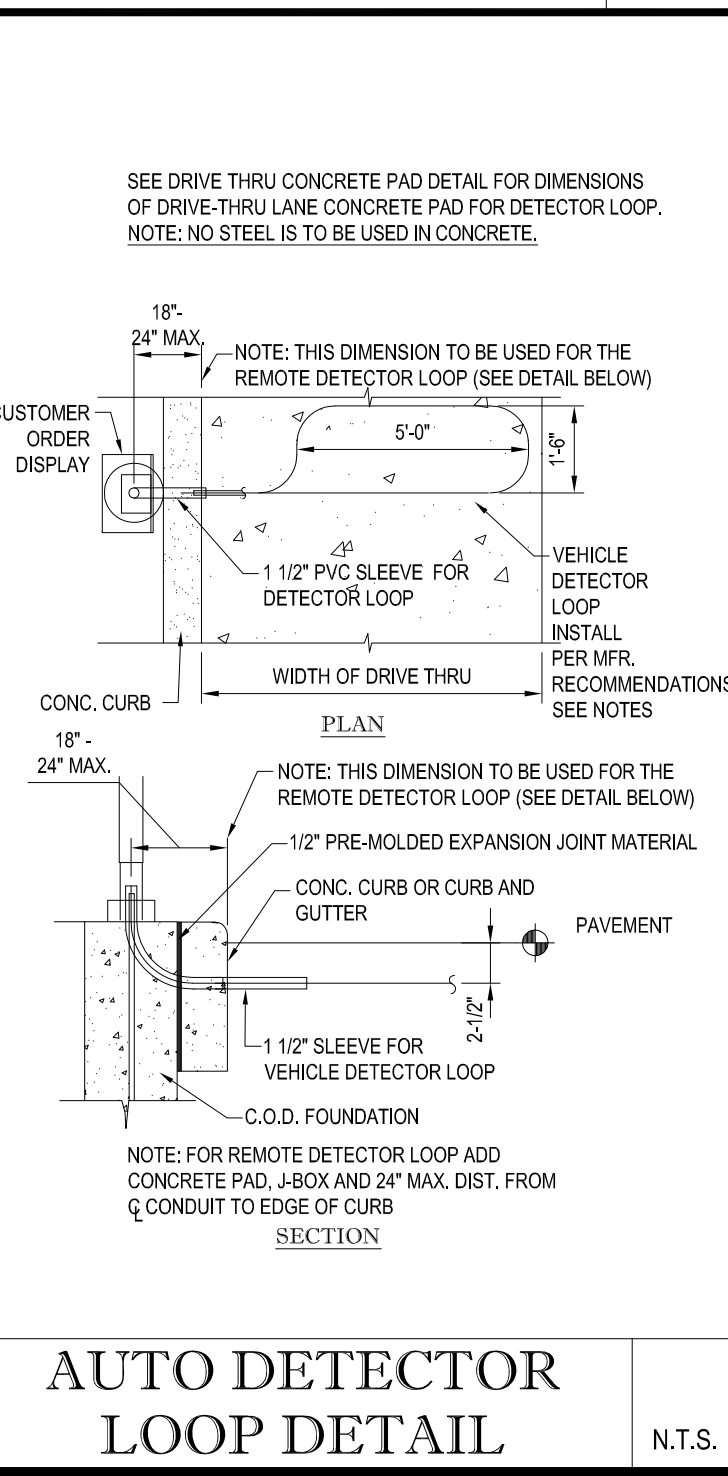
"STOP" BAR DETAIL

N.T.S.



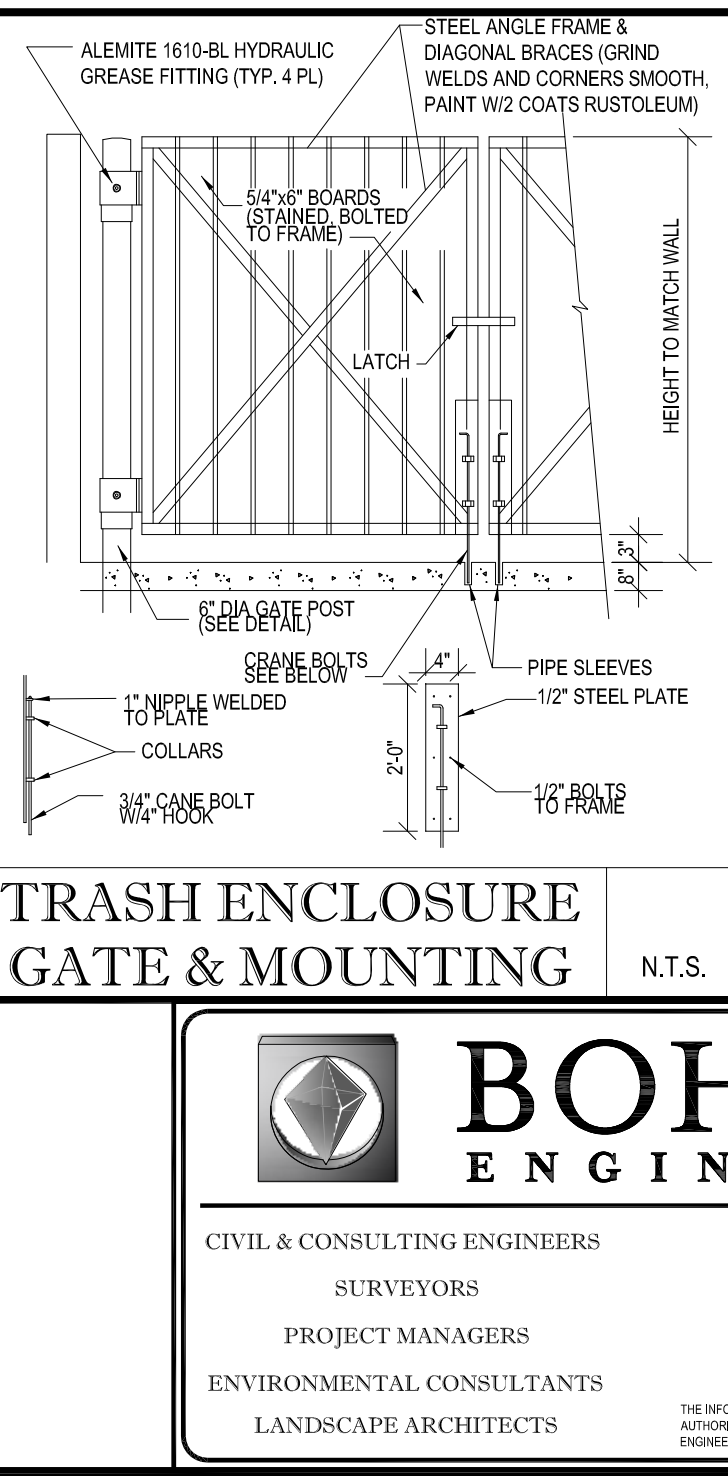
GATEWAY CLEARANCE BAR DETAIL

N.T.S.



AUTO DETECTOR LOOP DETAIL

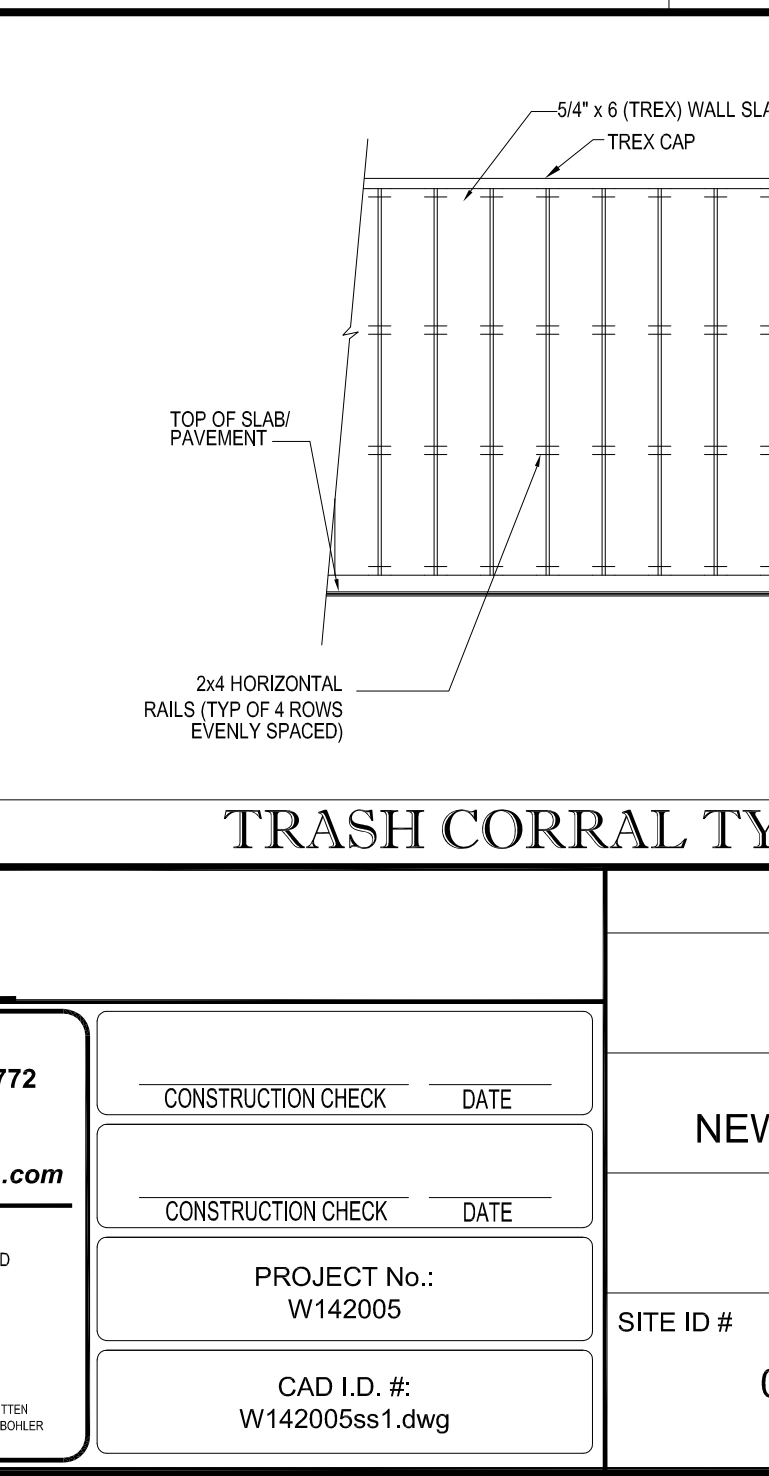
N.T.S.



TRASH ENCLOSURE GATE & MOUNTING

TRASH ENCLOSURE CORALL LAYOUT

N.T.S.



TRASH CORRAL TYPICAL ELEVATION

J.A. KUCICH
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NORTHEAST REGION
680 CANTON STREET
WESTWOOD, MA

OFFICE ADDRESS

DATE

SIGNATURE

APPROVED McDONALD'S AGENT

STREET ADDRESS
1080 KINGS HIGHWAY

CITY
NEW BEDFORD

STATE
MASSACHUSETTS

COUNTY
BRISTOL COUNTY

SITE ID #

020-0128

PLAN DESCRIPTION

DETAIL SHEET

STATUS

DRAWN BY:

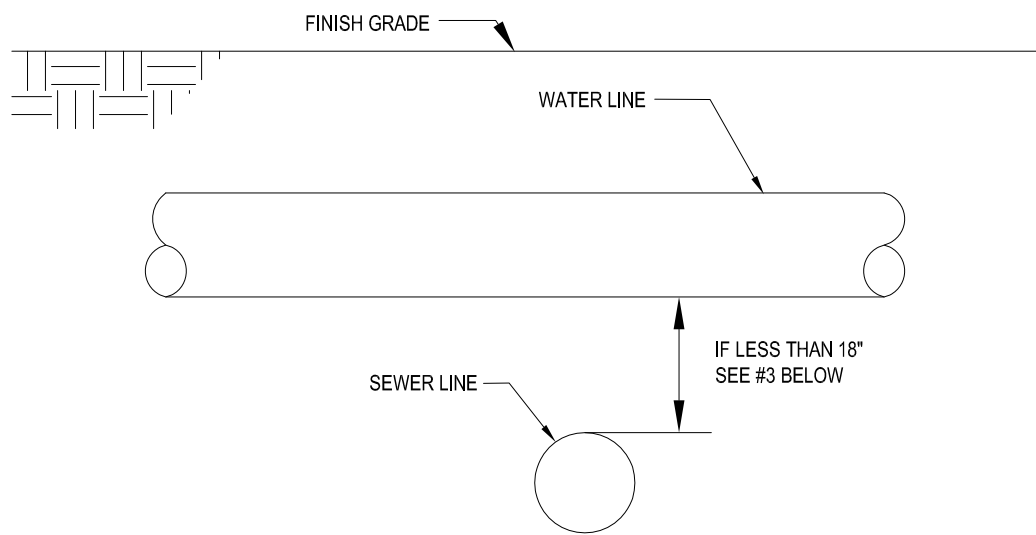
PLAN CHECKED

AS-BUILT

SHEET NO.

C-14

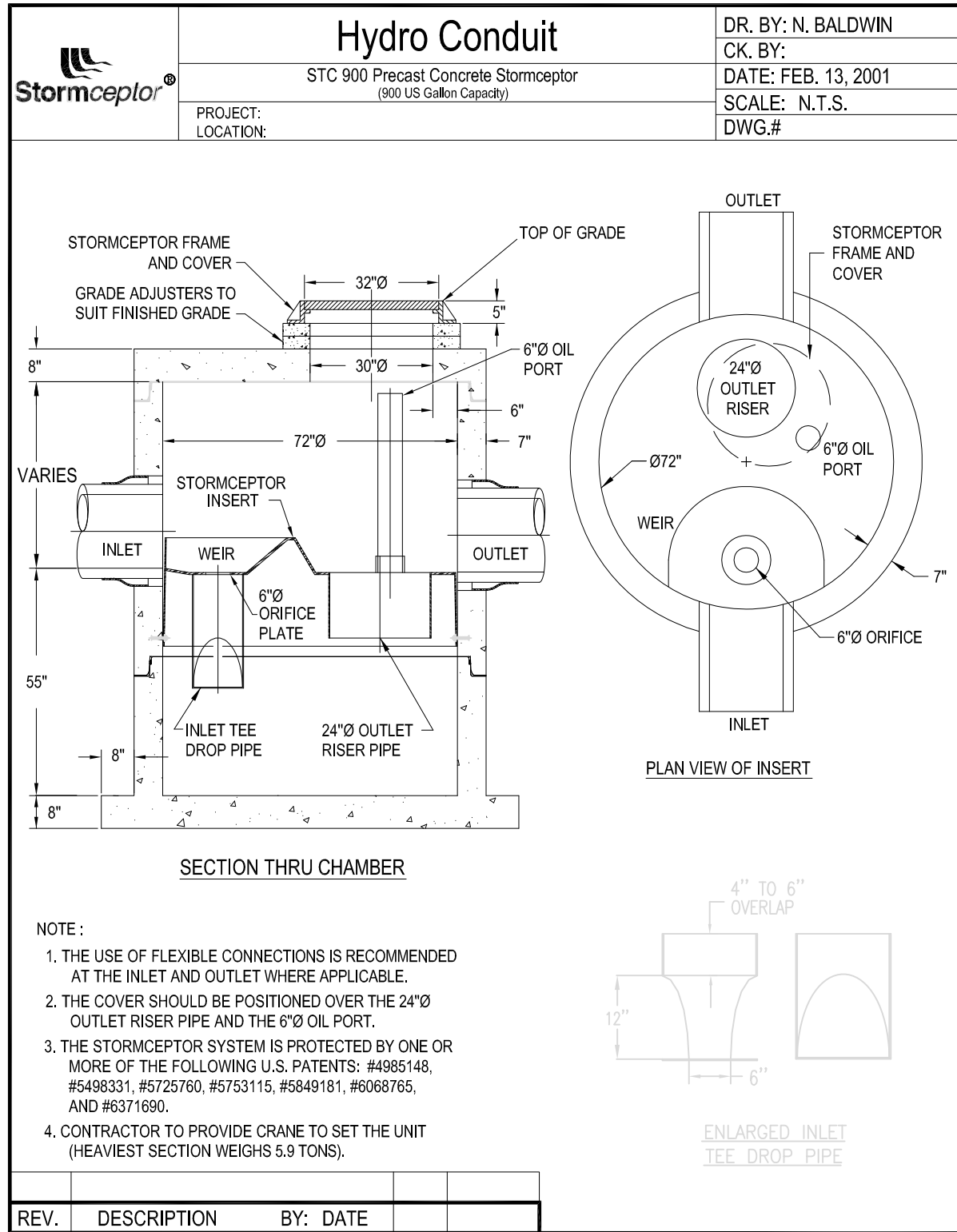
OF 15



NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SEWER LINE SHALL BE A MINIMUM OF 18 INCHES.
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE SEWER LINE SHALL BE A MINIMUM OF 10 FEET.
3. IF 1 OR 2 CANNOT BE MAINTAINED EITHER:
A. WATER MAIN IS TO BE RE-LOCATED OR RE-CONSTRUCTED USING MECHANICAL JOINTS DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. CENTER WATER MAIN LENGTH OF PIPE SO THAT CENTER OF PIPE SECTION IS OVER SEWER. CENTER LENGTH OF SEWER PIPE UNDER CENTER OF WATER MAIN SO THAT JOINTS ARE THE MAXIMUM DISTANCE POSSIBLE APART.
B. WATER AND SEWER LINES SHALL BE CONCRETE ENCASED PER DETAIL.

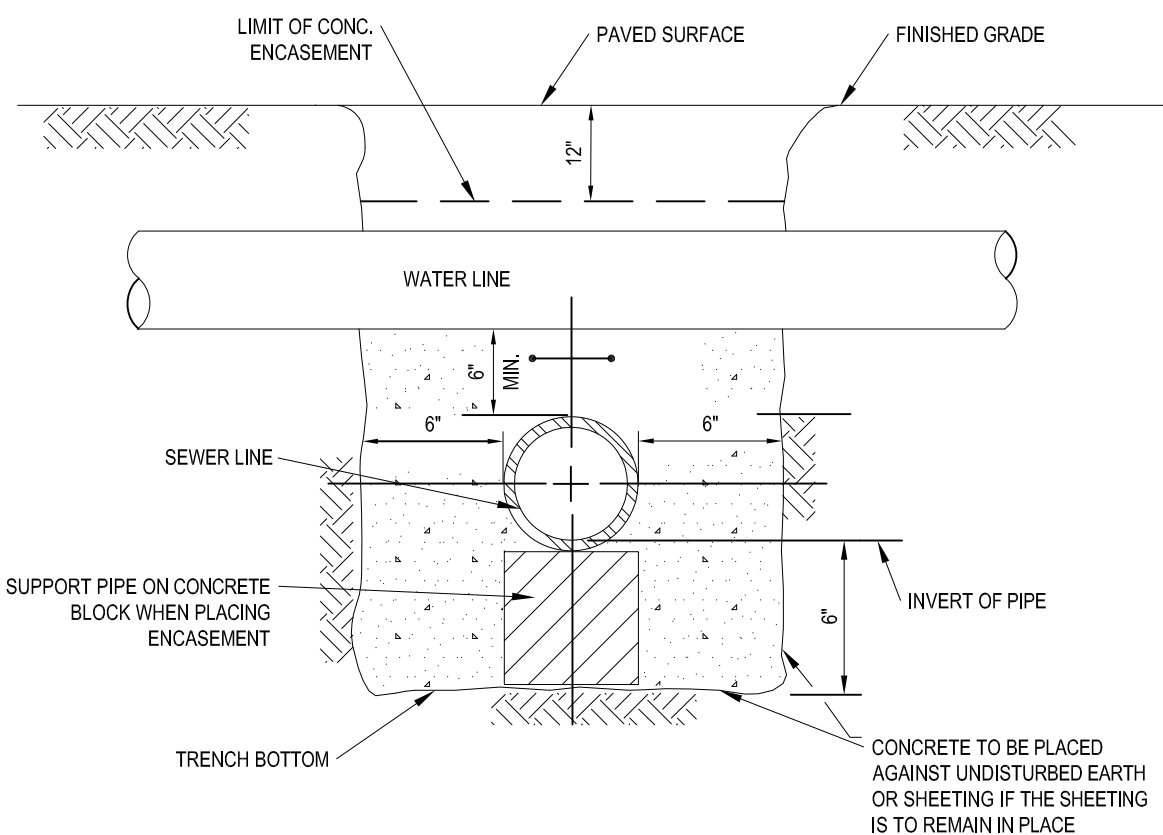
WHERE 10' HORIZONTAL SEPARATION
OR 18" VERTICAL SEPARATION CANNOT BE ACHIEVED

WATER MAIN CROSSINGS



STORMCEPTOR STC 900

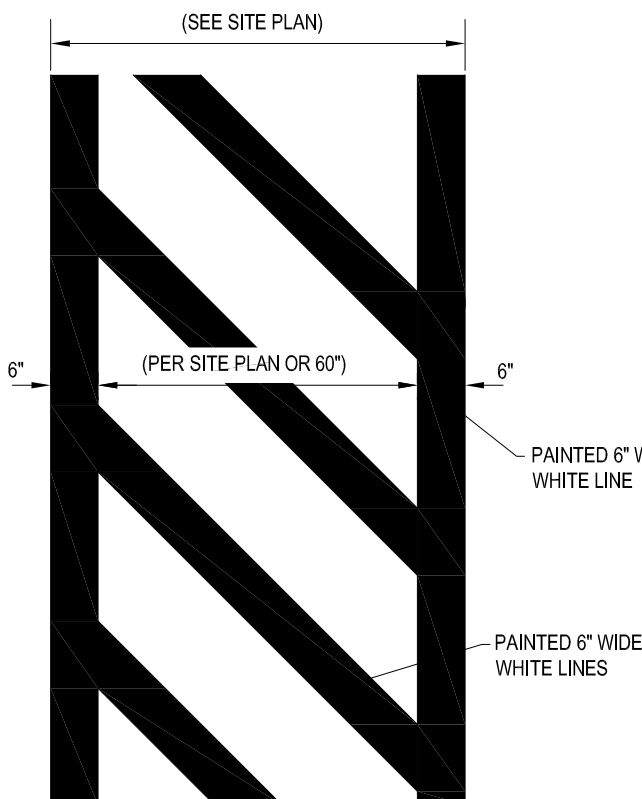
N.T.S.



NOTES:
1. PIPE MUST BE BRACED VERTICALLY & HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE
2. ALL CONCRETE ENCASEMENT SHALL BE KEPT 12\"/>

CONCRETE ENCASEMENT DETAIL

N.T.S.

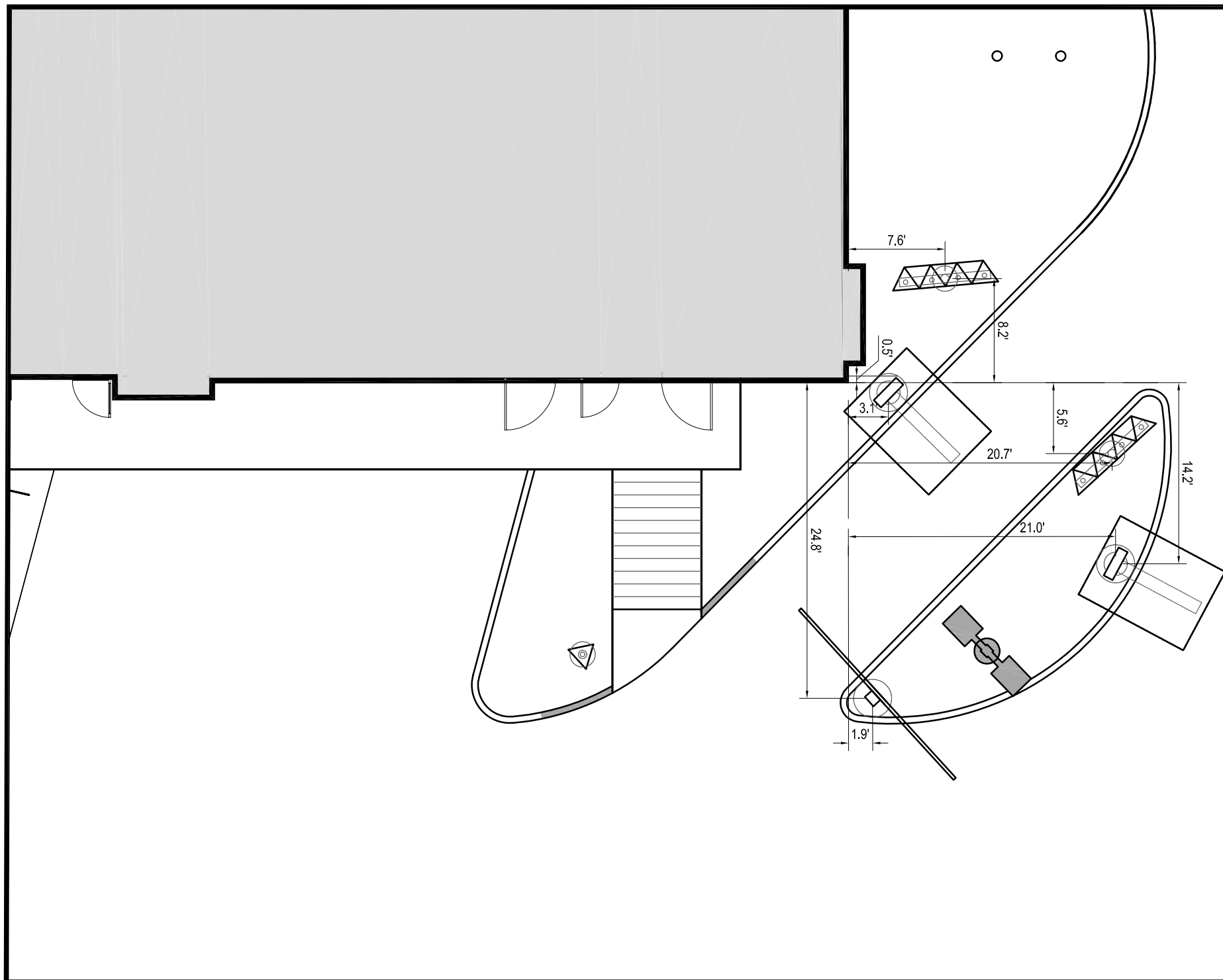


CROSSWALK DETAIL

N.T.S.

PRECAST GREASE TRAP 2,000 GAL./H.D.

N.T.S.



SIDE-BY-SIDE STANDARDS & DESIGN TOLERANCES:

- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IN 42-48\"/>
- DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD IS 10\' OPTIMUM, 8\' OR 8\' MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 5\' FOR 10\' OR 8\' QUEUES.
- THE CRITICAL HOLD DISTANCE FROM CENTER OF COD TO CENTER OF MENU BOARD FOOTING IN PRIMARY LANE IS 10-10\' THE ANGLE OF THE MENU BOARD CAN BE ADJUSTED FROM 45-90 DEGREES ALLOWING 100% VISIBILITY FOR THE FIRST CAR AT THE COD.
- THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE COD TO THE TIP OF THE CURBED ISLAND IS 15-15\'.
- THE CRITICAL HOLD DISTANCE FROM TIP OF ISLAND TO CENTER OF SECONDARY LANE COD IS 14-14\'.
- THE ISLAND WIDTH IS 13-14\' STANDARD FROM FACE OF CURB TO CURB.
- THE PRE-SELL BOARD IS OPTIONAL AND IS GENERALLY LOCATED 30-42\' FROM THE CENTER OF THE COD IN THE PRIMARY LANE. THE END OF THE FRONT FACE OF THE BOARD SHOULD BE 18-24\' FROM THE FACE OF THE CURB.
- A GATEWAY IS REQUIRED AND PLACED AT THE DRIVE-THRU LANE ENTRANCE.
- EVERY SBS SHOULD HAVE BOTH COD/CANOPY IN BOTH LANES.

DRIVE-THRU

SCALE: 1"=10\'

THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.


NOTE:
THE PLACEMENT OF THE CODS SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

NOTE:
LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.

NOTE:
ALL SIGN BOLLARDS ARE TO BE 18"X24" FROM FACE OF CURB. THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.

DRIVE-THRU

SCALE: 1"=10\'



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CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: W142005	
CAD I.D. #: W142005ss1.dwg	

STREET ADDRESS 1080 KINGS HIGHWAY	
CITY NEW BEDFORD	STATE MASSACHUSETTS
COUNTY BRISTOL COUNTY	
SITE ID # 020-0128	PLAN DESCRIPTION DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	8/12/15	EGD
PLAN CHECKED		JAK
AS-BUILT		
SHEET NO. C-15		
OF 15		

J.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 41530
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MAINE LICENSE NO. 12553

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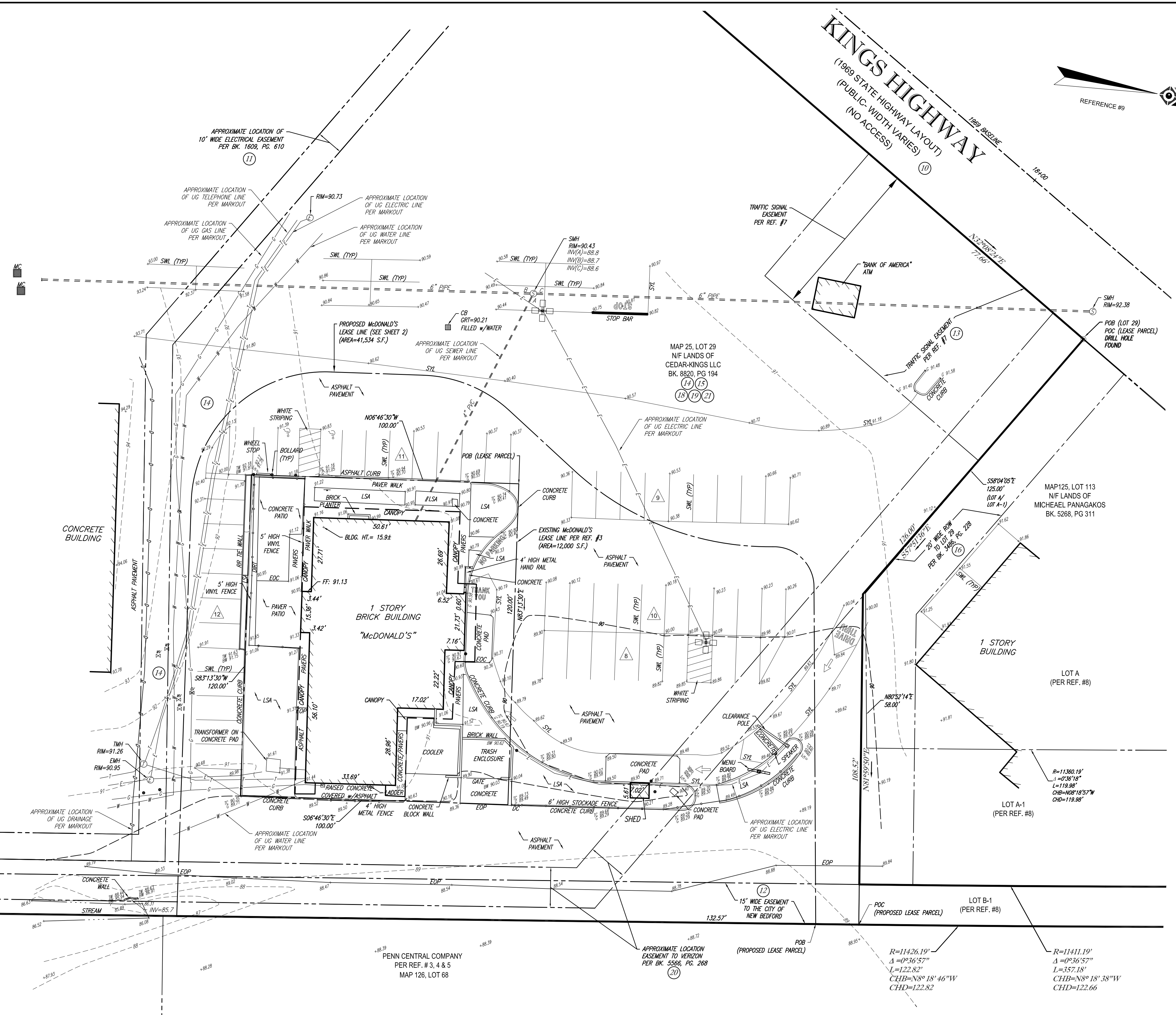
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OFFICE ADDRESS
NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

PLAN APPROVALS
SIGNATURE

DATE

APPROVED MCDONALD'S AGENT



THIS SURVEY IS CERTIFIED TO:
McDONALD'S USA, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 17 & 20(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2014.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT

DATE

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

EXHIBIT "A"

SHOPPING CENTER PARCEL:

CERTAIN PARCELS OF UNREGISTERED LAND SITUATED IN THE CITY OF NEW BEDFORD, COUNTY OF BRISTOL AND COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS SHOWN AS LOT B ON A PLAN DATED NOVEMBER 22, 1971 RECORDED WITH BRISTOL SOUTH REGISTRY OF DEEDS IN PLAN BOOK 86, PLAN NO. 69, THEREON SITUATED ON THE EASTERLY SIDE OF KING'S HIGHWAY (STATE ROUTE 140) IN THE CITY OF NEW BEDFORD, BRISTOL COUNTY, MASSACHUSETTS, IS HEREIN BOUNDED AND DESCRIBED:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID CORNER BEING LOCATED S32°08'24"W TWO HUNDRED THIRTY FOUR AND 00/100 (234.00') FROM THE INTERSECTION OF THE EASTERLY HIGHWAY LINE OF KING'S HIGHWAY WITH THE WESTERLY LINE OF LAND NOW OR FORMERLY OF THE PENN CENTRAL RAILROAD;

THENCE PROCEEDING S58°04'05"E A DISTANCE OF ONE HUNDRED TWENTY FIVE AND 00/100 (58.00') FEET TO A POINT;

THENCE PROCEEDING N80°52'14"E A DISTANCE OF FIFTY-EIGHT AND 00/100 (58.00') FEET TO A POINT;

THENCE PROCEEDING ALONG THE CHORD OF AN ARC N08°18'57"W A DISTANCE OF ONE HUNDRED NINETEEN AND 98/100 (119.98') FEET TO A POINT, SAID ARC HAVING A RADIUS ELEVEN THOUSAND, THREE HUNDRED SIXTY AND 19/100 (11,360.19') FEET AND AN ARC LENGTH OF ONE HUNDRED NINETEEN AND 98/100 (119.98'), THE LAST THREE COURSES BOUNDED NORTHERLY, AND WESTERLY BY LAND NOW OR FORMERLY OF THE SHELL OIL COMPANY;

THENCE PROCEEDING N81°22'53"E A DISTANCE OF SIXTY-SIX AND 00/100 (66.00') FEET TO A POINT;

THENCE PROCEEDING ALONG THE CHORD OF AN ARC S08°18'46"E A DISTANCE OF ONE HUNDRED TWENTY TWO AND 82/100 (122.82') FEET TO A POINT, SAID ARC HAVING A RADIUS OF ELEVEN THOUSAND FOUR HUNDRED TWENTY SIX AND 19/100 (11,426.19') FEET AND AN ARCH LENGTH OF ONE HUNDRED TWENTY-TWO AND 82/100 (122.82');

THENCE PROCEEDING S08°00'10"E A DISTANCE OF ONE THOUSAND FOUR HUNDRED TWENTY AND 00/100 (1,420.00') FEET TO A POINT, THE LAST THREE COURSES BOUNDED NORTHERLY AND EASTERLY BY LAND NOW OR FORMERLY OF THE PENN CENTRAL RAILROAD;

THENCE PROCEEDING S81°59'50"W A DISTANCE OF FOUR HUNDRED TWELVE AND 00/100 (412.00') FEET TO A POINT;

THENCE PROCEEDING N08°00'10"W A DISTANCE OF FOUR HUNDRED ELEVEN AND 29/100 (411.29') FEET TO A POINT;

THENCE PROCEEDING N58°32'07"W A DISTANCE OF THIRTY SEVEN AND 59/100 (37.59') FEET TO A POINT;

THENCE PROCEEDING N10°08'29"W A DISTANCE OF THREE HUNDRED SIXTY AND 00/100 (360.00') FEET TO A POINT;

THENCE PROCEEDING N57°56'23"W A DISTANCE OF TWO HUNDRED SEVENTY-SIX AND 00/100 (276.00') TO A POINT ON THE EASTERLY SIDE OF KING'S HIGHWAY SO CALLED, THE LAST FIVE COURSES BOUNDED SOUTHERLY, WESTERLY, SOUTHERLY, WESTERLY, AND SOUTHERLY BY LAND NOW OR FORMERLY OF FIRST BRISTOL CORPORATION, TRUSTEE OF FIELDSTONE REALTY TRUST;

THENCE PROCEEDING N32°08'24"E ALONG THE EASTERLY HIGHWAY LINE OF KING'S HIGHWAY SO CALLED A DISTANCE OF THIRTY SEVEN AND 72/100 (37.72') FEET TO A MASSACHUSETTS HIGHWAY BOUND FOUND;

THENCE CONTINUING N32°08'24"E ALONG THE SAID HIGHWAY LINE A DISTANCE OF FIVE HUNDRED SEVENTY SIX AND 18/100 (576.18') FEET TO A MASSACHUSETTS HIGHWAY BOUND FOUND, THIRTY THREE AND 00/100 (33.00') FEET RIGHT OF STATION +75.00';

THENCE CONTINUING N32°08'24"E ALONG SAID HIGHWAY LINE A DISTANCE OF SEVENTY SEVEN AND 66/100 (77.66') FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 15.348 ACRES MORE OR LESS.

SQUARE FOOTAGE IS NOT INSURED.

TOGETHER WITH AND THE BENEFIT OF GRANT OF DRIVEWAY AND ACCESS EASEMENT AND OF RESTRICTION BETWEEN SHELL OIL COMPANY AND KING'S PLAZA ASSOCIATES LIMITED PARTNERSHIP DATED JUNE 6, 1995 AND RECORDED IN BOOK 3486, PAGE 228.

SURVEYOR'S METES AND BOUNDS DESCRIPTION
PROPOSED McDONALD'S LEASE AREA
A PORTION OF MAP 125, LOT 29
CITY OF NEW BEDFORD, BRISTOL COUNTY
COMMONWEALTH OF MASSACHUSETTS

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF MAP 125, LOT 113 (N/F LANDS OF MICHAEL W. PANAGAKOS), ALSO BEING THE NORTHEASTERLY MOST CORNER OF MAP 125, LOT 29 (N/F LANDS OF CEDAR-KINGS, LLC), BOTH CORNERS BEING ON THE WESTERLY LINE OF MAP 126, LOT 68 (N/F LANDS OF PENN CENTRAL COMPANY), RUNNING THENCE, SOUTH 8 DEGREES - 00 MINUTES - 10 SECONDS EAST, A DISTANCE OF 16.09 FEET TO THE NORTHEASTERLY MOST CORNER OF THE PROPOSED LEASE AREA DESCRIBED HEREIN, THENCE RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 68;

- SOUTH 8 DEGREES - 00 MINUTES - 10 SECONDS EAST, A DISTANCE OF 238.77 FEET, RUNNING THENCE, THROUGH SAID LOT 29 THE FOLLOWING EIGHT (8) COURSES:
- SOUTH 83 DEGREES - 17 MINUTES - 26 SECONDS WEST, A DISTANCE OF 155.27 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 53 MINUTES - 27 SECONDS, AN ARC LENGTH OF 79.32 FEET, ALSO BEARING A CHORD OF NORTH 51 DEGREES - 15 MINUTES - 48 SECONDS WEST WITH A CHORD DISTANCE OF 71.26 FEET TO A POINT OF TANGENCY, THENCE;
- NORTH 6 DEGREES - 43 MINUTES - 08 SECONDS WEST, A DISTANCE OF 34.22 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 40 DEGREES - 20 MINUTES - 16 SECONDS, AN ARC LENGTH OF 35.20 FEET, ALSO BEARING A CHORD OF NORTH 13 DEGREES - 27 MINUTES - 36 SECONDS EAST WITH A CHORD DISTANCE OF 34.48 FEET TO A POINT OF TANGENCY, THENCE;
- NORTH 34 DEGREES - 01 MINUTES - 16 SECONDS EAST, A DISTANCE OF 33.79 FEET TO A POINT OF CURVATURE, RUNNING THENCE;
- ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 107.97 FEET, A CENTRAL ANGLE OF 42 DEGREES - 56 MINUTES - 41 SECONDS, AN ARC LENGTH OF 80.93 FEET, ALSO BEARING A CHORD OF NORTH 12 DEGREES - 09 MINUTES - 24 SECONDS EAST WITH A CHORD DISTANCE OF 79.05 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91 DEGREES - 07 MINUTES - 59 SECONDS, AN ARC LENGTH OF 23.85 FEET, ALSO BEARING A CHORD OF NORTH 35 DEGREES - 26 MINUTES - 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.42 FEET TO A POINT OF TANGENCY, THENCE;
- NORTH 80 DEGREES - 59 MINUTES - 22 SECONDS EAST, A DISTANCE OF 126.11 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S METES AND BOUNDS DESCRIPTION
EXISTING McDONALD'S LEASE AREA
A PORTION OF MAP 125, LOT 29
CITY OF NEW BEDFORD, BRISTOL COUNTY
COMMONWEALTH OF MASSACHUSETTS

COMMENCING AT A DRILL HOLE FOUND ON THE NORTHEASTERLY LINE OF KINGS HIGHWAY (1969 STATE HIGHWAY LAYOUT, PUBLIC - WIDTH VARIES) AT A POINT 33.00 FEET RIGHT OF STATION 18+52.67, SAID POINT ALSO BEING THE NORTHERLY MOST CORNER OF MAP 125, LOT 29 (N/F LANDS OF CEDAR-KINGS, LLC) AND FROM SAID POINT OF COMMENCEMENT RUNNING THROUGH SAID LOT 29 SOUTH 23 DEGREES - 05 MINUTES - 20 SECONDS EAST, A DISTANCE OF 217.81 FEET TO THE NORTHWESTERLY MOST CORNER OF THE LEASE AREA DESCRIBED HEREIN, THENCE RUNNING THROUGH SAID LOT 29 THE FOLLOWING FOUR (4) COURSES:

- NORTH 83 DEGREES - 13 MINUTES - 30 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT, THENCE;
- SOUTH 6 DEGREES - 46 MINUTES - 30 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;
- SOUTH 83 DEGREES - 13 MINUTES - 30 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT, THENCE;
- NORTH 6 DEGREES - 46 MINUTES - 30 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 12,000 SQUARE FEET OR 0.275 ACRES

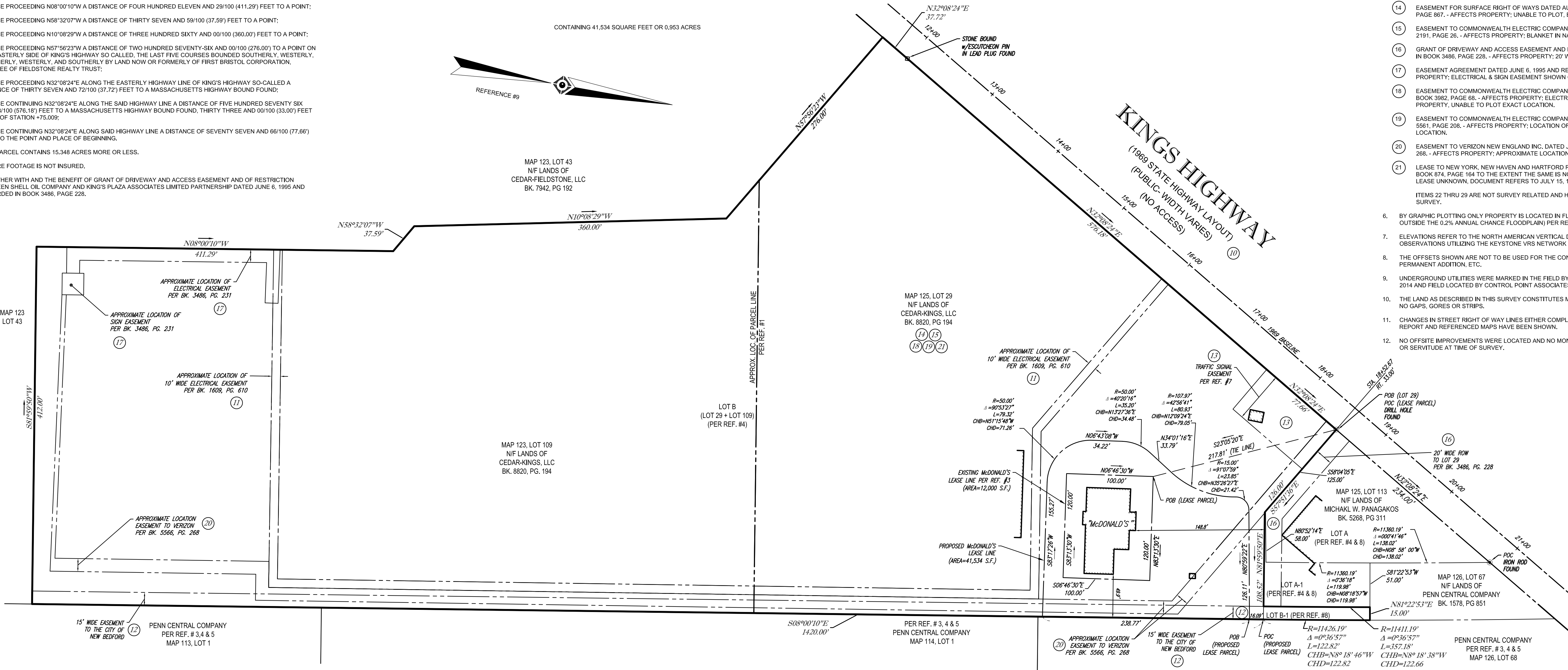
NOTES:

- PROPERTY KNOWN AS LOT 29 ON THE CITY OF NEW BEDFORD, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS TAX MAP # 125.
- McDONALD'S LEASE AREA = 12,000 SQUARE FEET OR 0.275 ACRES. LOTS 29 & 109 = 662,172 SQUARE FEET OR 15,201 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE ADJACENT MAPS AT THE TIME OF THE SURVEY, AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 14-48342, WITH AN EFFECTIVE DATE OF 10/17/14, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

GENERAL EXCEPTIONS 1-9 HAVE NOT BEEN COMMENTED ON AS PART OF THIS SURVEY.

- NON-ACCESS PROVISIONS OF LAYOUT NO. 5815 AND ORDER OF TAKING DATED AUGUST 14, 1969 AND RECORDED IN BOOK 1588, PAGE 834. - AFFECTS PROPERTY: KING'S HIGHWAY SHOWN ON PLAN.
- EASEMENT TO NEW BEDFORD GAS AND EDISON LIGHT COMPANY DATED OCTOBER 28, 1970 AND RECORDED IN BOOK 1609, PAGE 610. - AFFECTS PROPERTY: APPROXIMATE LOCATION OF GAS AND ELECTRICAL EASEMENT SHOWN ON PLAN.
- TAKING BY THE CITY OF NEW BEDFORD FOR SEWER AND SURFACE DRAINS AND WATER SERVICES, DATED DECEMBER 29, 1980 AND RECORDED IN BOOK 1816, PAGE 90. - AFFECTS PROPERTY: 15' WIDE EASEMENT SHOWN ON PLAN.
- CONDITIONAL GRANT OF EASEMENT DATED FEBRUARY 9, 1982 AND RECORDED IN BOOK 1842, PAGE 51. - AFFECTS PROPERTY: TRAFFIC SIGNAL EASEMENT SHOWN ON PLAN.
- EASEMENT FOR SURFACE RIGHT OF WAYS DATED AUGUST 18, 1983 AND RECORDED IN BOOK 1870, PAGE 867. - AFFECTS PROPERTY: UNABLE TO PLOT, EASEMENT DEFINED BY TRAVELED WAY.
- EASEMENT TO COMMONWEALTH ELECTRIC COMPANY DATED AUGUST 12, 1988 AND RECORDED IN BOOK 2191, PAGE 26. - AFFECTS PROPERTY: BLANKET IN NATURE.
- GRANT OF DRIVEWAY AND ACCESS EASEMENT AND RESTRICTION DATED JUNE 6, 1995 AND RECORDED IN BOOK 3486, PAGE 228. - AFFECTS PROPERTY: 20' WIDE RIGHT OF WAY SHOWN ON PLAN.
- EASEMENT AGREEMENT DATED JUNE 6, 1995 AND RECORDED IN BOOK 3486, PAGE 231. - AFFECTS PROPERTY: ELECTRICAL & SIGN EASEMENT SHOWN ON PLAN.
- EASEMENT TO COMMONWEALTH ELECTRIC COMPANY DATED NOVEMBER 3, 1997 AND RECORDED IN BOOK 3982, PAGE 68. - AFFECTS PROPERTY: ELECTRICAL EASEMENT LOCATED ON SOUTHERLY SIDE OF PROPERTY, UNABLE TO PLOT EXACT LOCATION.
- EASEMENT TO COMMONWEALTH ELECTRIC COMPANY DATED JUNE 11, 2002 AND RECORDED IN BOOK 5561, PAGE 208. - AFFECTS PROPERTY: LOCATION OF CELL TOWER UNKNOWN, UNABLE TO PLOT EXACT LOCATION.
- EASEMENT TO VERIZON NEW ENGLAND INC. DATED JUNE 11, 2002 AND RECORDED IN BOOK 5566, PAGE 268. - AFFECTS PROPERTY: APPROXIMATE LOCATION OF EASEMENT TO VERIZON SHOWN ON PLAN.
- LEASE TO NEW YORK, NEW HAVEN AND HARTFORD RAILROAD CO. REFERRED TO IN DEED RECORDED IN BOOK 874, PAGE 164 TO THE EXTENT THE SAME IS NOW IN FORCE. - AFFECTS PROPERTY: EXTENT OF LEASE UNKNOWN, DOCUMENT REFERS TO JULY 15, 1925 LEASE.
- ITEMS 22 THRU 29 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS PART OF THIS SURVEY.

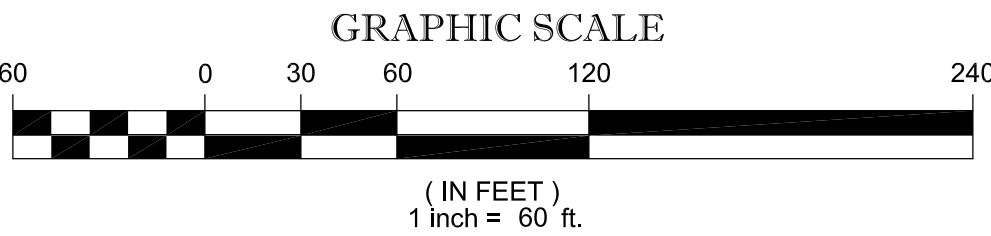
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- UNDERGROUND UTILITIES WERE MARKED IN THE FIELD BY UNDERGROUND SURVEYING, LLC IN NOVEMBER 2014 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. IN NOVEMBER 2014.
- THE LAND AS DESCRIBED IN THIS SURVEY CONSTITUTES MORE THAN ONE PARCEL OR LOT, AND THERE ARE NO GAPS, GORES OR STRIPS.
- CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
- NO OFFSITE IMPROVEMENTS WERE LOCATED AND NO MONUMENTS WERE PLACED AT AN OFFSITE EASEMENT OR SERVITUDE AT TIME OF SURVEY.



THIS SURVEY IS CERTIFIED TO:
McDONALD'S USA, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 17 & 20(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2014.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
2	ADDED PROPOSED LEASE PARCEL DESCRIPTION	-	S.P.P.	G.L.H.	05-14-15
1	ADDED LEASE PARCEL DESCRIPTION	-	S.P.P.	G.L.H.	04-15-15

FIELD DATE 11-20-14	FIELD BOOK NO. 14-06	FIELD BOOK PG. 17-18	FIELD CREW B.S.B.	DRAWN INDO-HCB	REVIEWED G.L.H.	APPROVED G.L.H.	DATE 11-24-14	SCALE 1"=60'	FILE NO. CM14215	DWG. NO. 2 OF 2
ALTA/ACSM LAND TITLE SURVEY McDONALD'S USA, LLC 1080 KING'S HIGHWAY LOTS 29 & 109, MAP 125 CITY OF NEW BEDFORD, BRISTOL COUNTY COMMONWEALTH OF MASSACHUSETTS L/C# 020-0128 CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX WARREN, NJ 908.668.0099 CHALFONT, PA 215.712.9800										