



STAFF REPORT

FROM: Connie Brawders, Staff Planner 

TO: Jennifer Clarke, AICP, Deputy Director, Department of Planning, Housing & Community Development

MEETING DATE: September 9, 2015

MASTER PLAN GOAL: Establish a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities.

MASTER PLAN ELEMENT: Jobs and Business

SUBJECT: **Case #19-15 – 1080 Kings Hwy – McDonald's USA, LLC**

Request to consider the following:

Request to consider **Site Plan Review** for new construction of a 4600+/- SF fast-food restaurant and **Special Permit** for reduction of parking spaces, located at in the Planned Business and Industrial - A zoning districts.

Applicant: McDonald's USA, LLC, Northeast Region, 690 Canton Street, Westwood, MA 02090

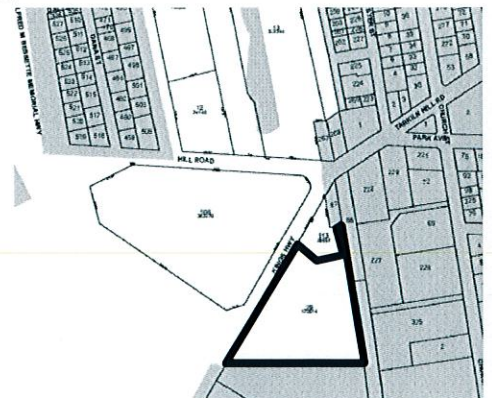
Applicant's Agent: Eric Dubrule, Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.

Owner: Cedar-Kings, 44 South Bayles Avenue, Port Washington, NY 11050

Location: 1080 Kings Highway (Map 125, Lot 29), (Attachment 2)

Key Items for Consideration:

- Conformance to Site Plan & Zoning Criteria
- Traffic Impact & Interior Circulation
- Impact on Abutters
- Comments Received
- Potential Business Redevelopment Under Master Plan 2020 Proposed Kings Highway Transit Oriented Development (TOD)



Case Overview:

The applicant proposes to demolish the existing 5145 +/- SF fast-food restaurant and construct a new 4600 +/- fast-food restaurant. The redevelopment project is located on a 0.95 acre site at King's Plaza Shopping Center on land leased by McDonald's USA, LLC.

In 1955, Ray Kroc founded McDonald's System, the predecessor model of McDonald's Corporation. By 1958, McDonald's had served its 100 millionth hamburger. Today, the fast food restaurant serves 69 million customers per day, in 100 countries with 80% of the business being a franchise operation. (http://www.mcdonalds.com/us/en/our_story/our_history/the_ray_kroc_story.html)

The new fast-food establishment will provide 72 dine-in seats. The current business seats 124 guests. Under **Section 3130** of the New Bedford zoning code, the new construction will require 56 parking spaces. The applicant seeks a Special Permit for parking and loading under **Section 3120** for a reduction of parking spaces from 56 to 41 spaces, two of which are ADA compliant.

The applicant is also requesting a Special Permit from the Zoning Board of Appeals, as stipulated under **Appendix A-Table of Principal Use Regulations, Line 23. Restaurant, Fast-Food**, as a fast-food restaurant with drive-thru is not a by-right use in the Planned Business or Industrial –A zoning districts. According to McDonald's website, the first McDonald's drive-thru was created in 1975 near an Arizona military base to serve soldiers who weren't permitted to get out of their cars while wearing fatigues.

The applicant also asks for relief from 25' Side Yard and 25' Rear Yard Setbacks from the ZBA for the encroachment of the trash enclosure under **Appendix B-Table of Dimensions**.

Traffic circulation proximal to McDonald's is being improved with the addition of curbing and designated entrance and exit driveways. The new fast-food drive thru will offer side-by-side drive-thru ordering stations.

Additional improvements include stormwater treatment, a drainage system which provides for water quality treatment, and 4625 +/- decreased impervious surface area. New utility connections, landscaping design, and building signage are under review consideration by the Planning Board. The existing free standing sign will remain at the site.

The case deliverables were received by the office of the New Bedford City Clerk on August 14, 2014.

The applicant has paid the fee for Site Plan Review, Special Permit, and legal notification in the amount of \$600.00.

Legal Notice has been prepared and publication dates in a newspaper of general circulation were August 26, 2015 and September 2, 2015.

Notice to the Abutter's were sent via USPS Certified Mail by Applicant's Agent and verified.

The Owner is Cedar-Kings, LLC of 44 South Bayles Avenue, Port Washington, NY 11050 as recorded at Deed Book 8820, Page 194 in the Bristol County (S.D) Registry of Deeds. A letter of authorization has been provided by Nancy Dittmeier on behalf of McDonald's.

There is no project time line for completion submitted for consideration by the Planning Board, no cost figure is provided by the applicant, and no term of lease specified within the case deliverables (See **5452**. *The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.*)

Zoning:

This type of activity requires site plan review under City of New Bedford Site Plan Review at **5420**.

Applicability. Section 5421. *whereby, any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet, or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces is to be reviewed by the Planning Board.*

The site is located in the Planned Business and Industrial-A zoning districts. As described under Case Overview, fast food restaurants are not permitted by-right in these zoning districts.

Review of the Zoning Matrix finds the following:

Existing Lot Area dimension is 303,360 SF. No changes are proposed for the Lot Area. Lot Width/Frontage of 665+/- SF remains unchanged. Minimum area and frontage requirements are 0 for PB and Industrial-A; the regulations have been met. Current building height is 16+/- Ft; proposed height of the new construction is 20' 3", falling within the 100 FT maximum allowed height. Existing Front Setback is 206+/- FT; proposed Front Setback is 174.6+/- FT, meeting the 25 FT Front Setback stipulations. Current Side Setback is 375+/- FT; proposed Side Setback is 410+/- FT, meeting the 25 FT setback. Second Side Setback equals 148+/- FT; proposed is 127.2+/- meeting the regulation of 25 FT. Current Rear Setback is 50.5+/- FT; proposed 68.7+/- Feet, meeting the required 25 FT setback. The proposed trash enclosure does encroach within the rear setback requirements and the applicant will seek relief from the City of New Bedford ZBA on a date yet to be determined.

Existing Permeable Space is 11.4% based upon the current 41,534 SF lease area. New construction Lot Coverage is 10.7%. City of New Bedford Zoning Code requires no greater than 50% of the lot be covered by a building in PB and I-A. The applicant is increasing Permeable Open Space and Green Space from 15.0% to 22.3%, exceeding the minimum stipulation of 20%.

A **Special Permit** for Parking Reduction from 56 to 41 spaces is being considered concurrently by the Planning Board with **Site Plan** review. Current zoning requires *One (1) space per employee per shift for a minimum of five (5) spaces plus one (1) space per 100 SF of gross floor area.* The applicant proposes for employees will be part of the McDonald's team of staff. *One Loading Space for each building* is a condition of approval under **Appendix C-Table of Parking and Loading Requirements**. It is anticipated McDonald's will serve 1,100 customers per day, in a twenty-four hour period. The business will operated

twenty-four hours a day, seven days per week. Deliveries occur between the hours of 7:00 a.m. -6:00 p.m. three times per week.

Development Information:

The purpose of site plan review is to provide for detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

Context:

The subject property is located on the east side of Kings Highway. Route 140 exit 4 is approximately 0.08 miles from the site. Penn Central Rail line easement is located northeast of the site.

Surrounding Kings Plaza businesses include Savers, Work out World, Ocean State Job Lot, Madrags, Family Dollar, Bank of America kiosk, Fashion Nails, and Rent-a-Center.

Parking and Traffic:

Traffic circulation proximate to the new structure is being improved with the addition of curbing and designated entrance and exit driveways.

Technical Review of Site Plan:

The plan sheets were stamped by J.A. Kucich, PE. Landscape Plan was signed by M.J. MRVA, Registered Landscape Architect. Note F of the Landscape Specifications state "Plantings required for certificate of occupancy shall be provided during the next appropriate season at the municipality's discretion". No landscape schedule has been provided for the Planning Board's consideration. Elevation drawings and a floor plan have been provided for the Planning Board's review. It would appear the elevation and floor plans are boiler plate drawings.

Site Visit:

A site visit was conducted on August 26, 2015. Findings include the following:

The site locus is a low point in the parking lot. A Drainage Report dated August 12, 2015 has been provided for the Planning Board's consideration. The applicant states in the report that the project meets or exceeds the applicable stormwater management requirements, and therefore, it is anticipated that this project will have no adverse impacts on the surrounding environment.

Interdepartmental Review Comments:

Plans were sent for review to the following departments: City Solicitor, Health Department, Inspectional Services, Engineering Department, Public Infrastructure, Conservation Commission, Fire Department, and School Department.

The Planning Division has received these responses:

Ronald Labelle, Commissioner of Public Works, provided a Memorandum dated September 2, 2015.

The School department had no remarks to report for 19-15 McDonald's USA. The Health Dept had No Comment to report on Case #19-15 McDonald's USA.

Sarah Porter, Conservation Agent for the City of New Bedford responded:

Case #19-15 McDonald's USA – A Notice of Intent has been filed for this project. It falls within the 100' Buffer Zone to Bordering Vegetated Wetlands. The initial hearing date is September 8, 2015.

Staff Findings :

- Staff recommends the applicant provide a landscape plan noting the type and number of plantings that will enhance the site.
- Staff recommends stipulations and comments by Department of Public Infrastructure are included as conditions for plan approval.
- The Title Box reads, Providence County; plan revisions should read, Bristol County.

Attachments:

1. Site Plan Review Application
2. Special Permit Application
3. Development Impact Statement
4. Plan Set
5. Deed
6. Letter of Authorization
7. Site Photos
8. Fire truck Circulation
9. Drainage Report
10. Memo from Ronald Labelle, DPI Commissioner, Dated September 2, 2015
11. Lighting Tear Sheet



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

2015 AUG 14 A 10:48

CITY CLERK

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Development Plans by: Bohler Engineering dated: 8/12/15

1. Application Information

Street Address: 1080 Kings Highway

Assessor's Map(s): 125 Lot(s) 29

Registry of Deeds Book: 8820 Page: 194

Zoning District: Planned Business +IND A

Applicant's Name (printed): McDonald's USA, LLC c/o Bohler Engineering (Eric Dubrule)

Mailing Address: 352 Turnpike Rd Southborough MA 01772
(Street) (City) (State) (Zip)

Contact Information: 508 480 9900 edubrule@bohlereng.com

Applicant's Relationship to Property: Owner Contract Vendee Other Lessee

List all submitted materials (include document titles & volume numbers where applicable) below:

- Site Plan Set by Bohler Engineering Dated 8/12/15
- Drainage Report by Bohler Engineering Dated August 2015.
- Elevations & Floor Plan dated 10/2014
- Deed
- McDonald's Authorization Letter
- Abutters List
- Departmental Sign-off Sheet
- Existing Site Photos
- Electronic Submission

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

8/13/15
Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

CASE 19-15
ATTACHMENT 1

FILE COPY

2. Review Applicability (Check All That Apply to Your Proposal)

<p>Category</p> <p><input type="checkbox"/> Residential</p> <p><input checked="" type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Mixed (Check all categories that apply)</p>	<p>Construction</p> <p><input checked="" type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Expansion of Existing</p> <p><input type="checkbox"/> Conversion</p> <p><input type="checkbox"/> Rehabilitation</p>	<p>Scale</p> <p><input type="checkbox"/> < 2,000 gross sq feet</p> <p><input checked="" type="checkbox"/> > 2,000 gross sq feet</p> <p><input type="checkbox"/> 3 or more new residential units</p> <p><input type="checkbox"/> 1 or more new units in existing res. multi-unit</p> <p><input checked="" type="checkbox"/> Drive Thru Proposed</p> <p><input type="checkbox"/> Ground Sign Proposed</p> <p><input type="checkbox"/> Residential Driveway With > 1 curbcut</p>
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3. Zoning Classifications

Present Use of Premises: McDonald's Restaurant (Fast-food w/ Drive-thru)

Proposed Use of Premises: McDonald's Restaurant (Fast-food w/ Drive-thru)

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
n/a

4. Briefly Describe the Proposed Project:

The project proposes to demolish the existing ±5,145 SF fast-food restaurant to construct a new ±4,600 SF fast-food restaurant.

Traffic circulation proximate to the McDonald's is being improved with the addition of curbing and designated entrance & exit driveways.

Additional improvements include stormwater treatment, new utility connections, landscaping and building signage. The existing freestanding sign will remain. It's notable that the existing 50 parking spaces will be reduced to 40, which is sufficient for operations, however does not appear to be in compliance with minimum parking requirements and will require a Special Permit for Parking Reduction.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	303,630 SF	0	no change
Lot Width (ft)	±665-ft	n/a	no change
Number of Dwelling Units	0	0	0
Total Gross Floor Area (sq ft)	±5,145 SF	n/a	±4,500 SF
Residential Gross Floor Area (sq ft)	n/a	n/a	n/a
Non-Residential Gross Floor Area (sq ft)	±5,145 SF	n/a	±4,500 SF
Building Height (ft)	±16-ft	100-ft	20'-3"
Front Setback (ft)	±206-ft	25-ft	±174.6-ft
Side Setback (ft)	± 375-ft	25-ft	±410-ft
Side Setback (ft)	±148-ft	25-ft	±127.2-ft

Rear Setback (ft)	±50.5-ft	25-ft	±68.7-ft
Lot Coverage by Buildings (% of Lot Area)	11.4%*	50%	10.7%*
Permeable Open Space (% of Lot Area)	15.0%	20%	22.3%
Green Space (% of Lot Area)	15.0%	20%	22.3%
Off-Street Parking Spaces	50	56	40
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	1	1	1

* Calculation based on 41,534 SF lease area.

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>1,100</u>	<u>1,100</u>
b) Number of employees:	<u>35</u>	<u>40</u>
c) Hours of operation:	<u>24</u>	<u>24</u>
d) Days of operation:	<u>7 days</u>	<u>7 days</u>
e) Hours of deliveries:	<u>7a-6p</u>	<u>7a-6p</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other:		<u>3 times per week</u>

7. Planning Board Special Permits:

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

Special Permit for Parking Reduction

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

Appx A Restaurant, Fast-food

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

Appx B Side Yard Setback (trash enclosure)

Appx B Rear Yard Setback (trash enclosure)

PB 1/4
25 / 25
25 / 25

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: McDonald's USA, LLC c/o Bohler Engineering

at the following address: 352 Turnpike Road, Southborough, MA 01772

to apply for: Planning Board - Site Plan Review

on premises located at: 1080 Kings Highway, New Bedford, MA

in current ownership since: October 5, 2007

whose address is: 44 South Bayles Avenue, Port Washington, NY11050

for which the record title stands in the name of: Cedar-Kings, LLC

whose address is: 44 South Bayles Avenue, Port Washington, NY11050

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 8820 Page: 194

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

8-13-15
Date

Charles Buskat, VP Development & Construction
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 AUG 11 11 A 10 11 8

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Site Development Plans by: Bohler Engineering dated: 8/12/15

1. Application Information

Street Address: 1080 Kings Highway

Assessor's Map(s): 125 Lot(s) 29

Registry of Deeds Book: 8820 Page: 194

Zoning District: Planned Business IND A

Applicant's Name (printed): McDonald's USA, LLC c/o Bohler Engineering (Eric Dubrule)

Mailing Address: 352 Turnpike Rd Southborough MA 01772
(Street) (City) (State) (Zip)

Contact Information: 508 480 9900 edubrule@bohlereng.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other Lessee

List all submitted materials (include document titles & volume numbers where applicable) below:

- Site Plan Set by Bohler Engineering Dated 8/12/15
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- Deed
- McDonald's Authorization Letter
- Abutters List
- Departmental Sign-off Sheet
- Existing Site Photos
- Electronic Submission

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8-13-15
Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

CASE 19-15
ATTACHMENT 2

FILE COPY

2. Zoning Classifications

Present Use of Premises: McDonald's Restaurant (Fast-food w/ Drive-thru)

Proposed Use of Premises: McDonald's Restaurant (Fast-food w/ Drive-thru)

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
n/a

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

The project proposes to demolish the existing ±5,145 SF fast-food restaurant to construct a new ±4,600 SF fast-food restaurant.

Traffic circulation proximate to the McDonald's is being improved with the addition of curbing and designated entrance & exit driveways.

Additional improvements include stormwater treatment, new utility connections, landscaping and building signage. The existing freestanding sign will remain. It's notable that the existing 50 parking spaces will be reduced to 40, which is sufficient for operations, however does not appear to be in compliance with minimum parking requirements and will require a Special Permit for Parking Reduction.

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	303,630 SF	0	no change
Lot Width (ft)	±665-ft	n/a	no change
Number of Dwelling Units	0	0	0
Total Gross Floor Area (sq ft)	±5,145 SF	n/a	±4,500 SF
Residential Gross Floor Area (sq ft)	n/a	n/a	n/a
Non-Residential Gross Floor Area (sq ft)	±5,145 SF	n/a	±4,500 SF
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Permeable Open Space (% of Lot Area)	15.0%	20%	22.3%
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Off-Street Parking Spaces	50	56	41
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	1	1	1

* Calculation based on 41,534 SF lease area.

5. Please complete the following:

	Existing	Proposed		
a) Number of customers per day:	<u>1,100</u>	<u>1,100</u>		
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6. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: McDonald's USA, LLC c/o Bohler Engineering

at the following address: 352 Turnpike Road, Southborough, MA 01772

to apply for: Planning Board - Special Permit (Parking Reduction)

on premises located at: 1080 Kings Highway, New Bedford, MA

in current ownership since: October 5, 2007

whose address is: 44 South Bayles Avenue, Port Washington, NY11050

for which the record title stands in the name of: Cedar-Kings, LLC

whose address is: 44 South Bayles Avenue, Port Washington, NY11050

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 8820 Page: 194

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

8-13-15
Date

Charles Bernt, VP Development & Construction
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Planning Board Special Permit Application Checklist

1. **Completed Application Form** (with all required signatures; Original plus 15 Copies)
2. **Plans**
 - Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
 - One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
 - All plans oriented so that north arrow points to top of sheet
 - Plans shall be drawn at a minimum scale of 1" = 40' or less
 - All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
 - Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
 - All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).
3. **Certified Abutters List** (4 copies)
4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)
5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)
6. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board
7. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board
8. **Electronic PDF and AutoCAD Files**
 - Shall consist of a CD with a printed CD Label in a CD case
 - CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
 - All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)

- PDF files shall be created from within the AutoCAD environment and contain Layer information.
- It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.

- **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

- 12-34_Existing Conditions1.dwg
- 12-34_Existing Conditions2.dwg
- 12-34_General1.dwg
- 12-34_General2.dwg

9. Completed Department Sign-Off Sheet (1 original copy)

10. Application Fee (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET - ROOM 308
NEW BEDFORD, MA 02740

PLANNING BOARD

Site Plan Review
Sections 5400- 5490B

Special Permit for reduction in Parking or loading requirements

- **Sections**
- **3100- PARKING AND LOADING**
- **3110- APPLICABILTY**
- **3120 -3125 SPECIAL PERMIT**
- **3130 TABLE OF PARKING AND LOADING- APPENDIX B**
FAST FOOD DRIVE -IN CARRY-OUT RESTAURANTS



August 13, 2015

City of New Bedford
Planning Department
Attn: Jennifer Gonet
133 William St. Rm 303
New Bedford, MA 02740

Re: McDonald's
1080 King's Highway
New Bedford, MA
Development Impact Statement

Dear Ms. Gonet:

Please accept this Development Impact Statement in support of McDonald's USA LLC.'s (c/o Bohler Engineering) request for Site Plan Approval and Special Permit in association with the "McDonald's" restaurant redevelopment project being proposed at a parcel of land located within McDonald's Leased area within King's Plaza Shopping Center at 1080 Kings Highway ("site"). The subject property is further identified as Map #125, Lot #29 on the City of New Bedford's Tax Assessor's maps. The site, which contains approximately 0.95 acres of land situated within the Planned Business (PB) zoning district. The site is currently developed with an existing McDonald's restaurant and associated paved parking.

The proposed project involves the demolition of the existing $\pm 5,145$ square foot McDonald's and construction of 4,450 \pm square foot McDonald's with 40 parking spaces. Based upon the size of the building, the proposed "McDonald's" requires 56 parking spaces be provided in accordance with Section 3130 of the New Bedford Zoning Laws. The Applicant is requesting a Special Permit under Section 3120 of the New Bedford Zoning Laws to allow a reduction in the number of required parking spaces down to the 40 spaces proposed. The standard method for calculating trip generation, according to the Institute of Transportation engineers (ITE) trip Generation Manual, Ninth Edition is based on the number of seats for a restaurant use. It's notable that under existing conditions there are 50 parking stalls and 124 seats, where proposed conditions provide 40 parking spaces and substantially reduces seats to 72. This is a 42% reduction in seats and only a 20% reduction in spaces as compared to existing conditions. Based on current traffic volume to the existing store and the substantial reduction in seats, the applicant is confident that 40 parking spaces will be adequate to accommodate the parking demand for the development.

Traffic circulation proximate to the McDonald's is being improved with the addition of curbing and designated entrance & exit driveways. Additional improvements include side-by-side drive-thru ordering stations, increased landscaping, decreased impervious area ($\pm 4,625$ SF reduction), new utilities, and a drainage system which includes the addition of water quality treatment where none exists currently. Stormwater treatment will be improved by increasing pervious area within the Site and also by adding two (2) stormwater quality units.

PLANNING

AUG 14 2015

DEPARTMENT

ATTACHMENT 3

FILE COPY



BOHLER[™]
ENGINEERING

The applicant respectfully requests that the application package be reviewed upon receipt and if deemed complete, placed on the Planning Board's September 9, 2015 meeting agenda for review. Should you have any questions or need additional information, please do not hesitate to contact me at 508-480-9900.

Sincerely,

BOHLER ENGINEERING

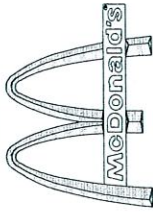
Eric G. Dubrule

John A. Kucich, P.E.

W142005
Letter Planning 08-13-15.docx

SITE DEVELOPMENT PLANS

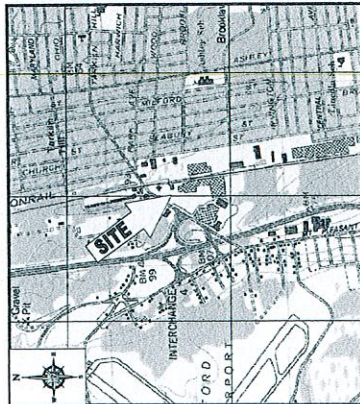
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WITH DRIVE-THRU

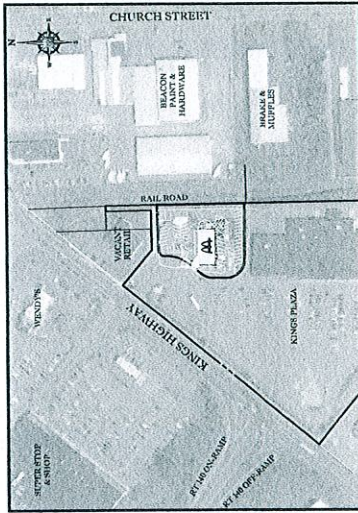
LOCATION OF SITE:

1080 KINGS HIGHWAY, CITY OF NEW BEDFORD
BRISTOL COUNTY, MASSACHUSETTS
MAP 125, LOT 29, BK 8820, PG 194



LOCATION MAP

PLAN REFERENCE LEGIS NEW BEDFORD NORTH QUADRANGLE



AREA PLAN

SHEET # 10

GENERAL NOTES:
1. BASEL, ARCHITECTS, CONSULTING AND ARCHITECTURAL SERVICES ARE BY THE GENERAL CONTRACTOR.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEW BEDFORD AND THE BRISTOL COUNTY BOARD OF HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE BRISTOL COUNTY BOARD OF HEALTH.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE BRISTOL COUNTY BOARD OF HEALTH.
7. ALL LANDSCAPE AREAS SHALL BE REFINISHED TO MATCH THE SURROUNDING AREAS.
8. ALL UTILITY LOCATIONS SHALL BE REFINISHED TO MATCH THE SURROUNDING AREAS.
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PARKING INFORMATION
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10. ALL EXISTING CONDITIONS SHALL BE PROVIDED BY THE CONTRACTOR.

McDonald's
690 CANTON STREET
WESTWOOD MA 01886

DATE: 10/14/15
DRAWN BY: J. KUCICH
CHECKED BY: J. KUCICH
SCALE: AS SHOWN

1080 KINGS HIGHWAY
NEW BEDFORD
MASSACHUSETTS
BRISTOL COUNTY
PROVIDENCE COUNTY SPARTAN

020-0128
COVER SHEET
C-1
SHEET NO. 1
OF 15

OWNER:
CITY OF NEW BEDFORD
300 STATE STREET
NEW BEDFORD, MA 01912

APPLICANT: PLANNING DEPARTMENT
1080 KINGS HIGHWAY
NEW BEDFORD, MA 01912

PROJECT NO.: 15-000
CADD P.: [blank]
DATE: 10/14/15

BOHLER ENGINEERING
302 TURNBULL ROAD
PO BOX 1000
NEW BEDFORD, MA 01912
www.bohlerengineering.com

CIVIL & CONSTRUCTION ENGINEERING
SURVEYING
PROJECT MANAGER
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTURE

PROJECT NO.: 15-000
CADD P.: [blank]
DATE: 10/14/15

McDonald's

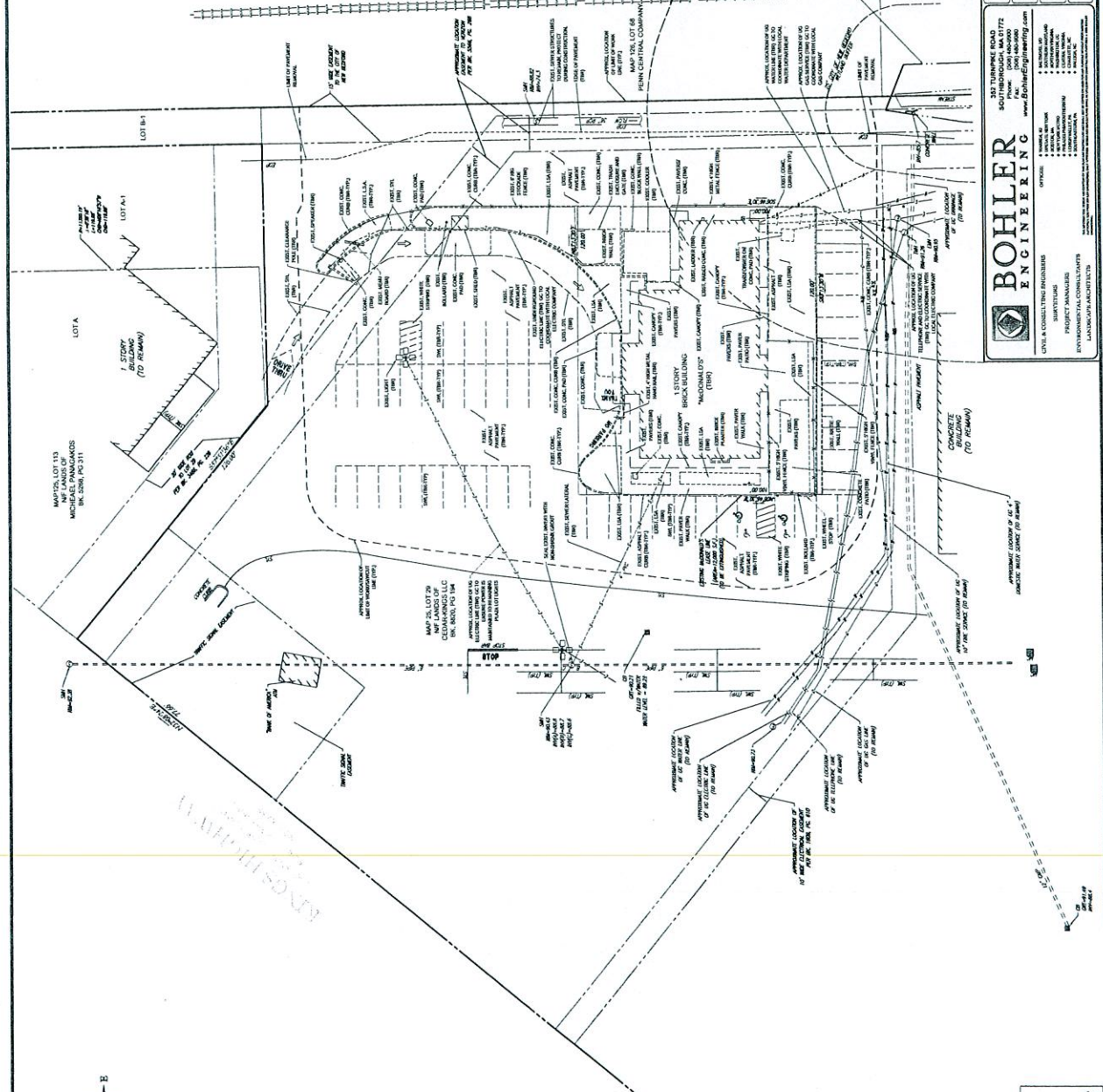
WESTWOOD, MA
 1000 STATE STREET
 NEW BEDFORD, MA 01945

J.A. KUCICH
 ENGINEER
 1080 KINGS HIGHWAY
 NEW BEDFORD, MA 01945

THESE PLANS SHALL BE APPROVED BY THE CITY OF NEW BEDFORD AND THE BOARD OF PLANNING AND ZONING. THE CITY OF NEW BEDFORD AND THE BOARD OF PLANNING AND ZONING SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW BEDFORD AND THE BOARD OF PLANNING AND ZONING.

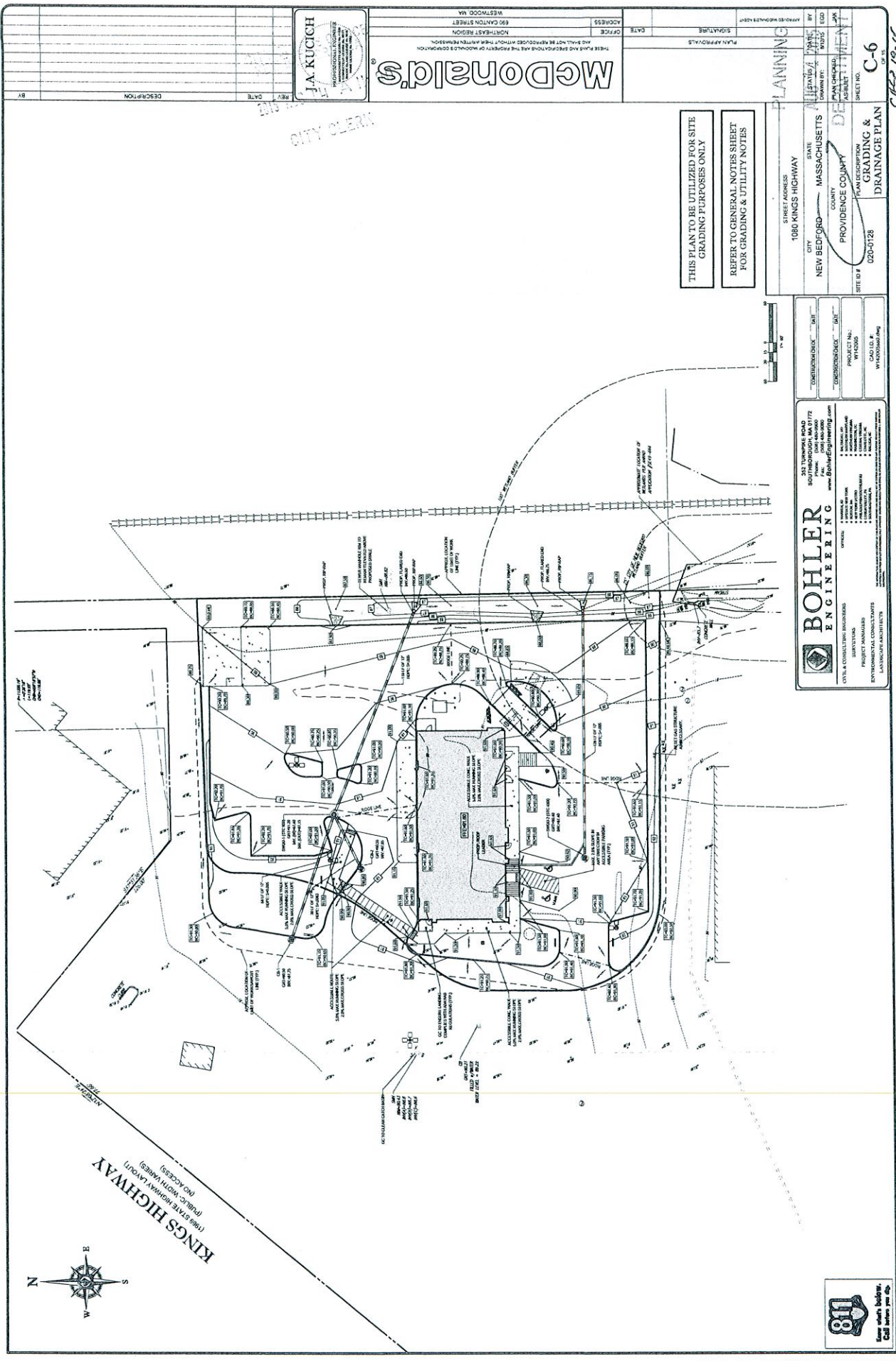
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BOHLER ENGINEERING
 307 TURNPIKE ROAD
 NEW BEDFORD, MA 01945
 TEL: 508-451-1111
 WWW.BOHLERENGINEERING.COM

811
 Call Before You Dig
 Call 800-451-1111



JA. KUCICH PROFESSIONAL ENGINEER LICENSE NO. 12505 STATE OF MASSACHUSETTS		THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.	
ADDRESS 1080 KINGS HIGHWAY WESTWOOD, MA	CITY WESTWOOD	COUNTY MIDDLESEX	STATE MASSACHUSETTS
DATE 08/26/15	DRAWN BY J. KUCICH	CHECKED BY J. KUCICH	TITLE GRADING & DRAINAGE PLAN
DESCRIPTION McDONALD'S	REVISIONS (DATE) (DESCRIPTION)	SHEET NO. C-6	OF 15

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY
 REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

STREET ADDRESS: 1080 KINGS HIGHWAY
 CITY: NEW BEDFORD
 COUNTY: PROVIDENCE COUNTY
 STATE: MASSACHUSETTS
 PROJECT NO.: 020-0128
 SHEET NO.: C-6
 OF 15

BOHLER ENGINEERING
 100 SOUTH ST
 SOUTH BOSTON, MA 02127
 PHONE: (508) 660-0000
 WWW.BOHLERENGINEERING.COM

SERVICES PROVIDED:
 - CIVIL ENGINEERING
 - ENVIRONMENTAL CONSULTING
 - SURVEYING
 - UTILITY ENGINEERING
 - WATER RESOURCES ENGINEERING

PROJECT MANAGER:
 JAMES BOHLER
 ENVIRONMENTAL CONSULTANTS:
 JAMES BOHLER, P.E.
 JENNIFER BOHLER, P.E.
 JESSICA BOHLER, P.E.

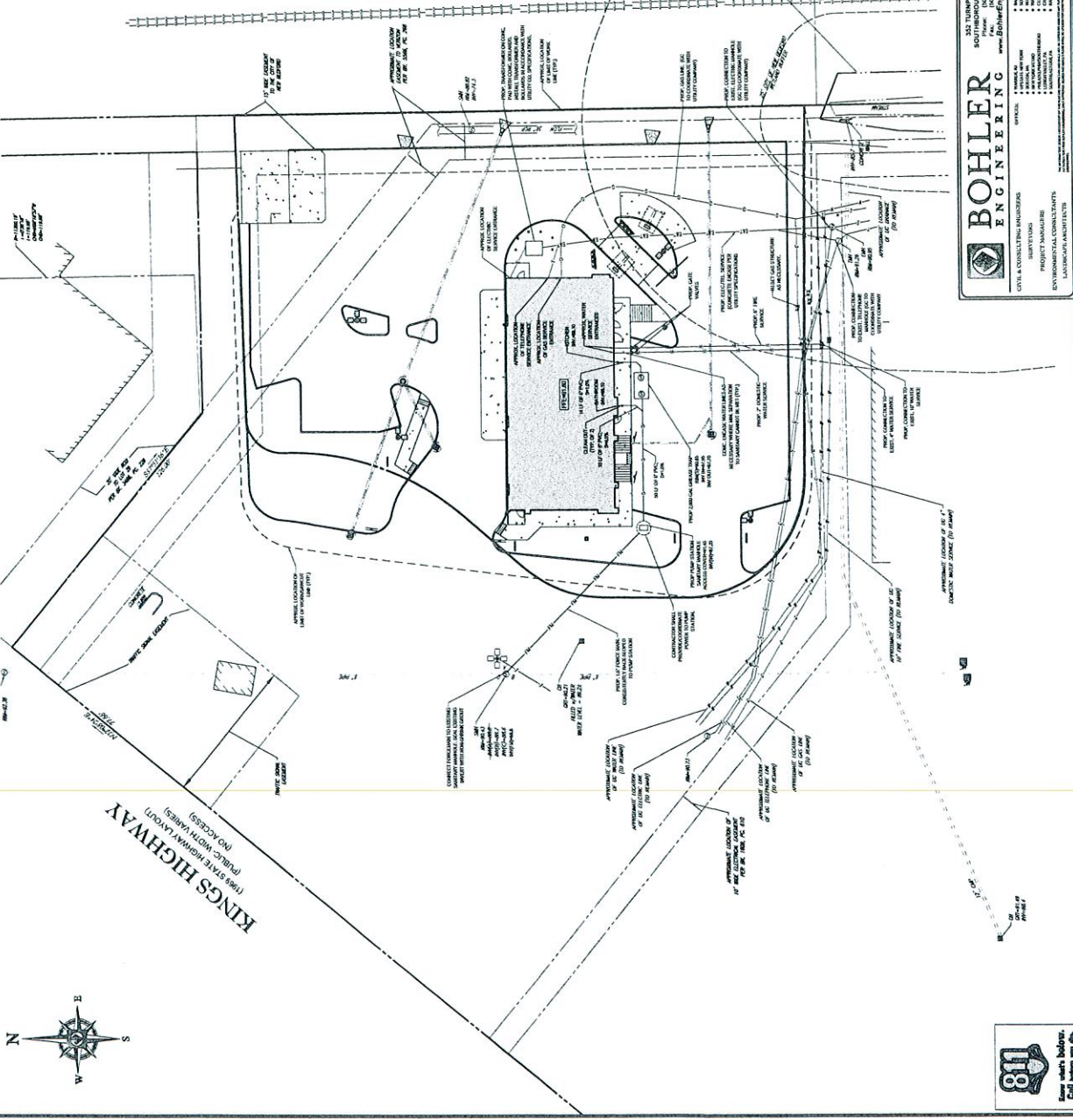
KINGS HIGHWAY
 (PUBLIC HIGHWAY LAYOUT)
 (PUBLIC RIGHTS-OF-WAY)

CITY OF NEW BEDFORD CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NEW BEDFORD.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

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		<p>WESTWOOD MA 990 ANTON STREET NORFOLK COUNTY 01908</p>	
DATE:	REV:	DATE:	REV:
<p>THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S. THEY SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S.</p>		<p>PLANNING AUG 14 2018</p>	
<p>STREET ADDRESS 1800 KINGS HIGHWAY</p>		<p>STATE MASSACHUSETTS</p>	
<p>CITY NEW BEDFORD</p>		<p>COUNTY PROVIDENCE COUNTY</p>	
<p>SHEET NO. C-7</p>		<p>PROJECT NO. 020-0128</p>	
<p>CONTRACTOR'S NAME BOHLER ENGINEERING</p>		<p>PROJECT DESCRIPTION UTILITY PLAN</p>	

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY
REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

BOHLER ENGINEERING
332 TURNPIKE ROAD
SOUTHBRIDGE, MA 01550
Tel: 508-885-8800
www.bohlerengineering.com

REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS

OFFICE: 332 TURNPIKE ROAD, SOUTHBRIDGE, MA 01550
PROJECT NO. 020-0128
PROJECT DESCRIPTION: UTILITY PLAN
DATE: AUG 14 2018
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



CITY OF NEW BEDFORD CONSTRUCTION NOTES:

1. VERIFY PERMITS SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE WORK.
3. ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND THROUGHOUT THE LIFE OF THE PROJECT, AND ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

2015 JUN 14 A 11:00
CITY CLERK

REV	DATE	DESCRIPTION



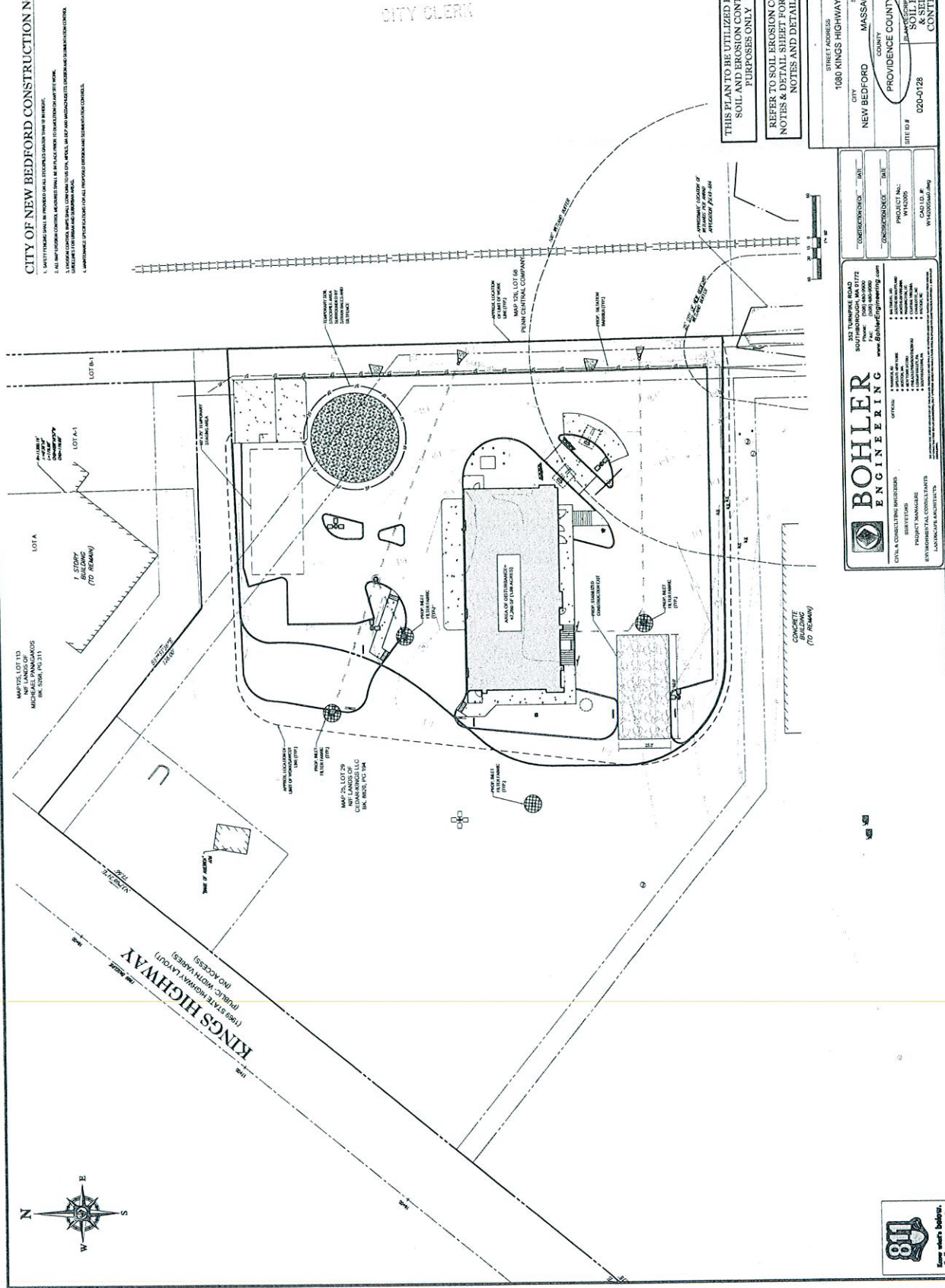
McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF McDonald's CORPORATION.
WESTWOOD MA

PLAN APPROVALS
DATE
OFFICE
ADDRESS
WESTWOOD MA

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY
REFER TO SOIL EROSION CONTROL NOTES & SOIL EROSION CONTROL PLAN NOTES AND DETAILS

STREET ADDRESS
1080 KINGS HIGHWAY
CITY
NEW BEDFORD
STATE
MASSACHUSETTS
COUNTY
PROVIDENCE COUNTY
SITE #
020-0728
SHEET NO.
C-8
OF 10



BOHLER ENGINEERING
351 TURNPIKE ROAD
SOUTH BRIDGE
NEW BEDFORD, MA 01909
www.BohlerEngineering.com

OWNER: [blank]
PROJECT NO.: [blank]
CAD I/P: [blank]
DATE: [blank]

CITY & CONSULTING ENGINEERS
SEVEN ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS



EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN EROSION & SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO ENSURE EFFECTIVE OPERATION.
4. EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS NECESSARY UPON COMPLETION OF CONSTRUCTION.
5. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
6. EROSION & SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
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10. EROSION & SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.

WINTER CONSTRUCTION

1. WINTER CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE ENVIRONMENT FROM WINTER CONSTRUCTION ACTIVITIES.
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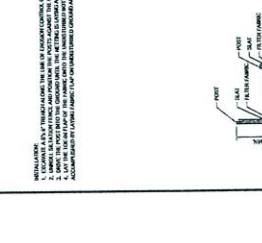
EROSION CONTROL NOTES DURING

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
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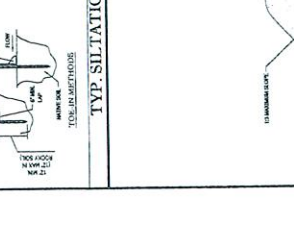
CONSTRUCTION SEQUENCE

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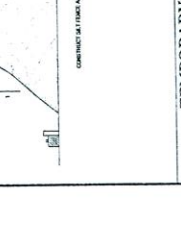
STABILIZED CONSTRUCTION ENTRANCE



STRAW BALE DETAIL



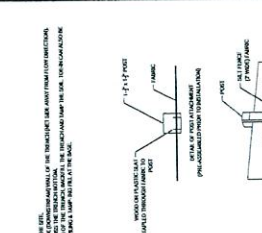
TEMPORARY STOCKPILE DETAIL



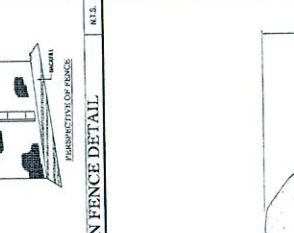
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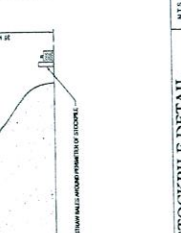
STABILIZED CONSTRUCTION ENTRANCE



STRAW BALE DETAIL



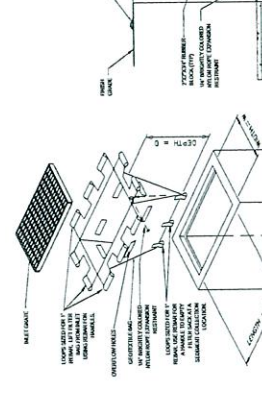
TEMPORARY STOCKPILE DETAIL



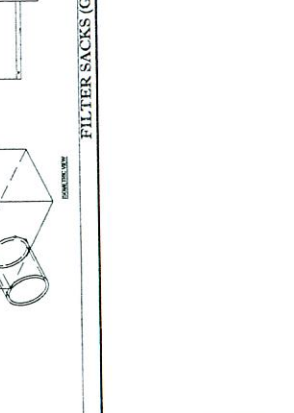
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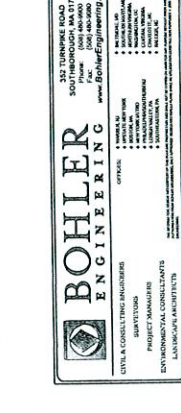
STABILIZED CONSTRUCTION ENTRANCE



STRAW BALE DETAIL



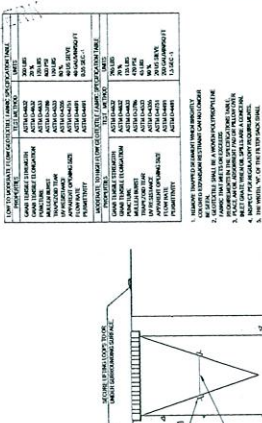
TEMPORARY STOCKPILE DETAIL



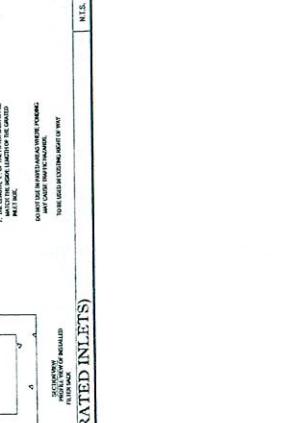
CONSTRUCTION SEQUENCE

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3. THE CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
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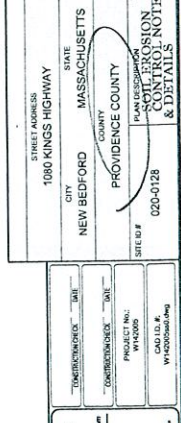
STABILIZED CONSTRUCTION ENTRANCE



STRAW BALE DETAIL



TEMPORARY STOCKPILE DETAIL



REV	DATE	DESCRIPTION

J.A. KUCICH
 ENVIRONMENTAL ENGINEERING
 100 HILLTOP DRIVE
 WESTWOOD, MA 01886
 TEL: 978-890-1111
 FAX: 978-890-1112
 WWW: www.jakucich.com

McDonald's
 400 HILLTOP DRIVE
 WESTWOOD, MA 01886
 TEL: 978-890-1111
 FAX: 978-890-1112
 WWW: www.mcdonalds.com

DATE	BY	STATUS

PLANNING
 1800 KINGS HIGHWAY
 NEW BEDFORD, MASSACHUSETTS
 TEL: 508-445-1111
 FAX: 508-445-1112
 WWW: www.planning.com

BOHLER ENGINEERING
 332 THURMAN ROAD
 SOUTH DORCHESTER, MA 01968
 TEL: 508-445-1111
 FAX: 508-445-1112
 WWW: www.bohlerengineering.com

CONSTRUCTION CONTROL NOTICES & DETAILS
 020-0128
 MASSACHUSETTS
 PROVIDENCE COUNTY
 1800 KINGS HIGHWAY
 NEW BEDFORD, MASSACHUSETTS

CONSTRUCTION CONTROL NOTICES & DETAILS
 020-0128
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CONSTRUCTION CONTROL NOTICES & DETAILS
 020-0128
 MASSACHUSETTS
 PROVIDENCE COUNTY
 1800 KINGS HIGHWAY
 NEW BEDFORD, MASSACHUSETTS

Case 19-15

REV	DATE	DESCRIPTION

M.J. MRVA
 LANDSCAPE ARCHITECT
 1000 KINGS HIGHWAY
 WESTWOOD, MA 01887
 TEL: 978-335-1111
 FAX: 978-335-1112

McDonald's
 1000 KINGS HIGHWAY
 WESTWOOD, MA 01887
 NORTH-EAST REGION
 690 CANTON STREET
 WESTWOOD, MA 01887
 THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION
 AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

DATE: 1/17/15
 DRAWN BY: JAK
 CHECKED BY: JAK
 APPROVED BY: JAK

PROJECT NO.: 15-000000-000
 CAD FILE # 15-000000.dwg

CONTRACT NO.:
 CONSTRUCTION NO.:

PROJECT NAME: W142000
 PROJECT NUMBER: 15-000000-000

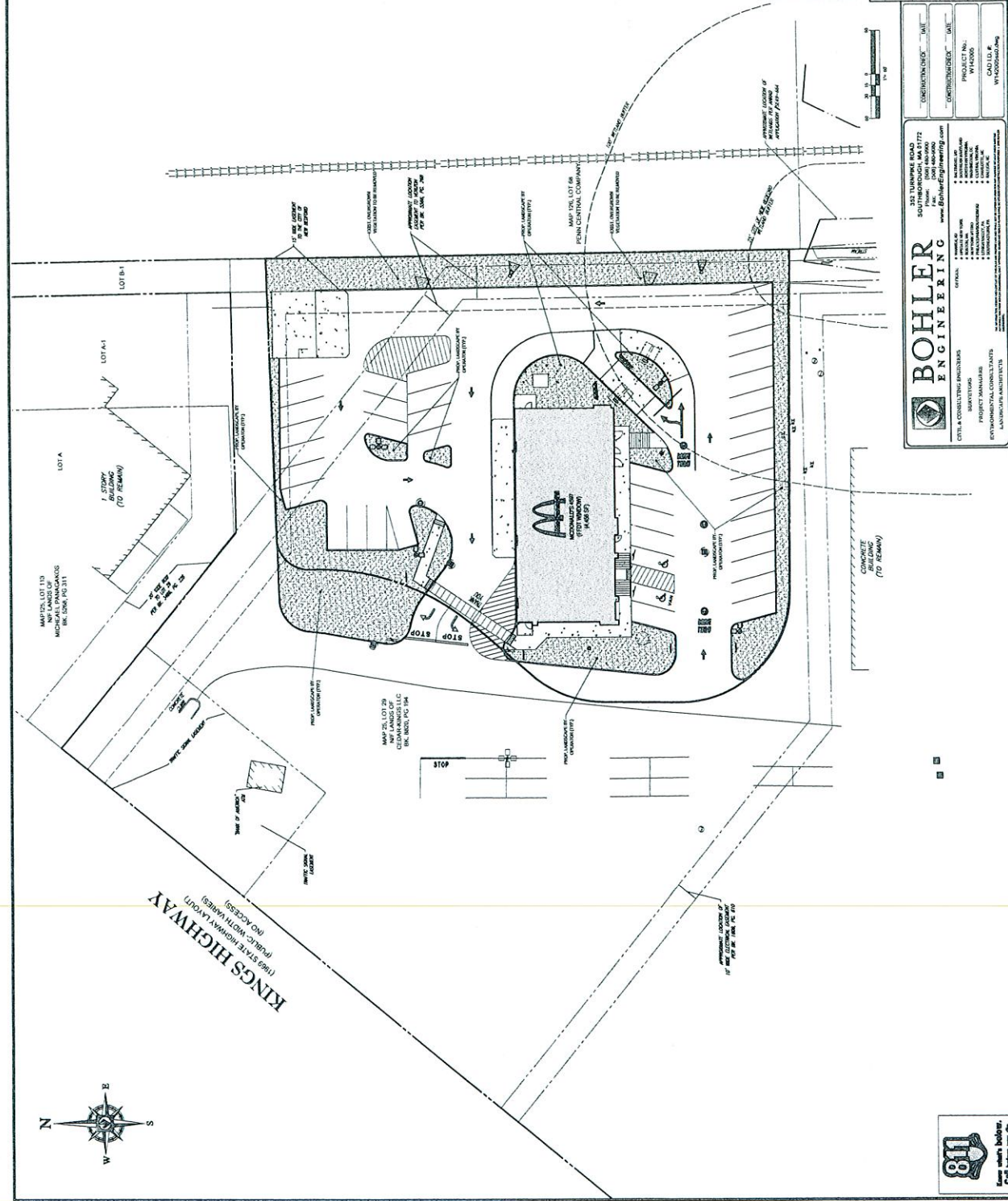
PROJECT MANAGER: JAK
 PROJECT ARCHITECT: JAK
 PROJECT ENGINEER: JAK
 PROJECT SURVEYOR: JAK
 PROJECT LANDSCAPE ARCHITECT: JAK

STATE: MASSACHUSETTS
 COUNTY: PROVIDENCE COUNTY
 TOWN: WESTWOOD

SHEET NO. C-10
 OF 10

LANDSCAPE PLAN

THIS PLAN IS TO BE UTILIZED FOR
 LANDSCAPE PURPOSES ONLY
 REFER LANDSCAPE NOTES &
 DETAILS SHEET FOR LANDSCAPE
 NOTES AND DETAILS



BOHLER ENGINEERING
 351 TURNBURE ROAD
 SOUTHBOROUGH, MA 01772
 TEL: 508-885-1111
 FAX: 508-885-1112
 WWW.BOHLENGINEERING.COM

OFFICE:
 1. PROJECT MANAGER
 2. PROJECT ARCHITECT
 3. PROJECT ENGINEER
 4. PROJECT SURVEYOR
 5. PROJECT LANDSCAPE ARCHITECT

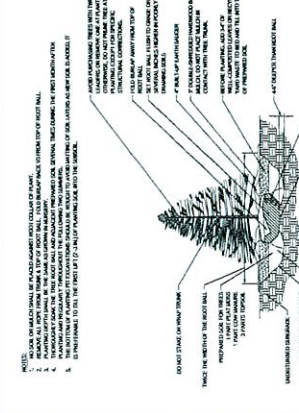
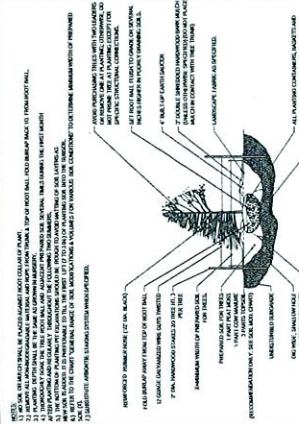
PROJECT MANAGER: JAK
 PROJECT ARCHITECT: JAK
 PROJECT ENGINEER: JAK
 PROJECT SURVEYOR: JAK
 PROJECT LANDSCAPE ARCHITECT: JAK

Case 19-15

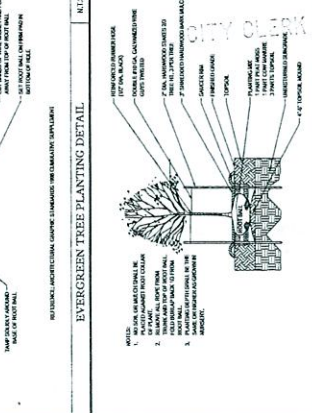
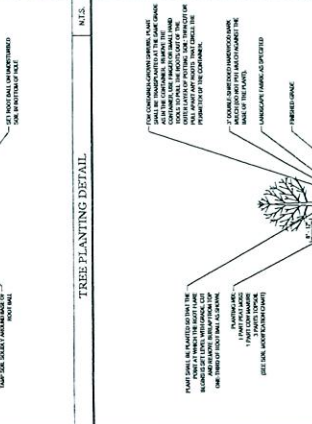
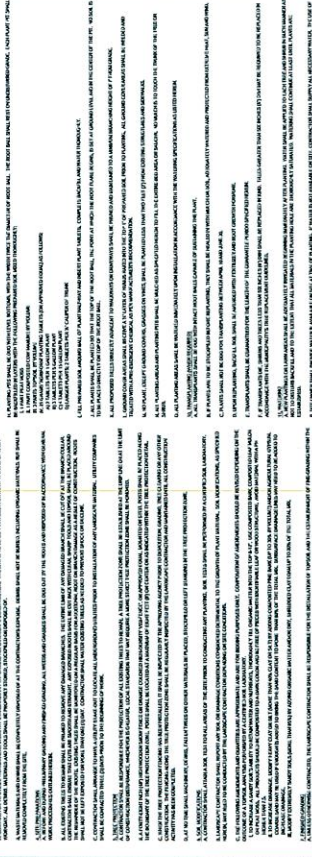


LANDSCAPE SPECIFICATIONS

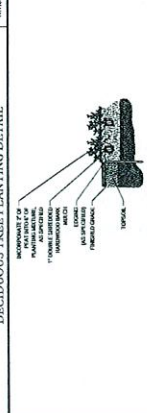
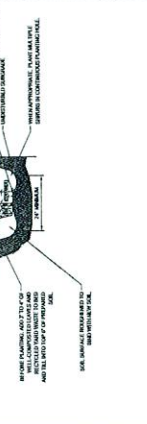
1. THE LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF WESTFIELD LANDSCAPE DESIGN MANUAL. THE DESIGN SHALL BE A COMPREHENSIVE PLAN THAT PROVIDES FOR THE PROPER PLACEMENT, SELECTION, AND MAINTENANCE OF PLANT MATERIALS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF WESTFIELD LANDSCAPE DESIGN MANUAL. THE DESIGN SHALL BE A COMPREHENSIVE PLAN THAT PROVIDES FOR THE PROPER PLACEMENT, SELECTION, AND MAINTENANCE OF PLANT MATERIALS.



TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



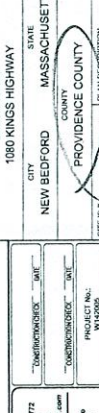
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



BLACK ALUMINUM EDGING



SHRUB/GROUND COVER DETAIL



GROUNDCOVER PLANTING



Professional seal for J.A. KUCICH, Professional Engineer, License No. 0000000000. Includes date AUG 14 2018, sheet number C-11, and project information for McDonald's.

Project information for McDonald's. Includes address 180 KINGS HIGHWAY, CITY NEW BEDFORD, STATE MASSACHUSETTS, COUNTY PROVIDENCE COUNTY, and site ID 020-0128. Includes a drawing scale of 1/8" = 1'-0".

Bohler Engineering logo and contact information. Includes address 332 THURMAN ROAD, SOUTHERDORCH, MA 01772, phone 978-486-8000, and website www.BohlerEngineering.com.

Additional project notes and specifications. Includes notes on tree selection, placement, and maintenance. Includes a note about the design being in accordance with the City of Westfield Landscape Design Manual.

DATE: AUG 14 2018
SHEET NO.: C-11
PROJECT NO.: 020-0128
LANDSCAPE NOTES & DETAILS
CASE 19-15

DATE: _____
 PLAN APPROVALS:
 APPROVED BY: JAK
 APPROVED DATE: AUG 14 2015
 STATE: MASSACHUSETTS
 COUNTY: PROVIDENCE COUNTY
 SHEET NO: C-12
 OF 25
 CASE 19-17

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION.
 835 CANTON STREET
 WESTWOOD, MA

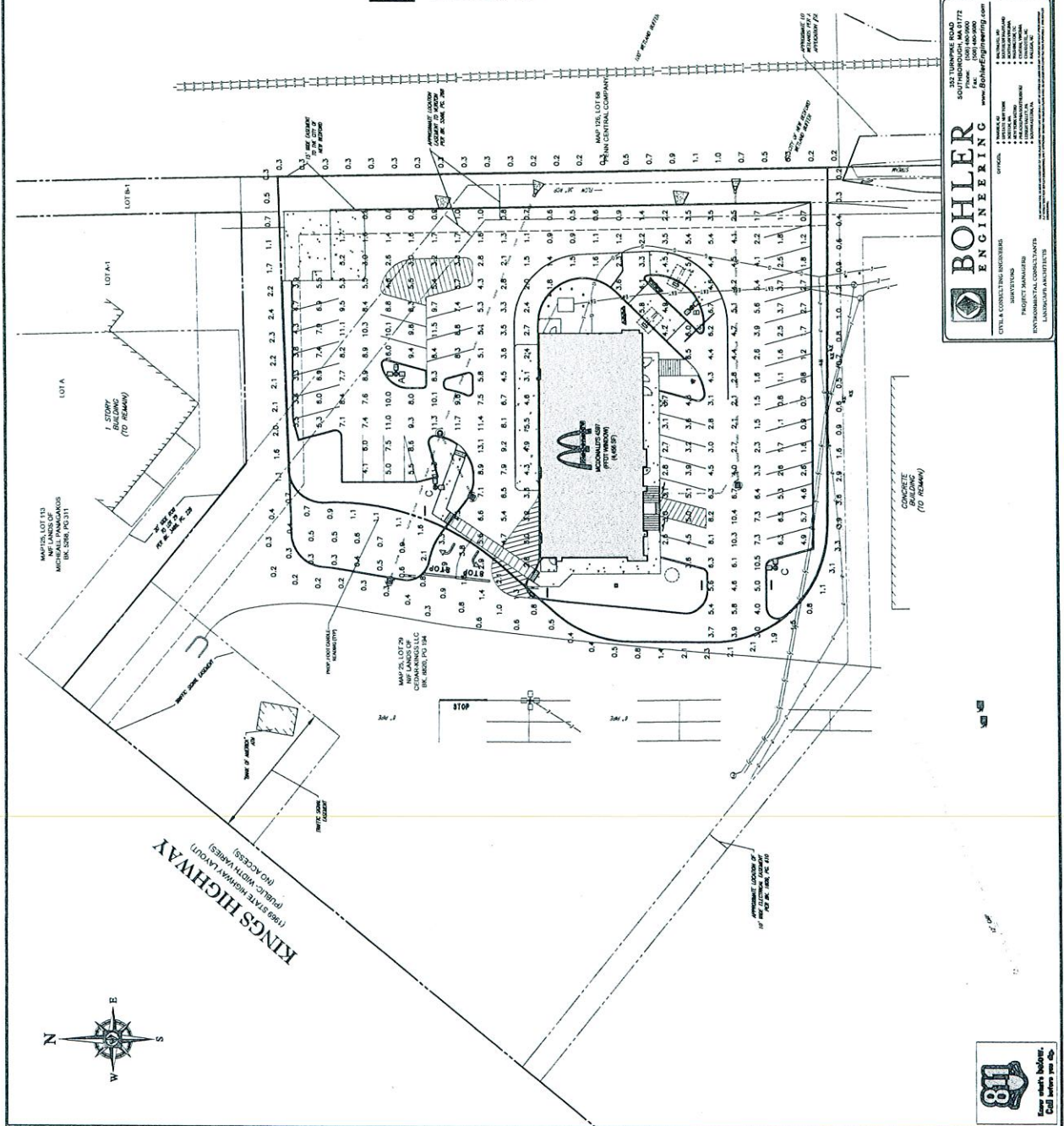
AREA LIGHT DETAIL N.T.S.
 THIS PLAN IS TO BE UTILIZED FOR LIGHTING PURPOSES ONLY.

STREET ADDRESS: 1900 KINGS HIGHWAY
 CITY: NEW BEDFORD
 COUNTY: PROVIDENCE COUNTY
 SHEET NO: C-12
 OF 25


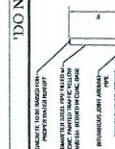
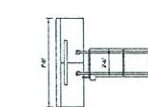
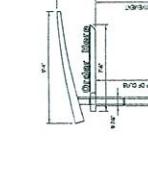
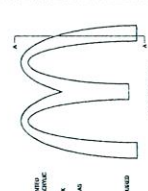
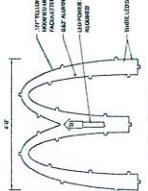
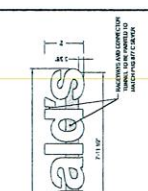
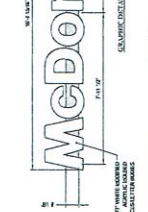
PROVIDENCE COUNTY PLANNING BOARD
 AUG 14 2015

LIGHTING NOTES:

1. THE DESIGNER HAS PREPARED SPECIFICATIONS FOR LIGHTING AND LUMINAIRE SCHEDULES BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LIGHTING AND LUMINAIRE SCHEDULES AND SHALL BE RESPONSIBLE FOR THE CORRECT INSTALLATION OF THE LIGHTING AND LUMINAIRE SCHEDULES.
2. THE LIGHT FIXTURES SHALL BE INSTALLED AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INSTALLATION OF THE LIGHTING AND LUMINAIRE SCHEDULES.
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LIGHTING AND LUMINAIRE SCHEDULES.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LIGHTING AND LUMINAIRE SCHEDULES.
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19. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LIGHTING AND LUMINAIRE SCHEDULES.
20. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LIGHTING AND LUMINAIRE SCHEDULES.



NUMERIC SUMMARY	
LEVEL	MINIMUM
1ST FLOOR	0.2
2ND FLOOR	0.2
3RD FLOOR	0.2
4TH FLOOR	0.2
5TH FLOOR	0.2
6TH FLOOR	0.2
7TH FLOOR	0.2
8TH FLOOR	0.2
9TH FLOOR	0.2
10TH FLOOR	0.2
11TH FLOOR	0.2
12TH FLOOR	0.2
13TH FLOOR	0.2
14TH FLOOR	0.2
15TH FLOOR	0.2
16TH FLOOR	0.2
17TH FLOOR	0.2
18TH FLOOR	0.2
19TH FLOOR	0.2
20TH FLOOR	0.2
21ST FLOOR	0.2
22ND FLOOR	0.2
23RD FLOOR	0.2
24TH FLOOR	0.2
25TH FLOOR	0.2
26TH FLOOR	0.2
27TH FLOOR	0.2
28TH FLOOR	0.2
29TH FLOOR	0.2
30TH FLOOR	0.2
31ST FLOOR	0.2
32ND FLOOR	0.2
33RD FLOOR	0.2
34TH FLOOR	0.2
35TH FLOOR	0.2
36TH FLOOR	0.2
37TH FLOOR	0.2
38TH FLOOR	0.2
39TH FLOOR	0.2
40TH FLOOR	0.2
41ST FLOOR	0.2
42ND FLOOR	0.2
43RD FLOOR	0.2
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93RD FLOOR	0.2
94TH FLOOR	0.2
95TH FLOOR	0.2
96TH FLOOR	0.2
97TH FLOOR	0.2
98TH FLOOR	0.2
99TH FLOOR	0.2
100TH FLOOR	0.2

DESCRIPTION	DATE	REV.	BY
 <p>'DO NOT ENTER' SIGN</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			
 <p>FLAG POLE BASE</p> <p>N.I.S.</p> <p>SEE REVISIONS TO THE 1997 CITY OF BEDFORD SPECIFICATIONS FOR FLAG POLE BASE.</p>			
 <p>BOLLARD DETAIL</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			
 <p>CUSTOMER ORDER DISPLAY DETAIL</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			
 <p>PRECAST CONCRETE CURB DETAIL</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			
 <p>TYPICAL PAVEMENT MARKINGS</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			
 <p>ADA COMPLIANT SLOPED SIDEWALK</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			
 <p>ACCESSIBLE STALL MARKING</p> <p>N.I.S.</p> <p>CONCRETE TO BE ADJUSTED TO FIT SIGN SIZE. TOP OF SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE. SIGN TO BE 1/8" ABOVE FINISH GRADE.</p>			

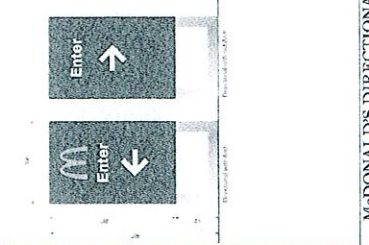
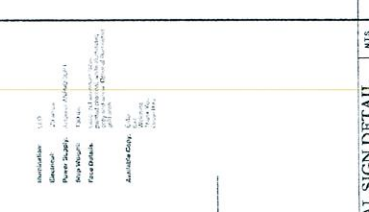
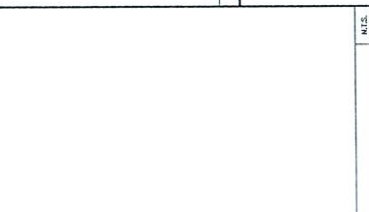
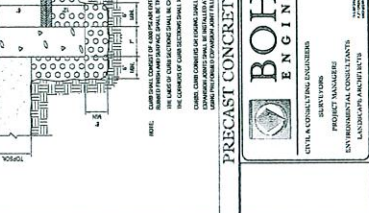
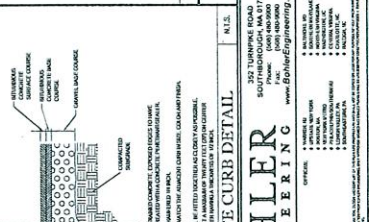
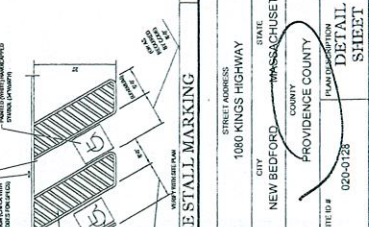
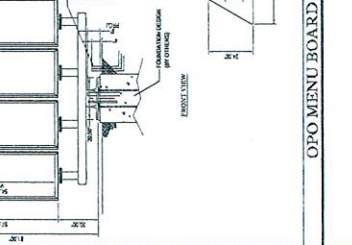
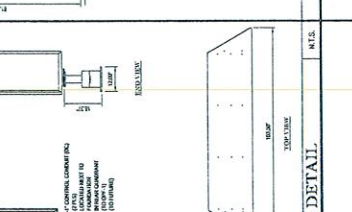
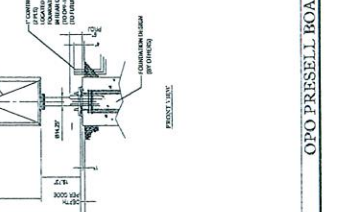
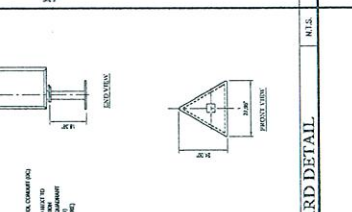
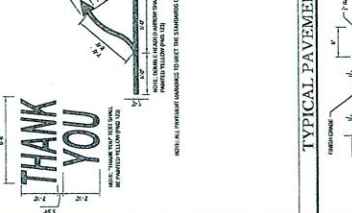
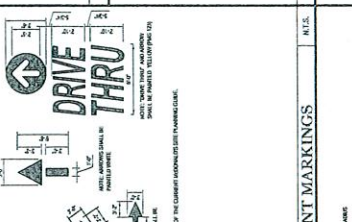
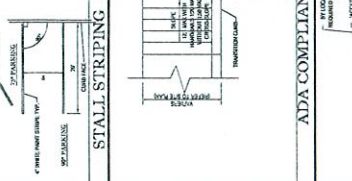
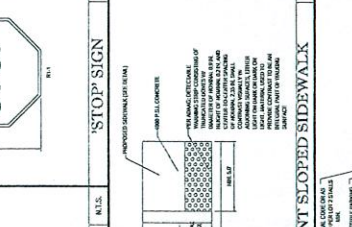
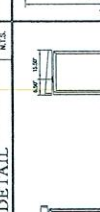
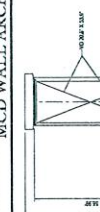
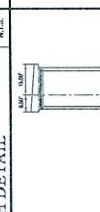
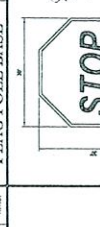
J.A. KUICICH
 PROFESSIONAL ENGINEER
 100 WESTWOOD MA
 WESTWOOD, MA

McDonald's
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PLANNING
AUG 14 2007
DEPARTMENT

DATE: _____
 OFFICE: _____
 ADDRESS: _____

STATE: MASSACHUSETTS
 COUNTY: PROVIDENCE COUNTY
 CITY: NEW BEDFORD
 STREET ADDRESS: 1080 KINGS HIGHWAY
 PROJECT NO.: 020-0128
 SHEET NO.: C-13
 OF 15



BOHLER ENGINEERING

392 TURNPIKE ROAD
 SUITE 100
 NEW BEDFORD, MA 01905
 TEL: 508-366-0000
 FAX: 508-366-0001
 WWW: www.bohlereng.com

CITY & STATE CONSULTANTS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

PROJECT MANAGER: _____
 PROJECT NO.: _____
 DATE: _____

McDonald's DIRECTIONAL SIGN DETAIL

<p>PIPE TRENCH DETAIL</p>	<p>TYPICAL CONCRETE SIDEWALK DETAIL</p>	<p>"STOP" BAR DETAIL</p>
<p>CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL</p>	<p>WATER SERVICE CONNECTION DETAIL</p>	<p>GATEWAY CLEARANCE BAR DETAIL</p>
<p>CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL</p>	<p>PAVEMENT TIE-IN DETAIL</p>	<p>TRANSITION CURB DETAIL</p>
<p>GATE VALVE</p>	<p>PRECAST CONCRETE DEEP SUMP CATCH BASIN</p>	<p>AUTO DETECTOR LOOP DETAIL</p>
<p>TRASH ENCLOSURE WALL SECTION</p>	<p>TRASH ENCLOSURE GATE POST DETAILS</p>	<p>TRASH CORRAL TYPICAL ELEVATION</p>
<p>TRASH ENCLOSURE GATE POST DETAILS</p>	<p>TRASH ENCLOSURE WALL SECTION</p>	<p>TRASH CORRAL TYPICAL ELEVATION</p>
<p>TRASH ENCLOSURE WALL SECTION</p>	<p>TRASH ENCLOSURE GATE POST DETAILS</p>	<p>TRASH CORRAL TYPICAL ELEVATION</p>
<p>TRASH ENCLOSURE WALL SECTION</p>	<p>TRASH ENCLOSURE GATE POST DETAILS</p>	<p>TRASH CORRAL TYPICAL ELEVATION</p>
<p>TRASH ENCLOSURE WALL SECTION</p>	<p>TRASH ENCLOSURE GATE POST DETAILS</p>	<p>TRASH CORRAL TYPICAL ELEVATION</p>

J.A. KUCICH
PROFESSIONAL ENGINEER
1000 KINGS HIGHWAY
NEW BEDFORD, MASSACHUSETTS
020-0128

McDonald's
PLANNING DEPARTMENT
AUG 14 2010
C-14
SHEET NO. 020-0128
DETAIL SHEET

Case 19-15

NO.	DATE	DESCRIPTION

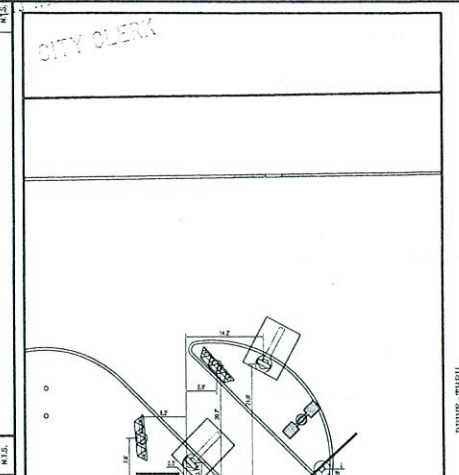
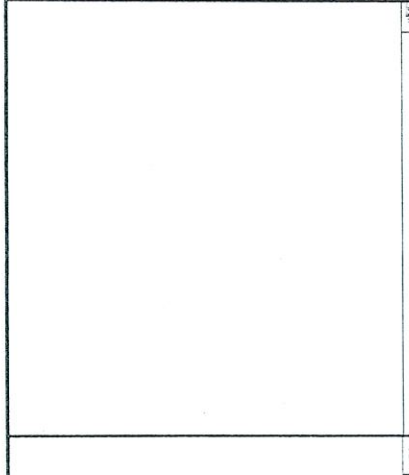
McDonald's

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J.A. KUICH
PROJECT MANAGER

PLAN APPROVALS	DATE

PROJECT NO.	C-15
SHEET NO.	OF 2
SHEET NO.	
DATE	



PLANNING

THE REGIONAL CONSTRUCTION LAYOUTS, A DRIVE-THRU IS FINAL APPROVED, AND CHANGES ARE TO BE MADE AFTER THIS POINT.

STREET ADDRESS	1800 KINGS HIGHWAY
CITY	NEW BEDFORD
STATE	MASSACHUSETTS
COUNTY	PROVIDENCE COUNTY
PROJECT NO.	020-0728
DATE	

DEPARTMENT

BOHLER ENGINEERING

332 THURMOUTH BEACH
SOUTH BEACH, MA 01915
Phone: (508) 840-0000
www.BohlerEngineering.com

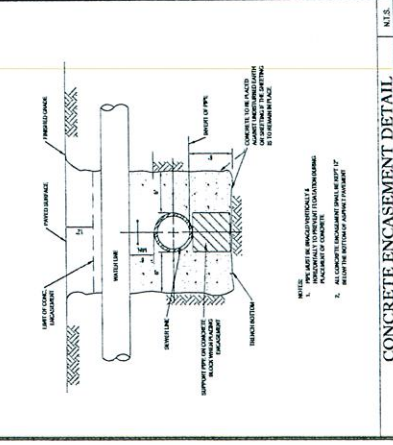
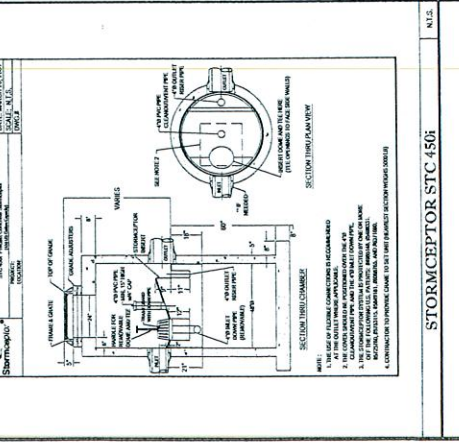
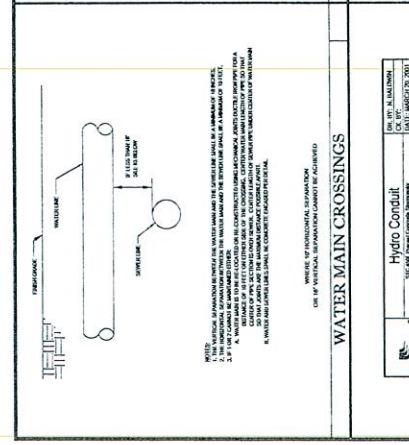
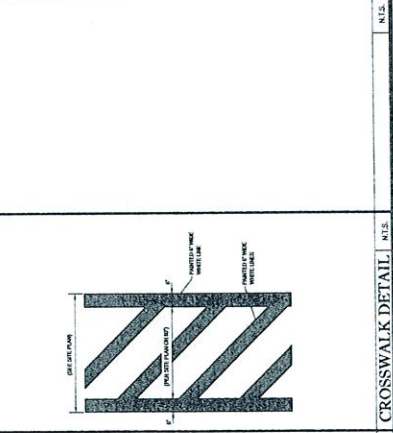
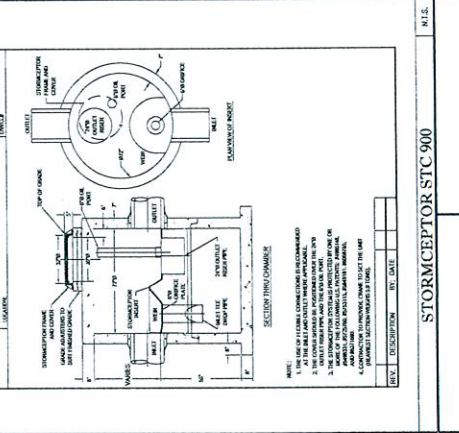
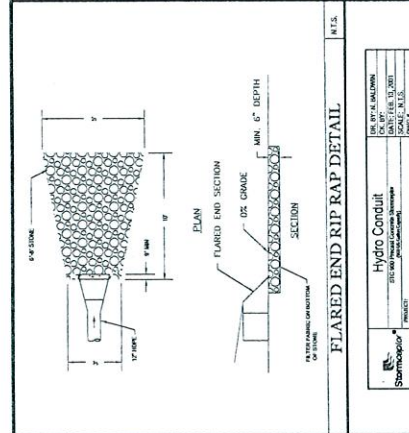
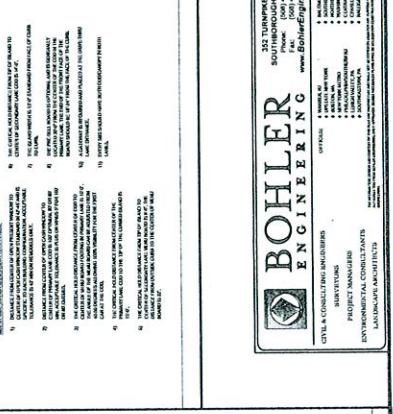
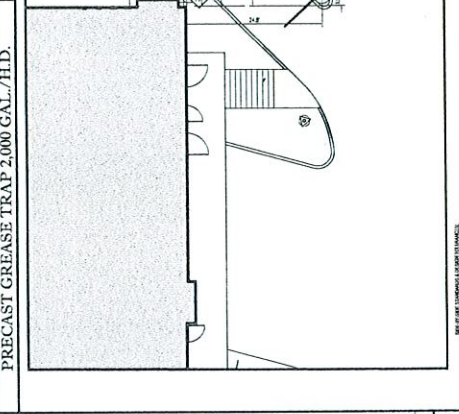
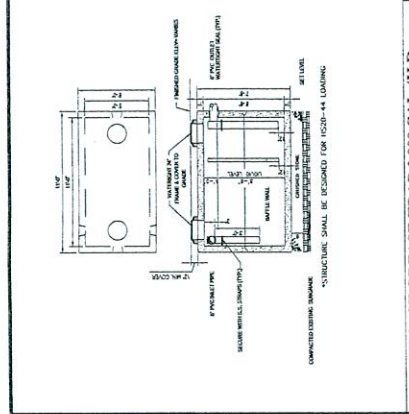


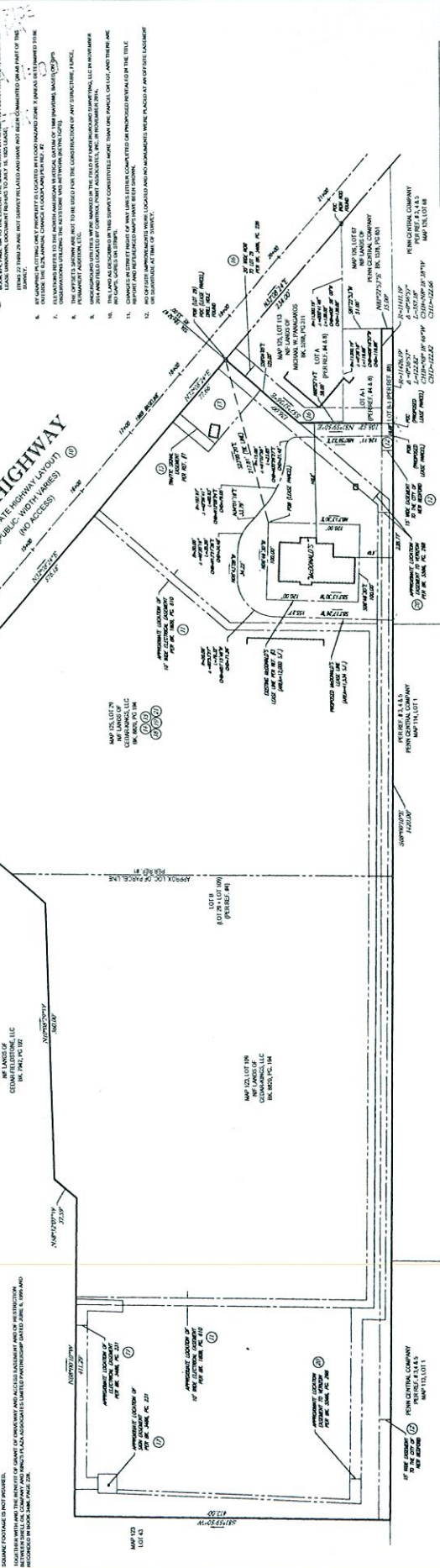
EXHIBIT 'A'

SHIPPING CENTER PARCEL:
CITY OF NEW BEDFORD, MASSACHUSETTS
CITY OF NEW BEDFORD, MASSACHUSETTS
CITY OF NEW BEDFORD, MASSACHUSETTS

NOTES:
1. PROPERTY OWNERS LIST FOR THE CITY OF NEW BEDFORD, MASSACHUSETTS, COUNTY, COMMONWEALTH OF MASSACHUSETTS...
2. LOT 29 IS 50' x 100' (APPROXIMATE) PER 1898 DEED...

NOTES:
1. PROPERTY OWNERS LIST FOR THE CITY OF NEW BEDFORD, MASSACHUSETTS, COUNTY, COMMONWEALTH OF MASSACHUSETTS...
2. LOT 29 IS 50' x 100' (APPROXIMATE) PER 1898 DEED...

NOTES:
1. PROPERTY OWNERS LIST FOR THE CITY OF NEW BEDFORD, MASSACHUSETTS, COUNTY, COMMONWEALTH OF MASSACHUSETTS...
2. LOT 29 IS 50' x 100' (APPROXIMATE) PER 1898 DEED...



McDONALD'S USA, LLC
CONTROL POINT
GERRY L. HOLDRIGHT
DATE: 11-20-14
SCALE: 1" = 50'

2014 STANBARD BUILDING
 4597-WOOD/WOOD
 DEPARTMENT

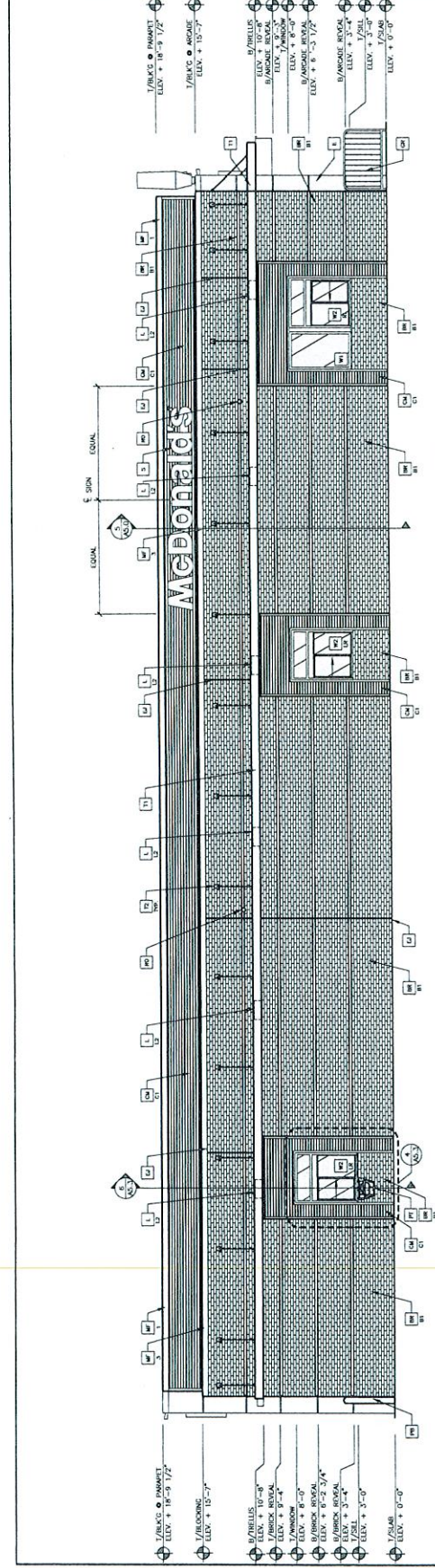
AUG 14, 2014
 PLANNING

NO. A2.1
 ELEVATIONS

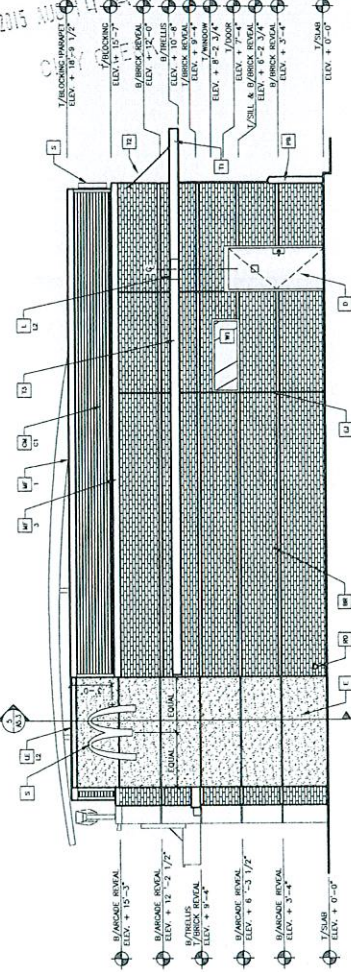
2014 STANBARD BUILDING
 4597-WOOD/WOOD
 DEPARTMENT
 AUG 14, 2014
 PLANNING

REV	DATE	DESCRIPTION

McDonald's USA, LLC
 2014 McDonald's USA, LLC
 All rights reserved. This drawing is the property of McDonald's USA, LLC and shall not be used, reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC.



1 DRIVE THRU ELEVATION
 1/4\"/>



2 REAR ELEVATION
 1/4\"/>

1 ALUMINUM MULLIONS 2\"/>

10 PVC INSULATION - FINISHED YELLOW
 11 LIGHT PASTE STAINLESS STEEL
 12 PAINT - SEE FINISH SCHEDULE

13 CORNER LANTERN - SEE ELECTRICAL
 14 1\"/>

15 1\"/>

16 1\"/>

17 1\"/>

18 1\"/>

19 1\"/>

Deed

King's Plaza Associates Limited Partnership
of c/o WP Realty, Inc., 940 Haverford Road, Bryn Mawr, PA 19010 ("Grantor")

For consideration paid and in full consideration of Twelve Million and 00/100 Dollars
(\$12,000,000.00)

Grants to Cedar-Kings, LLC of 44 South Bayles Avenue, Port Washington, NY 11050
("Grantee")
With Quitclaim Covenants

Certain parcels of unregistered land situated in the City of New Bedford, County of
Bristol and Commonwealth of Massachusetts, described on Exhibit "A" attached hereto
and made a part hereof.

Together with all the buildings and other improvements thereon and all tenements, rights,
easements, hereditaments, rights of way, privileges, liberties, appendages and
appurtenances now or hereafter belong or in any way appertaining to such land.

Being the same premises conveyed to the Grantor by deed recorded with Bristol Co. S.D. in
Book 3214, Page 337.

Executed as a sealed instrument this 5 day of October, 2007.

GRANTOR:
KING'S PLAZA ASSOCIATES LIMITED
PARTNERSHIP

By: King's Plaza Developers Limited
Partnership, its General Partner

By: New King's Plaza, Inc.,
its General Partner

By: 
Bryan S. Weingarten
President

REG OF DEEDS
REG #07
BRISTOL S

10/11/07 1:35PM 01
000000 #1737

FEE \$54720.00

CASH \$54720.00

PLANNING

AUG 14 2015

DEPARTMENT

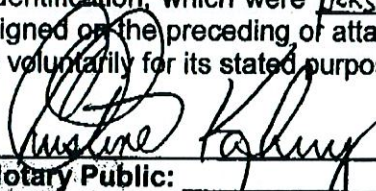
FILE COPY
ATTACHMENT 5

1024+1080 Kings Hwy, New Bedford, MA

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DELAWARE, ss:

On this 1 day of October, 2007 before me, the undersigned notary public, personally appeared Bryan S. Weingarten, the President of New King's Plaza, Inc., General Partner of King's Plaza Developers Limited Partnership, general partner of King's Plaza Associates Limited Partnership, proved to me through satisfactory evidence of identification, which were PERSON KNOWN TO ME, to be the person whose name is signed on the preceding of attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



(official signature and seal of notary)

Notary Public: _____
My Commission Expires: _____

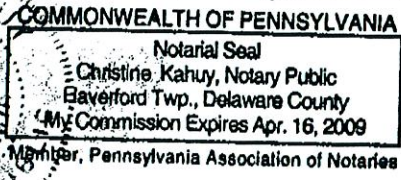
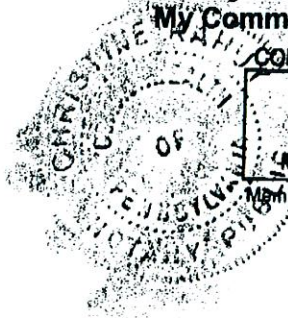


EXHIBIT "A"

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 said Deeds, 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 S 32 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 S 58 04' 05" E a distance of one hundred twenty five and 00/100 (125.00) feet to a point;

Thence proceeding N 80 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 N 08 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 N 81 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 S 08 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 S 08 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 S 81 59' 50" W a distance of four hundred twelve and 00/100 (412.00') feet to a point;

Thence proceeding N 08 00' 10" W a distance of four hundred eleven and 29/100 (411.29') feet to a point;

Thence proceeding N 58 32' 07" W a distance of thirty seven and 59/100 (37.59') feet to a point;

Thence proceeding N 10 08' 29" W a distance of three hundred sixty and 00/100 (360.00') feet to a point;

Thence proceeding N 57 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 N 32 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 N 32 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 +75.009;

Thence continuing N 32 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.

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.



McDonald's USA, LLC
690 Canton Street
Suite 310
Westwood, MA 02090
(781) 329-1450

May 22, 2007

Bohler Engineering, P.C.
352 Turnpike Road
Southborough, MA 01756

To Whom It May Concern:

McDonald's USA, LLC with a usual place of business in Westwood, Massachusetts, does hereby authorize the employees of Bohler Engineering, P.C. to apply for and represent McDonald's USA, LLC in filing of any applications for required permits and/or approvals for the construction, operation and maintenance of McDonald's USA, LLC restaurants including, but not limited to, appearing before any governmental agency at general meetings or public hearing addressing such construction/improvement of McDonald's USA, LLC.

McDonald's USA, LLC


Nancy Dittmeier

PLANNING
AUG 14 2015
DEPARTMENT

FILE COPY

ATTACHMENT ✓

PLANNING
AUG 14 2015
DEPARTMENT
CRK 19-15

WOM! \$10.00 ^{1/2} _{lb} WOP
FALLAS
Community Donation Ce
Saver



Attachment 1

PLANNING

AUG 14 2015

DEPARTMENT

CS& 19-15



PLANNING

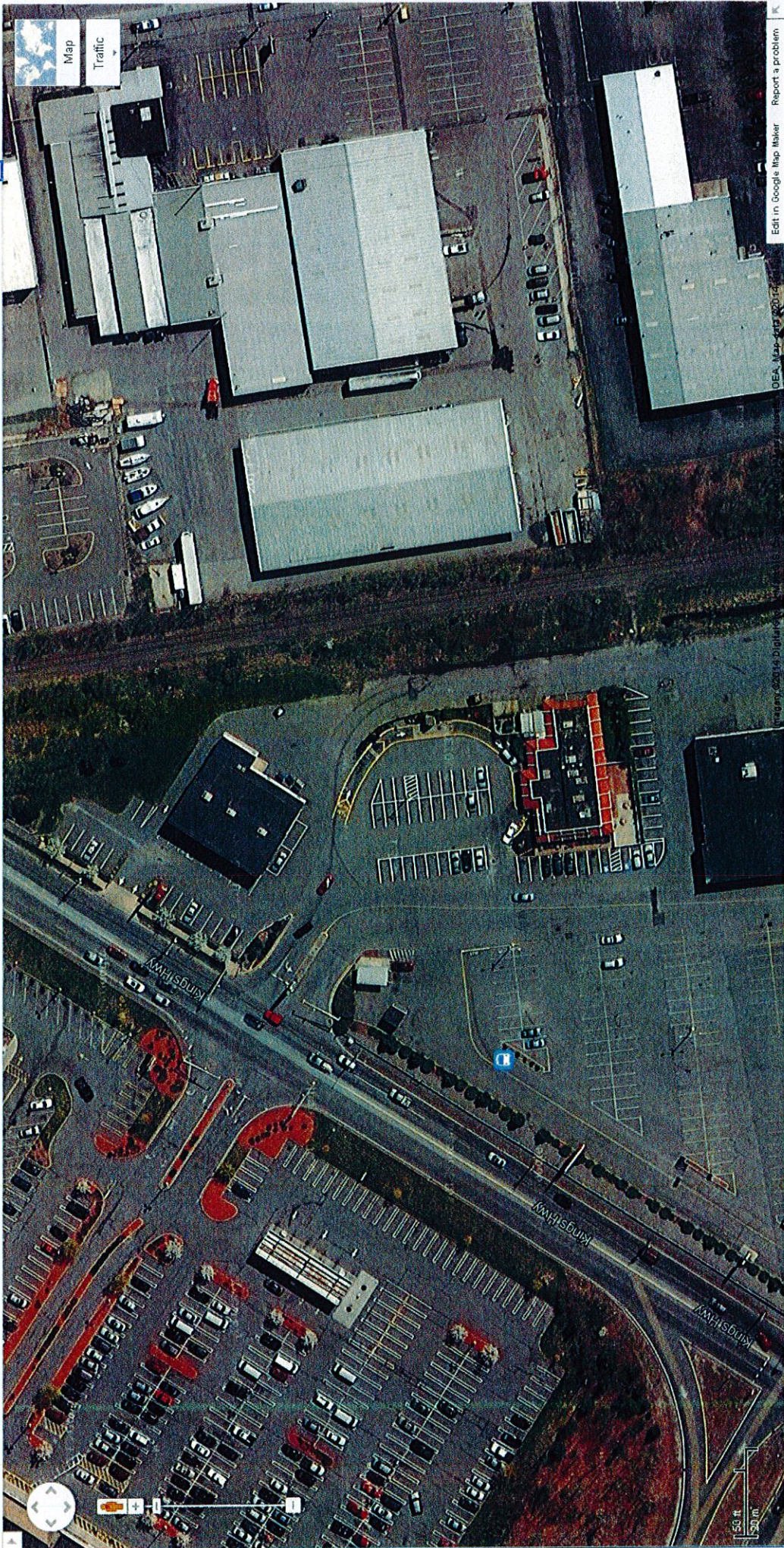
AUG 14 2015

DEPARTMENT

Case 14-18

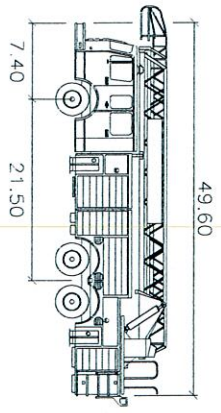
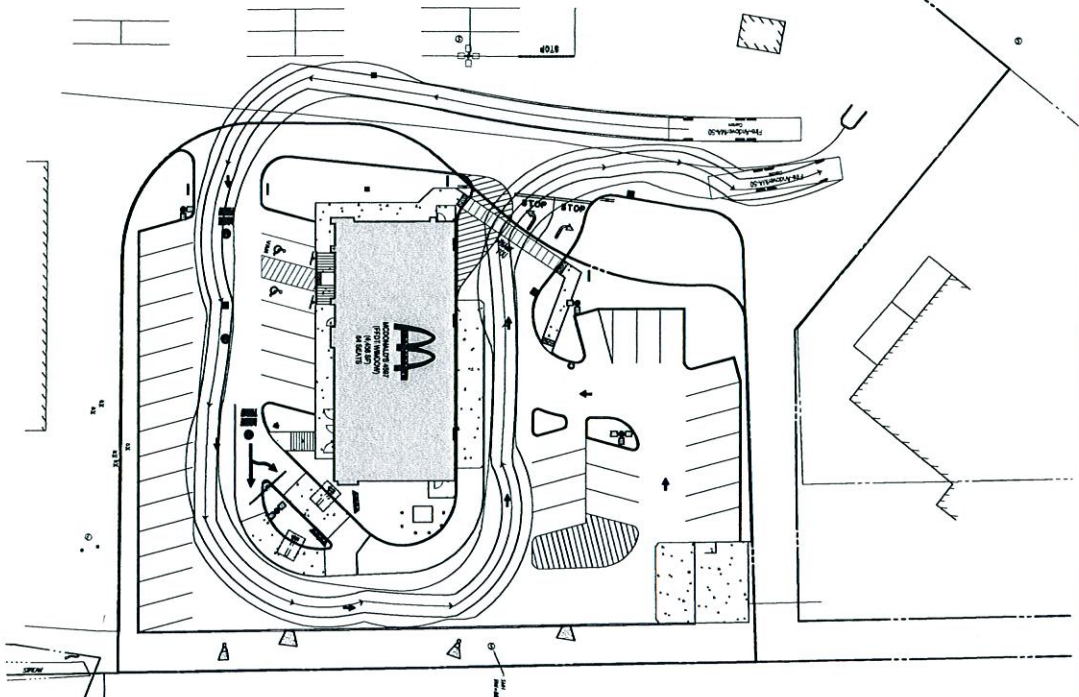


PLANNING
AUG 14 2015
DEPARTMENT
CASE 19-15





KINGS HIGHWAY
 (1985 STATE HIGHWAY LAYOUT)
 (PUBLIC WORK LINES)
 (NO ACCESS)



Fire-50 feet
 Width : 8.50
 Track : 8.25
 Lock to Lock Time : 6.0
 Steering Angle : 30°

DEPARTMENT
AUG 14 2015
PLANNING

BOHLER ENGINEERING
 225 THIRDSHIP ROAD
 NEW BEDFORD, MA 01772
 TEL: 508-451-1111
 FAX: 508-451-1112
 WWW.BOHLENER.COM

PROJECT NO. 020-0128
 DATE: 08/14/15

STREET NUMBER: 1080 KINGS HIGHWAY
 CITY: NEW BEDFORD
 COUNTY: MASSACHUSETTS
 PROJECT NO.: 020-0128
 PLAN DESCRIPTION: FIRE TRUCK CIRCULATION

OK: 19-15

McDonald's

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 OFFICE: NORTHEAST REGION
 ADDRESS: 690 CANTON STREET, WESTWOOD MA



REV	DATE	DESCRIPTION	BY

DATE	BY	STATUS

ATTACHMENT 6

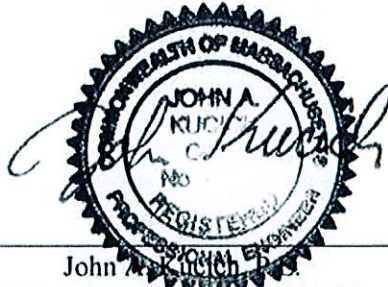
DRAINAGE REPORT

**For
Proposed Restaurant**

**1080 Kings Highway
Map 125, Lot 29
City of New Bedford
Bristol County, Massachusetts**

Prepared by:

BOHLER ENGINEERING
352 Turnpike Road
Southborough, MA 01772
(508) 480-9900 TEL.



John A. Klisch
Massachusetts P.E. Lic. # 41530



BOHLER
ENGINEERING

August 12, 2015

BEPC #W142005

PLANNING

AUG 14 2015

DEPARTMENT
CASE 19-15

FILE COPY
ATTACHMENT 9

TABLE OF CONTENTS

	<u>PAGE</u>
I. PROJECT SUMMARY	2
II. EXISTING SITE CONDITIONS	2
III. PROPOSED SITE CONDITIONS	3
IV. MASS DEP STORMWATER STANDARDS	3
V. SUMMARY	5

APPENDICES

- A. USGS & FEMA MAPS
- B. PRE & POST RUNOFF CALCULATIONS & TSS REMOVAL CALCULATIONS
- C. LONG TERM STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN
- D. LONG TERM POLLUTION PREVENTION PLAN
- E. ANRAD APPLICATION SE49-664 PLAN

I. PROJECT SUMMARY

The proposed project involves the demolition of the existing approximately 5,145 square foot McDonald's and construction of a 4,450± square foot McDonald's. Additional proposed improvements include the addition of side-by-side ordering stations, increased landscaping, decreased impervious area (±4,625 SF reduction), new utilities, and a drainage system which includes the addition of water quality treatment where none exists currently.

A comparison of the peak existing and proposed conditions runoff rates for the 2, 10, 25 & 100 year storms using the Rational Formula demonstrates that the decrease in impervious area will result in a decrease in peak runoff rates (please refer to calculations in Appendix B):

Existing Flows:

Q₂: 2.95 cfs

Q₁₀: 4.17 cfs

Q₂₅: 4.86 cfs

Q₁₀₀: 6.08 cfs

Proposed Flows:

Q₂: 2.73 cfs; decrease = 0.22 cfs

Q₁₀: 3.86 cfs; decrease = 0.31 cfs

Q₂₅: 4.50 cfs; decrease = 0.36 cfs

Q₁₀₀: 5.62 cfs; decrease = 0.46 cfs

II. EXISTING SITE CONDITIONS

The proposed project site is the existing McDonald's Restaurant located in the northerly part of King's Plaza at 1080 Kings Highway in New Bedford. The parcel is approximately 3.9 acres in area and is further defined as assessor's map 125, lot 29. The Site currently drains via sheet flow over the parking lot from West to East, which eventually flows to a wetland. The wetland is located outside of the Site, between the Site property line and the railroad tracks to the Southeast. Portions of the proposed project fall within 100-feet of the off-site wetlands. The wetland delineation was approved under ANRAD Application SE49-664, which is still valid. For reference, Appendix E provides a copy of the ANRAD plan.

III. PROPOSED SITE CONDITIONS

The proposed project involves the demolition of the existing approximately 5,145 square foot McDonald's and construction of a 4,450± square foot McDonald's. Additional proposed improvements include the addition of side-by-side ordering stations, increased landscaping, decreased impervious area (±4,625 SF reduction), new utilities, and a drainage system which includes the addition of water quality treatment where none exists currently. Stormwater treatment will be improved by increasing pervious area within the Site and also by adding two (2) stormwater quality units. Indirect impacts from stormwater discharges are to be mitigated through the use of sedimentation and erosion control measures during construction and implementation of stormwater Best Management Practices that comply with DEP standards. The stormwater management system will meet all applicable requirements of the current Massachusetts Department of Environmental Protection Stormwater Policy Handbook guidelines as further detailed below.

IV. MASSACHUSETTS DEP STORMWATER MANAGEMENT STANDARDS

The following section describes the project's conformance with the Massachusetts DEP's current Stormwater Management Standards.

Low Impact Development (LID) Measures

The amount of impervious area under proposed conditions will be roughly 4,625 SF less than existing conditions. In addition to the increased pervious area, a grassed swale is proposed to further promote infiltration and stormwater treatment.

Standard #1 No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

The project will not result in any new direct discharge of untreated stormwater into, or cause erosion of wetlands or waters of the Commonwealth.

Standard #2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

Runoff rates for the post-development conditions were calculated for the 2-year, 10-year, 25-year and 100-year 24-hour storm events. These are provided in the stormwater pre and post development peak rate calculations in Appendix B. As summarized in this report, post-development peak discharge rates will be less than existing rates.

Standard #3: Loss of annual recharge to ground water shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance.

The amount of impervious area under proposed conditions will be roughly 4,625 SF less than existing conditions. In addition to the increased pervious area, a grassed swale is proposed to further promote infiltration and stormwater treatment.

Standard #4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS)

The proposed Best Management Practices for this site provides for 25.6% TSS removal. This is a substantial increase from the 0% removal efficiency the site currently receives. It's also notable that the 25.6% TSS removal rate does not take credit for potential TSS removal from the grassed swale. We believe we are meeting the requirement for TSS removal to the maximum extent practicable based on existing site constraints.

Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The proposed project is considered a land use with "Higher Potential Pollutant Loads (LUHPPL)," and as such has been designed in accordance with the Massachusetts Stormwater Management regulations. Stormwater BMPs include stormwater quality units and grass swale. A long-term pollution prevention plan has been developed for this project (see Appendix D).

Standard #6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

The site does not contain, nor directly discharge to any critical areas, as defined by the Department of Environmental Protection.

Standard #7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable

The project is a redevelopment project and meets the Stormwater Management Standards to the maximum extent practicable.

Standard #8: A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

An erosion and sediment control plan has been developed for this project implementing at a minimum: silt fence, a crushed stone construction exit, inlet protection, and provisions for stabilizing disturbed areas. Registration of the site under the NPDES Construction General Permit will be done prior to construction, as necessary.

Standard #9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

An Operation and Maintenance Plan developed in accordance with the Stormwater Management Standards is provided in Appendix C of this report.

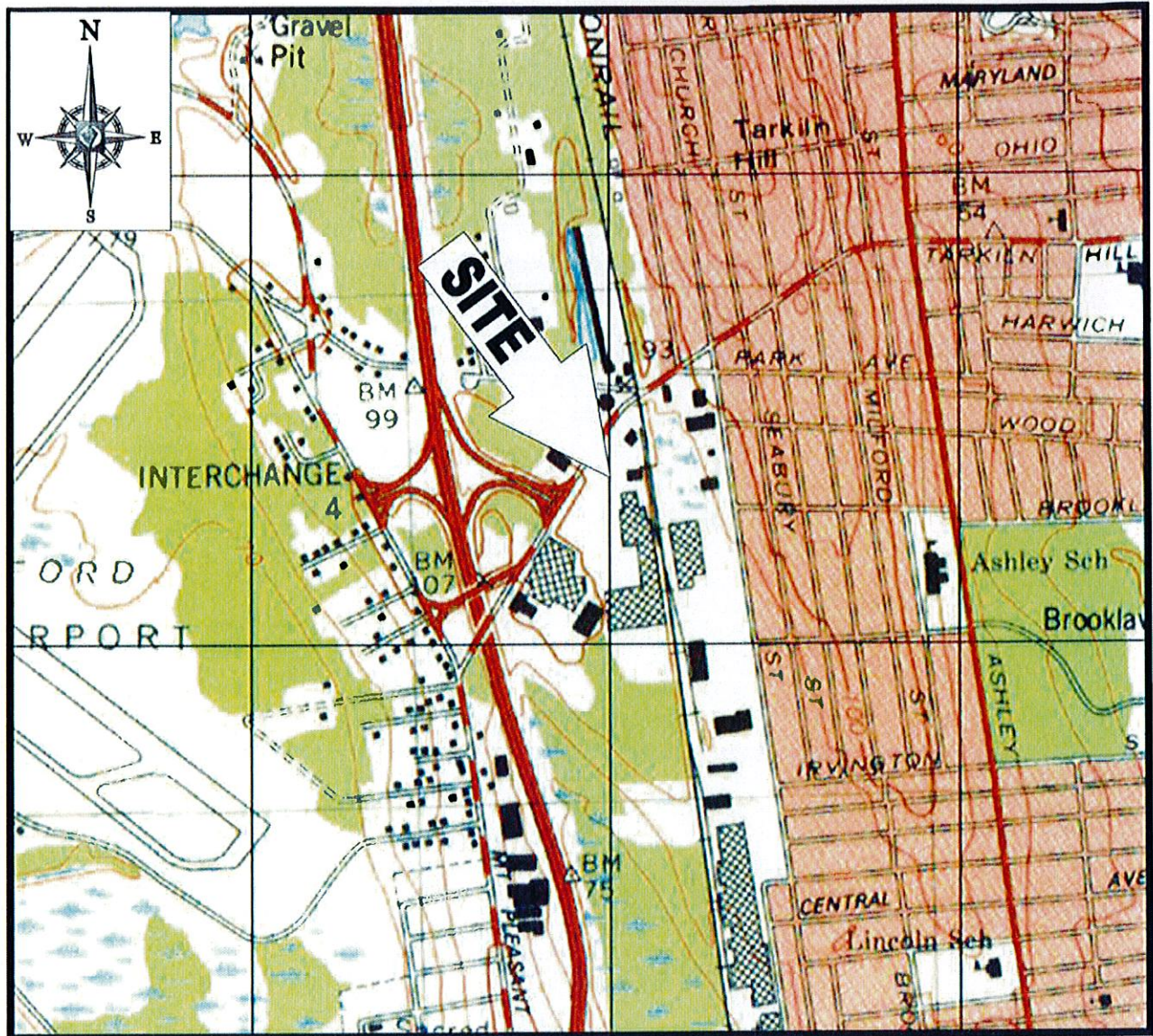
Standard #10: All illicit discharges to the stormwater management system are prohibited.

The proposed stormwater system will convey only stormwater and allowable non-storm discharges (firefighting water, landscape irrigation, air conditioning condensate, etc.) and will not contain any illicit discharges from prohibited sources.

V. SUMMARY

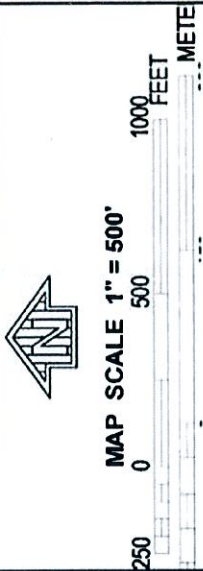
The existing Site currently sheet flows over the parking lot to an area which eventually flows to a wetland. In an effort to substantially increase stormwater treatment, the proposed design captures a portion of the surface flow and will treat the stormwater via a stormwater quality unit prior to discharging to a grassed swale. The total peak runoff rates for the post-development rates will be less than the pre-development rates. Water quality BMPs at the site will be in accordance with Massachusetts DEP Stormwater Management requirements, and will incorporate the use of stormwater quality inlet units as possible. The proposed Best Management Practices for this site provides for 25.6% TSS removal, which is a substantial improvement over the existing 0% removal efficiency the site currently receives. It's also notable that the 25.6% TSS removal rate does not take credit for potential TSS removal from the grassed swale. The project meets or exceeds the applicable stormwater management requirements, and therefore, it is anticipated that this project will have no adverse impacts on the surrounding environment.

APPENDIX A
USGS & FEMA MAPS



LOCATION MAP

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



PANEL 0387F

FIRM
FLOOD INSURANCE RATE MAP
BRISTOL COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 387 OF 550
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)
 CONTAINS:
 COMMUNITY NUMBER 252216
 PANEL SUFFIX 0387 F
 NEW BEDFORD CITY OF

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.



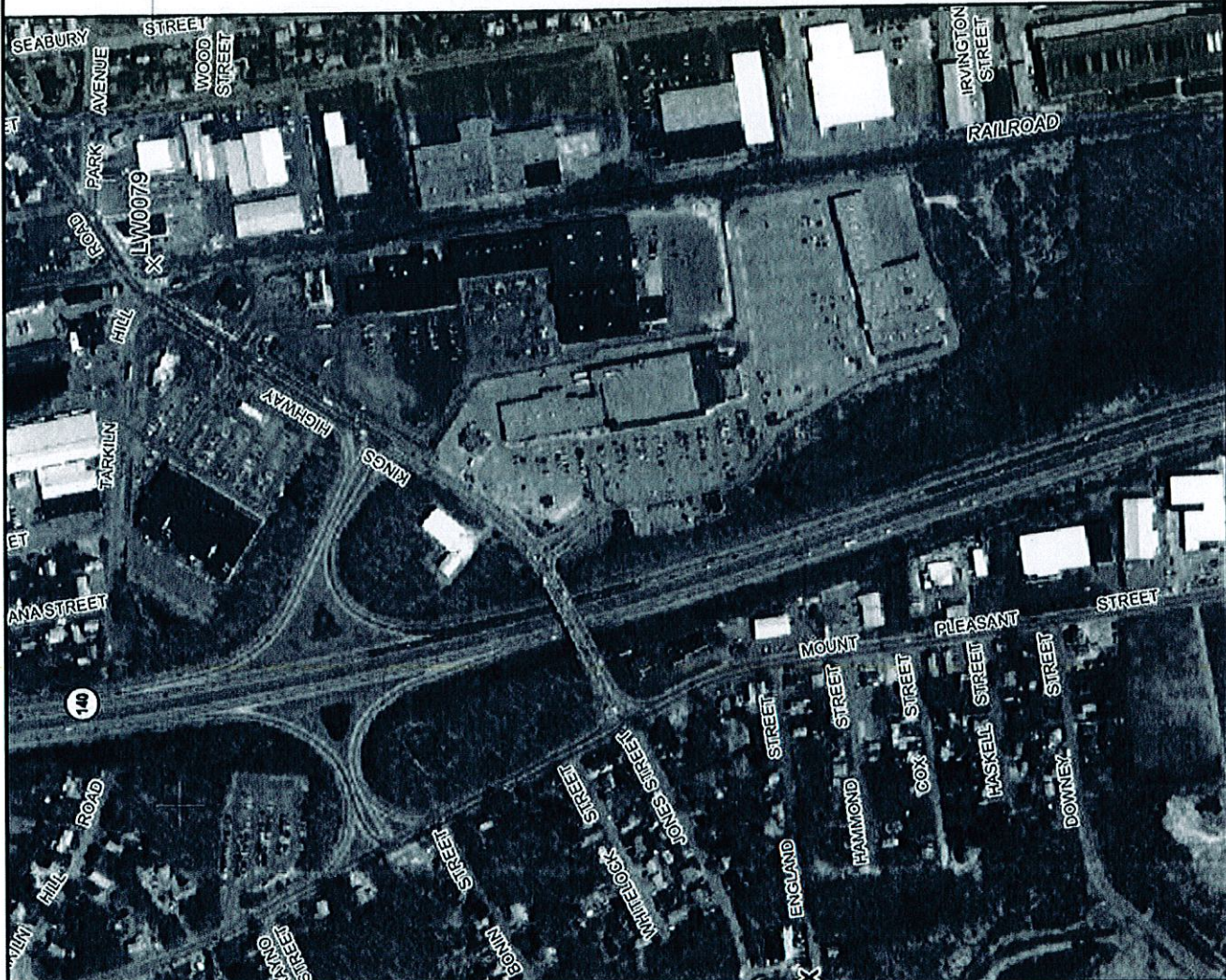
MAP NUMBER
25005C0387F
 EFFECTIVE DATE
JULY 7, 2009

Federal Emergency Management Agency

INUP

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



JOINS PANEL 0391

APPENDIX B
PRE / POST RUNOFF CALCULATIONS &
TSS REMOVAL CALCULATIONS

Pre and Post Development Rational Formula Calculations

$$\text{Pre-Development "c"} = \frac{6,244 \times 0.3 + 39,745 \times 0.9}{45,989} = 0.819$$

$$\text{Post-Development "c"} = \frac{10,867 \times 0.3 + 35,122 \times 0.9}{45,989} = 0.758$$

Q = ciA Where A = 1.06 Ac , c = 0.819 | 0.758

	Pre	Post
$i_2 = 3.4 \text{ in/hr}$	$Q_2 = 2.95 \text{ cfs}$	2.73 cfs
$i_{10} = 4.8 \text{ in/hr}$	$Q_{10} = 4.17 \text{ cfs}$	3.86 cfs
$i_{25} = 5.6 \text{ in/hr}$	$Q_{25} = 4.86 \text{ cfs}$	4.50 cfs
$i_{100} = 7.0 \text{ in/hr}$	$Q_{100} = 6.08 \text{ cfs}$	5.62 cfs

Water Quality Flow

SWQU 1:

$$Q = (qu)(A)(WQV) \quad A = 7,430 \text{ SF} \times \frac{1 \text{ Ac}}{43,560 \text{ SF}} \times \frac{1 \text{ mi}^2}{640 \text{ Ac}} = 0.000267 \text{ Ac}$$

$$WQV = 1''$$

$$Q = 773 \times 0.000267 \times 1.0 \quad qu = 773$$

$$Q = 0.206 \text{ cfs}$$

SWQU 2:

$$Q = (qu)(A)(WQV) \quad A = 6,746 \text{ SF} \times \frac{1 \text{ Ac}}{43,560 \text{ SF}} \times \frac{1 \text{ mi}^2}{640 \text{ Ac}} = 0.000242 \text{ Ac}$$

$$WQV = 1''$$

$$Q = 773 \times 0.000242 \times 1.0 \quad qu = 773$$

$$Q = 0.187 \text{ cfs}$$

TSS Removal:

CB-1 & CB-2 to SWQU-1:

A= 7,430 SF; 81% TSS removal

SWQU-2:

A=6,746 SF; 75% TSS removal

Sheet flow from parking to grass swale:

A= 27,313 SF; 0% TSS removal

Weighted Average:

$$[(7,430 * 0.81) + (6,746 * 0.75) + (27,313 * 0)] / 41,489 = 0.256$$

Weighted average TSS removal = 25.6%

- INSTRUCTIONS:**
1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
 2. Select BMP from Drop Down Menu
 3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location:

BMP ¹	C TSS Removal Rate ¹	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Deep Sump and Hooded Catch Basin	0.25	1.00	0.25	0.75
Proprietary Treatment Practice	0.75	0.75	0.56	0.19
	0.00	0.19	0.00	0.19
	0.00	0.19	0.00	0.19
	0.00	0.19	0.00	0.19

Total TSS Removal =
 Separate Form Needs to be Completed for Each Outlet or BMP Train

Project:
 Prepared By:
 Date:

*Equals remaining load from previous BMP (E) which enters the BMP

TSS Removal Calculation Worksheet

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed
 1. From MassDEP Stormwater Handbook Vol. 1

INSTRUCTIONS:

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location: **SWQU 2**

BMP ¹	C TSS Removal Rate ¹	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Proprietary Treatment Practice	0.75	1.00	0.75	0.25
	0.00	0.25	0.00	0.25
	0.00	0.25	0.00	0.25
	0.00	0.25	0.00	0.25
	0.00	0.25	0.00	0.25

Total TSS Removal = 75%

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: **1080 King Highway New Bedford**
 Prepared By: **Eric Dubrule**
 Date: **8/12/2015**

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet
 must be used if Proprietary BMP Proposed
 1. From MassDEP Stormwater Handbook Vol. 1

APPENDIX C
LONG TERM STORMWATER SYSTEM
OPERATION AND MAINTENANCE PLAN

**LONG TERM STORMWATER SYSTEM OPERATION AND
MAINTENANCE PLAN**

Owner: Cedar-Kings LLC
44 South Bayles Avenue
Port Washington, NY 11050

General Contractor: TBD

Lessee: McDonald's USA, LLC
690 Canton Street
Westwood, MA 02090

The General Contractor shall have all logs and reports as stated within the Stormwater Pollution Prevention Plan readily available at all times for inspection by City's agents.

Method of recording for future Owners

- Deed
 Order of Conditions
 Other: Approved Site Plans

DRAINAGE SYSTEM

COMPONENT: Stormwater Quality Unit

RESPONSIBILITY:

During Construction: General Contractor

Post Construction: Owner

ACTION: Inspection / cleaning

FREQUENCY: Per Manufacturer's Maintenance Guidelines or once per six months whichever is more restrictive.

DESCRIPTION: See Manufacturer's Maintenance Guidelines. All accumulated materials shall be disposed of in accordance with DEP regulations.

BUDGET: Inspection/cleaning- \$1,000/ yr per unit

COMPONENT: Grassed Drainage Swale

RESPONSIBILITY:

During Construction: General Contractor

Post Construction: Owner

ACTION: Mowing

FREQUENCY: bi-weekly.

DESCRIPTION: Remove trash and debris prior to mowing.

BUDGET: Trash Removal & mowing \$1,000/ yr.

Long-Term Pollution Prevention Plan

Proposed Restaurant

1080 Kings Highway

New Bedford, Massachusetts

1. Good Housekeeping Practices

The Owner/Operator shall use good housekeeping practices by following the Operation and Maintenance plans as provided within this report.

2. Provisions for storing materials and waste products inside or under cover

Hazardous materials or wastes are not expected to be stored at the site. Any such materials or wastes will be stored and handled in accordance with all applicable local, state, and federal regulations. In the event of a significant spill of any hazardous material or waste, emergency contact numbers are listed below.

3. Vehicle washing controls

Vehicle washing is not anticipated to occur at this site.

4. Requirements for routine inspections and maintenance of stormwater BMPs

The Owner/Operator shall maintain the BMP's by following the Operation and Maintenance Plan.

5. Spill prevention and response plan

There is very limited risk of significant spills at this site. Any spill requiring action would most likely be associated with motor vehicles. In the event of a large spill contact the following:

Mass DEP 24 hour Spill Emergency Response Notification line: 888-304-1133.

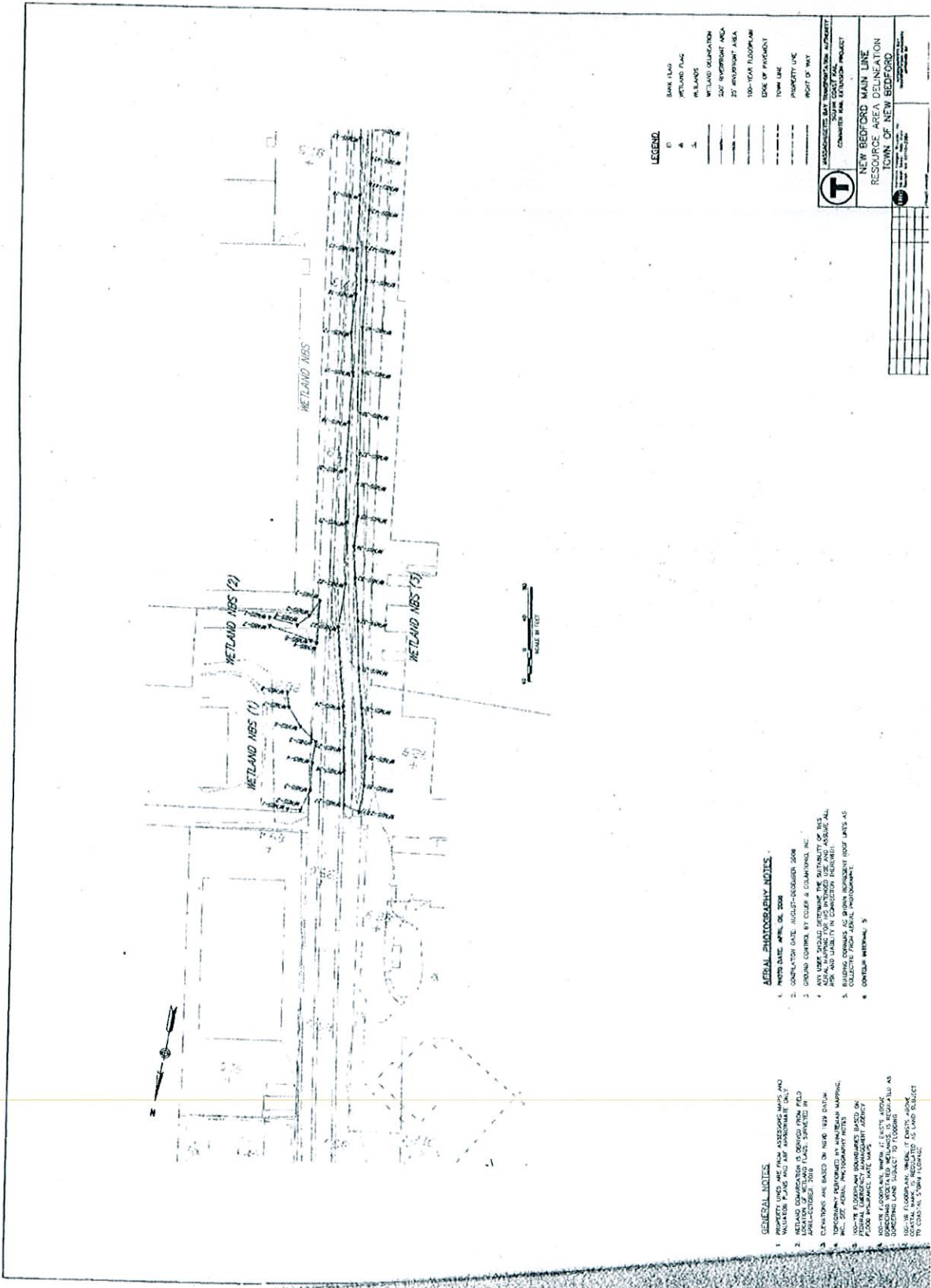
Regulatory Contacts

Contact information for reporting oil and hazardous materials releases to the EPA, DEP, and local agencies are provided below.

Agency	Telephone
Fire Department	911 / 978-983-8940
Massachusetts Department Of Environmental Protection	888-304-1133
United States Environmental Protection Agency	(617) 918-1279

APPENDIX E

ANRAD APPLICATION SE49-664 PLAN



- LEGEND**
- 0 BANK FLAG
 - 1 WETLAND FLAG
 - 2 WETLANDS
 - 3 WETLAND DELINEATION
 - 4 20' BUFFER AREA
 - 5 25' BUFFER AREA
 - 6 100-FOOT BUFFER AREA
 - 7 EDGE OF FLOODPLAIN
 - 8 TOWNSHIP LINE
 - 9 PROPERTY LINE
 - 10 RIGHT OF WAY

T **UNDESIGNATED BANK TRANSPORTATION MONITORING**
CHARLES RILEY ENGINEERING PROJECT

NEW BEDFORD WASH LINE
RESOURCE AREA DELINEATION
TOWN OF NEW BEDFORD

DATE: 04/11/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]

- AERIAL PHOTOGRAPHY NOTES**
1. PHOTO DATE: APRIL 08, 2008
 2. CORRECTION DATE: AUGUST-DECEMBER 2008
 3. CORRECTION BY: CLEGG & COLANINNO, INC.
 4. ANY USER SHOULD DETERMINE THE SUITABILITY OF THIS DATA FOR THEIR INTENDED USE. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL LIABILITY IN CONNECTION HEREWITH.
 5. BUILDING CORNERS AS SHOWN REPRESENT ROOF LINES AS DETERMINED FROM AERIAL PHOTOGRAPHY.
 6. CORNER WITHIN 5'

- GENERAL NOTES**
1. WETLANDS ARE BASED ON AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA. WETLANDS ARE NOT ASSIGNED TO A SPECIFIC WETLAND TYPE.
 2. WETLAND CORRECTION IS BASED ON FIELD SURVEY DATA AND AERIAL PHOTOGRAPHY.
 3. ELEVATIONS ARE BASED ON NAVD 83 DATUM.
 4. TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA.
 5. FLOOD PLANNING IS BASED ON THE 100-YEAR FLOODPLAIN MAP AND FLOOD INSURANCE RATE MAPS.
 6. WETLANDS ARE NOT TO BE DISTURBED UNLESS NECESSARY FOR THE PROJECT. ANY DISTURBANCE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 7. WETLANDS ARE SUBJECT TO FLOODING. ANY DISTURBANCE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 8. WETLANDS ARE SUBJECT TO FLOODING. ANY DISTURBANCE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



Department of Public Infrastructure

Ronald H. Labelle
Commissioner

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance

MEMORANDUM

TO: City of New Bedford Planning Board

FROM: Ronald H. Labelle, Commissioner, D.P.I.

DATE: September 2, 2015

RE: Site Plan- McDonald's
Kings Highway
Plot 125 Lot 29

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. All utilities to be installed in accordance with City of New Bedford Standards.
2. Permits for drainage, sewer and water must be obtained from the Department of Public Infrastructure Engineering Division
3. Drainage design must comply with Phase II, Mass. Department stormwater management standards. All run off water from site must be treated before entering the existing swale.
4. Owner/ Developer must contact the Department of Public Infrastructure Engineering Division to assign a new address for the proposed building.
5. Owner/ Developer to verify the condition of the existing 6" sewer main on private property.
6. The Department of Public Infrastructure requires a final set of approval plans to be submitted that reflects all revisions made prior to the start of construction.
7. Developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.
8. Upon completion Engineer must Submit "As Built Drawings" in CADD format prior to the certificate of occupancy being issued.

/ct

Cc: Department of Inspectional Services
Environmental Stewardship
Bohler Engineering
McDonald's USA, LLC

PLANNING
SEP 08 2015
DEPARTMENT



VIPER - LARGE (LED)

Large Viper Luminaire

Max Weight: 25.0 lbs

Max EPA: 1 sq ft

General: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

Bezel Optic System: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifesield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper™ monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTM-B-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations. The Beacon Viper is approved by the International Dark-Sky association as a dark sky friendly fixture.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

Power/Lumens & Distributions

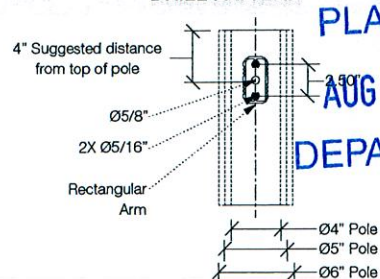
Engine	Wattage	Delivered Lumens (varies by optic)	Delivered LPW	TM21 Calculated % Lumen Maint. at 100,000 hrs
64NB	135	12500-13150	93-97	93.84%
64NB	190	16500-17900	86-94	79.77%
80NB	180	17000-18100	93-100	92.73%
80NB	235	20000-21780	86-93	79.97%
96NB	220	20500-21780	93-100	92.73%
96NB	280	24700-26130	88-93	79.77%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

CCT (COLOR TEMP) Lumen Output Multipliers

5000K = 1.0 min 67 CRI
4000K = .92 min 70 CRI
3000K = .75 min 80 CRI

DRILL PATTERN



PLANNING
 AUG 14 2015
 DEPARTMENT

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

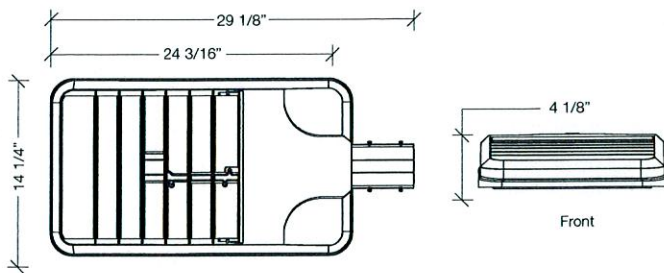
FILE COPY

CASE 19-15
 ATTACHMENT 11

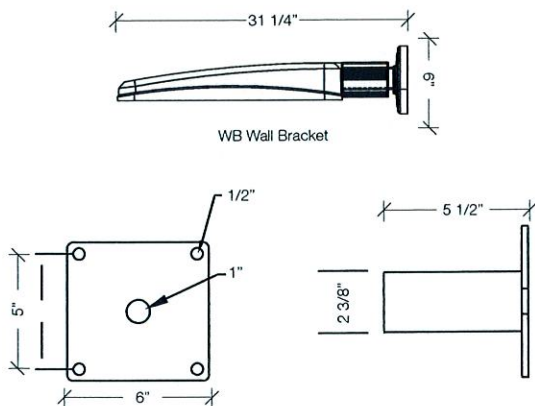
Type: _____
Project Name: _____
Notes: _____

Sample	VP-L	96NB-280	5K	T5R	UNV	PCR-TL	SF2	GENIXX	BLC	RA	BBT
Ordering	/	/	/	/	/	/	/	/	/	/	/
	A	B	C	D	E	F	G	H	I	J	K

DETAILS



MOUNTING OPTIONS



PK2 2-3/8" Adjustable Knuckle

SF2 2-3/8" OD Slip Fitter

RA Rectangular Arm

A. MODEL

VP-L Viper - Large

B. ENGINE-WATTS

- 64NB-135** 135 Watts - LED array
- 64NB-190** 190 Watts - LED array
- 80NB-180** 180 Watts - LED array
- 80NB-235** 235 Watts - LED array
- 96NB-220** 220 Watts - LED array
- 96NB-280** 280 Watts - LED array

C. CCT - COLOR TEMP

- 5K** 5000K (std.)
- 4K** 4000K
- 3K** 3000K

D. OPTICS

- T1** type I
- T2** type II
- T3** type III
- T4** type IV
- T5R** type V, rectangular
- T5QM** type V, square medium
- T5W** type V, round wide
- FR** front row auto optic

E. VOLTAGE

- UNV** 120-277V
- 347V** 347V
- 480V** 480V

F. ELECTRICAL OPTIONS

- PCR-TL** photocell, twist-lock
- PCR-SC** photocell, shorting cap
- 2PF** dual power feed^{1,2}

G. SENSOR OPTIONS

- OCS** occupancy sensor (on/off)
- MDD** motion dimming detector

H. CONTROL OPTIONS

GENI-XX Energeni⁵

I. HOUSE SIDE SHIELD OPTIONS

- HSS-90** house side shield 90°
- HSS-180** house side shield 180°
- BLC** backlight control⁴

J. MOUNTING OPTIONS

- RA** rectangular arm
- SF2** 2 3/8" OD slip-fitter
- PK2** 2 3/8" adjustable knuckle
- WB** wall bracket

K. COLOR

- BBT** basic black textured
- BMT** black matte textured
- WHT** white textured
- MBT** metallic bronze textured
- BZT** bronze textured
- DBT** dark bronze textured
- GYS** gray smooth
- DPS** dark platinum smooth
- GNT** green textured
- MST** metallic silver textured
- MTT** metallic titanium textured
- OWI** old world iron
- RAL** _____

CERTIFICATIONS/LISTINGS



Certification Data: UL/cUL Wet Location Listed, LM79/LM80 Compliant, IDA approved, 3G Vibration Rated, DesignLights Consortium® Qualified³

¹ not available with 64NB-135
² not available @ 347V or 480V input
³ DesignLights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
⁴ T4 optic only

⁵ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

PLANNING

AUG 14 2015

DEPARTMENT