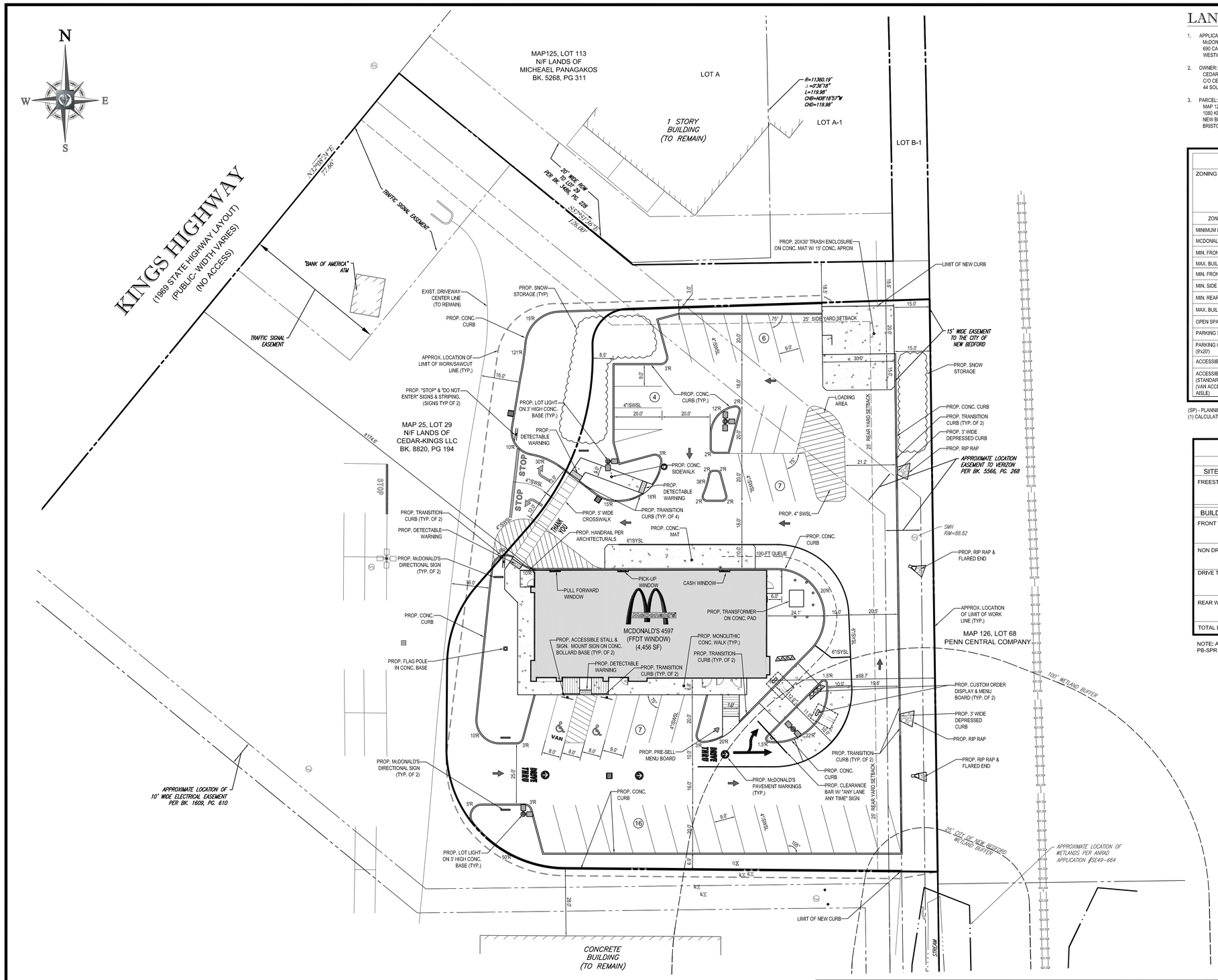

LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
   McDONALD'S USA, LLC
   690 CANTON STREET,
   WESTWOOD, MA, 02090

2. OWNER:
   CEDAR-KINGS, LLC
   C/O CEDAR REALTY TRUST, INC.
   44 SOUTH BAYLES AVENUE, SITE 304

3. PARCEL:
   MAP 125 & LOT 29
   1080 KING'S HIGHWAY
   NEW BEDFORD
   BRISTOL COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	PLANNED BUSINESS ZONING DISTRICT • PLANNING BOARD - SITE PLAN REVIEW • PLANNING BOARD - SPECIAL PERMIT (PARKING REDUCTION) • ZBA - SPECIAL PERMIT (DRIVE-THRU USE) • ZBA - VARIANCE (TRASH ENCLOSURE SETBACK ENCROACHMENT) • CONSERVATION COMMISSION - NOTICE OF INTENT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (MAP 125 LOT 29)	0	303,630 SF	NO CHANGE
MCDONALD'S LEASE AREA	N/A	12,000 SF	41,534 SF
MIN. FRONTAGE	0	653.84-FT	NO CHANGE
MAX. BUILDING COVERAGE (1)	50%	11.4%	10.7%
MIN. FRONT SETBACK	25-FT	± 206-FT	174.6-FT
MIN. SIDE SETBACK	25-FT	± 148-FT	127.2-FT
MIN. REAR SETBACK	25-FT	± 50.5-FT	68.7-FT
MAX. BUILDING HEIGHT	7 STORIES / 100-FT	± 16-FT	20' - 3"
OPEN SPACE (1)	20%	15.0%	22.3%
PARKING SPACES (1)	56	50	40 (SP)
PARKING CRITERIA (9'x20')	1 SPACE PER EMPLOYEE + 1 SPACE PER 100 SF OF GFA 11 + 4,456 / 100 SF = 55.6		
ACCESSIBLE PARKING SPACES	2	2	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

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

SIGN SUMMARY TABLE

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

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

PAVEMENT STRIPING LEGEND

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

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

60 30 15 0 60
1"= 60'

CITY OF NEW BEDFORD CONSTRUCTION NOTES:

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

811 Know what's below. Call before you dig.

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9300
Fax: (508) 480-9080
www.BohlerEngineering.com

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES:
WARREN, NJ
UPSTATE NEW YORK
BOSTON, MA
NEW YORK METRO
PHILADELPHIA/SOUTHERN NJ
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
BALTIMORE, MD
SOUTHERN MARYLAND
NORTHERN VIRGINIA
WASHINGTON, DC
CENTRAL VIRGINIA
CHARLOTTE, NC
RALEIGH, NC

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE

PROJECT No.: W142005
CAD I.D. #: W142005ss0.dwg

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

STATUS	DATE	BY
DRAWN BY:	8/12/15	EGD
PLAN CHECKED		JAK
AS-BUILT		

SHEET NO. C-5 OF 15

REV	DATE	DESCRIPTION	BY

J.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
CONNECTICUT LICENSE No. 20177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

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

PLAN APPROVALS
SIGNATURE | DATE
APPROVED McDONALD'S AGENT

P:\142005\DWG\W142005ss0.dwg, 05-Sep, 7/7/2015, 5:24:22 AM, sdabrade, None, ANSI A (8.50 x 11.00 Inches), 1:2.5849