# CITY COUNCIL

City Clerk's Office 1/18/2017

**Hearings Meeting Agenda~**

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday** evening **January 23, 2017** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

## Hearings

7:00 PM Meeting called to order on January 23, 2017 at City Hall--Room 220, 36 Court Street, Springfield, MA.

***Moment of Silence - Pledge of Allegiance***

## Zone Changes

(1.) City Wide - Interim Regulations for Recreational Marijuana - the Proposal is to Amend Article 4, by Adding Section 4.7.110 – Interim Regulations for Recreational Marijuana (See Attached) City Wide - Interim Regulations for Recreational Marijuana None Yet

**PETITIONER:** Springfield Planning Board

**ADDRESS:** City Wide

**CHANGE REQUESTED:** See Above

**ATTACHMENTS:**

- #3186_Interim_Regulations_for_Recreational_Marijuana_2016 (PDF)
- 3186_Interim_Regulations_for_RM_2016 (PDF)
- Report of the Planning Board (PDF)

## Special Permits

(2.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 1398 (A.K.A. 1402) Allen Street (00280-0419), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | McDonald's USA, LLC |
| By: | Rhona Murray |
| Petitioner: | McDonald's USA, LLC |
| By: | Paul A. Sylvia |

**ATTACHMENTS:**

- 1398_Allen_St_Tax_Formal (PDF)

- Allen-St_1398_2016 (PDF)

(3.) For a Special Permit to Allow for the Installation of a Wall Sign, Above the First Floor, at the Property Known as 1610 Main Street (08130-0149) (A.K.A. 8 Fort Street), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.8.17 and M.G.L.

| | |
|---|---|
| Request: | See Above |
| Owner: | New England Farm Workers Council, Inc. |
| By: | Heriberto Flores |
| Petitioner: | Peter Picknelly |
| By: | Peter Picknelly |

**ATTACHMENTS:**

- Main_St_1610_Tax_Formal (PDF)
- Main_St_1610_2017 (PDF)

(4.) For a Special Permit for Motor Vehicle Rentals (Trucks and Trailers) at the Property Known as 88 Birnie Avenue (01480-0049) and WS Birnie Avenue (01480-0053), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2.

| | |
|---|---|
| Request: | See Above |
| Owner: | 88-90 Birnie Avenue Realty Trust |
| By: | Richard Bonavita/Carol Slate |
| Petitioner: | Amerco Real Estate Company |
| By: | Carlos Vizcarra |

**ATTACHMENTS:**

- Birnie_Ave_88_Tax_Formal (PDF)
- Birnie_Ave_88_2017_Amended (PDF)

(5.) For Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Motor Vehicle Service Station/Car Wash), at the Properties Known as 1830 Wilbraham Road (12282-0326) and WS Parker Street (09510-0611) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

| | |
|---|---|
| Request: | See Above |
| Owner: | John & Melba Radner, Trustees |
| By: | John G. Radner |
| Petitioner: | Petrogas Group New England, Inc. |
| By: | Trevor Moore |

**ATTACHMENTS:**

- Wilbraham_Rd_1830_Tax_Formal (PDF)
- Wilbraham_Rd_1830_2017 (PDF)

(6.) For Special Permit to Operate a Restaurant with a Drive-Up Service Window, at the Properties Known as 2433 Main Street (08130-0452), WS Main Street (08130-0453 &0454) and a Portion of 18 Morgan Street (08830-0004), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | David Della Torre |
| By: | David Della Torre |
| Petitioner: | GF Enterprises, LLC |
| By: | George Fellows |

**ATTACHMENTS:**

- Main_St_2433_Tax_Formal (PDF)
- Main_St_2433_2017 (PDF)

(7.) For a Special Permit Motor Vehicle Rentals at the Properties Known as 1027 East Columbus Avenue (04303-0539), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and M.G.L.

| | |
|---|---|
| Request: | See Above |
| Owner: | Harriet Cohen Trustee |
| By: | Harriet Cohen |
| Petitioner: | Jeffery Cohen |
| By: | Jeffery Cohen |

**ATTACHMENTS:**

- E_Columbus_Ave_1027_Tax_Formal (PDF)
- E_Columubs_Ave_1027_2017 (PDF)

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

RECEIVED
2016 DEC -1 P 1:31
CITY CLERK'S OFFICE

to amend the Springfield Zoning Ordinance by amending Article 4 by adding Section 4.7.110 – Interim Regulations for Recreational Marijuana, to read as follows:

## Section 4.7.110 Interim Regulations for Recreational Marijuana

### 4.7.111 Purpose

This section is intended to provide restrictions that will allow the City of Springfield adequate time to consider new regulations to allow facilities associated with the recreational sale of marijuana, to the extent that such facilities are allowed under state laws and regulations. Given that a law permitting the recreational use of marijuana in the Commonwealth of Massachusetts was approved by the voters on November 8, 2016, a restriction on the establishment of such facilities in the City of Springfield shall provide the opportunity to study their potential impacts on adjacent uses and on general public health, safety and welfare, and to develop zoning and/or other applicable regulations that appropriately address these considerations consistent with statewide regulations and permitting procedures, which are currently being developed.

### 4.7.112 Exclusion of Accessory Uses

In no case shall the acquisition, cultivation, possession, processing, transference, sale, distribution, dispensing and/or administration of marijuana, products containing or derived from marijuana or related products be considered an accessory to any use under our existing ordinance.

### 4.7.113 Interim Restriction

The sale of recreational marijuana shall not be permitted in any zoning district in the City of Springfield so long as Section 4.7.110 is in effect.

### 4.7.114 Expiration

This Section 4.7.110 shall be effective until December 31, 2017 or until such time that superseding regulations are adopted which addresses the impacts and operations for the sale of recreational marijuana and related uses, whichever is sooner.

Attachment: #3186_Interim_Regulations_for_Recreational_Marijuana_2016 (3779 : City Wide - Interim Regulations for Recreational Marijuana)

**Mailing Address:**
City of Springfield
36 Court Street
Springfield, MA 01103

**Petitioner:**

**BY:** _____
**Springfield Planning Board**

**BY:** _____
**Springfield Planning Board**

**BY:** _____
**Springfield Planning Board**

**BY:** _____
**Springfield Planning Board**

**BY:** _____
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Attachment: #3186_Interim_Regulations_for_Recreational_Marijuana_2016 (3779 : City Wide - Interim Regulations for Recreational Marijuana)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A ZONE CHANGE

## INTERIM REGULATIONS FOR RECREATIONAL MARIJUANA

### GENERAL INFORMATION

| | |
|---|---|
| **Petitioner:** | Planning Board |
| **Request:** | The proposal is to amend Article 4 of the Springfield Zoning Ordinance by adding Section 4.7.110 – Interim Regulations for Recreational Marijuana (see attached for full language). |
| **Location:** | City Wide |
| **Parcel Size:** | N/A |
| **Purpose:** | Provide the city with an opportunity to review and assess the proposed impacts of the recently voter approved sales of recreational marijuana to ensure compatibility with adjacent land uses and on the general public health, safety and welfare. |
| **Surrounding Land Use and Zoning:** | N/A |
| **Comprehensive/ Neighborhood Plan:** | N/A |
| **Tax Status:** | N/A |
| **Planning Board Hearing:** | 12-21-16 |

### SPECIAL INFORMATION

| | |
|---|---|
| **Traffic & Parking:** | n/a |
| **Physical Characteristics:** | n/a |
| **Other Notes:** | n/a |

### ANALYSIS

As the Planning Board/City Council is aware, the citizens of the Commonwealth of Massachusetts recently voted to approve the legalization of recreational use of marijuana on November 8, 2016. As such, the City of Springfield is proposing to amend the existing Zoning Ordinance to include interim regulations to address this new use.

The intent of these regulations are to provide restrictions on this new use that will then allow the City of Springfield adequate time to consider new regulations to allow facilities associated with recreational marijuana sales, to the extent that such facilities are allowed under state laws and regulations.

Further, given that the initiative was only recently approved and the State of Massachusetts has yet to promulgate regulations for this new use, these proposed restrictions on the establishment of such facilities in the City of Springfield will provide the City with an opportunity to study the potential impacts of this use on adjacent land

Attachment: 3186_Interim_Regulations_for_RM_2016 (3779 : City Wide - Interim Regulations for Recreational Marijuana)

uses, the general public health, safety and welfare and to develop zoning and/or other applicable regulations that appropriately address these considerations consistent with statewide regulations and procedures.

The proposed interim regulations would restrict this use until December 31, 2017 or until such time that superseding regulations have been adopted, whichever is sooner.

It is important to note that interim regulations or "moratoriums" have been utilized a number of times in the City of Springfield over the past several years. As noted above, moratoriums allow communities the opportunity to establish regulations for uses not anticipated under the current zoning ordinance. Examples of past moratoriums in Springfield include cell towers, adult entertainment, digital billboards and most recently medical marijuana.

## RECOMMENDATION

Approve.

Attachment: 3186_Interim_Regulations_for_RM_2016 (3779 : City Wide - Interim Regulations for Recreational Marijuana)

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### 4.7.112 Exclusion of Accessory Uses

In no case shall the acquisition, cultivation, possession, processing, transference, sale, distribution, dispensing and/or administration of marijuana, products containing or derived from marijuana or related products be considered an accessory to any use under our existing ordinance.

### 4.7.113 Interim Restriction

The sale of recreational marijuana shall not be permitted in any zoning district in the City of Springfield so long as Section 4.7.110 is in effect.

### 4.7.114 Expiration

This Section 4.7.110 shall be effective until December 31, 2017 or until such time that superseding regulations are adopted which addresses the impacts and operations for the sale of recreational marijuana and related uses, whichever is sooner.

Attachment: 3186_Interim_Regulations_for_RM_2016 (3779 : City Wide - Interim Regulations for Recreational Marijuana)

**Mailing Address:**
City of Springfield
36 Court Street
Springfield, MA 01103

**Petitioner:**

**BY:** _____
**Springfield Planning Board**

**BY:** _____
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Attachment: 3186_Interim_Regulations_for_RM_2016 (3779 : City Wide - Interim Regulations for Recreational Marijuana)

# CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND SIXTEEN

## AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

***Be it ordained by the City Council of the City of Springfield as follows:***

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 4 by adding Section 4.7.110- "Interim Regulations for Recreational Marijuana". "The entire City Building Zone Map of the City of Springfield."**

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on December 21, 2016, regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.

Ben Swan Jr., Chairperson

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CITY CLERK

Attachment: Report of the Planning Board (3779 : City Wide - Interim Regulations for Recreational Marijuana)

# CITY OF SPRINGFIELD

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Attachment: Report of the Planning Board (3779 : City Wide - Interim Regulations for Recreational Marijuana)

# REPORT TO CITY COUNCIL
# ZONE CHANGE HEARING

**PETITION: #3186** **DATE: December 22, 2016**
**SECTION: Entire City**

**To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:**

**PETITIONER:** Springfield Planning Board

**ADDRESS:** Entire City

**CHANGE REQUESTED:** Amending Article 4 by adding Section 4.7.110- "Interim Regulations for Recreational Marijuana". "The entire City Building Zone Map of the City of Springfield."

**PETITIONER'S PURPOSE STATEMENT:** To provide the opportunity for the City of Springfield to study the potential impacts of recreational marijuana sales on adjacent uses and on the general public health, safety and welfare and to develop zoning and/or other applicable regulations that appropriately address these considerations consistent with statewide regulations and procedures.

**DATE OF PUBLIC HEARING:** December 21, 2016

**DATE OF FINAL DECISION:** December 21, 2016

**BOARD MEMBERS PRESENT and COUNT:** seven (7): Ms. Morin, Mr. Daniele, Mr. Swan, Mr. Florian, Ms. McQuade, Mr. Cignoli and Ms. Choi

**FINAL MOTION:** Approve

**IN FAVOR:** seven (7): Ms. Morin, Mr. Daniele, Mr. Swan, Mr. Florian, Ms. McQuade, Mr. Cignoli and Ms. Choi

**OPPOSED:** zero (0)

**ABSTAINED:** N/A

**RECOMMENDATION:** **APPROVE**

**Respectfully submitted,**

**Ben Swan Jr., Chairperson**

Attachment: Report of the Planning Board (3779 : City Wide - Interim Regulations for Recreational Marijuana)

PETITION: #3186 DATE: December 22, 2016
SECTION: Entire City

**To amend the Springfield Zoning Ordinance by amending Article 4 by adding Section 4.7.110 – Interim Regulations for Recreational Marijuana, to read as follows:**

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Attachment: Report of the Planning Board (3779 : City Wide - Interim Regulations for Recreational Marijuana)

**City Council**
36 Court Street
Springfield, MA 01103

**TABLED**

**PETITION (ID # 3703)**

Meeting: 01/23/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3703

# For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 1398 (A.K.A. 1402) Allen Street (00280-0419), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | McDonald's USA, LLC |
| By: | Rhona Murray |
| Petitioner: | McDonald's USA, LLC |
| By: | Paul A. Sylvia |

**HISTORY:**

| | | | |
|---|---|---|---|
| **11/28/16** | **City Council** | **LAY ON TABLE** | **Next: 01/23/17** |

DocuSign Envelope ID: 76CB83D7-748C-4EE8-8810-05DF459C87DD

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit to operate a drive-up service window at the property known as 1398 (a.k.a. 1402) Allen Street (00280-0419), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

**Mailing Address:**

32 Renee Lane
Enfield, CT 06082

**Owner:**

**McDonald's USA, LLC**

I hereby certify that I am the owner or acting on behalf of the owner.

DocuSigned by:
Rhona Murray
B1B727C263064ED...

**BY:**_____
**Rhona Murray,**
**Area Construction Manager**

**Mailing Address:**

414 Benefit Street
Pawtucket, RI 02861

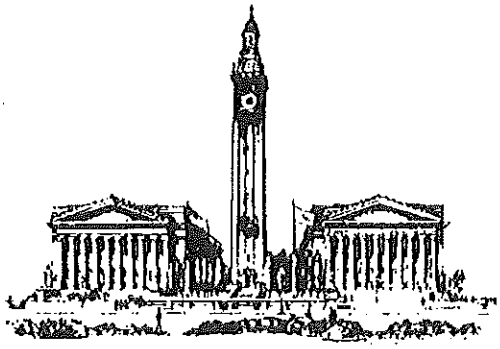
**Petitioner:**

**McDonald's USA, LLC**
**c/o Ayoub Engineering**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**By:**_____
**Paul A. Sylvia, P.E**

Attachment: 1398_Allen_St_Tax_Formal (3703 : 1398 Allen Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/17/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1398-1402 Allen Street
Petitioner : McDonald's C/O Ayouh Engineering, Inc.
Landlord: McDonald's USA LLC

Stephen J. Lonergan: Treasurer/Collector



Attachment: 1398_Allen_St_Tax_Formal (3703 : 1398 Allen Street)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
## ANALYSIS FOR A SPECIAL PERMIT

## 1398 ALLEN STREET (00280-0419)
## DRIVE-UP SERVICE WINDOW

*General Information*

| | |
|---|---|
| **Petitioner:** | McDonald's USA, LLC |
| **Request:** | To operate a drive-up service window. |
| **Proposed use of the property:** | Fast food restaurant. |
| **Parcel Size:** | 53,317 s.f. |
| **Compatibility with current planning documents:** | The Sixteen Acres Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | Outerbelt Civic Association: 10-30-16 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 11-2-16 |
| **Hearing Date:** | 11-28-16 |

*Staff Analysis*

**Neighborhood characteristics:**

The property is located in the Sixteen Acres Neighborhood and is located in an area with a mix of commercial and residential uses.

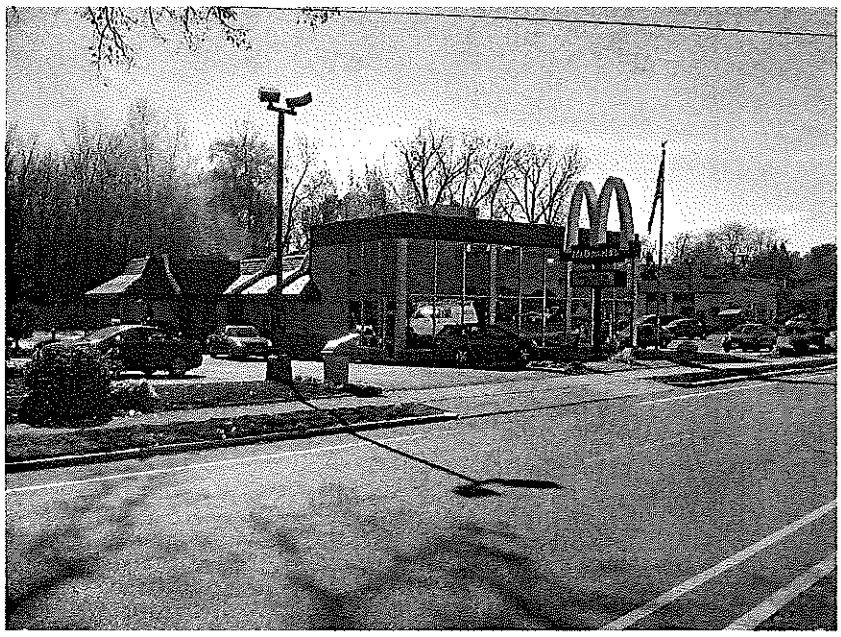
To the north is the Talmadge Elementary School zoned Residence A.
To the south are vacant land and single-family homes zoned Residence A.
To the east is a Wendy's zoned Business A.
To the west is a gas station zoned Business A.

**Site plan review:**

The petitioner has requested a special permit to operate a drive-up service window in conjunction with a McDonald's fast food restaurant at the property known as 1398 Allen Street. The petitioner intends to demolish the existing building and construct a new 4,587 square foot building. It should be noted that a special permit for the new building was approved back in 2013, however, two (2) years has elapsed since that approval. As such, a new special permit is required.

As was stated above, there is currently a McDonald's fast food restaurant with a drive-up service window at this location. This operation has been at this location for a number of years. Due to the fact that the proposal is to completely demolish the existing building a special permit from the City Council is required.

Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)



After reviewing the submitted site plans and visiting the site, the staff does not object to the proposed request. As noted in the previous review for this project, the only concern that the staff had was that the original design submitted for the new building showed the building set back from the street with parking and the drive-up lane located in the front of the building. After numerous discussions with the petitioner, the plans were modified so that the proposed new building footprint will remain in the same location and the proposed drive though lane in the front of the building would be removed. As revised, the direct pedestrian access to Allen Street remains. The staff is also very pleased that additional landscaping will be added along the Allen Street frontage as well as within the re-configured parking lot.

The one outstanding issue that appears to have not been resolved at the time this report was completed is in regards to the hours of operation for this location. In speaking with the representative of the Outerbelt Civic Association, there have been a number of discussions with the petitioner about the hours of operation but no final consensus had yet been reached. As such, the staff would defer to the Outerbelt Civic Association to propose a condition on the hours at this location.

Overall, the staff is very pleased that the petitioner has revised the proposed plans. The staff strongly believes that this plan allows for the improvements to the drive-up facility and the updating of the building while also still keeping the pedestrian integrity that exists at the site today.

## *Recommendation*

Approve, with conditions.

## *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 1398 Allen Street (00280-0419).
3. The use shall be developed as per the attached site plans and elevations, with a revised date of August 17, 2016, with the addition of conditions #4 through #18.
4. All landscaping shall be installed as per submitted plans.
5. There shall be no outside storage of materials beyond the enclosed dumpster area.
6. The petitioner shall place one (1) bicycle rack on the property.
7. There shall be only one (1) ground sign at this location.
8. There shall be no electronic message board attached to the ground sign.
9. There shall be no additional advertising material located on any directional signage or light poles.

Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)

10. The site shall be maintained free of all weeds, trash and debris.
11. All landscaped areas, including the public tree belt shall be maintained.
12. The dumpster(s) shall be completely enclosed.
13. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
14. The public sidewalk along Allen Street shall be maintained, including snow removal.
15. There shall be no banner, streamers or other promotional materials placed in outside areas.
16. There shall be no non-accessory signs located on the property.
17. The hours of operation shall be as agreed upon between the petitioner and the Outerbelt Civic Association.
18. A full review by the Department of Public Works, as per the provisions of City Ordinance, Article VIII, §27-29, will be required. This approval must be obtained prior to the issuance of a Building Permit or start of any paving work.
19. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/17/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1398-1402 Allen Street
Petitioner : McDonald's C/O Ayouh Engineering, Inc.
Landlord: McDonald's USA LLC

Stephen J. Lonergan: Treasurer/Collector



Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)

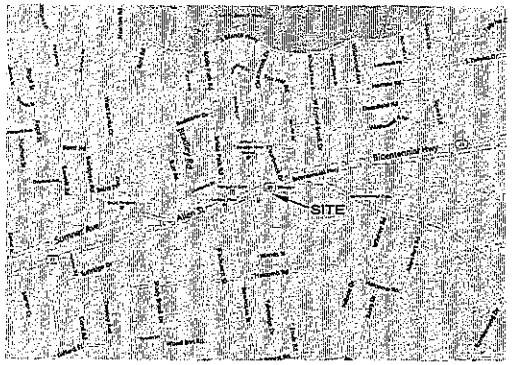
# SITE IMPROVEMENT PLANS

## REBUILD
## 1402 ALLEN STREET
## SPRINGFIELD, MASSACHUSETTS

1. OWNER: McDonald's CORPORATION
   P.O. BOX 182571 CHARE, IL 43216
   NOW: 2111 MIDWEST ROAD OAK BROOK, IL 60523
2. SITE INFORMATION
   A. PROPERTY ADDRESS: 1402 ALLEN STREET SPRINGFIELD, MA 01118
   B. PARCEL NUMBER: 21-3-6 DB 07715, PG 154
   C. TOTAL LOT AREA: 1.337 AC (58,281 SF)
3. APPLICANT, ENGINEER & LANDSCAPE ARCHITECT:
   McDonald's CORPORATION C/O AYOUB ENGINEERING
   414 BENEFIT STREET PAWTUCKET, RI 02861
4. ZONING: BUSINESS A (GENERAL BUSINESS DISTRICT)

| | | REQUIRED | PROPOSED |
|---|---|---|---|
| A. | MAX. LOT COVERAGE: | 50% OF LOT (43,104 SF) | 67,296 (38,200 SF) |
| B. | MIN. FRONT SETBACK: | 10 FT | 13.0 FT |
| C. | MIN. SIDE SETBACK: | 0 FT | 32 FT |
| D. | MIN. REAR SETBACK: | 10 FT | 37.4 FT |
| E. | MAX. BUILDING HEIGHT: | 60 FT (4 STORIES) | 22 FT (1 STORY) |

F. DISTANCE FROM RESIDENTIAL DISTRICT: 0 FT.
5. PARKING: EIGHT SPACES REQUIRED PER 1,000 SF OF NET FLOOR AREA.
   PROPOSED NET FLOOR AREA: 4,592 SF, 37 SPACES REQUIRED
   3 HANDICAP SPACES PROPOSED, AT 8'W x 18'L, WITH APPROPRIATE LOADING AREAS
   52 TOTAL SPACES PROPOSED




## INDEX OF DRAWINGS


| DWG | TITLE |
|---|---|
| 00 | COVER |
| 1 | BOUNDARY & TOPOGRAPHIC SURVEY |
| D-1 | SITE DEMOLITION PLAN |
| C-1 | SITE IMPROVEMENT PLAN |
| C-2 | SITE GRADING PLAN |
| C-3 | SITE UTILITY PLAN |
| L-1 | SITE LANDSCAPE PLAN |
| ER-1 | EROSION & SEDIMENT CONTROL PLAN |
| ER-2 | EROSION & SEDIMENT CONTROL NOTES |
| I | LIGHTING PLAN |
| TP-1 | TURNING PLAN |
| SG-2 | PROPOSED SIGNAGE PLAN |
| SD-1 | SITE DETAIL SHEET |
| SD-2 | SITE DETAIL SHEET |
| SD-3 | SITE DETAIL SHEET |
| SD-4 | SITE DETAIL SHEET |
| SD-5 | SITE DETAIL SHEET |
| SD-6 | SITE DETAIL SHEET |
| SD-7 | SITE DETAIL SHEET |
| A1.0 | BUILDING FLOOR PLAN |
| A2.0 | BUILDING ELEVATIONS PLAN |
| A2.1 | BUILDING ELEVATIONS PLAN |


SITE IMPROVEMENT PLANS

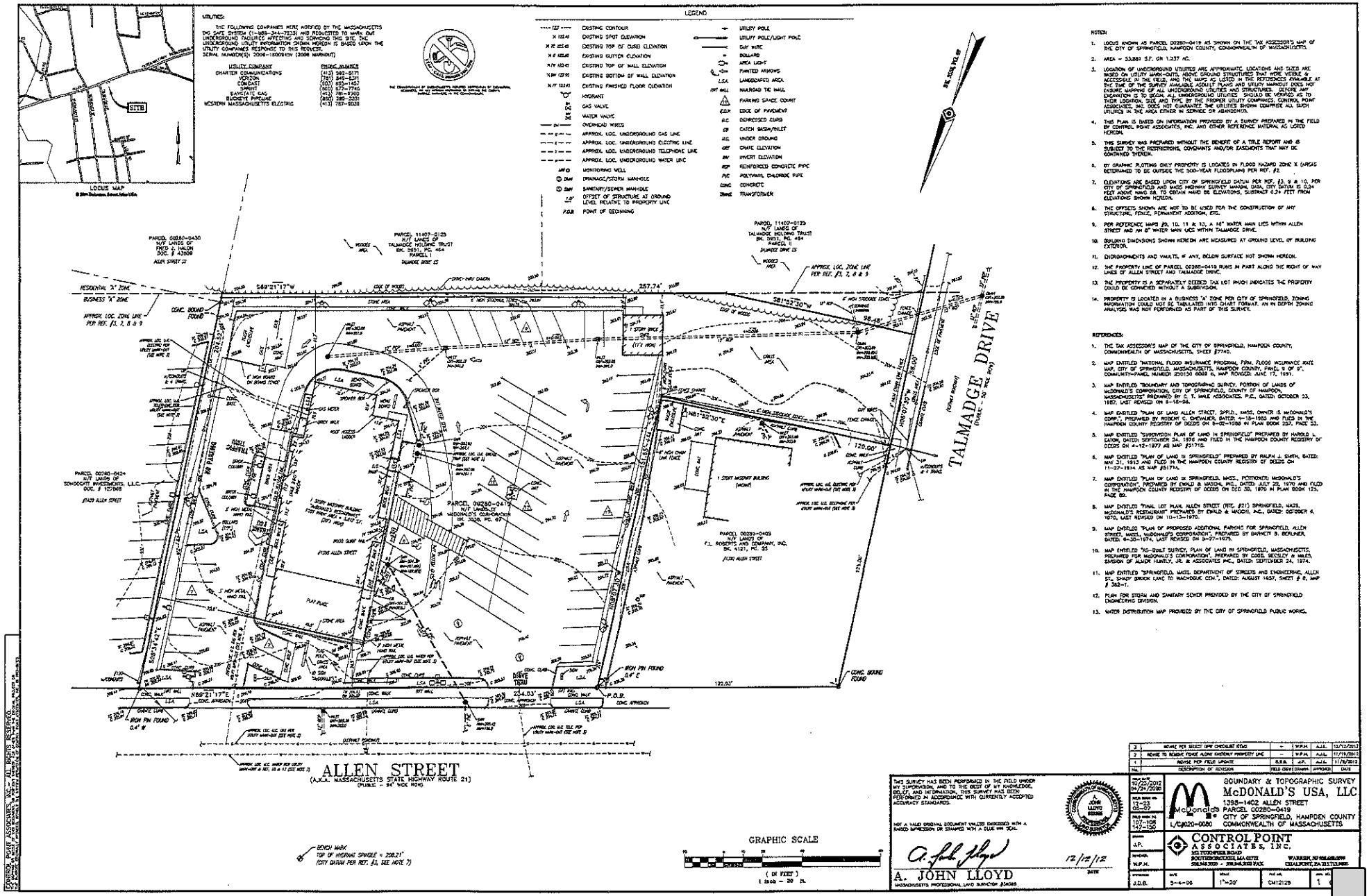
REBUILD
1402 ALLEN STREET
SPRINGFIELD, MASSACHUSETTS


PREPARED BY:
AYOUB ENGINEERING
Engineers & Architects
414 Benefit Street
Pawtucket, Rhode Island 02861
401-728-5333


PROJECT NO. 3704.116
DATE: 12/12/12
PLAN SET LAST REVISED: 08/17/16

00

PERMIT SET


LOCUS MAP
SITE
UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE MASSACHUSETTS DIG SAFE SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20061-1800916N (20061 MARKOUT)
UTILITY COMPANY / EXISTING NUMBER
CHARTER COMMUNICATIONS (413) 592-3171
VERIZON (781) 849-8391
COMCAST (603) 652-1457
SPRINT (800) 577-7746
BAYSTATE GAS (413) 781-1250
BUCKEYE PIPELINE (860) 285-5331
WESTERN MASSACHUSETTS ELECTRIC (413) 787-0338
LEGEND
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING TOP OF CURB ELEVATION
EXISTING GUTTER ELEVATION
EXISTING TOP OF WALL ELEVATION
EXISTING BOTTOM OF WALL ELEVATION
EXISTING FINISHED FLOOR ELEVATION
HYDRANT
GAS VALVE
WATER VALVE
OVERHEAD WIRES
APPROX. LOC. UNDERGROUND GAS LINE
APPROX. LOC. UNDERGROUND ELECTRIC LINE
APPROX. LOC. UNDERGROUND TELEPHONE LINE
APPROX. LOC. UNDERGROUND WATER LINE
MONITORING WELL
DRAINAGE/STORM MANHOLE
SANITARY/SEWER MANHOLE
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
POINT OF BEGINNING
UTILITY POLE
UTILITY POLE/LIGHT POLE
GUY WIRE
BOLLARD
AREA LIGHT
PAINTED ARROWS
LANDSCAPED AREA
RAILROAD TIE WALL
PARKING SPACE COUNT
EDGE OF PAVEMENT
DEPRESSED CURB
CATCH BASIN/INLET
UNDER GROUND
GRATE ELEVATION
INVERT ELEVATION
REINFORCED CONCRETE PIPE
POLYVINYL CHLORIDE PIPE
CONCRETE
TRANSFORMER
NOTES:
1. LOCUS KNOWN AS PARCEL 00280-0419 AS SHOWN ON THE TAX ASSESSOR'S MAP OF THE CITY OF SPRINGFIELD, HAMPDEN COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. AREA = 53,881 S.F. OR 1.237 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO OCCUR, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER REF. #2.
7. ELEVATIONS ARE BASED UPON CITY OF SPRINGFIELD DATUM PER REF. #3, 9 & 10. PER CITY OF SPRINGFIELD AND MASS HIGHWAY SURVEY MARKING DATA, CITY DATUM IS 0.24 FEET ABOVE NAVD 88. TO OBTAIN NAVD 88 ELEVATIONS, SUBTRACT 0.24 FEET FROM ELEVATIONS SHOWN HEREON.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. PER REFERENCE MAPS #9, 10, 11 & 13, A 16" WATER MAIN LIES WITHIN ALLEN STREET AND AN 8" WATER MAIN LIES WITHIN TALMADGE DRIVE.
10. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
11. ENCROACHMENTS AND VARIETY, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
12. THE PROPERTY LINE OF PARCEL 00280-0419 RUNS IN PART ALONG THE RIGHT OF WAY LINES OF ALLEN STREET AND TALMADGE DRIVE.
13. THE PROPERTY IS A SEPARATELY DEEDED TAX LOT WHICH INDICATES THE PROPERTY COULD BE CONVEYED WITHOUT A SUBDIVISION.
14. PROPERTY IS LOCATED IN A BUSINESS "A" ZONE PER CITY OF SPRINGFIELD, ZONING INFORMATION COULD NOT BE TABULATED INTO CHART FORMAT. AN IN DEPTH ZONING ANALYSIS WAS NOT PERFORMED AS PART OF THIS SURVEY.
REFERENCES:
1. THE TAX ASSESSOR'S MAP OF THE CITY OF SPRINGFIELD, HAMPDEN COUNTY, COMMONWEALTH OF MASSACHUSETTS, SHEET #7740.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF SPRINGFIELD, MASSACHUSETTS, HAMPDEN COUNTY, PANEL 4 OF 9", COMMUNITY-PANEL NUMBER 250150 0008 B, MAP REVISED: JUNE 17, 1981.
3. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, PORTION OF LANDS OF McDONALD'S CORPORATION, CITY OF SPRINGFIELD, COUNTY OF HAMPDEN, MASSACHUSETTS" PREPARED BY D. T. MALE ASSOCIATES, P.C., DATED: OCTOBER 23, 1987, LAST REVISED ON 8-16-94.
4. MAP ENTITLED "PLAN OF LAND ALLEN STREET, SPFLD., MASS. OWNER IS McDONALD'S CORP.", PREPARED BY ROBERT C. SHEWMAKER, DATED: 4-18-1983 AND FILED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS ON 8-02-1988 AS PLAN BOOK 257, PAGE 33.
5. MAP ENTITLED "SUBDIVISION PLAN OF LAND IN SPRINGFIELD" PREPARED BY HAROLD L. EATON, DATED: SEPTEMBER 24, 1976 AND FILED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS ON 4-12-1977 AS MAP #51710.
6. MAP ENTITLED "PLAN OF LAND IN SPRINGFIELD" PREPARED BY RALPH J. SMITH, DATED: NOV 21, 1913 AND FILED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS ON 11-22-1914 AS MAP #5171A.
7. MAP ENTITLED "PLAN OF LAND OF SPRINGFIELD, MASS., PORTIONS: McDONALD'S CORPORATION", PREPARED BY EWALD & WOODS, INC., DATED: JULY 23, 1970 AND FILED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS ON DEC 30, 1970 IN PLAN BOOK 124, PAGE 89.
8. MAP ENTITLED "FINAL LOT PLAN, ALLEN STREET (RTE. #21) SPRINGFIELD, MASS, McDONALD'S RESTAURANT" PREPARED BY EWALD & WOODS, INC., DATED: OCTOBER 6, 1970, LAST REVISED ON 10-13-1970.
9. MAP ENTITLED "PLAN OF PROPOSED ADDITIONAL PARKING FOR SPRINGFIELD, ALLEN STREET, MASS., McDONALD'S CORPORATION", PREPARED BY BARNETT B. BERLINER, DATED: 6-30-1974, LAST REVISED ON 9-27-1974.
10. MAP ENTITLED "AS-BUILT SURVEY, PLAN OF LAND IN SPRINGFIELD, MASSACHUSETTS, PREPARED FOR McDONALD'S CORPORATION", PREPARED BY COGGI, BECKLEY & MILES, DIVISION OF ALMER HAWKES, JR. & ASSOCIATES INC., DATED: SEPTEMBER 24, 1974.
11. MAP ENTITLED "SPRINGFIELD, MASS. DEPARTMENT OF STREETS AND ENGINEERING, ALLEN ST., SHADY BROOK LANE TO MACHODOC CEM.", DATED: AUGUST 1957, SHEET # 6, MAP # 362-1.
12. PLAN FOR STORM AND SANITARY SEWER PROVIDED BY THE CITY OF SPRINGFIELD ENGINEERING DIVISION.
13. WATER DISTRIBUTION MAP PROVIDED BY THE CITY OF SPRINGFIELD PUBLIC WORKS.
PARCEL 00280-0430 N/F LANDS OF FRED J. HALON DOC. # 43000 ALLEN STREET 23
PARCEL 11407-0125 N/F LANDS OF TALMADGE HOLDING TRUST BK. 2931, PG. 464 PARCEL 1 TALMADGE DRIVE 15
PARCEL 11407-0125 N/F LANDS OF TALMADGE HOLDING TRUST BK. 2931, PG. 464 PARCEL 1 TALMADGE DRIVE 15
PARCEL 00280-0424 N/F LANDS OF SCHODCART INVESTMENTS, L.L.C. DOC. # 107088 1420 ALLEN STREET
PARCEL 00280-0419 N/F LANDS OF McDONALD'S CORPORATION BK. 2924, PG. 69 1398 ALLEN STREET
PARCEL 00280-0405 N/F LANDS OF F.J. ROBERTS AND COMPANY, INC. BK. 4121, PG. 55 1330 ALLEN STREET
RESIDENTIAL "A" ZONE
BUSINESS "A" ZONE
APPROX. LOC. ZONE LINE PER REF. #3, 7, 8 & 9
S69°21'17"W
257.74'
S81°52'30"E
N81°52'30"E
120.00'
122.93'
234.03'
N69°21'17"E
TALMADGE DRIVE
(PUBLIC - 50' WIDE ROW)
ALLEN STREET
(A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 21)
(PUBLIC - 84' WIDE ROW)
P.O.B.
IRON PIN FOUND 0.4' W
IRON PIN FOUND 0.4' E
CONC. BOUND FOUND
BENCH MARK
TOP OF HYDRANT SPINDLE = 298.21'
(CITY DATUM PER REF. #3, SEE NOTE 7)
GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.
NOT A VALID ORIGINAL DOCUMENT UNLESS ENDORSED WITH A RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.
12/12/12
DATE
A. JOHN LLOYD
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #36365
3 MOVED PER ASSIST DPW CHECKLIST ITEMS - W.P.H. A.J.L. 12/12/2012
2 MOVED TO REMOVE FENCE ALONG SHARED PROPERTY LINE - W.P.H. A.J.L. 11/19/2012
1 MOVED PER FIELD UPDATE S.S.B. J.P. A.J.L. 11/8/2012
NO. DESCRIPTION OF REVISION FIELD CREW DRAWN APPROVED DATE
FIELD WORK 10/22/2012 04/24/2006
FIELD BOOK NO. 12-23 05-29
FILE MAP NO. 1017-108 147-150
L/C020-0080
BOUNDARY & TOPOGRAPHIC SURVEY
McDONALD'S USA, LLC
1398-1402 ALLEN STREET
PARCEL 00280-0419
CITY OF SPRINGFIELD, HAMPDEN COUNTY
COMMONWEALTH OF MASSACHUSETTS
CONTROL POINT ASSOCIATES, INC.
101 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3001 FAX
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
J.P. W.P.H. J.D.B. DATE 9-6-06 SCALE 1"=20' FILE NO. C112129 SHT. NO. 1
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THIS DRAWING IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS PROHIBITED.

## SITE DATA

| | REQUIRED: | EXISTING: | PROVIDED: |
|---|---|---|---|
| BUILDING AREA | N/A | 5,862 SF | 4,881 SF |
| IMPERVIOUS AREA | N/A | 40,037 SF | 38,200 SF |
| PARKING REQUIREMENTS: 6 SPACES PER 1,000 S.F. OF NET FLOOR AREA | | | |
| NET FLOOR AREA: 4,590 S.F. 4,590/1,000=4.59 x 6 = 36.7 | 37 SPACES | 67 SPACES | 53 SPACES |

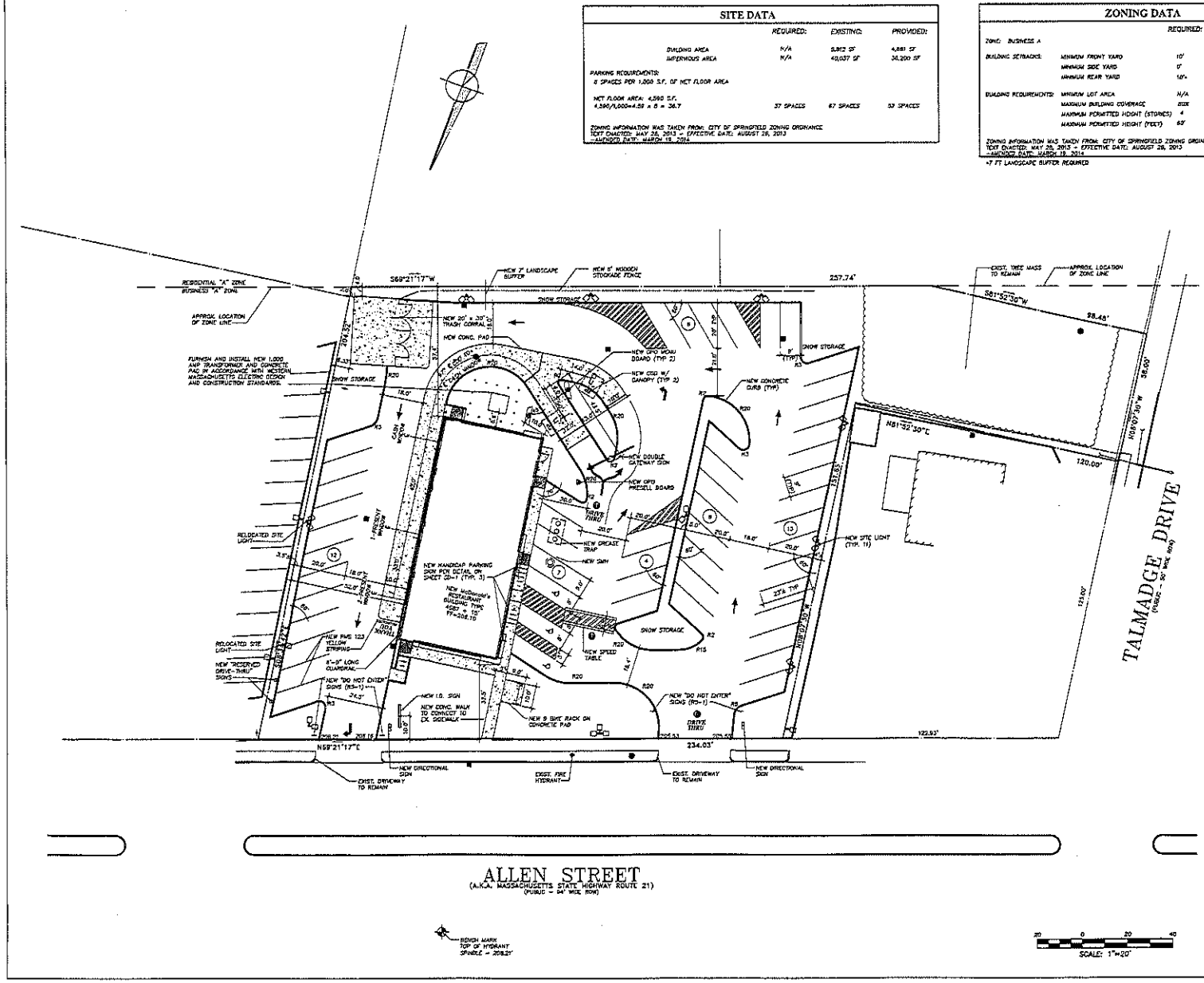
ZONING INFORMATION WAS TAKEN FROM: CITY OF SPRINGFIELD ZONING ORDINANCE
TEXT ENACTED: MAY 28, 2013 – EFFECTIVE DATE: AUGUST 28, 2013
–AMENDED DATE: MARCH 18, 2014

## ZONING DATA

| | | REQUIRED: | EXISTING: | PROVIDED: |
|---|---|---|---|---|
| ZONE: BUSINESS A | | | | |
| BUILDING SETBACKS: | MINIMUM FRONT YARD | 10' | 24.5' | 22.5' |
| | MINIMUM SIDE YARD | 0' | 53.6' | 52.0' |
| | MINIMUM REAR YARD | 10'* | 44.7' | 57.4' |
| BUILDING REQUIREMENTS: | MINIMUM LOT AREA | N/A | 53,881 SF | 53,881 SF |
| | MAXIMUM BUILDING COVERAGE | 80% | 71.0% | 67.9% |
| | MAXIMUM PERMITTED HEIGHT (STORIES) | 4 | 1 | 1 |
| | MAXIMUM PERMITTED HEIGHT (FEET) | 65' | 16' | 22' |

ZONING INFORMATION WAS TAKEN FROM: CITY OF SPRINGFIELD ZONING ORDINANCE
TEXT ENACTED: MAY 28, 2013 – EFFECTIVE DATE: AUGUST 28, 2013
–AMENDED DATE: MARCH 18, 2014

*7 FT LANDSCAPE BUFFER REQUIRED




LEGEND:

- PROPERTY LINE
- EXIST. CHAIN FENCE
- EXIST. WOOD FENCE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. TELEPHONE POLE
- EXIST. TREE MASS
- SITE LIGHT
- STORM SEWER CO
- STORM SEWER MH
- EXIST. SANITARY SEWER MH
- NEW SANITARY SEWER MH
- NEW CONCRETE
- NEW 6" FULL DEPTH CONCRETE CURB
- NEW SLOPED SIDEWALK FOR ADA ACCESSIBLE ROUTE
- PAVEMENT MARKING
- NEW FULL DEPTH ASPHALT PAVEMENT

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
BOUNDARY & TOPOGRAPHIC SURVEY McDonald's USA, LLC PREPARED BY: CONTROL POINT ASSOCIATES, INC. DATED: 05/04/06 REVISION 1: 11/06/12

AYOUB ENGINEERING EXPRESSLY DECLINES ANY RESPONSIBILITY FOR MONITORING, INSPECTING, DIRECTING OR IMPLEMENTING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PRECAUTIONS FOR THE PROJECT DEPICTED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR AND SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OF OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

| REV | PER | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|---|
| 13 | CAF | 4/04/16 | REVISED PER CLIENT REQUEST | FA | |
| 14 | PS | 7/06/16 | REVISED BUILDING PER CLIENT REQUEST | PA | |
| 15 | PS | 8/4/16 | REVISED PER NEW TRANSFORMER & PAD | PA | |
| 4 | CAF | 2/21/13 | REVISED PER CITY & CLIENT COMMENTS | JJS | |
| 5 | CAF | 3/21/13 | REVISED PER CITY & CLIENT COMMENTS | JJS | |
| 6 | CAF | 3/21/13 | REVISED PER CLIENT | JJS | |
| 7 | CAF | 4/22/13 | REVISED PER CLIENT LAYOUT/POTY COMMENTS | JJS | |
| 8 | CAF | 5/3/13 | REVISED PER CLIENT | JJS | |
| 9 | AJM | 12/11/13 | REVISED BLDG W/PLAYPLACE PER CLIENT | JJS | |
| 10 | AJM | 1/14/14 | REVISED PER PEER REVIEW | JJS | |
| 11 | AJM | 2/14/14 | REVISED BUILDING PER CLIENT | RCD | |
| 12 | AJM | 3/4/14 | REVISED PER BRAND REVIEW | JJS | |

ALAN J. MICALE CIVIL No. 47343 COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
AYOUB ENGINEERING
Engineers & Architects
416 Maple Street
Florida, MA 01247 (413) 743-1033

PREPARED FOR:
McDonald's.
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION

PROJECT LOCATION:
SPRINGFIELD, MA
1402 ALLEN STREET
SITE: ID: 0320-00803

OFFICE: BOSTON REGION
ADDRESS: 960 CANTON STREET WESTWOOD, MA 02090

SITE IMPROVEMENT PLAN

| | |
|---|---|
| PROJECT NO. | 3704.118 |
| CAD FILE NO. | 3704 MP |
| DRAWN BY: | FAL |
| CHK'D BY: | |
| DATE: | 12/12/12 |

DRAWING NUMBER
C-1

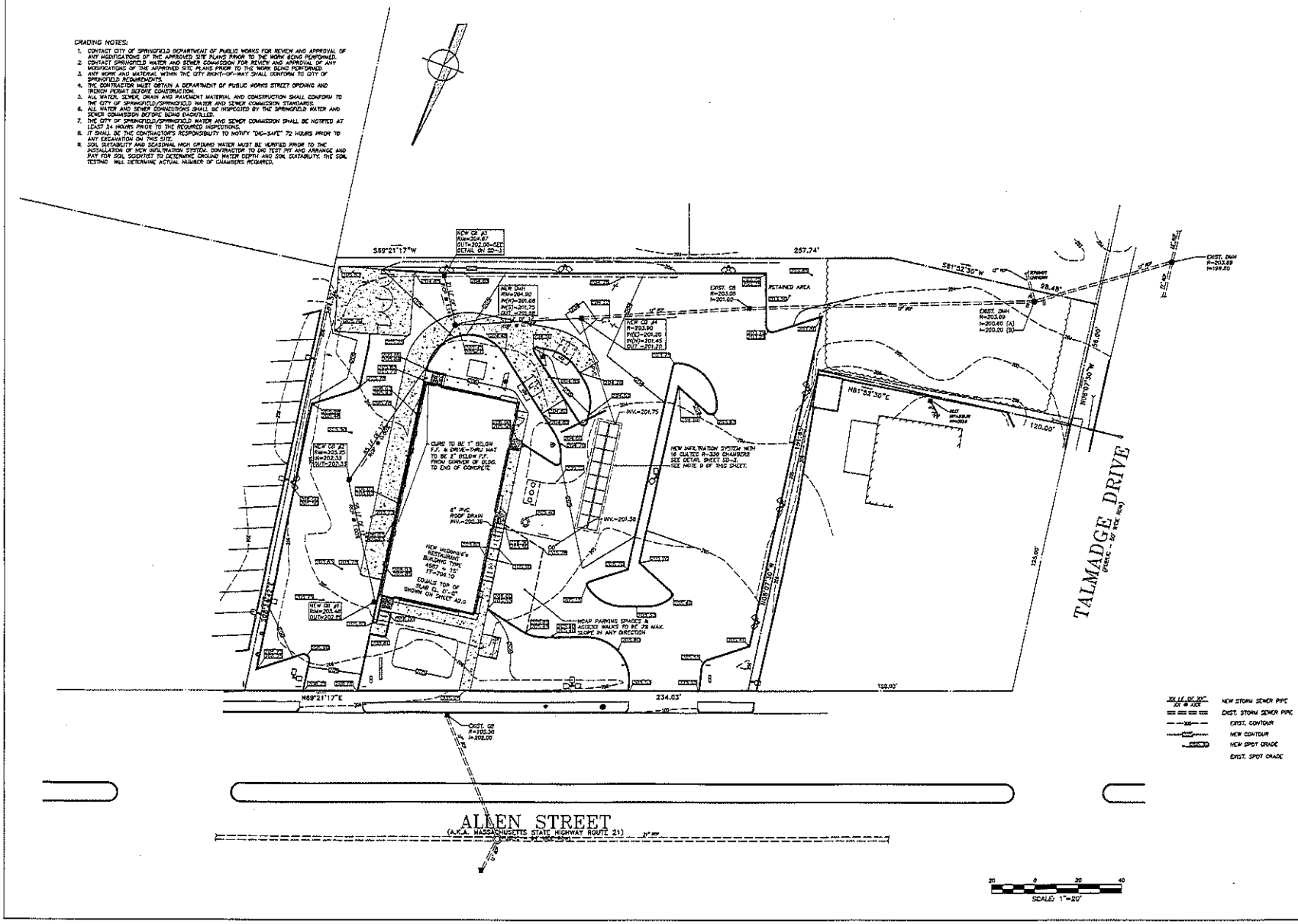
BID/CONSTRUCTION SET

Packet Pg. 23

2.b

GRADING NOTES:

1. CONTACT CITY OF SPRINGFIELD DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
2. CONTACT SPRINGFIELD WATER AND SEWER COMMISSION FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
3. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO CITY OF SPRINGFIELD REQUIREMENTS.
4. THE CONTRACTOR MUST OBTAIN A DEPARTMENT OF PUBLIC WORKS STREET OPENING AND TRENCH PERMIT BEFORE CONSTRUCTION.
5. ALL WATER, SEWER, DRAIN AND PAVEMENT MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SPRINGFIELD/SPRINGFIELD WATER AND SEWER COMMISSION STANDARDS.
6. ALL WATER AND SEWER CONNECTIONS SHALL BE INSPECTED BY THE SPRINGFIELD WATER AND SEWER COMMISSION BEFORE BEING BACKFILLED.
7. THE CITY OF SPRINGFIELD/SPRINGFIELD WATER AND SEWER COMMISSION SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG-SAFE" 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
9. SOIL SUITABILITY AND SEASONAL HIGH GROUND WATER MUST BE VERIFIED PRIOR TO THE INSTALLATION OF NEW INFILTRATION SYSTEM. CONTRACTOR TO DIG TEST PIT AND ARRANGE AND PAY FOR SOIL SCIENTIST TO DETERMINE GROUND WATER DEPTH AND SOIL SUITABILITY. THE SOIL TESTING WILL DETERMINE ACTUAL NUMBER OF CHAMBERS REQUIRED.




| REV | PER | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|---|
| 1 | CJF | 1/16/13 | REVISED PER CLIENT | JJS | |
| 2 | CJF | 4/22/13 | REVISED PER CLIENT LAYOUT & CITY COMMENTS | JJS | |
| 3 | AJM | 1/14/14 | REVISED FOR UPDATED BUILDING | JJS | |
| 4 | AJM | 3/4/14 | REVISED PER BRAND REVIEW | JJS | |
| 5 | PS | 7/06/16 | REVISED BUILDING PER CLIENT REQUEST | PA | |
| 6 | PS | 8/4/16 | REVISED PER NEW TRANSFORMER & PAD | PA | |

PREPARED BY:
AYOUB ENGINEERING
Engineers & Architects
41 Elliott Street
Plainfield, New Hampshire 03781
www.ayoubengineering.com

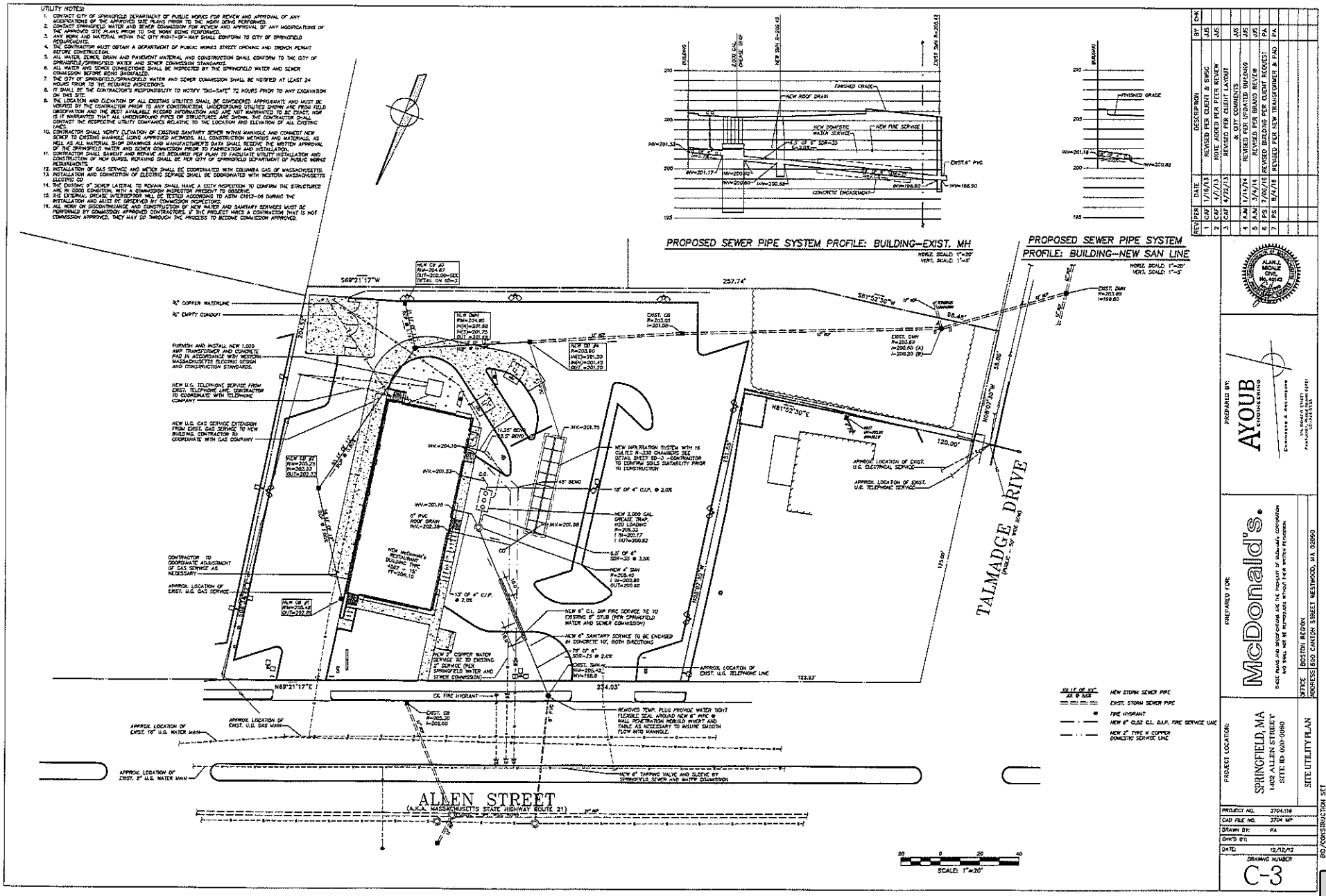
PREPARED FOR:
McDonald's.
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
OFFICE: BOSTON REGION
ADDRESS: 699 CANTON STREET WESTWOOD, MA 02090

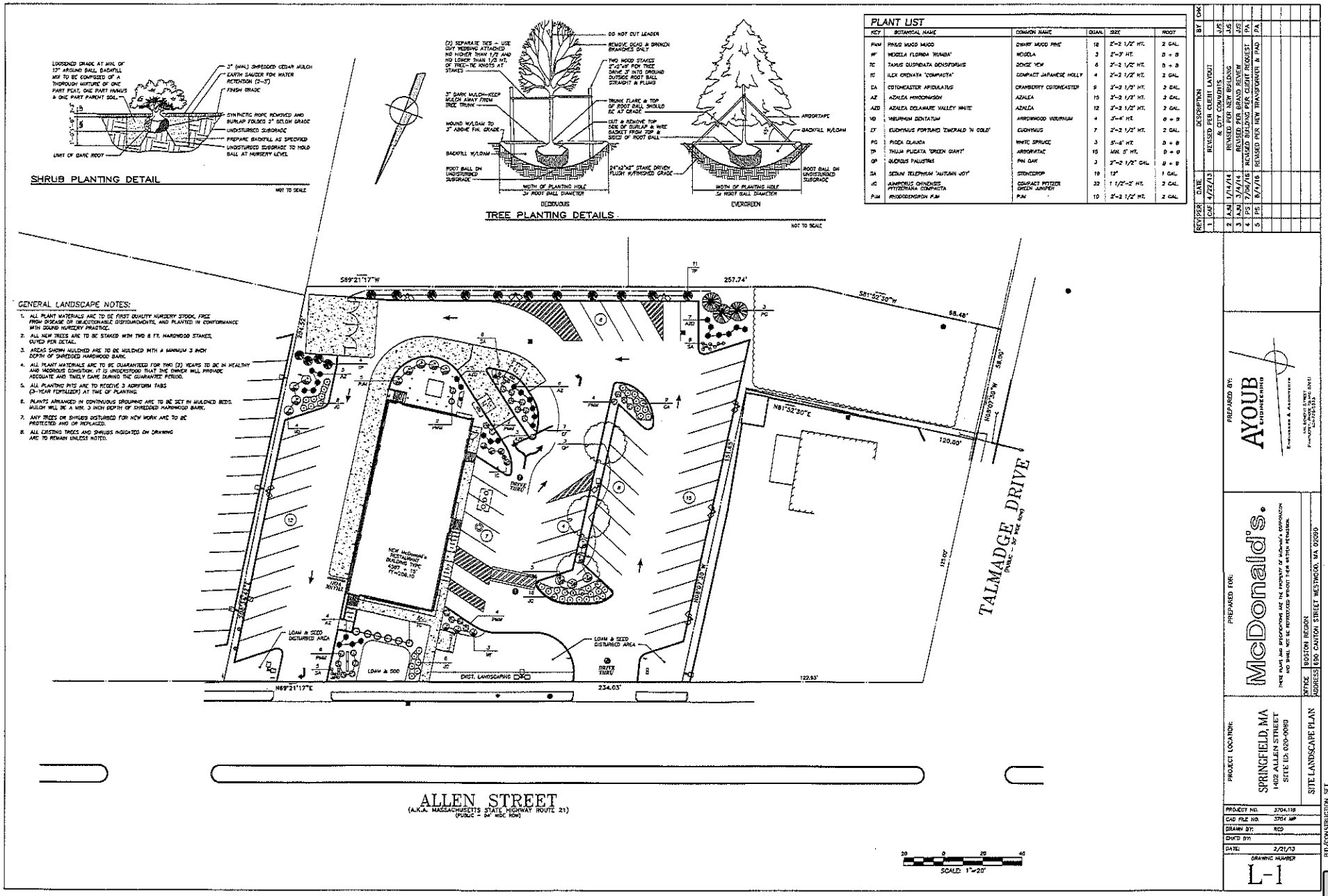
PROJECT LOCATION:
SPRINGFIELD, MA
1402 ALLEN STREET
SITE ID: 020-0081

SITE GRADING PLAN

PROJECT NO. 3704.118
CAD FILE NO. 3704 MP
DRAWN BY: PA
CHK'D BY:
DATE: 12/13/12
DRAWING NUMBER
C-2

BID/CONSTRUCTION SET

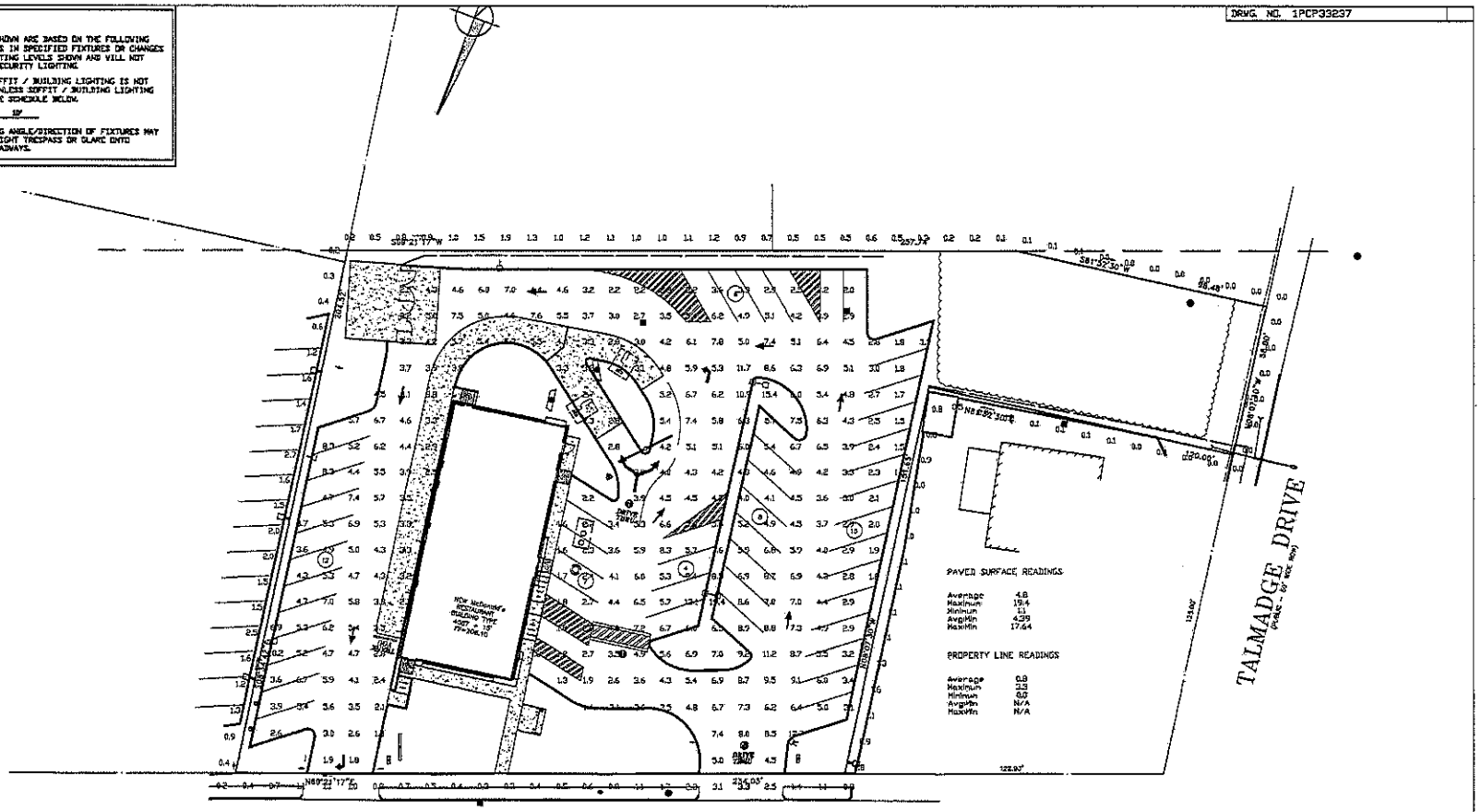

UTILITY NOTES:
1. CONTACT CITY OF SPRINGFIELD DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
2. CONTACT SPRINGFIELD WATER AND SEWER COMMISSION FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
3. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO CITY OF SPRINGFIELD REQUIREMENTS.
4. THE CONTRACTOR MUST OBTAIN A DEPARTMENT OF PUBLIC WORKS STREET OPENING AND TRENCH PERMIT BEFORE CONSTRUCTION.
5. ALL WATER, SEWER, DRAIN AND PAVEMENT MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SPRINGFIELD/SPRINGFIELD WATER AND SEWER COMMISSION STANDARDS.
6. ALL WATER AND SEWER CONNECTIONS SHALL BE INSPECTED BY THE SPRINGFIELD WATER AND SEWER COMMISSION BEFORE BEING BACKFILLED.
7. THE CITY OF SPRINGFIELD/SPRINGFIELD WATER AND SEWER COMMISSION SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG-SAFE" 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
9. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND THE BEST AVAILABLE RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT. NOR IS IT WARRANTED THAT ALL UNDERGROUND PIPES OR STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATION AND ELEVATION OF ALL EXISTING LINES.
10. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING SANITARY SEWER WITHIN MANHOLE AND CONNECT NEW SEWER TO EXISTING MANHOLE USING APPROVED METHODS. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURER'S DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE SPRINGFIELD WATER AND SEWER COMMISSION PRIOR TO FABRICATION AND INSTALLATION.
11. CONTRACTOR SHALL SAWCUT AND REPAVE AS REQUIRED PER PLAN TO FACILITATE UTILITY INSTALLATION AND CONSTRUCTION OF NEW CURBS. REPAVING SHALL BE PER CITY OF SPRINGFIELD DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
12. INSTALLATION OF GAS SERVICE AND METER SHALL BE COORDINATED WITH COLUMBIA GAS OF MASSACHUSETTS.
13. INSTALLATION AND CONNECTION OF ELECTRIC SERVICE SHALL BE COORDINATED WITH WESTERN MASSACHUSETTS ELECTRIC CO.
14. THE EXISTING 6" SEWER LATERAL TO REMAIN SHALL HAVE A CITY INSPECTION TO CONFIRM THE STRUCTURES ARE IN GOOD CONDITION, WITH A COMMISSION INSPECTOR PRESENT TO OBSERVE.
15. THE EXTERNAL GREASE INTERCEPTOR WILL BE TESTED ACCORDING TO ASTM C913-08 DURING THE INSTALLATION AND MUST BE OBSERVED BY COMMISSION INSPECTORS.
16. ALL WORK ON DISCONTINUANCE AND CONSTRUCTION OF NEW WATER AND SANITARY SERVICES MUST BE PERFORMED BY COMMISSION APPROVED CONTRACTORS. IF THE PROJECT HIRES A CONTRACTOR THAT IS NOT COMMISSION APPROVED, THEY MAY GO THROUGH THE PROCESS TO BECOME COMMISSION APPROVED.
PROPOSED SEWER PIPE SYSTEM PROFILE: BUILDING-EXIST. MH
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'
PROPOSED SEWER PIPE SYSTEM PROFILE: BUILDING-NEW SAN LINE
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'
FINISHED GRADE
NEW ROOF DRAIN
NEW DOMESTIC WATER SERVICE
NEW FIRE SERVICE
CONCRETE ENCASEMENT
EXIST. 6" PVC
BUILDING
S69°21'17"W
257.74'
S81°52'30"W
N81°52'30"E
N69°21'17"E
274.03'
122.93'
120.00'
TALMADGE DRIVE
(PUBLIC - 50' WIDE ROW)
ALLEN STREET
(A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 21)
EX. FIRE HYDRANT
3/4" COPPER WATERLINE
3/4" EMPTY CONDUIT
FURNISH AND INSTALL NEW 1,000 KVA TRANSFORMER AND CONCRETE PAD IN ACCORDANCE WITH WESTERN MASSACHUSETTS ELECTRIC DESIGN AND CONSTRUCTION STANDARDS.
NEW U.G. TELEPHONE SERVICE FROM EXIST. TELEPHONE LINE. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY
NEW U.G. GAS SERVICE EXTENSION FROM EXIST. GAS SERVICE. TO NEW BUILDING. CONTRACTOR TO COORDINATE WITH GAS COMPANY
NEW INFILTRATION SYSTEM WITH 15 CULTEC R-330 CHAMBERS SEE DETAIL SHEET SD-3 - CONTRACTOR TO CONFIRM SOILS SUITABILITY PRIOR TO CONSTRUCTION
NEW 2,000 GAL. GREASE TRAP. H20 LOADING
NEW 6" C.I. DIP FIRE SERVICE TIE TO EXISTING 6" STUB (PER SPRINGFIELD WATER AND SEWER COMMISSION)
NEW 6" SANITARY SERVICE TO BE ENCASED IN CONCRETE 10', BOTH DIRECTIONS
NEW 2" COPPER WATER SERVICE TIE TO EXISTING 2" SERVICE (PER SPRINGFIELD WATER AND SEWER COMMISSION)
REMOVED TEMP. PLUG PROVIDE WATER TIGHT FLEXIBLE SEAL AROUND NEW 6" PIPE @ WALL PENETRATION REBUILD INVERT AND TABLE AS NECESSARY TO ASSURE SMOOTH FLOW INTO MANHOLE.
NEW 6" TAPPING VALVE AND SLEEVE BY SPRINGFIELD SEWER AND WATER COMMISSION
APPROX. LOCATION OF EXIST. 16" U.G. WATER MAIN
APPROX. LOCATION OF EXIST. 8" U.G. WATER MAIN
APPROX. LOCATION OF EXIST. U.G. GAS MAIN
APPROX. LOCATION OF EXIST. U.G. ELECTRICAL SERVICE
APPROX. LOCATION OF EXIST. U.G. TELEPHONE SERVICE
APPROX. LOCATION OF EXIST. U.G. TELEPHONE LINE
CONTRACTOR TO COORDINATE ADJUSTMENT OF GAS SERVICE AS NECESSARY
APPROX. LOCATION OF EXIST. U.G. GAS SERVICE
NEW STORM SEWER PIPE
EXIST. STORM SEWER PIPE
FIRE HYDRANT
NEW 6" CLS2 C.I. D.I.P. FIRE SERVICE LINE
NEW 2" TYPE K COPPER DOMESTIC SERVICE LINE
SCALE: 1"=20'
PREPARED BY:
AYOUB ENGINEERING
PREPARED FOR:
McDonald's.
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
PROJECT LOCATION:
SPRINGFIELD, MA
1402 ALLEN STREET
SITE ID: 020-0080
SITE UTILITY PLAN
OFFICE: BOSTON REGION
ADDRESS: 650 CANTON STREET WESTWOOD, MA 02090
PROJECT NO. 3704.116
CAD FILE NO. 3704 MP
DRAWN BY: PA
CHK'D BY:
DATE: 12/12/12
DRAWING NUMBER
C-3
BID/CONSTRUCTION SET
REV PER DATE DESCRIPTION BY CHK
1 CAP 1/16/13 REVISED PER CLIENT & SWSC AJS
2 CAP 4/12/13 INITIAL COMMENTS PER PETER KENYON AJS
3 CAP 4/22/13 REVISED PER CITY COMMENTS ON DRAFT AJS
4 AJM 1/14/14 REVISED FOR UPDATED BUILDING AJS
5 AJM 3/4/14 REVISED PER BRAND REVIEW AJS
6 PS 7/06/16 REVISED BELDING PER CLIENT REQUEST PA
7 PS 8/4/16 REVISED PER NEW TRANSFORMER & PAD PA


SHRUB PLANTING DETAIL
NOT TO SCALE
TREE PLANTING DETAILS
DECIDUOUS
EVERGREEN
NOT TO SCALE
GENERAL LANDSCAPE NOTES:
1. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR UNACCEPTABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
2. ALL NEW TREES ARE TO BE STAKED WITH TWO 8 FT. HARDWOOD STAKES, GUYED PER DETAIL.
3. AREAS SHOWN MULCHED ARE TO BE MULCHED WITH A MINIMUM 3 INCH DEPTH OF SHREDDED HARDWOOD BARK.
4. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR TWO (2) YEARS TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD.
5. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING.
6. PLANTS ARRANGED IN CONTINUOUS GROUPING ARE TO BE SET IN MULCHED BEDS. MULCH WILL BE A MIN. 3 INCH DEPTH OF SHREDDED HARDWOOD BARK.
7. ANY TREES OR SHRUBS DISTURBED FOR NEW WORK ARE TO BE PROTECTED AND OR REPLACED.
8. ALL EXISTING TREES AND SHRUBS INDICATED ON DRAWING ARE TO REMAIN UNLESS NOTED.
PLANT LIST
KEY | BOTANICAL NAME | COMMON NAME | QUAN. | SIZE | ROOT
PMM | PINUS MUGO MUGO | DWARF MUGO PINE | 18 | 2'-2 1/2' HT. | 2 GAL.
WF | WEIGELA FLORIDA 'RUBRA' | WEIGELA | 3 | 2'-3' HT. | B + B
TC | TAXUS CUSPIDATA DENSIFORMIS | DENSE YEW | 6 | 2'-2 1/2' HT. | B + B
IC | ILEX CRENATA 'COMPACTA' | COMPACT JAPANESE HOLLY | 4 | 2'-2 1/2' HT. | 2 GAL.
CA | COTONEASTER APICULATUS | CRANBERRY COTONEASTER | 9 | 2'-2 1/2' HT. | 2 GAL.
AZ | AZALEA MINDONNSON | AZALEA | 15 | 2'-2 1/2' HT. | 2 GAL.
AZD | AZALEA DELAWARE VALLEY WHITE | AZALEA | 12 | 2'-2 1/2' HT. | 2 GAL.
VD | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 4 | 3'-4' HT. | B + B
EF | EUONYMUS FORTUNEI 'EMERALD 'N GOLD' | EUONYMUS | 7 | 2'-2 1/2' HT. | 2 GAL.
PG | PICEA GLAUCA | WHITE SPRUCE | 3 | 5'-6' HT. | B + B
TP | THUJA PLICATA 'GREEN GIANT' | ARBORVITAE | 15 | MIN. 5' HT. | B + B
QP | QUERCUS PALUSTRIS | PIN OAK | 3 | 2"-2 1/2" CAL. | B + B
SA | SEDUM TELEPHIUM 'AUTUMN JOY' | STONECROP | 18 | 12" | 1 GAL.
JC | JUNIPERUS CHINENSIS PFITZERIANA COMPACTA | COMPACT PFITZER GREEN JUNIPER | 32 | 1 1/2'-2' HT. | 2 GAL.
RM | RHODODENDRON P.J.M. | P.J.M. | 10 | 2'-2 1/2' HT. | 2 GAL.
LOOSENED GRADE AT MIN. OF 12" AROUND BALL. BACKFILL MIX TO BE COMPOSED OF A THOROUGH MIXTURE OF ONE PART PEAT, ONE PART HUMUS & ONE PART PARENT SOIL.
3" (MIN.) SHREDDED CEDAR MULCH
EARTH SAUCER FOR WATER RETENTION (2-3")
FINISH GRADE
SYNTHETIC ROPE REMOVED AND BURLAP FOLDED 2" BELOW GRADE
UNDISTURBED SUBGRADE
PREPARE BACKFILL AS SPECIFIED
UNDISTURBED SUBGRADE TO HOLD BALL AT NURSERY LEVEL
UNIT OF BARE ROOT
(2) SEPARATE TIES - USE GUY WEDGING ATTACHED NO HIGHER THAN 1/3 AND NO LOWER THAN 1/3 HT. OF TREE-TIE KNOTS AT STAKES
3" DARK MULCH-KEEP MULCH AWAY FROM TREE TRUNK
MOUND W/LOAM TO 3" ABOVE FIN. GRADE
BACKFILL W/LOAM
ROOT BALL ON UNDISTURBED SUBGRADE
WIDTH OF PLANTING HOLE 3x ROOT BALL DIAMETER
DO NOT CUT LEADER
REMOVE DEAD & BROKEN BRANCHES ONLY
TWO WOOD STAKES 2'-2"x4" FOR TREE DRIVE 3" INTO GROUND OUTSIDE ROOT BALL STRAIGHT & PLUMB
TRUNK FLARE @ TOP OF ROOT BALL SHOULD BE AT GRADE
CUT & REMOVE TOP 50% OF BURLAP & WIRE BASKET FROM TOP & SIDES OF ROOT BALL
24"x2"x4" STAKE DRIVEN FLUSH W/FINISHED GRADE
ARBORTAPE
BACKFILL W/LOAM
ROOT BALL ON UNDISTURBED SUBGRADE
WIDTH OF PLANTING HOLE 5x ROOT BALL DIAMETER
S69°21'17"W
257.74'
S81°52'30"W
98.48'
N69°21'17"E
234.03'
N81°52'30"E
120.00'
N08°07'30"W
58.00'
125.00'
122.93'
TALMADGE DRIVE
(PUBLIC - 50' WIDE ROW)
NEW McDONALD'S RESTAURANT BUILDING TYPE 4287 SF FF=208.15
DRIVE THRU
LOAM & SEED DISTURBED AREA
LOAM & SOD
DIST. LANDSCAPING
ALLEN STREET
(A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 21)
(PUBLIC - 84' WIDE ROW)
SCALE: 1"=20'
REV/PER | DATE | DESCRIPTION | BY | CHK
1 | CJSF | 4/22/13 | REVISED PER CLIENT LAYOUT & CITY COMMENTS | AJS
2 | AJM | 1/14/14 | REVISED PER NEW BUILDING | AJS
3 | AJM | 3/14/14 | REVISED PER BRAND REVIEW | AJS
4 | PS | 7/06/16 | REVISED BUILDING PER CLIENT REQUEST | PA
5 | PS | 8/4/16 | REVISED PER NEW TRANSFORMER & PAD | PA
PREPARED BY:
AYOUB ENGINEERING
ENGINEERS & ARCHITECTS
146 BOSTON STREET
PLAINVILLE, MASS. 02762
(508) 699-7233
PREPARED FOR:
McDonald's.
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
OFFICE: BOSTON REGION
ADDRESS: 890 CANTON STREET WESTWOOD, MA 02090
PROJECT LOCATION:
SPRINGFIELD, MA
1402 ALLEN STREET
SITE I.D. 020-0060
SITE LANDSCAPE PLAN
PROJECT NO. 3704.118
CAD FILE NO. 3704 MP
DRAWN BY: RCD
CHKD BY:
DATE: 3/21/13
DRAWING NUMBER
L-1
BID/CONSTRUCTION SET

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

DRWG. NO. 1PCP33237




SS = SPECIFY COLOR

| FIXTURE TYPE | SYMBOL | FIXTURE QUANTITY | LENSE | QUANTITY | MOUNTING TYPE | QUANTITY | EPA | MOUNTING HEIGHT | LLF | POLE TYPE | QUANTITY | WIND LOAD | ALLOWED EPA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| VP-L-SGO-DB-G-T4-GRV-SS-HS | | 8 | SGL | 4 | TTF/VPDC | 4 | 1.00 | 22' | 0.87 | SSP-412B-GL-44-TT (44') | 6 | 20mph | 5.2 |
| | | | DBL/BS | 2 | TTF/VPDC | 2 | 2.00 | | | | | | |

■ PROJECT WIND LOAD CRITERIA BASED ON: ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH) 50 YEAR MEAN RECURRENCE INTERVAL

[illegible]

[illegible]

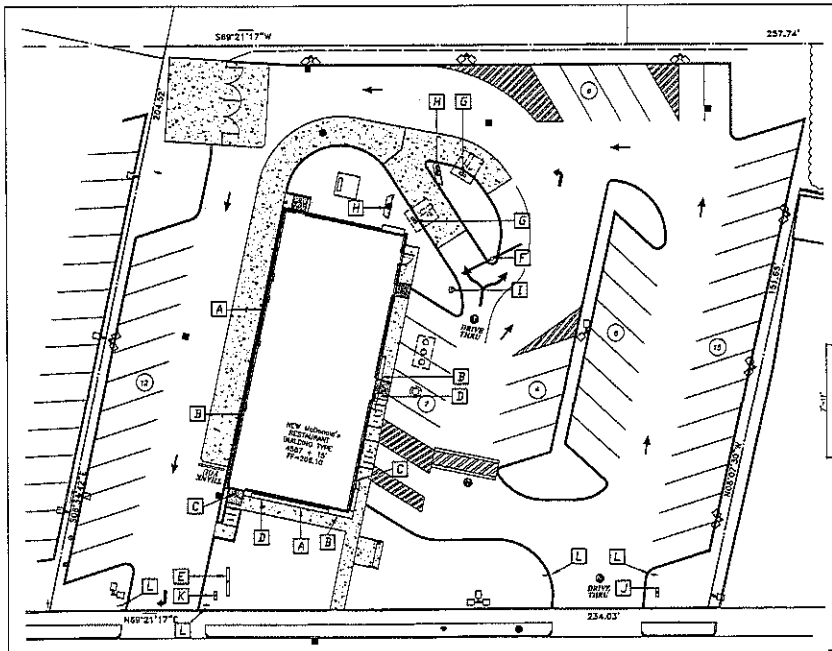
[illegible]

| | | | |
|---|---|---|---|
| SCALE 1" = 30' 0" | DATE 7/18/16 | NEW ORIGINAL | |
| DRAWN BY | | | |
| APPROVED BY | | | |
| APPROVED BY | | FINISH | |
| APPROVED BY | | | |
| NEW BASE | | MATERIAL | |
| PROJECT NO. | | | |

SECURITY LIGHTING

POINT-BY-POINT FOOTCANDLE PLOT FOR
- McDONALD'S -
1402 ALLEN ST
SPRINGFIELD, MA

DRAWING NUMBER 1PCP33237




SITE PLAN

SCALE: 1"=20'

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
BOUNDARY & TOPOGRAPHY SURVEY McDONALD'S USA, LLC PREPARED BY: CONTROL POINT ASSOCIATES, INC. DATED: 03/04/08 REVISION 1: 11/06/12

A PROPOSED "McDonald's" WORDMARK AREA=32.8 S.F. (QTY. 2)

B PROPOSED WALL ARCH SIGN AREA=12.8 S.F. (QTY. 3)

C PROPOSED PLAYPLACE SIGN AREA=29.0 S.F. (QTY. 1)

D PROPOSED WELCOME SIGN AREA=2.5 S.F. (QTY. 1)

E PROPOSED McDonald's 90-50 ROAD SIGN W/ READER BOARD AREA= 95.4 S.F. (QTY. 1)

F PROPOSED McDonald's TYPE GATEWAY VEHICLE HEIGHT SIGN AREA=13.2 S.F. (QTY. 1)

G PROPOSED DRIVE THRU CANOPY WITH BUILT IN CUSTOMER ORDER DISPLAY AREA = 4.0 S.F. (QTY. 2)

H PROPOSED McDONALD'S TYPE OPD DRIVE-THRU MENU BOARD AREA = 40.1 S.F. (QTY. 2)

I PROPOSED McDONALD'S TYPE OPD PRE-SELL BOARD AREA= 28.5 S.F.* (QTY. 1)

J PROPOSED McDonald's TYPE NEXT GEN DIRECTIONAL ENTER SIGN AREA= 5.7 S.F. (QTY. 1)

K PROPOSED McDonald's TYPE NEXT GEN DIRECTIONAL EXIT SIGN AREA= 5.7 S.F. (QTY. 1)

L PROPOSED DO NOT ENTER TRAFFIC SIGN AREA=6.3 S.F. (QTY. 4)

## PROPOSED SIGN SCHEDULE

| MARK | DESCRIPTION | SIZE | AREA (SF) | QUAN. | SIZE (SF) | INT. ILLUM. | REMARKS | TYPE | LOCATION | ALLOWABLE AREA (SF) |
|---|---|---|---|---|---|---|---|---|---|---|
| WALL/FREESTANDING SIGNAGE | | | | | | | | | | |
| A | "McDonald's" WORDMARK | 16'-9" x 2'-0" | 32.8 | 1 | 32.8 | YES | NEW | WALL | NORTH ELEVATION | 180 |
| B | WALL ARCH SIGN | 3'-10½"x3'-3½" | 12.8 | 1 | 12.8 | YES | NEW | WALL | | |
| C | PLAYPLACE SIGN | 11'-11"x 2'-4½" | 29.0 | 1 | 29.0 | YES | NEW | WALL | | |
| D | "WELCOME" SIGN | 3'-7½"x0'-8½" | 2.5 | 1 | 2.5 | NO | NEW | WALL | | |
| A | "McDonald's" WORDMARK | 16'-9" x 2'-0" | 32.8 | 1 | 32.8 | YES | NEW | WALL | EAST ELEVATION | 408 |
| B | WALL ARCH SIGN | 3'-10½"x3'-3½" | 12.8 | 1 | 12.8 | YES | NEW | WALL | | |
| B | WALL ARCH SIGN | 3'-10½"x3'-3½" | 12.8 | 1 | 12.8 | YES | NEW | WALL | WEST ELEVATION | 408 |
| C | PLAYPLACE SIGN | 11'-11"x 2'-4½" | 29.0 | 1 | 29.0 | YES | NEW | WALL | | |
| D | "WELCOME" SIGN | 3'-7½"x0'-8½" | 2.5 | 1 | 2.5 | NO | NEW | WALL | | |
| E | FREE-STANDING SIGN W/ READER BOARD | 19'-0" x 7'-11" 8'-11¼" x 2'-0" | 95.4 | 1 | 95.4 | YES | NEW | GROUND | BUILDING FRONTAGE | 100 |
| DIRECTIONAL SIGNAGE | | | | | | | | | | |
| F | GATEWAY VEHICLE HEIGHT SIGN | 5'-8" x 1'-2" 3'-8" x 1'-2" | 13.2 | 1 | 13.2 | NO | NEW | GROUND | REAR ISLAND | N/A |
| G | CUSTOMER ORDER DISPLAY | 8'-11½" x 0'-8" | 4.0 | 2 | 8.0 | YES | NEW | GROUND | REAR ISLANDS | N/A |
| H | D.T. MENU BOARD | 8'-4½" x 4'-9¼" | 40.1 | 2 | 80.2 | YES | NEW | GROUND | REAR ISLANDS | N/A |
| I | OPD PRESELL BOARD | 2'-6¼" x 4'-0" | 28.5* | 1 | 28.5* | YES | NEW | GROUND | REAR ISLAND | N/A |
| J | DIRECTIONAL ENTER SIGN | 1'-11"x 3'-0" | 5.7 | 1 | 5.7 | YES | NEW | GROUND | ENTRANCE | N/A |
| K | DIRECTIONAL EXIT SIGN | 1'-11"x 3'-0" | 5.7 | 1 | 5.7 | YES | NEW | GROUND | EXIT | N/A |
| L | DO NOT ENTER SIGN | 2'-8" x 2'-6" | 6.3 | 4 | 25.2 | NO | NEW | GROUND | EXIT | N/A |

* AREA FOR 3-FACED SIGN

| REV | PER | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|---|
| 1 | CUP | 3/22/13 | REVISED PER NEW LAYOUT | JJS | |
| 2 | CUP | 4/11/13 | REVISED PER REVIEW | JJS | |
| 3 | CUP | 4/22/13 | REVISED PER COMMENTS/LAYOUT | | |
| 4 | AJP | 1/24/14 | REVISED PER UPDATED BUILDING | JJS | |
| 5 | AJP | 3/4/14 | REVISED PER UPDATED BUILDING | JJS | |
| 6 | PS | 7/09/16 | REVISED PER UPDATED BUILDING | PA | |

PREPARED BY:
AYOUB ENGINEERING
Engineers & Architects
111 Speen Street
Framingham, Mass 01701
(508) 872-1000

PREPARED FOR:
McDonald's

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

OFFICE: BOSTON REGION
ADDRESS: 840 CANTON STREET WESTWOOD, MA 02090

PROJECT LOCATION:
SPRINGFIELD, MA
1402 ALLEN STREET
SITE: 1D4020-0068

PROPOSED SIGNAGE PLAN

EDG/CONSTRUCTION SET

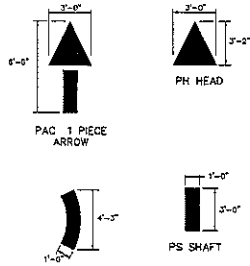
| | |
|---|---|
| PROJECT NO. | 3704.118 |
| CAD FILE NO. | 3704SD |
| DRAWN BY: | PA |
| SCALE: | AS NOTED |
| DATE: | 12/12/12 |

DRAWING NUMBER
SG-2

AYOUB ENGINEERING, INC. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OVERSEEING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT GOVERNED BY THE PLANS FOR WHICH THIS CERTIFICATION IS OFFERED. AYOUB HAS NOT BEEN RETAINED FOR AND SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF OVER OR OVERSEEING OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

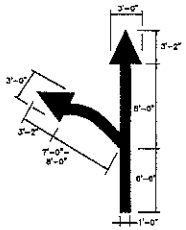
Packet Pg. 28

2.b



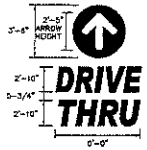

PARKING LOT ARROWS

NOTES:
1. TYPES ALIGN CENTER
2. COLOR TO BE WHITE
3. MEETS NOT STATE OR FEDERAL STANDARDS




SPECIAL USE DOUBLE ARROW

NOTE:
PAINT TO MATCH PANTONE PMS 123 YELLOW



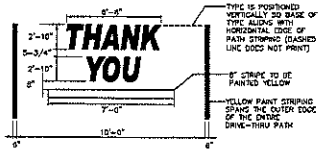

CIRCLE IS POSITIONED HORIZONTALLY, CENTERED ABOVE TYPE

ARROW IS POSITIONED VERTICALLY AND HORIZONTALLY INSIDE OF CIRCLE

ARROW ANT KNOCKS OUT SO THAT ARROW IS THE COLOR OF THE PAVEMENT

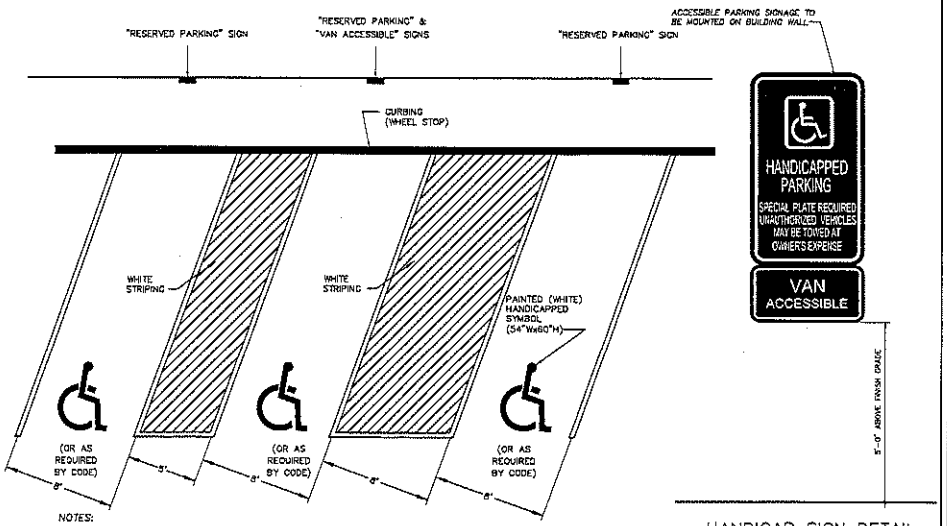
DRIVE THRU & ARROW

NOTES:
1. TYPES ALIGNS CENTER
2. LETTERS AND CIRCLE PAINT TO MATCH PANTONE PMS 123 YELLOW




END OF PATH "THANK YOU"

NOTES:
1. TYPE IS POSITIONED HORIZONTALLY CENTERED WITHIN 10' PATH
2. PAINT TO MATCH PANTONE PMS 123 YELLOW




NOTES:
- REFER TO THE SITE PLAN (C-1) FOR SPECIFIC LOCATION AND CONFIGURATION. ADJUST FOR ANGLED PARKING.
- CONTRACTOR IS TO ENSURE THAT A MAXIMUM SLOPE OF 2.0% BE MAINTAINED IN ALL ADA PARKING AREAS.
- THE MAXIMUM RUNNING SLOPE ALLOWED FOR ANY PART OF A SIDEWALK OR ACCESSIBLE ROUTE IS 5%.
- THE MAXIMUM CROSS SLOPE ALLOWED FOR ANY PART OF A SIDEWALK OR ACCESSIBLE ROUTE IS 2%.

TYPICAL HANDICAP PARKING STALL STRIPING
Not to Scale

HANDICAP SIGN DETAIL
Not to Scale

ALL DRIVE-THRU MARKINGS – STRIPING, LETTERING, DIRECTIONAL ARROWS – ARE TO BE YELLOW IN COLOR. THE PAINT COLOR SHOULD MATCH PMS 123 YELLOW.

ALL OTHER PAVEMENT PAINTING – PARKING SPACE STRIPING, NON-DRIVE THRU DIRECTIONAL ARROWS – AND THE STRIPES IN FRONT OF THE 'THANK YOU' ARE TO BE WHITE IN COLOR.

LISTED BELOW ARE THE RECOMMENDED PAINT MANUFACTURERS AND PRODUCTS:
GLIDDEN – "TRAFFIC ZONE PAINT"
PITTSBURG – "TRAFFIC & ZONE MARKING PAINT"
SHERWIN WILLIAMS – "PRO-MAR TRAFFIC MARKING PAINT"
MAINTENANCE, INC. – "VYNA-STRIPE"

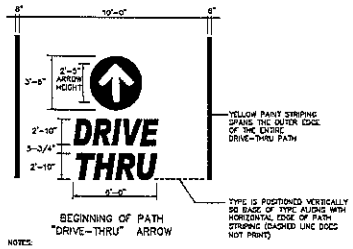
PAVEMENT AREAS TO BE STRIPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE, AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE DIRT BY BRUSHING AND/OR BLOWING CLEAN WITH AIR OR WATER PRESSURE. CARE SHOULD BE TAKEN NOT TO SPREAD SURFACE DEPOSITS OF OIL OR GREASE OVER ADDITIONAL AREAS IN THE CLEANING PROCESS; THESE SHOULD BE REMOVED WITH SOLVENTS OR COMMERCIAL DETERGENTS. OLD STRIPING SHOULD BE WIRE BRUSHED TO ASSURE NEW PAINT BOND, OR REMOVED ENTIRELY IF BADLY CRACKED, FLAKED OR PEELED. WHERE APPLICATION IS OVER PROTECTIVE SEALERS OR COATINGS, SUCH MATERIALS SHOULD BE ALLOWED TO CURE FOR AT LEAST 48 HOURS BEFORE PAINTING. A CHECK SHOULD BE MADE BY APPLYING A TEST STRIP TO DETERMINE THE READINESS FOR PAINTING.

THE PAVEMENT SURFACE SHOULD BE LAID OUT WITH CHALK MARKS FOR REQUIRED STRIPING SO THAT MARKING WILL BE ACCURATE AND IN KEEPING WITH POSITIONING AND DIMENSIONS SHOWN ON THE SITE PLAN. ONE UNIFORM COAT OF PAINT SHOULD BE APPLIED BY BRUSH, ROLLER, OR SPRAY, AT A RATE OF NOT LESS THAN ONE GALLON PER 250 SQUARE FEET. ONE GALLON WILL YIELD FROM 300 TO 300 LINEAL FEET OF 4" WIDE STRIPE.

PAINT SHOULD NOT BE APPLIED WHEN WEATHER IS RAINY, FOGGY, OR EXCESSIVELY HUMID (OVER 85% RELATIVE HUMIDITY), AND NOT WHEN AMBIENT OR PAVEMENT TEMPERATURE IS BELOW 50 DEGREES FAHRENHEIT, AND NOT WHEN ABOVE CONDITIONS ARE ANTICIPATED FOR EIGHT HOURS AFTER APPLICATION.

PAVEMENT SHOULD NOT BE OPENED TO TRAFFIC UNTIL ALL PAINT IS ALLOWED TO CURE FOR AT LEAST 1 HOUR. (CONSULT MANUFACTURER FOR SPECIFIC DRYING TIMES).

PAVEMENT PAINTING SPECIFICATION

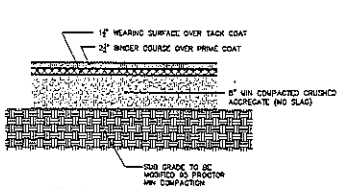



BEGINNING OF PATH "DRIVE-THRU" ARROW

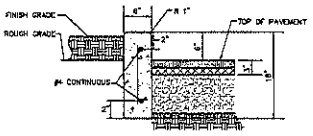
NOTES:
1. TYPE IS POSITIONED HORIZONTALLY CENTERED WITHIN 10' PATH
2. PAINT TO MATCH PANTONE PMS 123 YELLOW

NOTES:
1. STANDARD LOT STRIPING STENCILS FOR THESE OTHER PAVEMENT MARKINGS ARE AVAILABLE AT THE PAVEMENT STENCIL COMPANY (PAUL WOODS) 1-800-250-9342
2. LANE STRIPE IS A 5" WIDE STRIPE DONE BY THE LOT STRIPING COMPANY
3. ANY WORDING NEEDED OTHER THAN FOR THE DRIVE-THRU AREA SHOULD BE IN WHITE AND POSITIONED SO IT DOES NOT INTERFERE WITH THE DRIVE-THRU MARKINGS
4. ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT

PAVEMENT MARKINGS
Not to Scale




PAVEMENT SECTION DETAIL
Not to Scale




6" x 18" CONCRETE CURB
Not to Scale

NOTE:
PROVIDE EXPANSION JOINTS @ 20'-0" O.C. (MAX)

R5-1
Not to Scale

AYOUB ENGINEERING, INC. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE ACTUAL MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROCEDURES FOR THE PROJECT DEPICTED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR AND SHALL HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OF FAILURE OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

| REV | PER | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|---|
| 1 | AJM | 1/14/14 | REVISED PER PEER REVIEW | JJS | |

ALAN A. MICALE
STATE OF MASSACHUSETTS
No. 49748

PREPARED BY:
AYOUB ENGINEERING
ENGINEERS & ARCHITECTS

PREPARED FOR:
McDonald's

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

OFFICE: BOSTON REGION
ADDRESS: 690 CANTON STREET WESTWOOD, MA 02090

PROJECT LOCATION:
SPRINGFIELD, MA
1-692 ALLEN STREET
SITE ID: 028-0361

SITE DETAIL SHEET

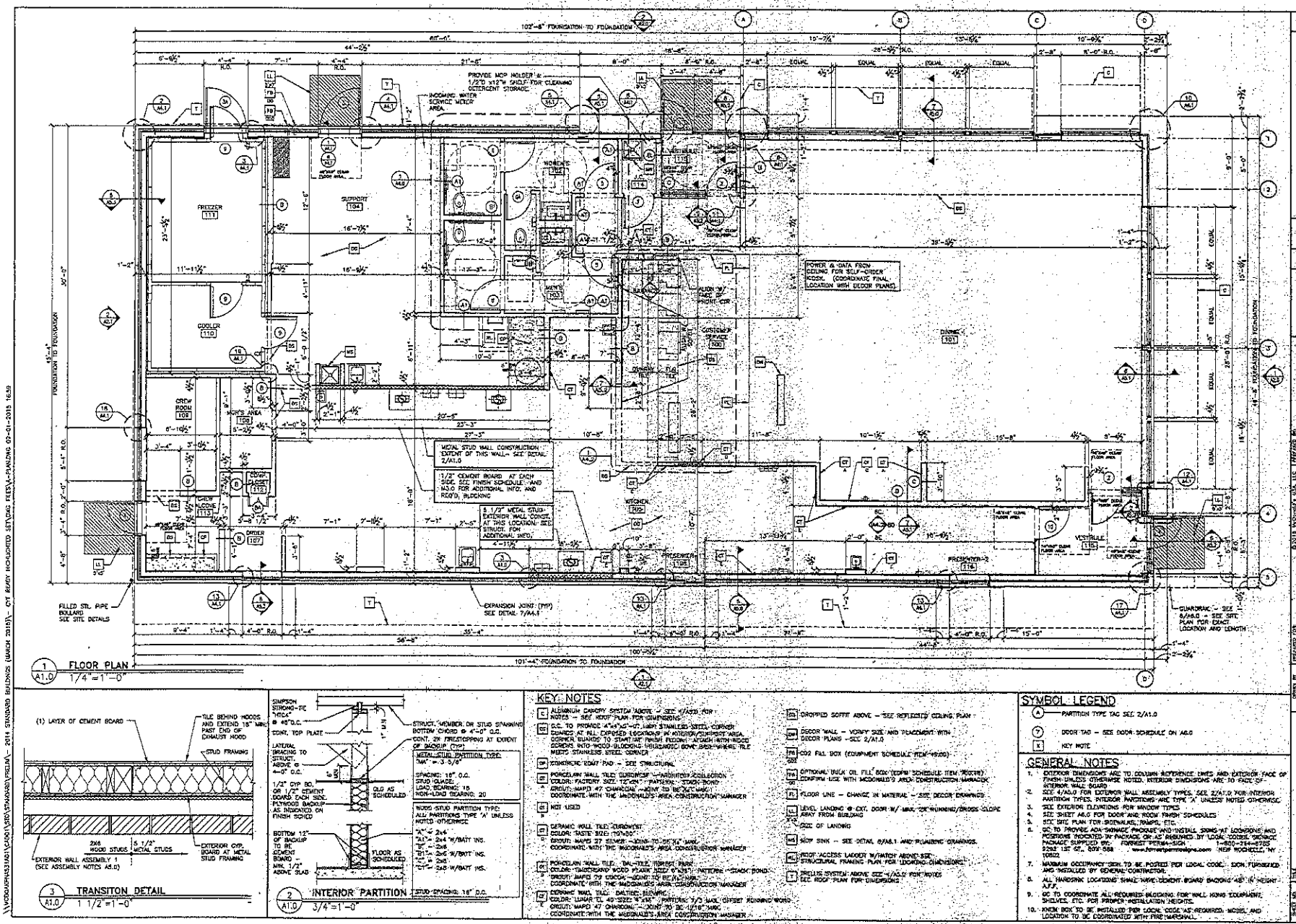
PROJECT NO. 3754.116
CAD FILE NO. 370450
DRAWN BY: PA
SCALE: AS NOTED
DATE: 12/12/12
DRAWING NUMBER
SD-1

60% CONSTRUCTION SET

Packet Pg. 29

2.b

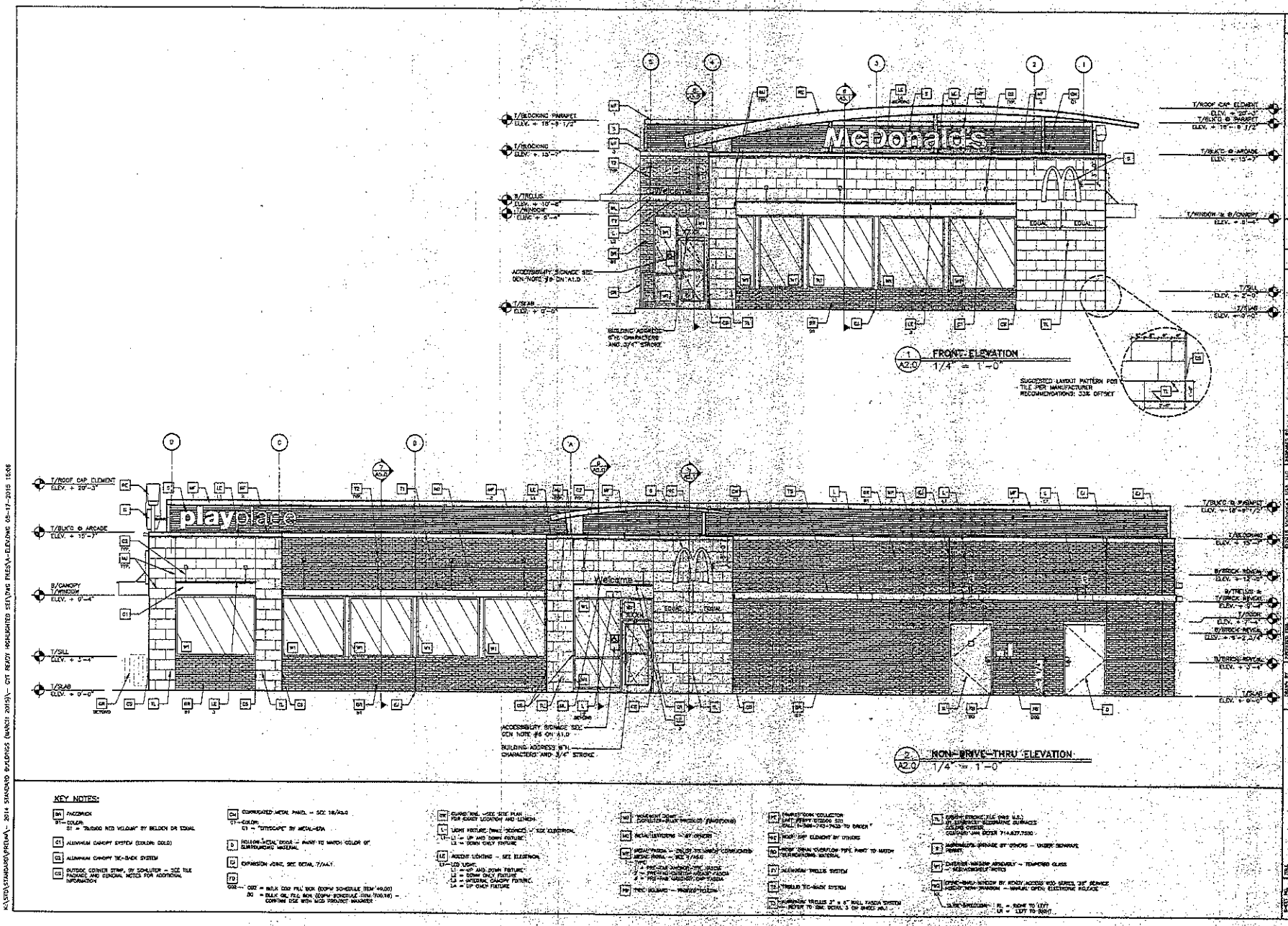
Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)




Packet Pg. 30

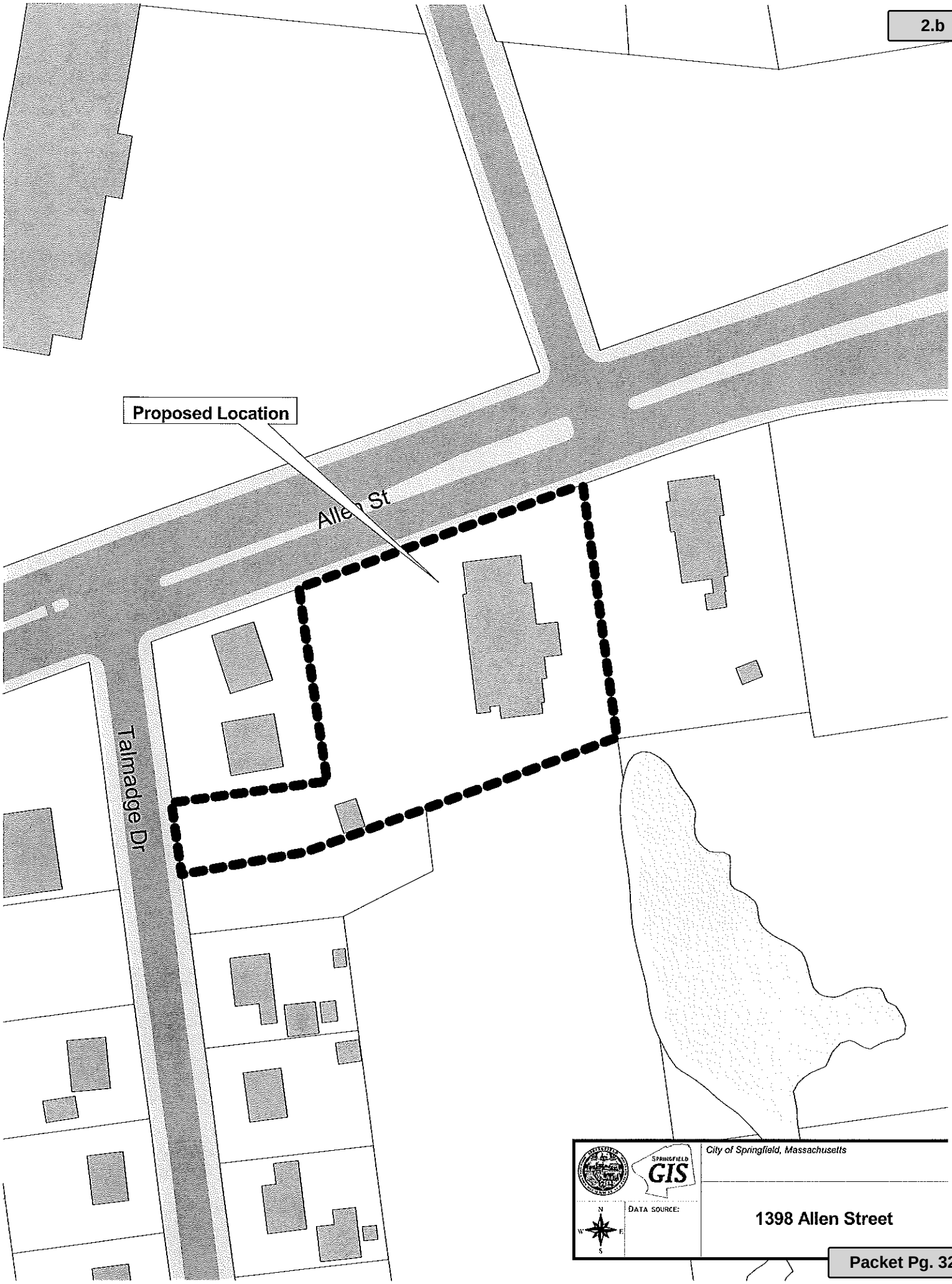
2.b

Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)




Packet Pg. 31

2.b




Attachment: Allen-St_1398_2016 (3703 : 1398 Allen Street)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 3819)**

Meeting: 01/23/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3819

# For a Special Permit to Allow for the Installation of a Wall Sign, Above the First Floor, at the Property Known as 1610 Main Street (08130-0149) (A.K.A. 8 Fort Street), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.8.17 and M.G.L.

| | |
|---|---|
| Request: | See Above |
| Owner: | New England Farm Workers Council, Inc. |
| By: | Heriberto Flores |
| Petitioner: | Peter Picknelly |
| By: | Peter Picknelly |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit to allow for the installation of a wall sign, above the first floor, at the property known as 1610 Main Street (08130-0149) (a.k.a. 8 Fort Street), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.8.17 and M.G.L.

**Mailing Address:**

1628 Main Street
Springfield, MA 01103

**Owner:**

**New England Farm Workers Council, Inc.**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:**_____
**Heriberto Flores**

**Mailing Address:**

1776 Main Street
Springfield, MA 01103

**Petitioner:**

**Peter Picknelly**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**By:**_____
**Peter Picknelly**

RECEIVED
SPRINGFIELD, MA

Attachment: Main_St_1610_Tax_Formal (3819 : 1610 Main Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 8 FORT STREET
Petitioner : PETER PICKNELLY
Landlord: HERIBERTO FLORES/ NEW ENGLAND FARMWORKERS COUNCIL

Stephen J. Lonergan, Treasurer/Collector



Attachment: Main_St_1610_Tax_Formal (3819 : 1610 Main Street)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 1610 MAIN STREET (08130-0149) (A.K.A. 8 FORT STREET)
## WALL SIGN (ABOVE THE FIRST FLOOR)

*General Information*

| | |
|---|---|
| **Petitioner:** | Peter Picknelly |
| **Request:** | Erect a wall sign above the first floor. |
| **Proposed use of the property:** | Office building/restaurant. |
| **Parcel Size:** | 22,517 s.f. |
| **Compatibility with current planning documents:** | The Downtown Master Plan shows no changes to this area. |
| **Neighborhood council notification:** | Business Improvement District: 1-3-17 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 1-5-17 |
| **Hearing Date:** | 1-23-17 |

**Neighborhood characteristics:**

This site is zoned Business C and is located within the Central Business District. The surrounding land uses include:

To the north is a mixed-use commercial building zoned Business C.
To the south is a surface parking lot and commercial building zoned Business C.
To the west is a surface parking lot zoned Business C.
To the east is a mixed-use commercial building zoned Business C.

**Site plan review:**

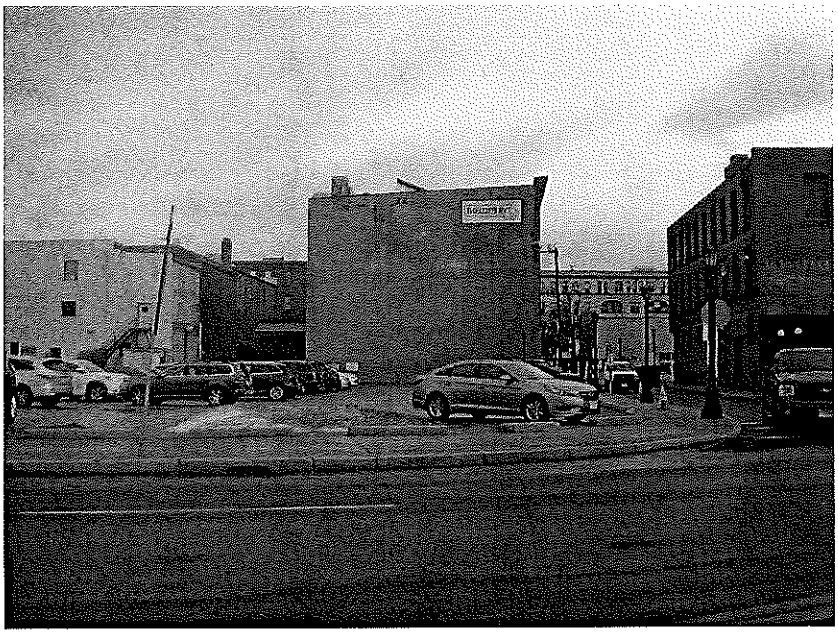
A request has been submitted to install a wall sign, above the first floor at the property known as 1610 Main Street (a.k.a. 8 Fort Street). This is currently the location of the Mass Lottery offices and the Student Prince (The Fort) Restaurant. The proposed sign would be located on the western facade of the building which faces East Columbus Avenue and Interstate 91. The proposed sign will be approximately 770 square feet (35'x22').

As can be seen by the attached plans, the proposed sign will be located on the side of the building which faces the parking lot and East Columbus Avenue. It should be noted that the sign is proposed to be painted directly onto the side if the building. As per the Zoning Ordinance, painting of a sign to a building is not allowed. As such, in addition to the special permit form the City Council for a sign located above the first floor, a variance will also be required from the Springfield Board of Appeals. In addition to the variance for the painting of the sign onto the building, two (2) other variances will also be required. One variance will be needed for the size of the proposed sign and the second variance will be needed for the proposed location of the sign.

Attachment: Main_St_1610_2017 (3819 : 1610 Main Street)

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. As the Council is well aware, the Student Prince/Fort is an iconic restaurant and a major destination for downtown Springfield.

Additionally, the staff believes the proposed sign is in scale with the building and architecturally appropriate.



## *Recommendation*

Approve, with conditions.

## *Recommended Conditions:*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of one (1) accessory wall sign, above the first floor, at the property known as 1610 Main Street (08130-0149)(a.k.a. 8 Fort Street).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4 through #6.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. Any and all variances shall be obtained from the Springfield Board of Appeals, prior to installation.
6. There shall be no additional wall signs, above the second floor, at this property.
7. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Main_St_1610_2017 (3819 : 1610 Main Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 8 FORT STREET
Petitioner : PETER PICKNELLY
Landlord: HERIBERTO FLORES/ NEW ENGLAND FARMWORKERS COUNCIL

Stephen J. Lonergan: Treasurer/Collector

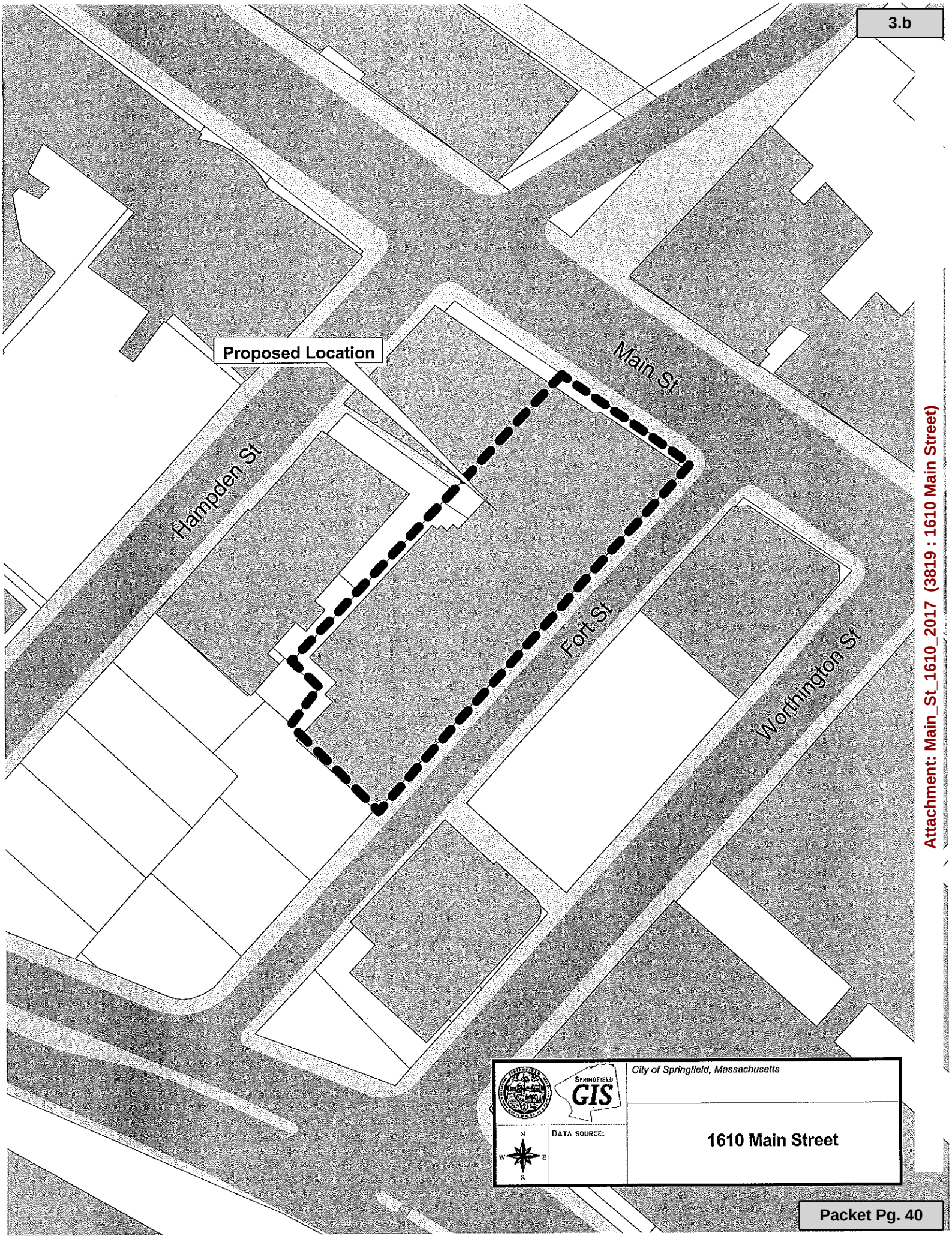


Attachment: Main_St_1610_2017 (3819 : 1610 Main Street)

Student Prince – Proposed Signage

Student Prince LLC
8-14 Fort Street
Springfield MA 01103
(413) 734-7475

Attachment: Main_St_1610_2017 (3819 : 1610 Main Street)




Attachment: Main_St_1610_2017 (3819 : 1610 Main Street)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 3820)**

Meeting: 01/23/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3820

# For a Special Permit for Motor Vehicle Rentals (Trucks and Trailers) at the Property Known as 88 Birnie Avenue (01480-0049) and WS Birnie Avenue (01480-0053), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2.

| | |
|---|---|
| Request: | See Above |
| Owner: | 88-90 Birnie Avenue Realty Trust |
| By: | Richard Bonavita/Carol Slate |
| Petitioner: | Amerco Real Estate Company |
| By: | Carlos Vizcarra |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

2016 DEC -1 P 1:31

for a special permit for motor vehicle rentals (trucks and trailers) at the property known as 88 Birnie Avenue (01480-0049) and WS Birnie Avenue (01480-0053), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2.

**Mailing Address:**

15 Great Brook Drive
Southwick, MA 01077

**Owner:**

**88-90 Birnie Avenue Realty Trust**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:** _____
**John Bonavita**

**BY:** _____
**Richard Crowley**

**BY:** _____
**Carol Slate**

**Mailing Address:**

2727 N. Central Ave., Suite 500
Phoenix, AZ 85004

**Petitioner:**

**Amerco Real Estate Company**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**BY:** _____
**Carlos Vizcarra**

Attachment: Birnie_Ave_88_Tax_Formal (3820 : 88 Birnie Avenue)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/22/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below. In the interest of full disclosure however, The Council should be aware that the owners of this parcel owned two parcels on Lyman St. 135 and 139-141, which were foreclosed upon by the City for non payment of real estate taxes :

Special Permit : 88 BIRNIE AVENUE
Petitioner : STEPHANY SHEEKEY
LandLord: 88-90 BIRNIE AVE REALTY TRUST

Stephen J. Lonergan: Treasurer/Collector



Attachment: Birnie_Ave_88_Tax_Formal (3820 : 88 Birnie Avenue)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 88 BIRNIE AVENUE (01480-0049)
## MOTOR VEHICLE RENTALS

*General Information*

| | |
|---|---|
| **Petitioner:** | Amerco Real Estate Company |
| **Request:** | Motor vehicle rentals |
| **Proposed use of the property:** | Indoor storage and motor vehicle rentals |
| **Size:** | 101,036 s.f. |
| **Compatibility with current planning documents:** | The Memorial Square Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | New North Citizens Council: 1-3-17 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 1-5-17 |
| **Hearing Date:** | 1-23-17 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is currently zoned Industrial A and is located in a primarily commercial/industrial area. The surrounding land uses include:

To the north is the German Gerena Community School zoned Industrial A.
To the south is a recycling facility zoned Industrial A.
To the east is Interstate 91.
To the west are rail road tracks.

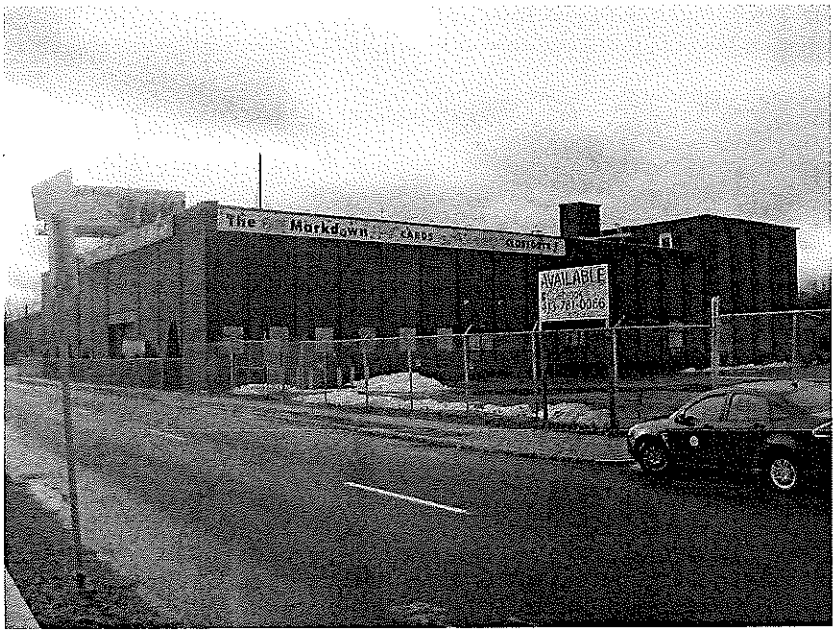
**Site plan review:**

The petitioner has requested a special permit to allow for the renting of motor vehicles (U-Haul) at the property known as 88 Birnie Avenue. This site was the former location of a larger warehouse retail operation. The petitioner has submitted plans indicating that the existing building will now be converted into an indoor storage facility with accessory rentals of U-Haul vehicles.

After reviewing the site plan and visiting the site, the staff does not object to the proposed request. As noted above, the site is currently vacant and the existing building will be converted into a number of indoor self-storage units. A row of new storage units would also be constructed along the northern property line. It should be noted that indoor storage is a by-right use under Industrial A zoning. As an accessory use to the indoor storage facility, the petitioner is also requesting to be allowed to rental vehicles. As noted above, this would be a U-Haul operated facility.

Attachment: Birnie_Ave_88_2017_Amended (3820 : 88 Birnie Avenue)

As can be seen by the attached plan, the property has a very large parking area which can provides more than adequate space for the proposed rental vehicles as well as providing parking for both customers and employees.




After visiting the site, it was noted that the existing fence is in poor condition. If this special permit is approved, the staff would recommend that a new fence be required. The staff would recommend that the new fencing consist of black chain link. Also, it was noted that these is currently a four (4) chain link fence that runs along the front of the building. The staff does not see a need for this fencing, other than to hinder maintenance of the landscaping along the front of the building and the collection area for trash and debris. The staff would strongly recommend that this portion of the fencing be removed. Lastly, it should be noted that barbed wire and/or razor wire is not allowed along the front lot line. Barbed wire can be installed along the sides and rear of the property.

**Supplemental Review:**

**After having further conversations with the petitioner, it has been brought to the staff's attention that the petitioner does not intend to keep the fencing up around the perimeter of the parking lot. As such, the staff is amending the conditions to reflect this new information.**

*Recommendation*

Approve, with conditions.

*Revised Recommended Conditions*

1. This special permit is granted solely for motor vehicle rentals at the property known as 88 Birnie Avenue (01480-0049) and WS Birnie Avenue (01480-0053).
2. The use shall be developed as per the attached plans, dated November 28, 2016, with the addition of conditions#3 through #9.
3. ~~The existing six (6) foot, chain link fence running along the frontage of Birnie Avenue shall be replaced with a new, six (6) foot, black vinyl chain link fence. As per the Zoning Ordinance (Article 7, Section 7.4.24), there shall be no barbed or razor wire located along the front property line.~~
3. The existing four (4) foot, chain link fencing along the front of the building as well as the existing fencing along the perimeter of the parking lot shall be removed.
4. Any and all Building Permits, including sign permits, shall be obtained prior to start of construction.
5. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Article VIII, §27-29, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
6. The public tree belt and sidewalks along Birnie Avenue shall be maintained, including snow removal.
7. All landscaped area shall be maintained and kept free of all litter, trach and debris.

Attachment: Birnie_Ave_88_2017_Amended (3820 : 88 Birnie Avenue)

8. The building shall be maintained graffiti free.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Birnie_Ave_88_2017_Amended (3820 : 88 Birnie Avenue)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/22/2016

# Special Permit
# Tax Certification

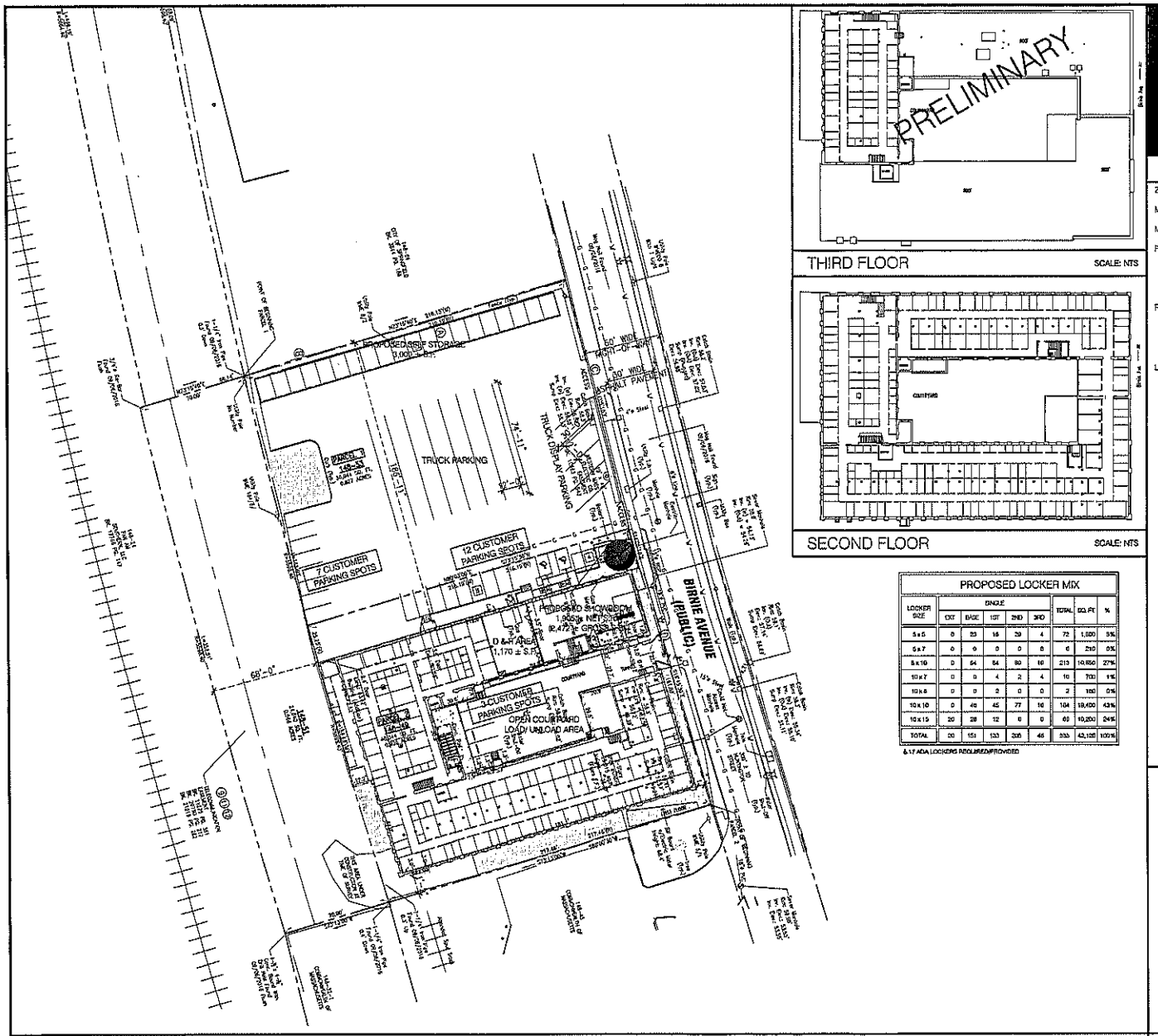
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below. In the interest of full disclosure however, The Council should be aware that the owners of this parcel owned two parcels on Lyman St. 135 and 139-141, which were foreclosed upon by the City for non payment of real estate taxes :

Special Permit : 88 BIRNIE AVENUE
Petitioner : STEPHANY SHEEKEY
LandLord: 88-90 BIRNIE AVE REALTY TRUST

Stephen J. Lonergan: Treasurer/Collector



Attachment: Birnie_Ave_88_2017_Amended (3820 : 88 Birnie Avenue)




PROPOSED SITE PLAN AND FIRST FLOOR

SCALE: 1" = 30'-0"




THIRD FLOOR

SCALE: NTS



SECOND FLOOR

SCALE: NTS

| PROPOSED LOCKER MIX | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| LOCKER SIZE | SINGLE | | | | | TOTAL | SQ.FT | % |
| | CXT | BAGE | 1ST | 2ND | 3RD | | | |
| 5 x 5 | 0 | 23 | 16 | 29 | 4 | 72 | 1,000 | 5% |
| 5 x 7 | 0 | 0 | 0 | 0 | 6 | 6 | 210 | 0% |
| 5 x 10 | 0 | 54 | 54 | 80 | 16 | 213 | 10,650 | 27% |
| 10 x 7 | 0 | 0 | 4 | 2 | 4 | 10 | 700 | 1% |
| 10 x 8 | 0 | 0 | 2 | 0 | 0 | 2 | 160 | 0% |
| 10 x 10 | 0 | 40 | 45 | 77 | 16 | 184 | 18,400 | 43% |
| 10 x 15 | 20 | 28 | 12 | 0 | 0 | 60 | 10,250 | 24% |
| TOTAL | 20 | 151 | 133 | 208 | 46 | 553 | 43,125 | 100% |

& 17 ADA LOCKERS REQUIRED/PROVIDED

AERIAL VIEW

SCALE: NTS

ZONING DISTRICT: IA – GENERAL INDUSTRIAL

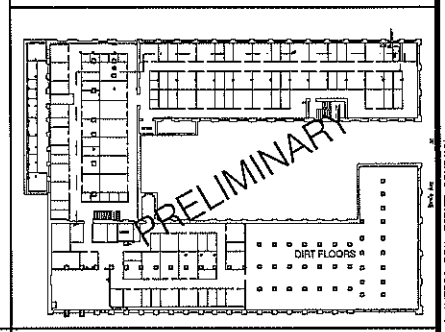
MAXIMUM BUILDING HEIGHT: 100 FT

MAXIMUM BUILDING COVERAGE: 95%

PARKING: 2,472 SQ. FT. / 1,000 SQ. FT. = 10 SPACES
10 REQUIRED SPACES
22 PROPOSED SPACES
AND ADDITIONAL TRUCK PARKING AS SHOWN

RETAIL SALES AND SERVICES - 4 SPACES PER 1,000 SQ. FT NET FLOOR AREA
IN A PARKING LOT OR PARKING BUILDING AT LEAST FIFTY (50) PERCENT OF THE PARKING SPACES MUST BE EIGHT AND ONE-HALF (8 ½) FEET WIDE BY EIGHTEEN (18) FEET DEEP. THE REMAINING PARKING SPACES MAY BE EIGHT (8) FEET BY SIXTEEN (16) FEET TO ACCOMMODATE SMALLER CARS

LANDSCAPING
PARKING LOTS CONTAINING LESS THAN SIXTY (60) SPACES SHALL PROVIDE AT LEAST ONE (1) THREE (3) INCH MINIMUM CALIPER SHADE TREE PER FIFTEEN (15) SPACES. IN ADDITION, ALL PARKING LOTS AND VEHICLE DISPLAY AREAS SHALL HAVE A MINIMUM OF A THREE (3) FOOT LANDSCAPED BUFFER BETWEEN THE PARKING LOT AND THE ABUTTING SIDEWALKS OR STREET.




LOWER LEVEL

SCALE: NTS

GENERAL NOTES:

REVISIONS:

| NO. | DATE | REVISED | NOTES |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
UHAUL DOWNTOWN SPRINGFIELD
88 BIRNIE AVE
SPRINGFIELD MA 01103

SHEET CONTENTS:
PROPOSED SITE PLAN

791074

DRAWN: HRK
CHECKED: PB
DATE: 11/28/2016

SP-1

791074A1B parking.DWG

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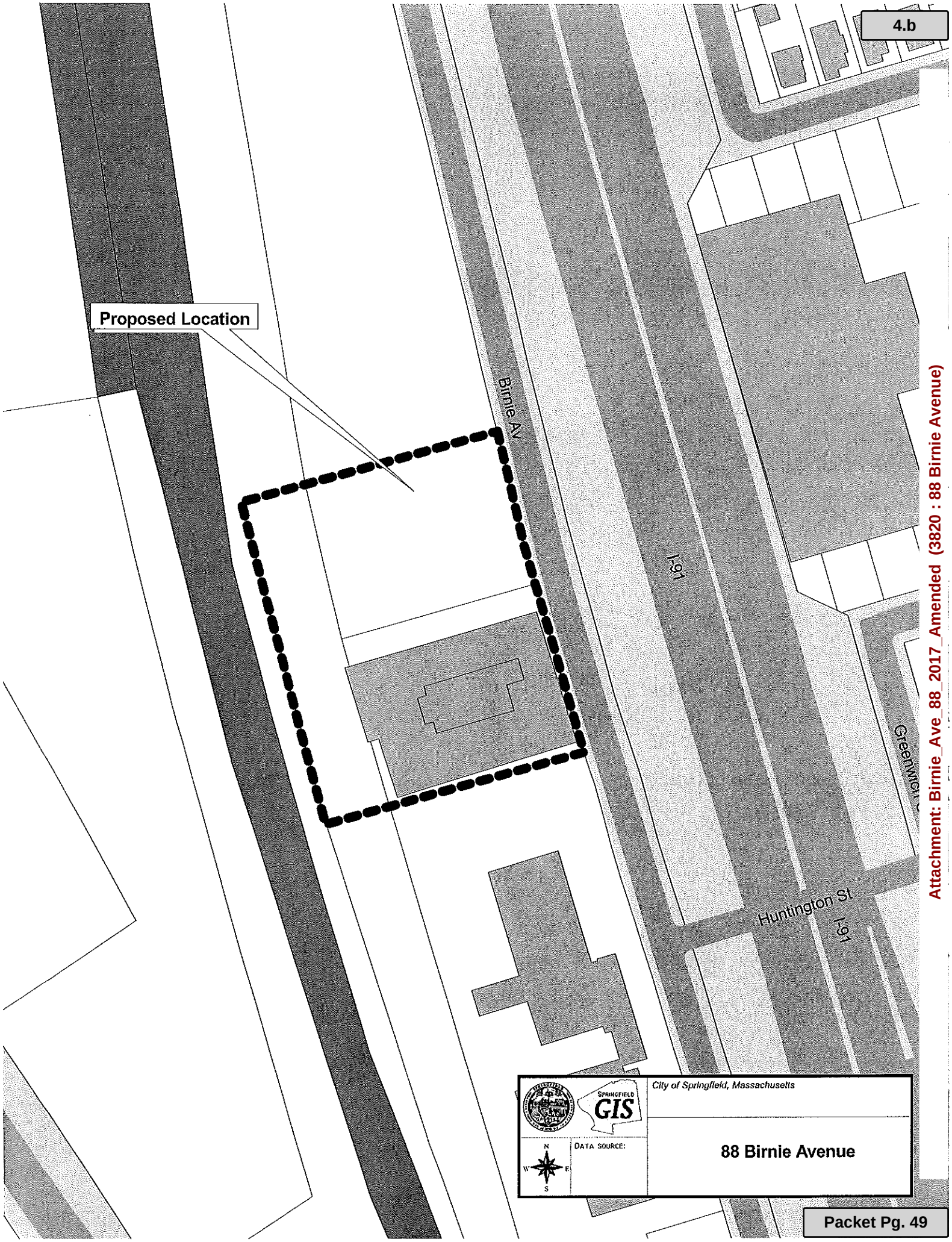



Attachment: Birnie_Ave_88_2017_Amended (3820 : 88 Birnie Avenue)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 3821)**

Meeting: 01/23/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3821

# For Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Motor Vehicle Service Station/Car Wash), at the Properties Known as 1830 Wilbraham Road (12282-0326) and WS Parker Street (09510-0611) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

| | |
|---|---|
| Request: | See Above |
| Owner: | John & Melba Radner, Trustees |
| By: | John G. Radner |
| Petitioner: | Petrogas Group New England, Inc. |
| By: | Trevor Moore |

*The undersigned respectfully petition your honorable body*

for special permit to re-establish a pre-existing, non-conforming use (motor vehicle service station/car wash), at the properties known as 1830 Wilbraham Road (12282-0326) and WS Parker Street (09510-0611) as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

2016 DEC 30 A 10:01

**Mailing Address:**

PO Box 385
Allentown, PA 18101

**Owner:**

**John & Melba Radner, Trustees**

I hereby certify that I am the owner or acting on behalf of the owner.

By: Linda A. Kay, Trustee

**BY:** _____
**John G. Radner**

**Mailing Address:**

797 Old Country Road
Plainview, NY 11803

**Petitioner:**

**Petrogas Group New England, Inc.**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**BY:** _____
**Trevor Moore**

Attachment: Wilbraham_Rd_1830_Tax_Formal (3821 : 1830 Wilbraham Road)

Wcisio Photography 413-789-6602 p.1

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1830 WILBRAHAM ROAD
Petitioner : PETROGAS GROUP NEW ENGLAND, INC. C/O TREVOR MOORE
Landlord: MELBA & JOHN G. RADNER TRUSTEES

Stephen J. Lonergan: Treasurer/Collector



Attachment: Wilbraham_Rd_1830_Tax_Formal (3821 : 1830 Wilbraham Road)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 1830 WILBRAHAM ROAD (02282-0329) AND WS PARKER STREET (09510-0611)
## NON-USE- COMMERCIAL (MOTOR VEHICLE SERVICE/CAR WASH)

*General Information*

| | |
|---|---|
| **Petitioner:** | Petrogas Group New England, Inc. |
| **Request:** | For a special permit to re-establish a pre-existing, non-conforming use (gas station/car wash). |
| **Proposed use of the property:** | Motor vehicle service station and car wash. |
| **Parcel Size:** | 34,622 s.f. |
| **Compatibility with current planning documents:** | The Sixteen Acres Neighborhood Plan does not show any changes to this area. |
| **Neighborhood council notification:** | Sixteen Acres Civic Association: 1-3-17 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 1-5-17 |
| **Hearing Date:** | 1-23-17 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is currently zoned Business A and is located in an area that is primarily commercial uses. This surrounding land uses include:

To the north is a small, multi-tenanted retail operation zoned Business A.
To the south is a CVS Pharmacy zoned Business A.
To the west is a restaurant and single-family home zoned Business A and Residence A.
To the east is gas station and commercial shopping plaza zoned Business A.

**Site plan review:**

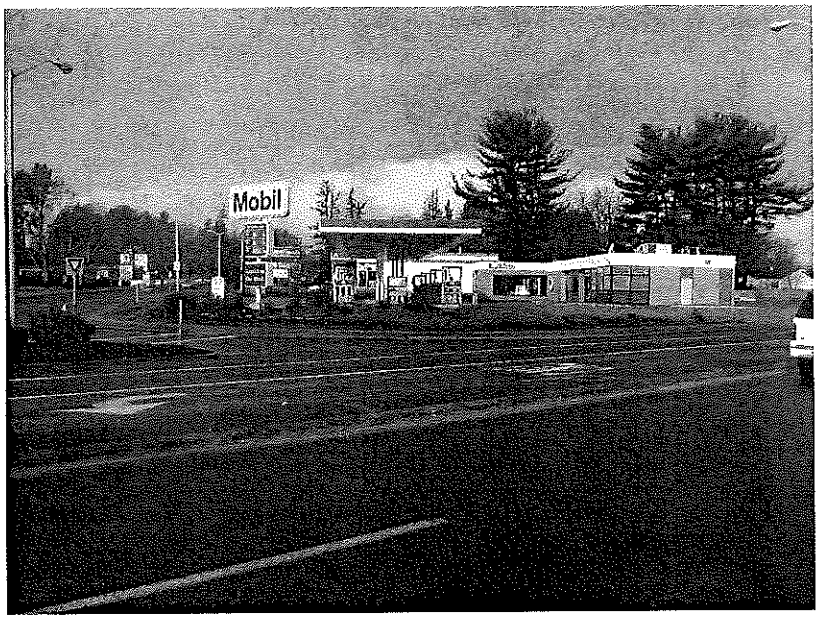
The petitioner has requested a special permit to re-establish a pre-existing, non-conforming use (gas station/car wash) at the property known as 1830 Wilbraham Road. The site has been vacant for a number of years and was the former location of a Mobile gas station with an accessory car wash.

As noted above, the petitioner is requesting to re-open an existing gas station at the intersection of Wilbraham Road and Parker Street. The plans submitted indicate that an addition would be added to the existing building and the building would then be converted into a 2,980±, square foot convenience store. As proposed, there would no longer be any automotive repairs completed at this site.

In addition, the existing carwash building would remain and be renovated. It should also be noted that the

Attachment: Wilbraham_Rd_1830_2017 (3821 : 1830 Wilbraham Road)

direction a vehicle enters the car wash would be changed so that a vehicle enters from the front of the building as opposed to how it was done previously where the vehicle would enter in from the rear.




Further, the plans submitted indicate that three (3) fuel dispensers would be removed. Currently there are eight (8) fuel dispensers for a total of sixteen (16) fueling positions. When renovated, there would only be five (5) fuel dispensers for a total of ten (10) fueling positions.

Currently, there are three (3) existing curb cuts at this location. Two (2) curb cuts onto Wilbraham Road and one (1) curb cut onto Parker Street. The plan submitted indicates that no alterations are planned to any of the three (3) curb cuts and no additional curb cuts are being proposed.

Lastly, it should be noted that in the paperwork submitted by the petitioner, they indicated they would also be looking for a liquor license for this location as well as being able to be open 24-hours a day. With regards to the proposed liquor license, this is a separate application that will need to be filed with the License Commission. With regards to the proposed 24-hours operation, while the staff does not object to the gas station/convenience store portion of the operation being open 24-hours, due to the close proximately of a residential abutter, the staff would not be in favor of the car wash being open 24-hours a day. It would be the staff's recommendation that the hours of operation for the car wash portion of the operation be limited to opening no earlier than 7:00AM and closing no later than 9:00PM.

## *Recommendation*

Approve with conditions.

## *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to re-establish a pre-existing, non-conforming commercial use (gas station/car wash) at the properties known as 1830 Wilbraham Road (12282-0326) and WS Parker Street (09510-0611).
3. The use shall be developed in accordance to the attached site plans and elevations, dated December 20, 2016, with the additions of condition #4 through #10.
4. The hours of operation of the car wash shall be from 7:00 AM to 9:00 PM, Monday through Sunday.
5. There shall be no deliveries or servicing of the dumpster prior to 7:00 AM.
6. The dumpster(s) shall be completely enclosed.
7. The building shall be maintained free of all graffiti.
8. The site shall be maintained free of all litter, debris and/or weeds.
9. The tree-belts shall be maintained free of all overgrown vegetation, trash and debris.
10. The public sidewalks along Wilbraham Road and Parker Street shall be maintained, including snow

Attachment: Wilbraham_Rd_1830_2017 (3821 : 1830 Wilbraham Road)

removal.

11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Wilbraham_Rd_1830_2017 (3821 : 1830 Wilbraham Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2016

# Special Permit
# Tax Certification

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Special Permit : 1830 WILBRAHAM ROAD
Petitioner : PETROGAS GROUP NEW ENGLAND, INC. C/O TREVOR MOORE
Landlord: MELBA & JOHN G. RADNER TRUSTEES

Stephen J. Lonergan: Treasurer/Collector



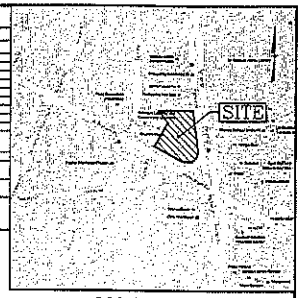
Attachment: Wilbraham_Rd_1830_2017 (3821 : 1830 Wilbraham Road)

## TABLE OF ZONING REGULATIONS – SPRINGFIELD, MA

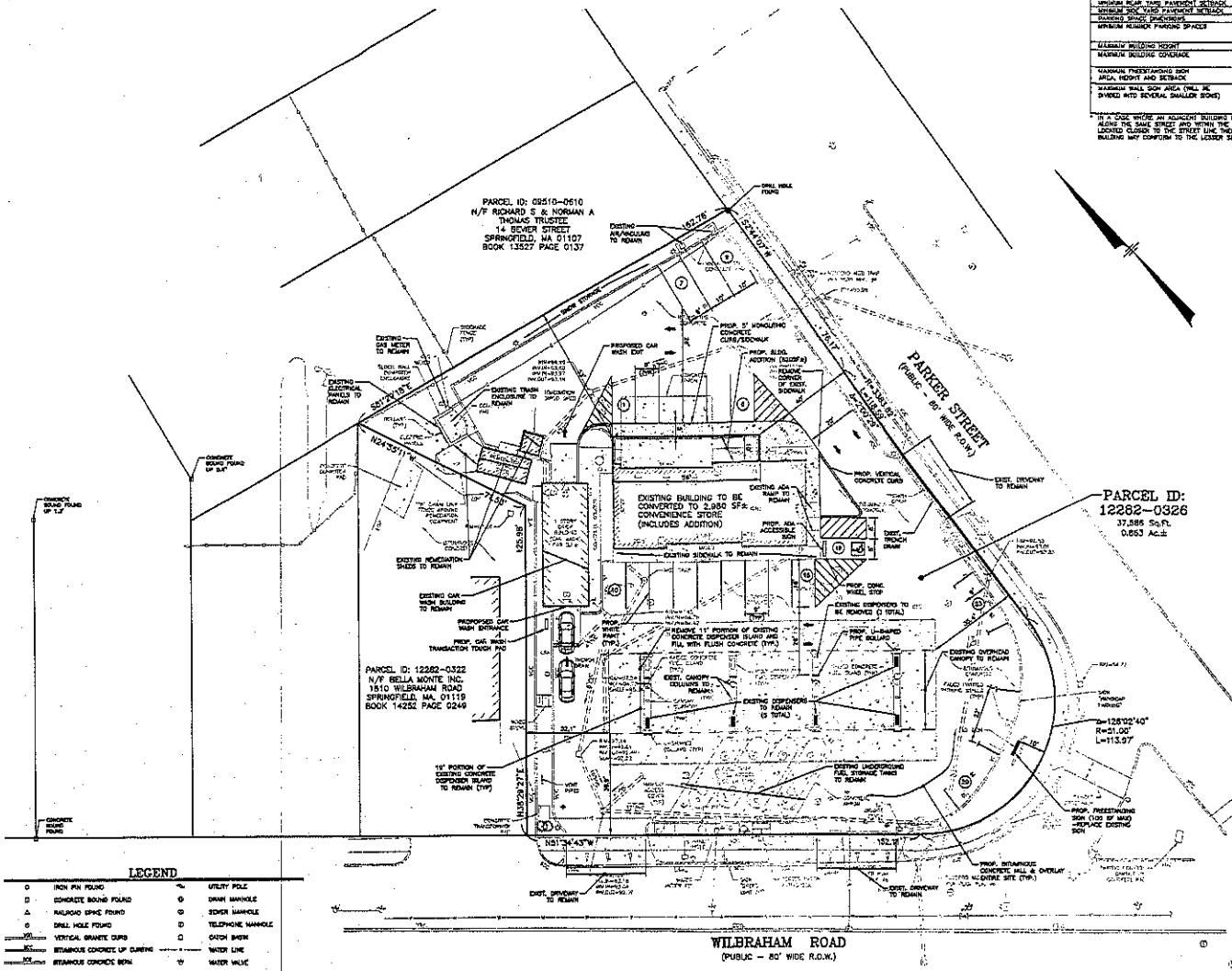
ZONE: BUSINESS (BUSINESS-A)

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA Sq. Ft. | NO REGULATION | 37,588 SF |
| MINIMUM LOT FRONTAGE | NO REGULATION | >100' |
| MINIMUM FRONT YARD SETBACK | 10'* | >10' TO PROPOSED ADDITION |
| MINIMUM REAR YARD SETBACK | N/A | N/A |
| MINIMUM SIDE YARD SETBACK | 0' | 54' TO PROPOSED ADDITION |
| MINIMUM FRONT YARD PAVEMENT SETBACK | 0' | EXISTING TO REMAIN |
| MINIMUM REAR YARD PAVEMENT SETBACK | N/A | N/A |
| MINIMUM SIDE YARD PAVEMENT SETBACK | 0' | EXISTING TO REMAIN |
| PARKING SPACE DIMENSIONS | 8.5'x18' (OUR CAR IS 8'x18') | 9' x 18', 10' x 18' & 9' x 20' |
| MINIMUM REQUIRED PARKING SPACES | 4 SPACES PER 1,000 SF NET FLOOR AREA = 2,950 SF/1,000 SF x 4 = 12 SPACES | 33 SPACES |
| MAXIMUM BUILDING HEIGHT | 40' | <40' |
| MAXIMUM BUILDING COVERAGE | 60% | <60% |
| MAXIMUM FREESTANDING SIGN AREA, HEIGHT AND SETBACK | 100 SF, 30' HEIGHT, 10' SETBACK | 100 SF, 30' HT., 10' SETBACK |
| MAXIMUM WALL SIGN AREA (WILL BE DIVIDED INTO SEVERAL SMALLER SIGNS) | 4 SF PER LINEAL FOOT OF BUILDING OR CANOPY FACING STREET OR PARKING LOT | SEE BUILDING ELEVATIONS |

* IN A CASE WHERE AN ADJACENT BUILDING ON EITHER SIDE, ALONG THE SAME STREET AND WITHIN THE SAME DISTRICT, IS LOCATED CLOSER TO THE STREET LINE THAN THE NEW BUILDING MAY CONFORM TO THE LESSER SETBACK.




LOCATION MAP
(NOT TO SCALE)




## NOTES:

1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
2) MAP & PARCEL 12282-0326
3) ZONING DISTRICT: BUSINESS A
4) LOT AREA = 37,588 SQ.FT. (0.863 AC.±)
5) THE INTENT OF THIS PLAN IS TO CONSTRUCT A 1,020SF± BUILDING ADDITION AND TO CONVERT THE EXISTING SERVICE STATION BUILDING TO A 2,950± SF CONVENIENCE STORE (INCLUDES ADDITION). THE EXISTING CAR WASH WILL REMAIN AND THE ENTRANCE WILL BE RELOCATED TO THE CURRENT EXIT. ADDITIONALLY, THE TOTAL NUMBER OF FUEL DISPENSERS WILL BE REDUCED FROM 8 DISPENSERS TO 5 DISPENSERS.
6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE US DEPARTMENT OF JUSTICE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
7) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
8) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
9) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO ANY EXCAVATION.
10) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF SPRINGFIELD AND THE COMMONWEALTH OF MASSACHUSETTS.
11) THE SURVEY TRACT IS NOT LOCATED IN A FLOOD ZONE TAKEN FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR HAMPDEN COUNTY, MAP #25013C0443E, EFFECTIVE DATE: JULY 16, 2013.
12) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
13) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
15) GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP-AIR QUALITY PERMIT DWP AQ 08.
16) CONTRACTOR TO CLEAN STORM WATER SYSTEM TO REMAIN. CONTRACTOR TO REMOVE SEDIMENT FROM EXISTING CATCH BASINS AND FLUSH EXISTING DRAIN LINES.
17) EXISTING WATER, SEWER, NATURAL GAS & ELECTRIC SERVICE CONNECTIONS TO REMAIN.

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

## LEGEND

| | |
|---|---|
| IRON PIN FOUND | UTILITY POLE |
| CONCRETE BOUND FOUND | DRAIN MANHOLE |
| RAILROAD SPIKE FOUND | SEWER MANHOLE |
| DRILL HOLE FOUND | TELEPHONE MANHOLE |
| VERTICAL GRANITE CURB | CATCH BASIN |
| BITUMINOUS CONCRETE UP CURBING | WATER LINE |
| BITUMINOUS CONCRETE BERM | WATER VALVE |
| OVERHEAD SERVICE WIRES | FIRE HYDRANT |
| DOUBLE SOLID YELLOW LINE | GAS VALVE |
| SINGLE SOLID WHITE LINE | GAS LINE |
| BROKEN WHITE LINE | UNDERGROUND TELEPHONE LINE |
| SIGN | UNDERGROUND ELECTRIC AND TELEPHONE |
| DESIGNATION WELL | SPOT ELEVATION |
| TEST PIT | CONTOUR ELEVATION |
| TEST BORING | PROP. VERTICAL CONCRETE CURB |
| PERCOLATION TEST | NUMBER OF PARKING SPACES |
| TREELINE | |

DigSafe 888-DIG-SAFE (344-7233)

OWNER OF RECORD:
MELSA & JOHN G. RADNER TRS.
PO BOX 385
ALLENTOWN, PA. 18101 0385
BOOK 10742 PAGE 0350

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

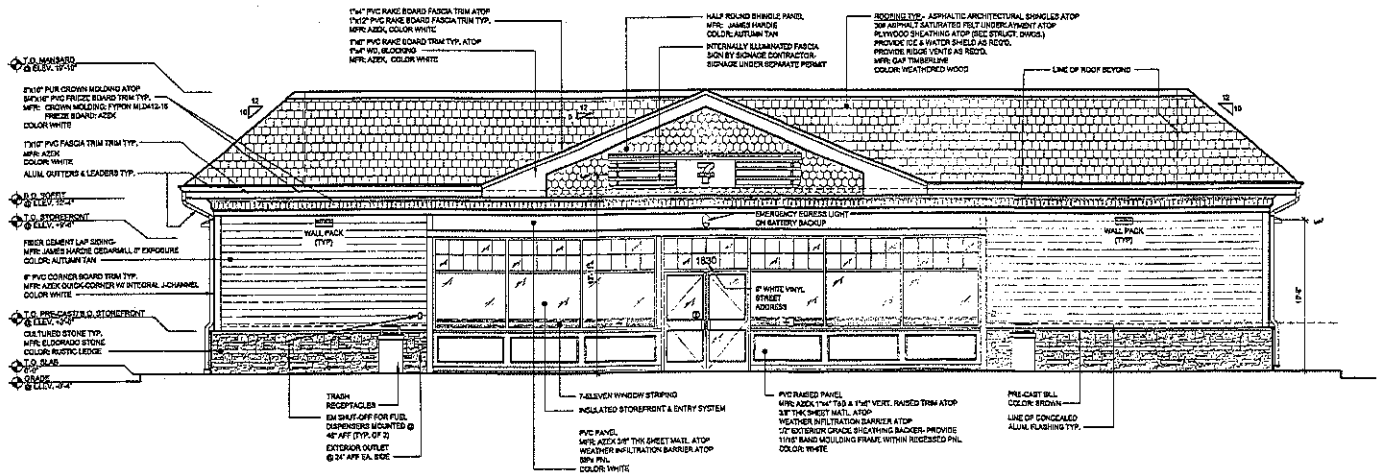
REVISIONS

# SITE PLAN FOR SPECIAL PERMIT

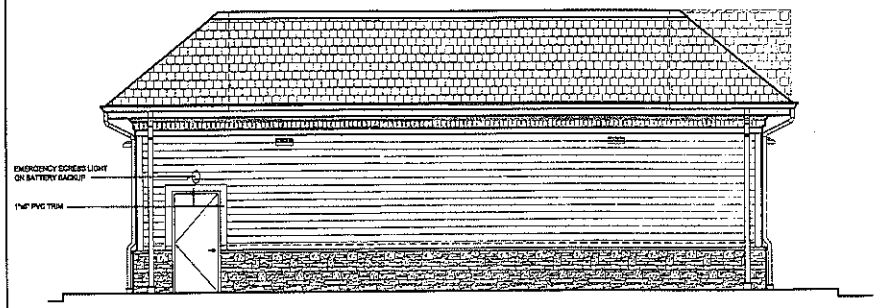
PARCEL ID: 12282-0326
1830 WILBRAHAM ROAD
SPRINGFIELD, MA
PREPARED FOR:
PETROGAS GROUP NEW ENGLAND, INC.
797 OLD COUNTY ROAD
PLAINVIEW, NY 11803

MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-6720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

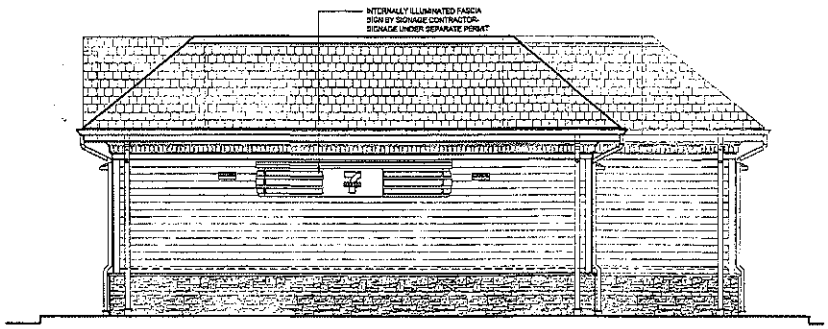
| SCALE: 1"=20' | DATE: DECEMBER 20, 2016 | | DRAWING NO. |
|---|---|---|---|
| DRAWN BY: | CHECKED BY: | PROJECT NO. | SHEET NO. |
| DSA | HS | 405916 | 1 OF 1 |



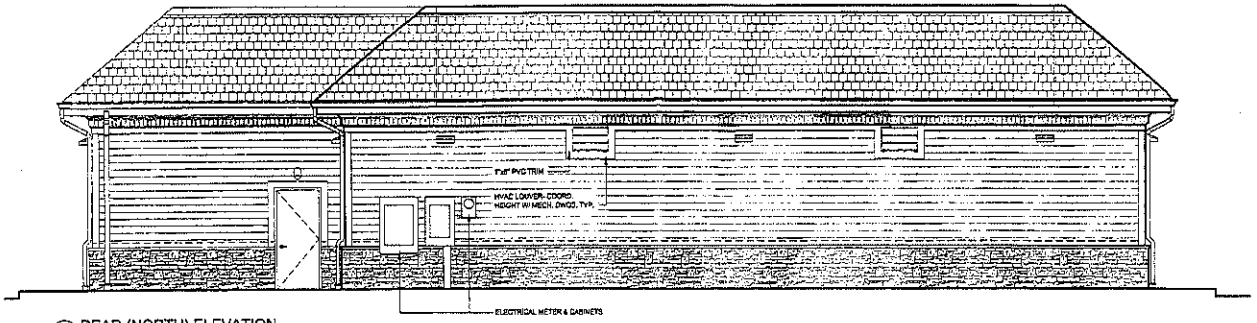

1 FRONT (SOUTH) ELEVATION (WILBRAHAM ROAD)
1/4" = 1'-0"




2 LEFT SIDE (WEST) ELEVATION
1/4" = 1'-0"




3 RIGHT SIDE (EAST) ELEVATION (PARKER STREET)
1/4" = 1'-0"




4 REAR (NORTH) ELEVATION
1/4" = 1'-0"

HIGH POINT ENGINEERING
521 CONKLIN STREET
FARMINGDALE, NY 11735
(516) 777-4520 FAX: (516) 777-4321
ALL PHASES OF ENGINEERING DESIGN, SURVEYING, CODE CONSULTING, ZONING ANALYSIS & BID SPECIFICATION
www.HPEng.com

UNLESS APPROVED BY ALL AGENCIES HAVING JURISDICTION, THESE PLANS ARE NOT TO BE UTILIZED FOR CONSTRUCTION. OWNER/ CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED PRIOR TO COMMENCEMENT OF WORK, WHETHER REFERRED ON THESE PLANS OR OTHERWISE.

REVISIONS

| REV NO. | DATE | REASON |
|---|---|---|
| | | |

7 ELEVEN

NOT FOR CONSTRUCTION

PROPOSED 7-ELEVEN CONVENIENCE STORE AND CARWASH

1830 WILBRAHAM ROAD
SPRINGFIELD, MASSACHUSETTS 01119

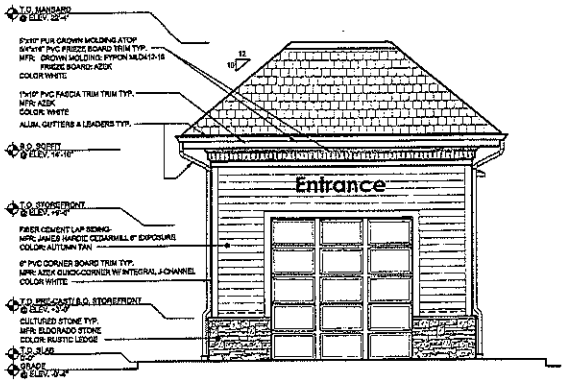
| | | | |
|---|---|---|---|
| SCALE: | AS NOTED | HPE #: | 2016-03 |
| DATE: | 11/23/16 | DWG #: | 4.0 - EXTERIOR ELEVATIONS.DWG |
| DRAWN BY: | AJC | CHECKED BY: | MG / CT |

TITLE:

PROPOSED EXTERIOR ELEVATIONS CONVENIENCE STORE

SHEET NO:

A1.0

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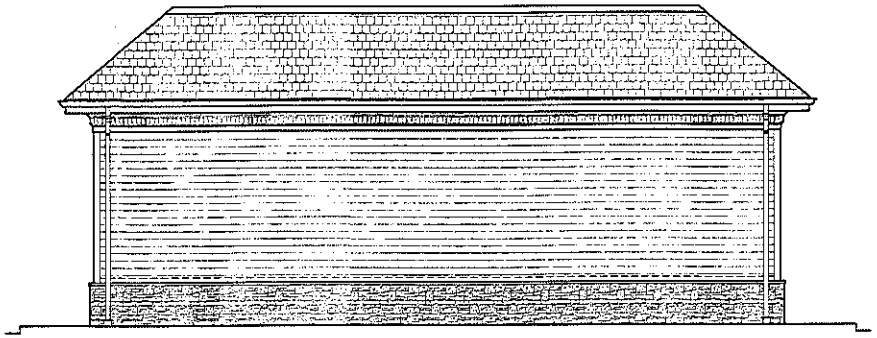
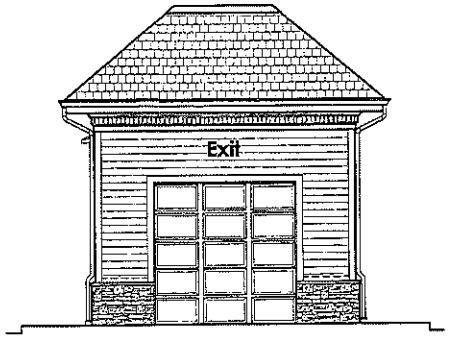


2 LEFT SIDE (WEST) ELEVATION
1/4" = 1'-0"

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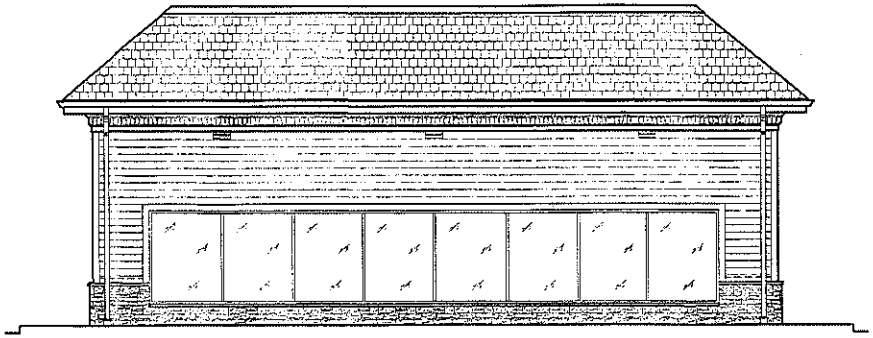

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521 CONKLIN STREET
FARMINGDALE, NY 11735
(516) 777-4320 FAX: (516) 777-4321

ALL PHASES OF ENGINEERING DESIGN, SURVEYING, CODE CONSULTING, ZONING ANALYSIS & BID SPECIFICATION

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REVISIONS

| REV NO. | DATE | REVISION |
|---|---|---|
| | | |

7 ELEVEN

SITE ADDRESS:
PROPOSED 7-ELEVEN
CONVENIENCE STORE
AND CARWASH

1530 WILBRAHAM ROAD
SPRINGFIELD, MASSACHUSETTS 01119

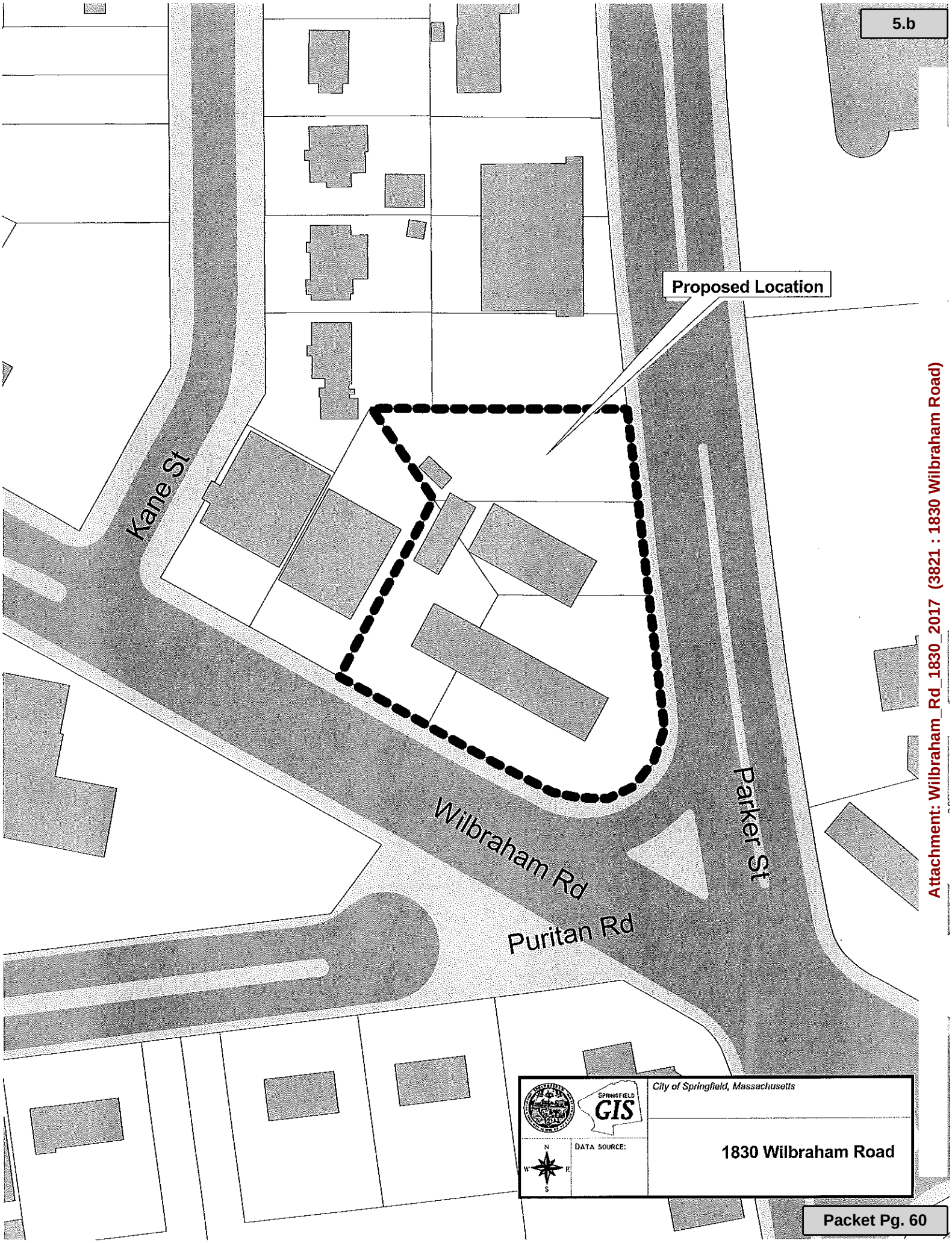
| | | | |
|---|---|---|---|
| SCALE | AS NOTED | HPE # | PGA018-02 |
| DATE | 11/20/18 | DWG # | 18_A2.0 - CARWASH |
| DRAWN BY | AJC | CHECKED BY | MB / CT |

TITLE:
PROPOSED
EXTERIOR
ELEVATIONS
CARWASH

SHEET NO:
A2.0




Attachment: Wilbraham_Rd_1830_2017 (3821 : 1830 Wilbraham Road)




Attachment: Wilbraham_Rd_1830_2017 (3821 : 1830 Wilbraham Road)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 3822)**

Meeting: 01/23/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3822

# For Special Permit to Operate a Restaurant with a Drive-Up Service Window, at the Properties Known as 2433 Main Street (08130-0452), WS Main Street (08130-0453 &0454) and a Portion of 18 Morgan Street (08830-0004), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | David Della Torre |
| By: | David Della Torre |
| Petitioner: | GF Enterprises, LLC |
| By: | George Fellows |

RECEIVED
2016 DEC 30 A 10:00

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for special permit to operate a restaurant with a drive-up service window, at the properties known as 2433 Main Street (08130-0452), WS Main Street (08130-0453 &0454) and a portion of 18 Morgan Street (08830-0004), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1(2).

**Mailing Address:**

18 Morgan Street
Springfield, MA 01107

**Owner:**

**David Della Torre**

I hereby certify that I am the owner or acting on behalf of the owner.

BY: _____
David Della Torre

**Mailing Address:**

462 Mariner Drive
Jupiter, FL 33477

**Petitioner:**

**GF Enterprises, LLC**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: _____
George Fellows

Attachment: Main_St_2433_Tax_Formal (3822 : 2433 Main Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/07/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 2433 MAIN STREET
Petitioner : GF ENTERPRISES, LLC C/O GEORGE FELLOWS
Landlord: DAVID DELLA TORRE

Amy Cull, Asst. Treasurer.
Stephen J. Lonergan: Treasurer/Collector



Attachment: Main_St_2433_Tax_Formal (3822 : 2433 Main Street)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 2433 MAIN STREET (08130-0452) & WS MAIN STREET (08130-0453, 0454)
## DRIVE-UP SERVICE WINDOW

*General Information*

| | |
|---|---|
| **Petitioner:** | GF Enterprises, LLC |
| **Request:** | Drive-up service window |
| **Proposed use of the property:** | Taco Bell Restaurant |
| **Parcel Size:** | 23,098 s.f. |
| **Compatibility with current planning documents:** | The Memorial Square Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | New North Citizens Council: 1-3-17 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 1-5-17 |
| **City Council Hearing:** | 1-23-17 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is currently zoned Business A and is located in an area with primarily commercial uses. The surrounding land uses include:

To the north is a day care center zoned Business A.
To the south are vacant parcels zoned Business A.
To the east is a warehouse/storage building zoned Business B.
To the west is a commercial shopping plaza zoned Business A and Business B.

**Site plan review:**

The petitioner has requested a special permit for a drive-up service window at the property known as 2433 Main Street. This site is currently vacant and was formally used for parking of equipment. The petitioner intends to construct a new 2,053±, square foot Taco Bell Restaurant with a drive-up service window. The site is located at the intersection of Main Street and Morgan Street. It should be noted that the staff has been in conversations with the developer over the last several months.

The developer had submitted an original plan that had the building set back with the drive-up service window and lane located in the front of the building, parallel to Main Street. The staff made it clear to the developer that this was not an acceptable design as the building would be completely cut off from any pedestrian access.

Attachment: Main_St_2433_2017 (3822 : 2433 Main Street)

As with all new developments, the staff continues to stress that these new developments cannot be just designed for vehicular traffic but must be designed for pedestrian traffic as well, especially in areas with large residential populations. As such, the developer submitted a revised design.

As can be seen on the attached plan, the building has now been relocated and re-oriented on the parcel. The building will now have a direct pedestrian access to Main Street, while still allowing for the accessory drive-up window. The proposed drive-up window and lane will wrap around the back of the building and have an exit-only curb cut onto Main Street. An additional, two-way, curb cut onto the site will be located off Morgan Street.

Overall, the staff is very pleased with this new design as this will now allow a pedestrian to access the site without having to cross the drive-up lane or parking lot. It should also be noted that an outdoor seating area will also be installed as part of this development. The staff firmly believes that these outdoor seating areas add a significant amenity to these developments and are used frequently by the customers.

In addition to the site plan, a landscaping plan was also submitted. As per the attached plans, a number of areas are to be sodded. As such, the petitioner should be required to irrigate the site to ensure that these areas remain viable. Also, it should be noted that the buffer along the Main Street sidewalk is proposed to only be grassed. The staff does not believe that this meets the underlying zoning and therefore should also include an evergreen hedge, not to exceed three (3) feet in height. This, again, will help to buffer the pedestrian from the adjacent parking lot. Further, the existing street tree with the public tree belt should not be removed. Lastly, the plans submitted do not show any fencing along the rear and side of the site. If approved, that staff would recommend that in addition to the proposed landscaped buffer, solid fencing should also be installed.

## *Recommendation*

Approve, with conditions.

## *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a drive-up service window at the properties known as 2433 Main Street (08130-0452) and WS Main Street (08130-0453 & 0454).
3. The use shall be completed as per the attached plans and elevations, dated December 12, 2016, with the addition of conditions #4 through #18.
4. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Article VIII, §27-29, will be required. This approval must be obtained prior to the issuance of a Building Permit.

Attachment: Main_St_2433_2017 (3822 : 2433 Main Street)

5. Any and all Building Permits, including sign permits shall be obtained, prior to start of construction.
6. The public sidewalks along Main Street and Morgan Street shall remain at grade and shall not be depressed to accommodate the curb cuts.
7. All landscaping shall be installed as per submitted plans with the addition of an evergreen hedge, not to exceed three (3) feet in height, along the Main Street frontage.
8. All landscaped areas shall be irrigated and maintained.
9. There shall be no outside storage of materials beyond the enclosed dumpster area.
10. The dumpster(s) shall be completely enclosed.
11. The petitioner shall place one (1) bicycle rack on the property.
12. There shall be no additional advertising material located on any directional signage or light poles.
13. The site shall be maintained free of all weeds, trash and debris.
14. The public sidewalks along Main Street and Morgan Street shall be maintained, including snow removal.
15. There shall be no banner, streamers or other promotional materials placed in outside areas, with the exception of a grand opening event.
16. The building shall be maintained graffiti free.
17. There shall be no loitering.
18. Opaque fencing, six (6) feet in height, shall be installed along the northwest and northeast property lines.
19. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Main_St_2433_2017 (3822 : 2433 Main Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/07/2016

# Special Permit
# Tax Certification

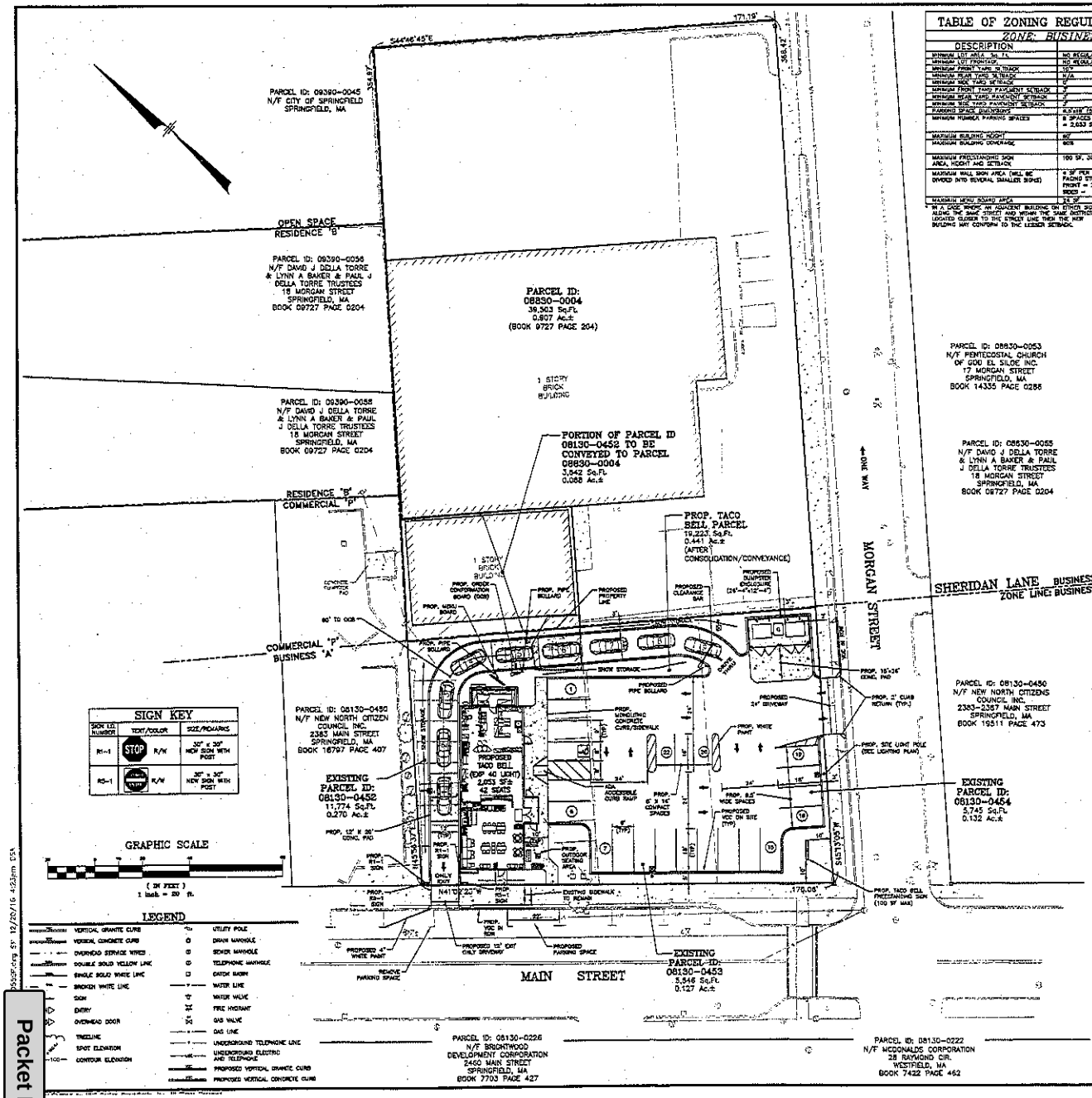
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 2433 MAIN STREET
Petitioner : GF ENTERPRISES, LLC C/O GEORGE FELLOWS
Landlord: DAVID DELLA TORRE

Amy Cuff, Asst. Treasurer.
Stephen J. Conergan: Treasurer/Collector



Attachment: Main_St_2433_2017 (3822 : 2433 Main Street)




## SIGN KEY

| SIGN I.D. NUMBER | TEXT/COLOR | SIZE/REMARKS |
|---|---|---|
| R1-1 | STOP R/W | 30" x 30" NEW SIGN WITH POST |
| R5-1 | ONLY EXIT R/W | 30" x 30" NEW SIGN WITH POST |

## LEGEND

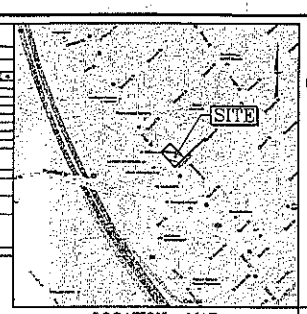
| | |
|---|---|
| VERTICAL GRANITE CURB | UTILITY POLE |
| VERTICAL CONCRETE CURB | DRAIN MANHOLE |
| OVERHEAD SERVICE WIRES | SEWER MANHOLE |
| DOUBLE SOLID YELLOW LINE | TELEPHONE MANHOLE |
| SINGLE SOLID WHITE LINE | CATCH BASIN |
| BROKEN WHITE LINE | WATER LINE |
| SIGN | WATER VALVE |
| ENTRY | FIRE HYDRANT |
| OVERHEAD DOOR | GAS VALVE |
| | GAS LINE |
| TREELINE | UNDERGROUND TELEPHONE LINE |
| SPOT ELEVATION | UNDERGROUND ELECTRIC AND TELEPHONE |
| CONTOUR ELEVATION | PROPOSED VERTICAL GRANITE CURB |
| | PROPOSED VERTICAL CONCRETE CURB |

## TABLE OF ZONING REGULATIONS – SPRINGFIELD, MA

ZONE: BUSINESS (BUSINESS-A)

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA – Sq. Ft. | NO REGULATION | 19,223 SF (NEW PARCEL - SEE NOTE 4) |
| MINIMUM LOT FRONTAGE | NO REGULATION | 200' |
| MINIMUM FRONT YARD SETBACK | 10'* | 0' |
| MINIMUM REAR YARD SETBACK | N/A | N/A |
| MINIMUM SIDE YARD SETBACK | 10' | 16' |
| MINIMUM FRONT YARD PAVEMENT SETBACK | 5' | 5' |
| MINIMUM REAR YARD PAVEMENT SETBACK | 5' | 5' |
| MINIMUM SIDE YARD PAVEMENT SETBACK | 5' | 5' |
| PARKING SPACE DIMENSIONS | 9.0'x19' (90° CAN BE 8'x19') | 9' X 19', 8.5' X 19', 8' X 19' |
| MINIMUM NUMBER PARKING SPACES | 8 SPACES PER 1,000 SF NET FLOOR AREA = 2,053 SF/1,000 SF x 8 = 17 SPACES | 19 SPACES (INCLUDING 3 COMPACT SPACES) |
| MAXIMUM BUILDING HEIGHT | 60' | 42' |
| MAXIMUM BUILDING COVERAGE | 80% | 2,053 / 19,223 = 10.7% |
| MAXIMUM FREESTANDING SIGN AREA, HEIGHT AND SETBACK | 100 SF, 20' HEIGHT, 10' SETBACK | 100 SF, 20' HT., 10' SETBACK |
| MAXIMUM WALL SIGN AREA (WILL BE DIVIDED INTO SEVERAL SMALLER SIGNS) | 2 SF PER LINEAL FOOT OF BUILDING FACING STREET OR PARKING LOT FRONT = 28'x2' = 112 SF SIDES = 89'x2' = 278 SF | TBD |
| MAXIMUM MENU BOARD AREA | 24 SF | TBD |

* IN A CASE WHERE AN ADJACENT BUILDING ON EITHER SIDE ALONG THE SAME STREET AND WITHIN THE SAME DISTRICT, IS LOCATED CLOSER TO THE STREET LINE THEN THE NEW BUILDING MAY CONFORM TO THE LESSER SETBACK.




LOCATION MAP

## NOTES:

1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
2) PARCELS 08130-0452, 08130-0453, 08130-0454 & PARCEL 08630-0004, PORTION OF PARCEL 08130-0452 TO BE CONVEYED TO PARCEL 08630-0004.
3) ZONING DISTRICT: BUSINESS A
4) LOT AREA = 19,223 SQ.FT. (0.441 AC.±) (3 PARCELS) –LOT LINE ADJUSTMENT/CONSOLIDATION REQUIRED FROM PLANNING BOARD
5) THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 2,053 SF RESTAURANT WITH DRIVE-THRU WINDOW.
6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE US DEPARTMENT OF JUSTICE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
7) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
8) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
9) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO ANY EXCAVATION.
10) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF SPRINGFIELD AND THE COMMONWEALTH OF MASSACHUSETTS.
11) THE SURVEY TRACT IS NOT LOCATED IN A FLOOD ZONE TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMPDEN COUNTY, MAP #25013C0401C, EFFECTIVE DATE: JULY 16, 2013.
12) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
13) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONFORMS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
15) GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP-AIR QUALITY PERMIT DWP AQ 06.

## OWNER OF RECORD:

DAVID J DELLA TORRE &
LYNN A BAKER & PAUL J
DELLA TORRE TRUSTEES
18 MORGAN STREET
SPRINGFIELD, MA 01107
BOOK 05216 PAGE 0039
BOOK 15144 PAGE 0222

PREPARED FOR:
TACO BELL
G.F. PROPERTIES, LLC
462 JUPITER DRIVE
JUPITER, FL 33477

MHF Design Consultants, Inc.
Civil Engineers • Land Surveyors
Salem, New Hampshire 03079
(603) 893-0720 www.mhfdesign.com
ENGINEERS • PLANNERS • SURVEYORS

SITE PLAN FOR SPECIAL PERMIT

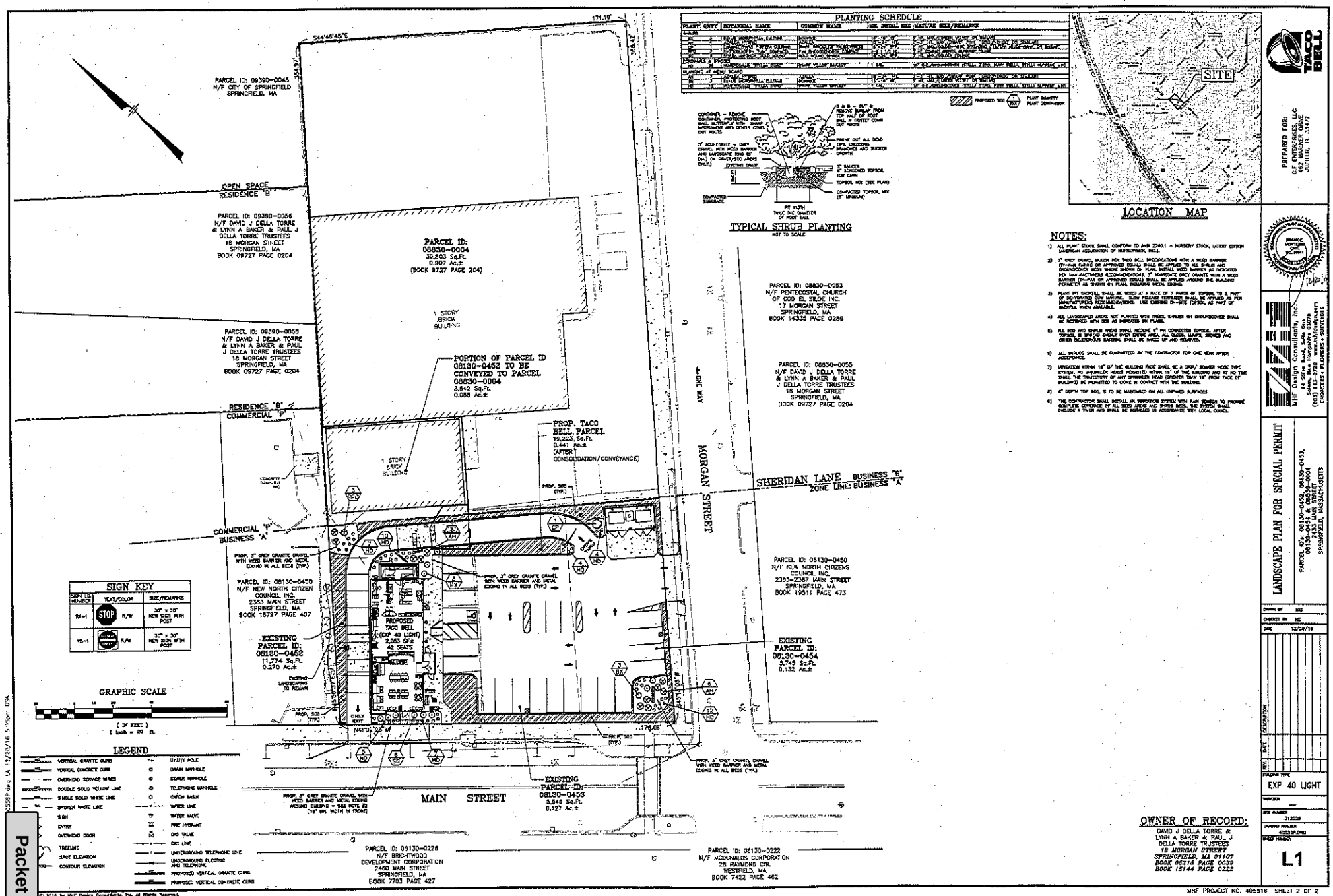
PARCEL IDs: 08130-0452, 08130-0453, 08130-0454 & 08630-0004
2433 MAIN STREET
SPRINGFIELD, MASSACHUSETTS

DRAWN BY: NEO
DESIGNED BY: HS
DATE: 12/20/16

| REV. | DATE | DESCRIPTION |
|---|---|---|

BUILDING TYPE: EXP 40 LIGHT
VARIATION: —
SITE NUMBER: 313724
DRAWING NUMBER: 405516-DWG
SHEET NUMBER: C1

MHF PROJECT NO. 405516 SHEET 1 OF 2




## SIGN KEY

| SIGN ID NUMBER | TEXT/COLOR | | SIZE/REMARKS |
|---|---|---|---|
| R1-1 | STOP | R/W | 30" x 30" NEW SIGN WITH POST |
| NS-1 | NO PARKING | R/W | 30" x 30" NEW SIGN WITH POST |

## LEGEND

| | |
|---|---|
| VERTICAL GRANITE CURB | UTILITY POLE |
| VERTICAL CONCRETE CURB | DRAIN MANHOLE |
| OVERHEAD SERVICE WIRES | SEWER MANHOLE |
| DOUBLE SOLID YELLOW LINE | TELEPHONE MANHOLE |
| SINGLE SOLID WHITE LINE | CATCH BASIN |
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| TREELINE | GAS LINE |
| SPOT ELEVATION | UNDERGROUND TELEPHONE LINE |
| CONTOUR ELEVATION | UNDERGROUND ELECTRIC AND TELEPHONE |
| | PROPOSED VERTICAL GRANITE CURB |
| | PROPOSED VERTICAL CONCRETE CURB |

## PLANTING SCHEDULE

| PLANT SYM | QNTY | BOTANICAL NAME | COMMON NAME | MIN. INSTALL SIZE | MATURE SIZE/REMARKS |
|---|---|---|---|---|---|
| EVERGREEN | | | | | |
| BC | 3 | ILEX VERTICILLATA 'CLETHRA' | WINTERBERRY | 5' CLUMP | 5' X 5' MIN. CLUMPING, MALE FOR POLLINATION |
| BH | 3 | ILEX CRENATA 'BEEHIVE' | BEEHIVE JAPANESE HOLLY | 3' CLUMP | 3' X 3' MIN. CLUMPING, DENSE, SPHERICAL FORM |
| BK | 3 | ILEX CRENATA 'KOJUMI' | KOJUMI JAPANESE HOLLY | 3' CLUMP | 3' X 3' MIN. CLUMPING, DENSE, SPHERICAL FORM |
| BM | 3 | ILEX CRENATA 'MERIDIAN' | MERIDIAN JAPANESE HOLLY | 3' CLUMP | 3' X 3' MIN. CLUMPING, DENSE, SPHERICAL FORM |
| DECIDUOUS & PERENNIALS | | | | | |
| DS | 3 | HEMEROCALLIS 'STELLA D'ORO' | DAYLILY 'STELLA D'ORO' | 1 GAL | 12" X 12" MIN. (STELLA D'ORO, NANI STELLA, STELLA SUPREME, ETC.) |
| MULCHING AT NEW BOARD | | | | | |
| BC | 3 | ACER CAMPESTRE | HEDGE MAPLE | 15' CLUMP | 15' X 15' MIN. CLUMPING, DENSE, SPHERICAL FORM |
| BH | 3 | ILEX CRENATA 'BEEHIVE' | BEEHIVE JAPANESE HOLLY | 3' CLUMP | 3' X 3' MIN. CLUMPING, DENSE, SPHERICAL FORM |
| DS | 3 | HEMEROCALLIS 'STELLA D'ORO' | DAYLILY 'STELLA D'ORO' | 1 GAL | 12" X 12" MIN. (STELLA D'ORO, NANI STELLA, STELLA SUPREME, ETC.) |

PROPOSED TREE (X) PLANT QUANTITY / PLANT DESIGNATION




TYPICAL SHRUB PLANTING
NOT TO SCALE




LOCATION MAP

## NOTES:

1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z60.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
2) 3" GREY GRANITE MULCH PER TACO BELL SPECIFICATIONS WITH A WEED BARRIER (TYVAR® FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS WHERE SHOWN ON PLAN. INSTALL WEED BARRIER AS INDICATED PER MANUFACTURER RECOMMENDATIONS. 3" AGGREGATE GREY GRANITE WITH A WEED BARRIER (TYVAR® OR APPROVED EQUAL) SHALL BE APPLIED AROUND THE BUILDING PERIMETER AS SHOWN ON PLAN, INCLUDING METAL EDGING.
3) PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 3 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
4) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SOD AS INDICATED ON PLANS.
5) ALL SOD AND SHRUB AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LIMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
6) ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER ACCEPTANCE.
7) IRRIGATION WITHIN 10' OF THE BUILDING FACE SHALL BE A DRIP/SPRAYER HOSE TYPE SYSTEM. NO SPRINKLER HEADS PERMITTED WITHIN 10' OF THE BUILDING AND AT NO TIME SHALL THE TRAJECTORY OF ANY SPRINKLER HEAD (OPERATION THAN 10' FROM FACE OF BUILDING) BE PERMITTED TO COME IN CONTACT WITH THE BUILDING.
8) 6" DEPTH TOP SOIL IS TO BE MAINTAINED ON ALL UNPAVED SURFACES.
9) THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM WITH RAIN SENSOR TO PROVIDE COMPLETE COVERAGE OF ALL SOD AREAS AND SHRUB BEDS. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

## OWNER OF RECORD:

DAVID J DELLA TORRE &
LYNN A BAKER & PAUL J
DELLA TORRE TRUSTEES
*18 MORGAN STREET*
*SPRINGFIELD, MA 01107*
*BOOK 09216 PAGE 0039*
*BOOK 15144 PAGE 0222*

PREPARED FOR:
C.F ENTERPRISES, LLC
1 MAIN STREET
JUPITER, FL 33477

TACO BELL

MHF Design Consultants, Inc.
44 Stiles Road, Suite 200
Salem, New Hampshire 03079
(603) 412-2720 www.mhfdesign.com
ENGINEERS • PLANNERS • SURVEYORS

# LANDSCAPE PLAN FOR SPECIAL PERMIT

PARCEL ID's: 08130-0452, 08130-0453, 08130-0454, 08830-0004
2433 MAIN STREET
SPRINGFIELD, MASSACHUSETTS

| | |
|---|---|
| DRAWN BY | MJ |
| CHECKED BY | MC |
| DATE | 12/30/16 |

| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BUILDING TYPE: EXP 40 LIGHT

VARIATION: —

SITE NUMBER: 313058

DRAWING NAME: 405516.DWG

SHEET NUMBER: L1

MHF PROJECT NO. 405516 SHEET 2 OF 2

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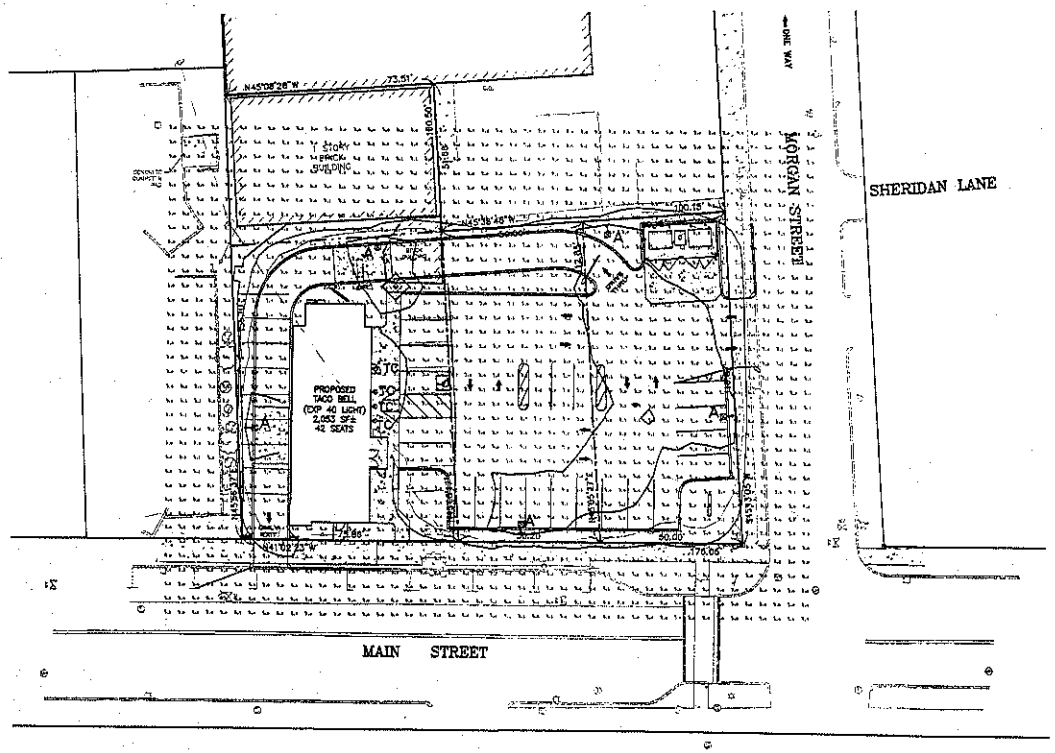
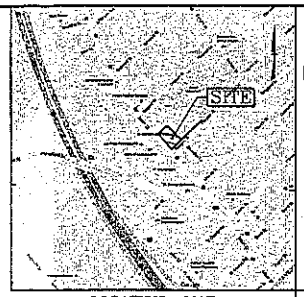



LOCATION MAP

| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| EXTENDED | 1.57 | 11.2 | 0.0 | N.A. | N.A. |
| DRIVE-THRU LANE SURFACE | 3.50 | 5.3 | 2.2 | 1.59 | 2.41 |
| PARKING LOT SURFACE | 3.61 | 5.3 | 2.1 | 1.72 | 2.52 |

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | QTY | Label | Arrangement | Lum. Lumens | LLF | Lum. Watts | Description |
| | 5 | A | SINGLE | 15195 | 0.900 | 211 | ECF-4-215LA-641A-NW-UNV-BRZ-IS / 4SQB3-3:15-??.5-S-BRZ |
| | 4 | TC | SINGLE | 2016 | 0.900 | 31 | H-ATB-23-L @ 14' A.F.G. |

LIGHTING RESTRICTIONS: FIXTURES MUST BE FULL CUTOFF
FIXTURE MOUNTING HEIGHT NOT TO EXCEED 20' A.F.G.
MINIMAL LIGHT TRESPASS BEYOND THE PROPERTY LINE

SITE FIXTURES ARE 211W 4000K LED w/ FLAT LENSES AND BACKLIGHT CONTROL
POLES ARE 17'-6" FOR AN OVERALL MOUNTING HEIGHT OF 20'-0" A.F.G.

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

TACO BELL
MORGAN & MAIN
SPRINGFIELD, MA
PREPARED BY: JOHN BUJAKE
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
502-961-0357 FAX
jbujake@accu-serv.com
DECEMBER 20, 2016

PREPARED FOR:
O.F. ENTERPRISES, LLC
442 HARBOR WAY
JUPITER, FL 33477

TACO BELL

MHF Design Consultants, Inc.
44 Stiles Road, Suite 204
Salem, New Hampshire 03079
(603) 893-0720 www.mhfdesign.com
ENGINEERS • PLANNERS • SURVEYORS

LIGHTING PLAN FOR SPECIAL PERMIT

PARCEL ID'S: 08130-0452, 08130-0453, 08130-0454, 08130-0004
2433 MAIN STREET
SPRINGFIELD, MASSACHUSETTS

DRAWN BY DSA
CHECKED BY KS
DATE 12/20/2016

| REV. | DATE | DESCRIPTION |
|---|---|---|

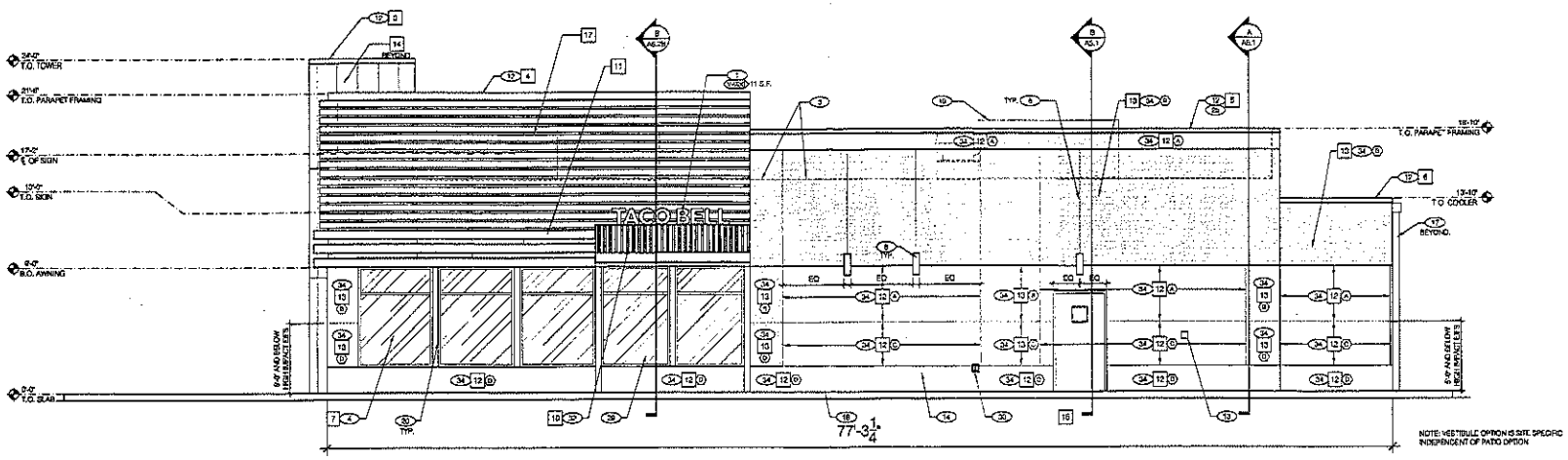
BUILDING TYPE
EXP 40 LIGHT

MHF NUMBER 312028

DRAWING NAME 405516_LIGHT.DWG

SHEET NUMBER
LP

MHF PROJECT NO. 405516 SHEET 1 OF 1




**RIGHT SIDE ELEVATION** 1/4"=1'-0" | A

**NOT USED** N.T.S. | I

**NOT USED** N.T.S. | G

MISSED LINE OUT
A. SEE DET A1.1 WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL OF WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

*CRITICAL DIMENSIONS:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE / BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

**GENERAL NOTES** | F

**NOT USED** N.T.S. | E

Ⓐ BASE THICKNESS - 1" THICK EJ F.S.
Ⓑ BASE THICKNESS - 2" THICK E.I.F.S.
Ⓒ BASE THICKNESS -1" THICK E.I.F.S. WITH HIGH IMPACT MESH (ONLY WHERE NOTED). SEE DETAIL 2/A6.2.
Ⓓ BASE THICKNESS -2" THICK EJ F.S. WITH HIGH IMPACT MESH (ONLY WHERE NOTED). SEE DETAIL 2/A6.2.

**NOT USED** N.T.S. | B

NOTE: SIGNAGE UNDER SEPARATE PERMIT

| V-XXXX | QTY | ITEM DESCRIPTION | ELEC |
|---|---|---|---|
| V-930 | 1 | TACO BELL "BELL" SIGN 2'-10 3/4"W x 2'-4"H | X |
| V-485 | 1 | TACO BELL LETTERS 14" HIGH, WHITE, FLAT FACED | X |
| | | | |
| | | | |
| | | | |

**SIGN SCHEDULE** N.T.S. | C

| SYMBOL | AREA | MANUFACTURER | COLOR | ALTERNATE MFR. | ALTERNATE COLOR | CONTACT INFORMATION |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| 3 | PARAPET CAP (TOWER) | DURO LAST (25) | MEDIUM BRONZE (FACTORY FINISH) | SHERWIN WILLIAMS | SW 7060 "IRON ORE" | DURO-LAST: LEE COBB, 800-434-3876 (PHONE) |
| 4 | PARAPET CAP (FRONT) | DURALAST | SHERWIN WILLIAMS SW6232 "IN PULSE PURPLE" EGGSHELL (P-4) | | | |
| 5 | PARAPET CAP (SIDES) | DURO LAST (25) | REGAL WHITE (FACTORY FINISH) | | | |
| 6 | PARAPET CAP (COOLER) | DURO LAST (25) | GALVALUME PLUS (FACTORY FINISH) | | | |
| 7 | STOREFRONT WINDOWS | TBD | "CHAMPAGNE" | | | |
| 8 | PIPE BOLLARDS | STREET SMART | YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL | | | |
| 9 | PARAPET BACK/ROOFING | DURO LAST | THE COLOR SHALL BE FACTORY COLORED "TAN." EQUAL ALTERNATE ALLOWED. | | | DURO-LAST: LEE COBB, 800-434-3876 (PHONE) |
| | | | | | | |
| 11 | VALANCE COLOR | SIGN VENDOR | SW 7034 "STATUS BRONZE" (EQUAL) | | | |
| 12 | MAIN BUILDING COLOR | SHERWIN WILLIAMS | SW 7067 "CITYSCAPE" | | | SHERWIN WILLIAMS: BRAD HARRINGTON, 216-241-5550 X115 (PHONE), BRADLE.HARRINGTON@SHERWIN.COM |
| 13 | ACCENT COLOR | SHERWIN WILLIAMS | SW 6006 "PACIFIC WHITE" | | | EIFS CONTACT: STO CORP.: CHUCK DUFFIN 940-894-3092 (PHONE), 940-894-3095 (FAX), CDUFFIN@STOCORP.COM |
| 14 | METAL PANELS | WESTERN STATES METAL ROOFING | 18" A508-4 RUSTWALL PANELS | | | |
| | | | | | | |
| 16 | METAL PANELS | WESTERN STATES METAL ROOFING | 18" A508-4 RUSTWALL PANELS | | | |
| 17 | SLAT WALL | SIGN VENDOR | WOOD LIKE FINISH TBD BY VENDOR | | | |

**EXTERIOR FINISH SCHEDULE** | N

1. BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
2. DRIVE-THRU WINDOW. SEE SHEET A1.0 AND A1.1.
3. DASHED LINE INDICATES ROOF BEYOND.
4. STOREFRONT. TYPICAL.
5. NOT USED.
6. SW 7CH GEAR. PAINT TO MATCH WALL.
7. CORRUGATED METAL ROOF.
8. LIGHT SCONCE. ALIGN BOTTOM OF FIXTURES MOUNTING BRACKET WITH EIFS REVEAL / CHANGE IN EIFS THICKNESS.
9. ASSUME DIT LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
10. NOT USED.
11. TOWER WITH METAL PANEL FINISH.
12. PARAPET CORNER. IF DURO-LAST EDGE TRIM IS USED. USE THE DURO-LAST PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A6.0.
13. CO2 FILLER VALVE & COVER. SEE DETAIL 8/A6.2 SIM.
14. NOT USED.
15. GAS SERVICE.
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
17. SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT 6" MIN. PAINT TO MATCH ADJACENT WALL.
18. CONCRETE CURB.
19. RTU BEYOND. PAINT TO MATCH MAIN BUILDING COLOR.
20. NOT USED.
21. OVERFLOW SCUPPER
22. NOT USED
23. BOLLARD
24. DUROLAST SINGLE MEMBRANE ROOFING OR EQUAL.
25. IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
30. HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 8/A6.2
31. GUTTER AND DOWNSPOUT. PAINT TO MATCH COLUMN
32. METAL AWNING - BY OTHERS
33. NOT USED.
34. EIFS (TYP). SEE 2 & 4/A6.2.

**KEY NOTES** | D

MARK D. McCLUGGAGE
1015 E. Broadway, Springfield, MO 65807
P: (417) 866-2000 F: (417) 866-2004
www.mdm.com

13037.100

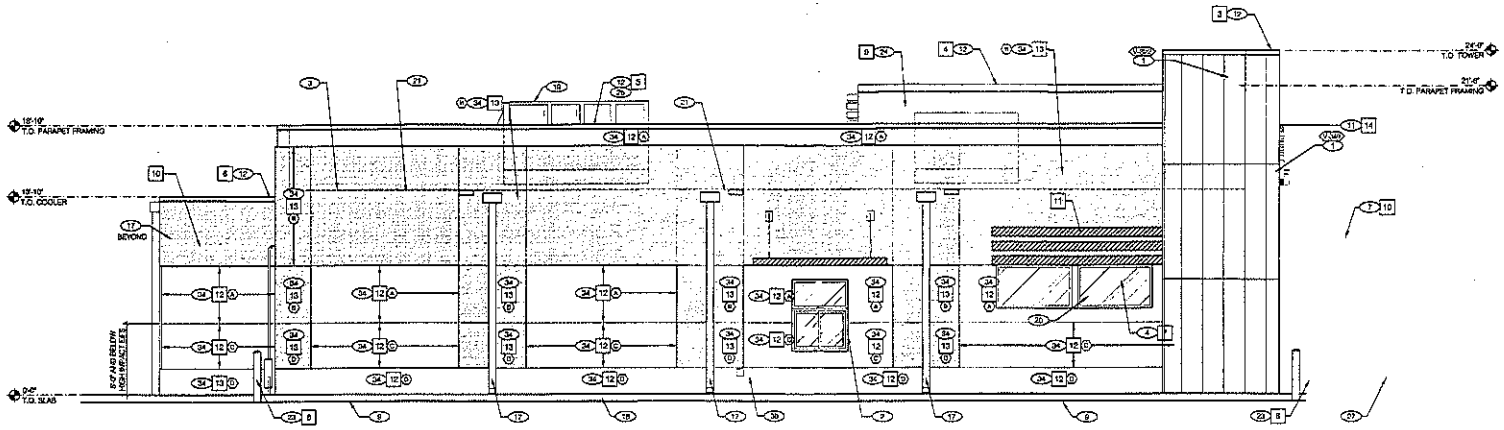
CONTRACT DATE: XX.XX.XX
BUILDING TYPE: EXP. LITE MED345
PLAN VERSION: MAY 3, 2016
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL
2433 MAIN STREET
SPRINGFIELD, MO

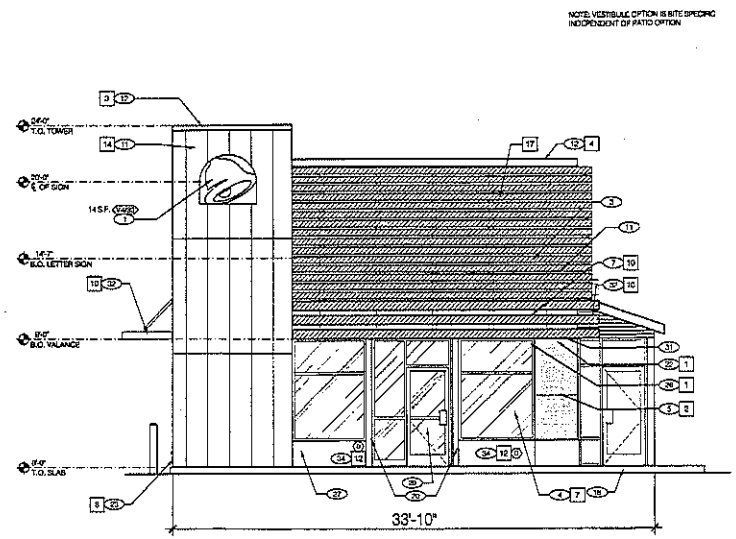
EXPLORER LITE
MEDIUM40

**EXTERIOR ELEVATIONS**

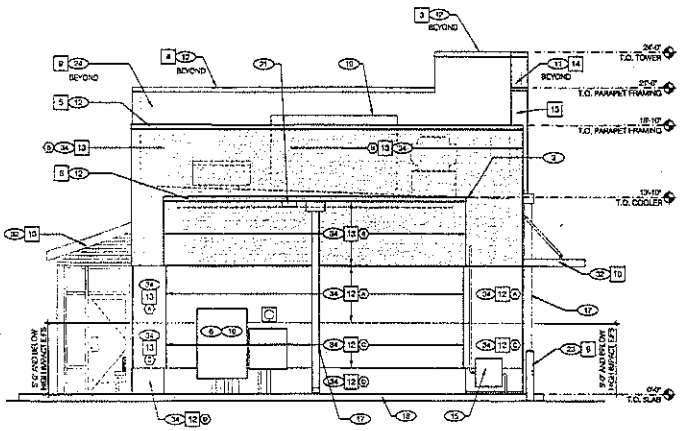
**A4.0B**



LEFT SIDE ELEVATION 1/4" = 1'-0" | A




FRONT ELEVATION 1/4" = 1'-0" | C



REAR ELEVATION 1/4" = 1'-0" | B

MARK D. McCLUGGAGE

13037.100

| | |
|---|---|
| CONTRACT DATE: | XX.XX.XX |
| BUILDING TYPE: | EXP, LITE MED40 |
| PLAN VERSION: | MAY 3, 2016 |
| SITE NUMBER: | XXX-XXX |
| STORE NUMBER: | XXXXX |

TACO BELL

2433 MAIN STREET
SPRINGFIELD, MA

EXPLORER LITE

**EXTERIOR ELEVATIONS**

**A4.1B**





Attachment: Main_St_2433_2017 (3822 : 2433 Main Street)

## GENERAL SPECIFICATIONS:

10" deep extruded aluminum cabinet & retainers w/ Satin Black finish

Internally illuminated w/ white LEDs;

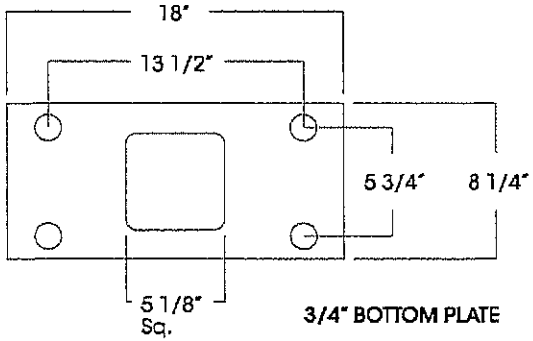
AgiLight Retrorays, 500 Lumens light bar 50K

## COLORS:

Dark Purple PMS 2603
Light Purple PMS 2577
Black
White

## TYPE FACE:

Frutiger 77 Black Condensed




3/4" BOTTOM PLATE

These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.

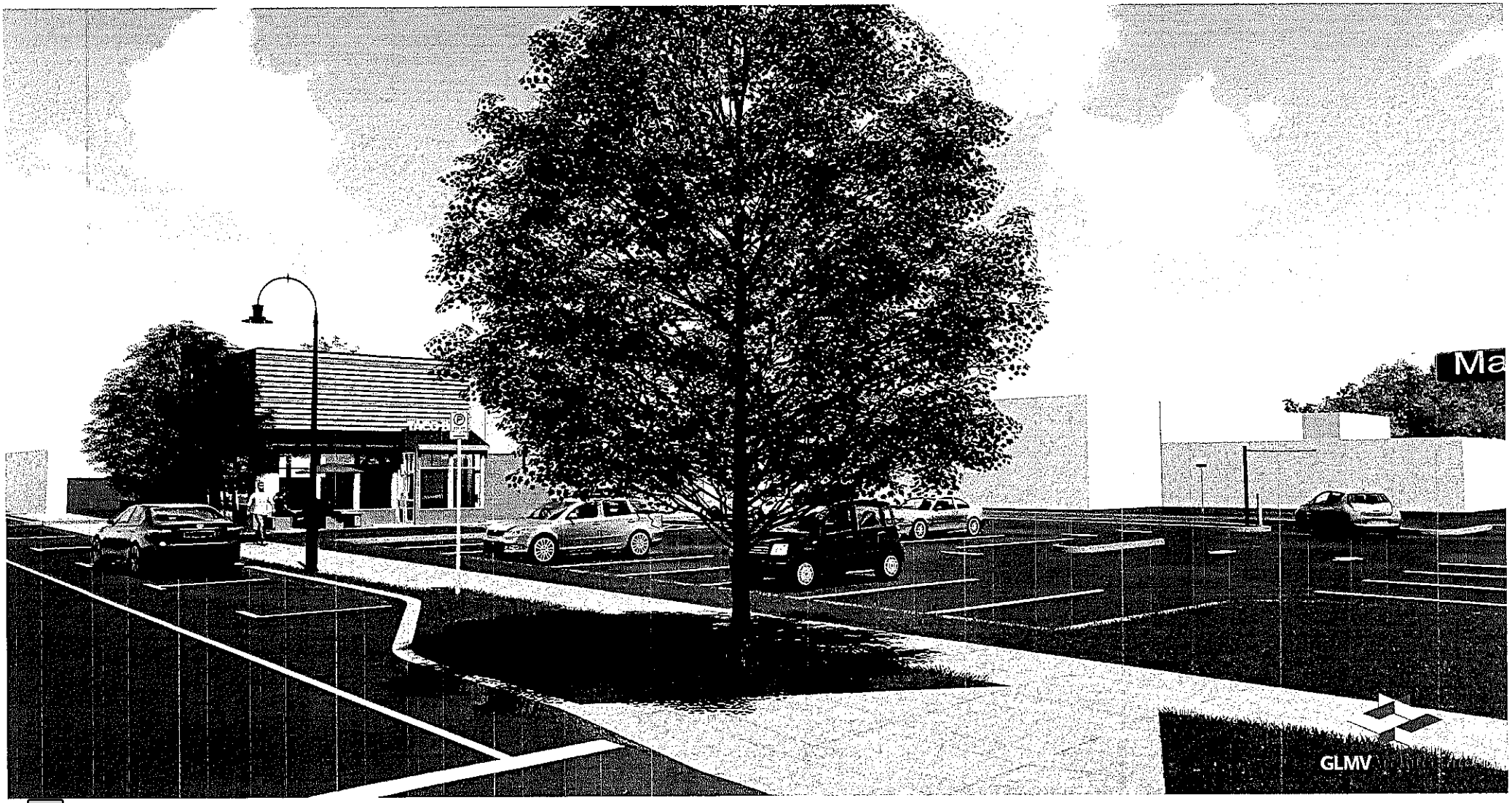
Everbrite
Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

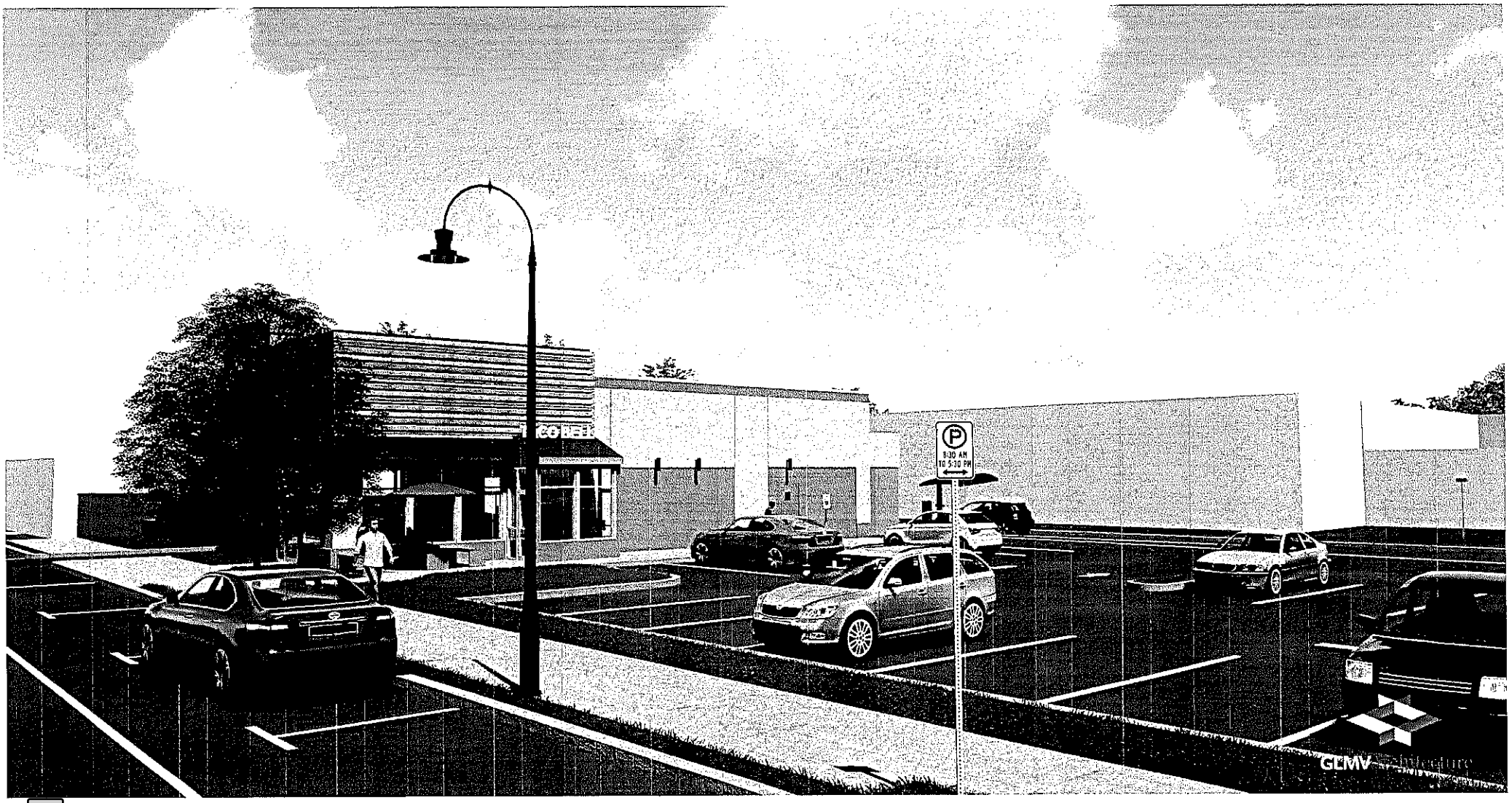
Part No: E008124
Description:
93 Sq. Ft. Main ID Sign / Drive Thru

V-910

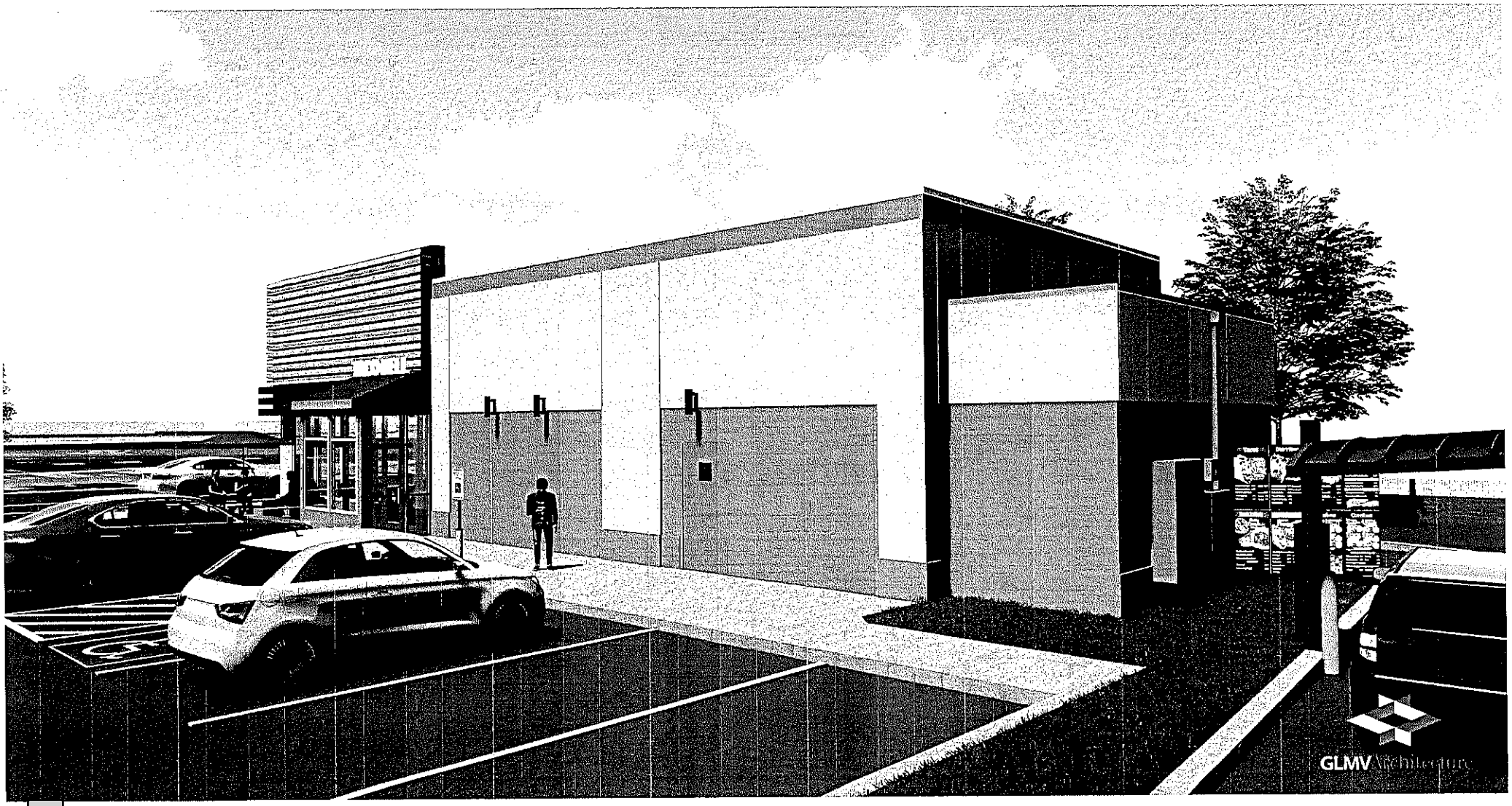
Project No: 350969-2
Date: 10/28/16
Drawn By: RB

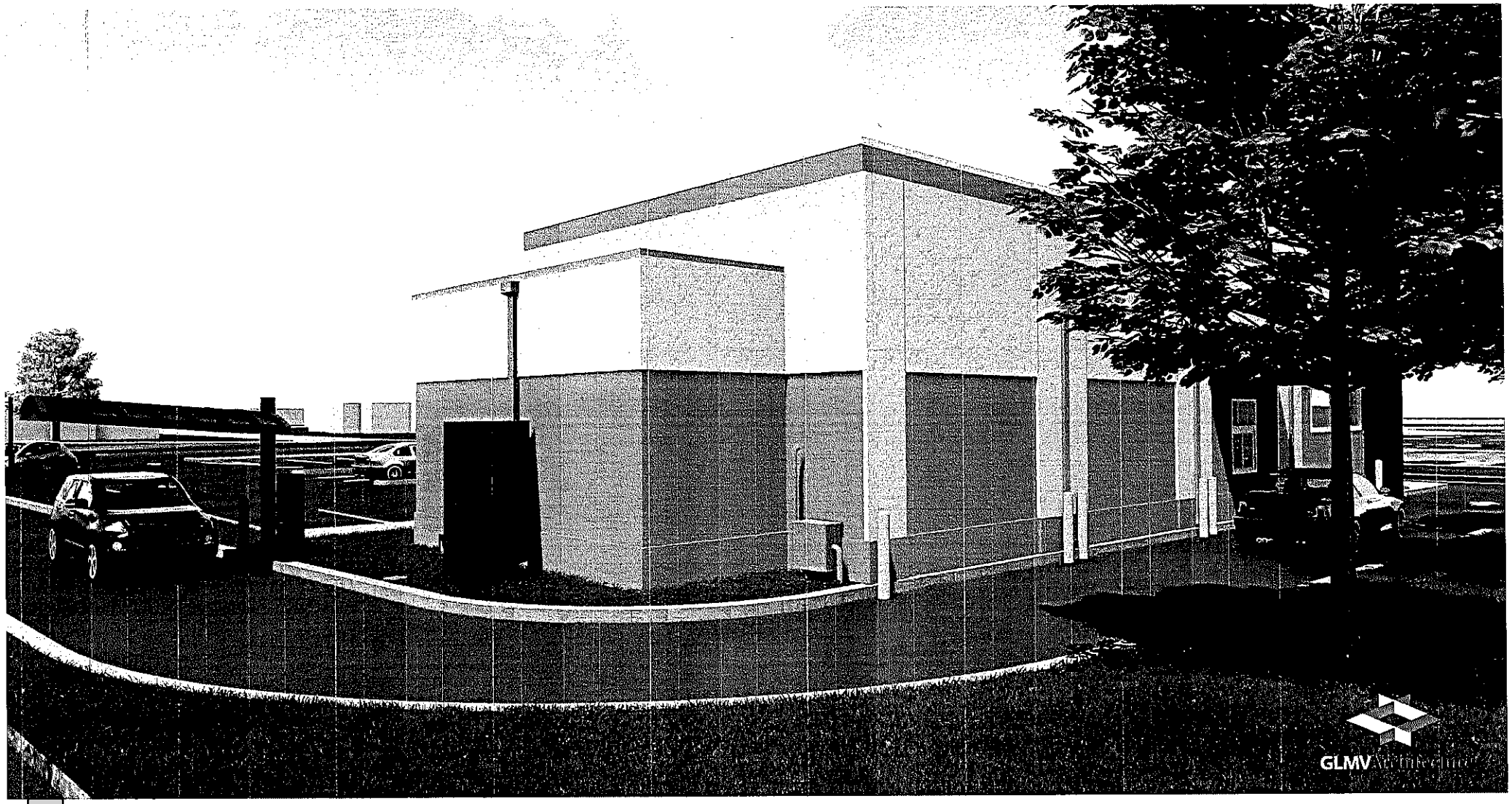
TACO BELL

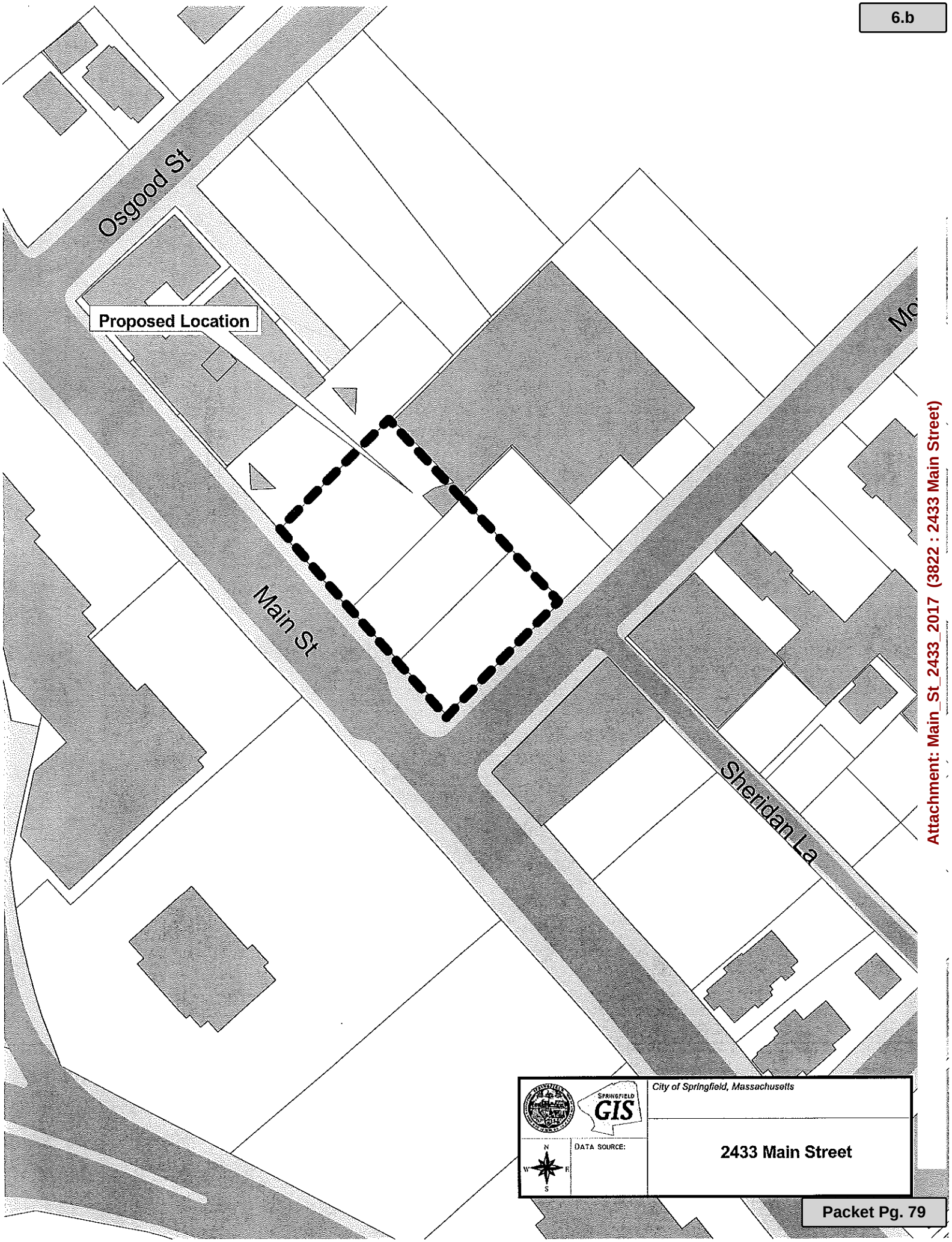

Ma
GLMV


8:30 AM
TO 5:30 PM
GLMV

GLMV Architecture


GLMV Architecture


GLMV Architecture




Attachment: Main_St_2433_2017 (3822 : 2433 Main Street)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 3824)**

Meeting: 01/23/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3824

# For a Special Permit Motor Vehicle Rentals at the Properties Known as 1027 East Columbus Avenue (04303-0539), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and M.G.L.

| | |
|---|---|
| Request: | See Above |
| Owner: | Harriet Cohen Trustee |
| By: | Harriet Cohen |
| Petitioner: | Jeffery Cohen |
| By: | Jeffery Cohen |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit motor vehicle rentals at the properties known as 1027 East Columbus Avenue (04303-0539), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and M.G.L.

**Mailing Address:**

1027 East Columbus Avenue
Springfield, MA 01105

**Owner:**

**Harriet Cohen Trustee**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:**_____
**Harriet Cohen**

**Mailing Address:**

1027 East Columbus Avenue
Springfield, MA 01105

**Petitioner:**

**Jeffery Cohen**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**By:**_____
**Jeffery Cohen**

Attachment: E_Columbus_Ave_1027_Tax_Formal (3824 : 1027 E Columbus Avenue)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/29/2016

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1027 East Columbus Avenue
Petitioner : Jeff Cohen
Landlord: Jeff Cohen-Harriet Cohen Trustee

Stephen J. Lonergan: Treasurer/Collector



Attachment: E_Columbus_Ave_1027_Tax_Formal (3824 : 1027 E Columbus Avenue)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 1027 EAST COLUMBUS AVENUE (04303-0539)
## MOTOR VEHICLE RENTAL (U-HAUL)

*General Information*

| | |
|---|---|
| **Petitioner:** | Jeffery Cohen |
| **Request:** | For a special permit for motor vehicle rentals (U-Haul). |
| **Proposed use of the property:** | Retail operation |
| **Parcel Size:** | 10,960 s.f. |
| **Compatibility with current planning documents:** | The South End Neighborhood Plan does not show any changes to this area. |
| **Neighborhood council notification:** | South End Citizens Council: 1-3-17 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 1-5-17 |
| **Hearing Date:** | 1-23-17 |

*Staff Analysis*
**Neighborhood characteristics:**

The parcel is currently zoned Business B and Commercial P and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

To the north is an office building and single-family home zoned Business B.
To the south is a restaurant zoned Business B.
To the west is East Columbus Avenue and I-91.
To the east is a two-family home zoned Residence C.

**Site plan review:**

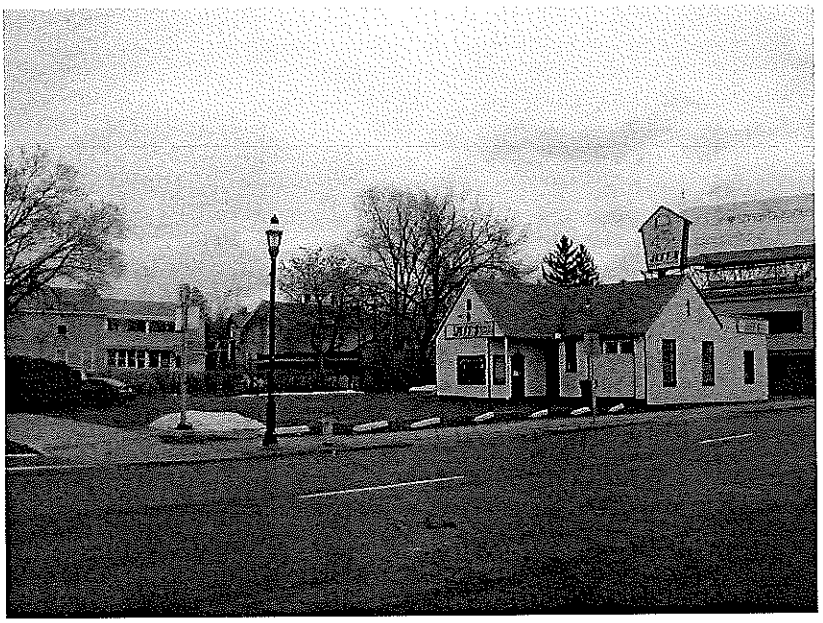
The petitioner has requested a special permit for motor vehicle rentals at the property known as 1027 East Columbus Avenue. This is the current location of Jeff's Picture Framing. The proposed special permit would allow for the accessory rental of U-Haul vehicles.

In reviewing the proposed plans, it was noted that the plans indicate parking along the eastern property line of the site. However, this portion of the property is currently zoned Commercial P. Commercial P is a very limited zoning district that can only be used for commercial parking. As such, the storage of rental vehicles on this portion of the property is not allowed. Therefore, the only portion of the property that could be used to park the proposed U-Haul vehicles would be along the front of the property, adjacent to East Columbus

Attachment: E_Columubs_Ave_1027_2017 (3824 : 1027 E Columbus Avenue)

Avenue. This is also the main parking area for the existing business.

As noted above, due to the fact that the only area that these vehicles could be parked is along the frontage of East Columbus Avenue, the staff does have concerns about the size and number of vehicles being proposed for this location. The plan submitted does not indicate the number or size of vehicles looking to be parked at this location. If approved, the staff would strongly recommend that not more than two (2) vehicles be allowed to be stored at this location and they should be no larger than the fifteen (15) foot truck size.



*Recommendation*

Approve, with conditions.

*Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle rentals at the property known as 1027 East Columbus Avenue (04303-0539).
3. The use shall be developed in accordance to the attached site plan with the addition of condition #4 through #9.
4. There shall be no parking of U-Haul vehicles on the Commercial P zoned portion of the property (property known as SS Fremont Street).
5. There shall be no more than two (2) rental vehicles stored on the site at any one time.
6. The rental vehicles shall be no larger than a fifteen (15) foot truck.
7. The site shall be maintained free of all litter, trash and debris.
8. The public sidewalks shall be maintained, including snow removal.
9. There shall be no additional signage associated with this use.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: E_Columubs_Ave_1027_2017 (3824 : 1027 E Columbus Avenue)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/29/2016

# Special Permit
# Tax Certification

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Attachment: E_Columubs_Ave_1027_2017 (3824 : 1027 E Columbus Avenue)

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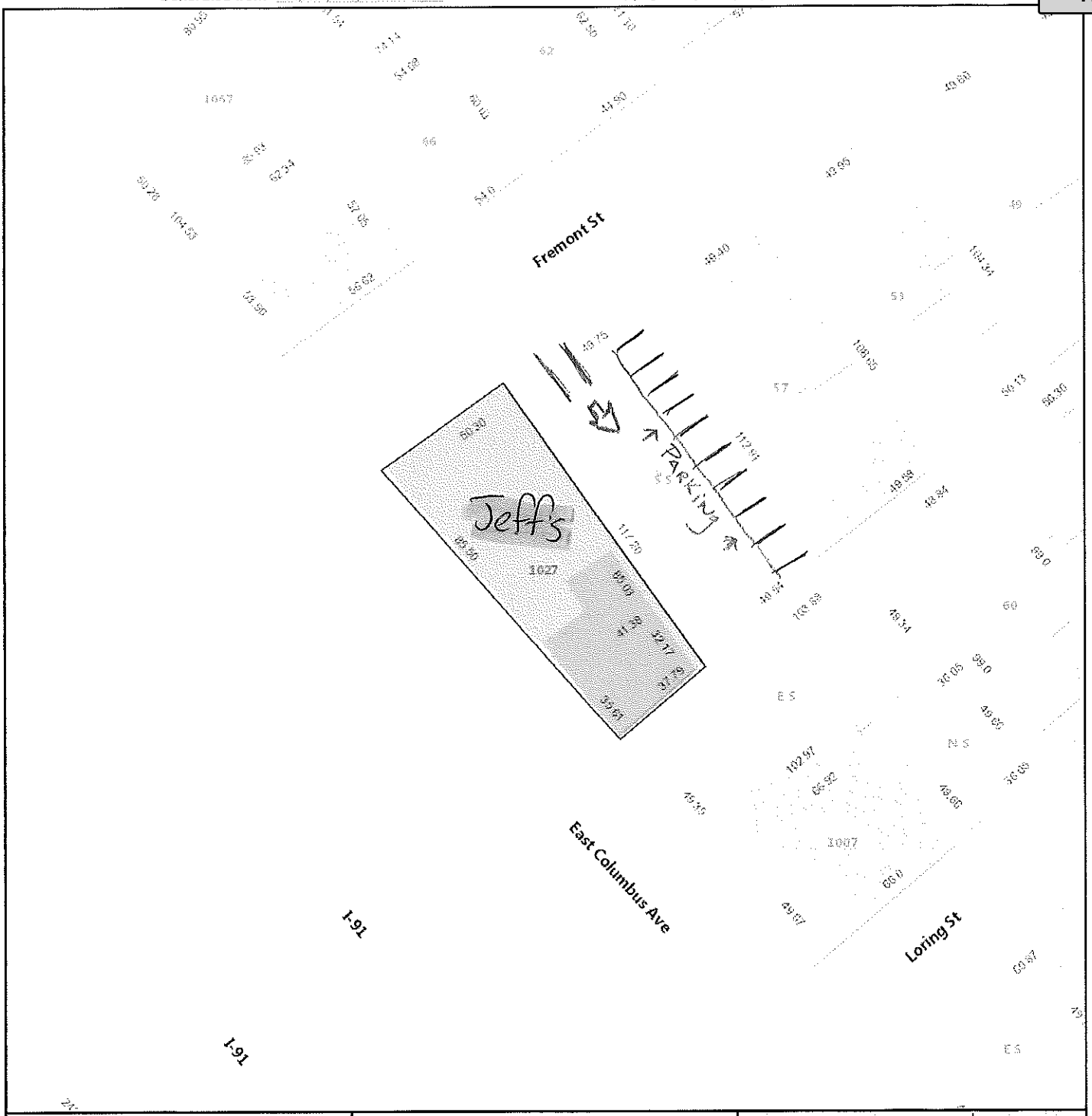



# 1027 EAST COLUMBUS

11/22/2016 9:59:01

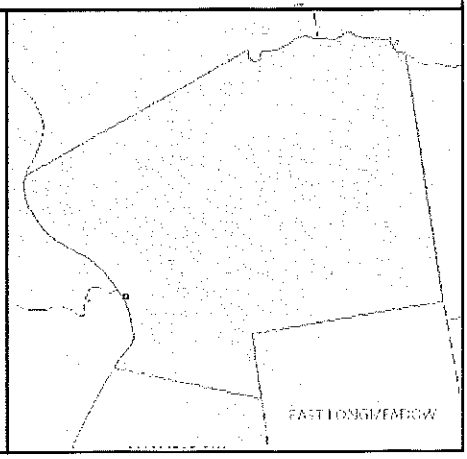
1"=47'

Property Information

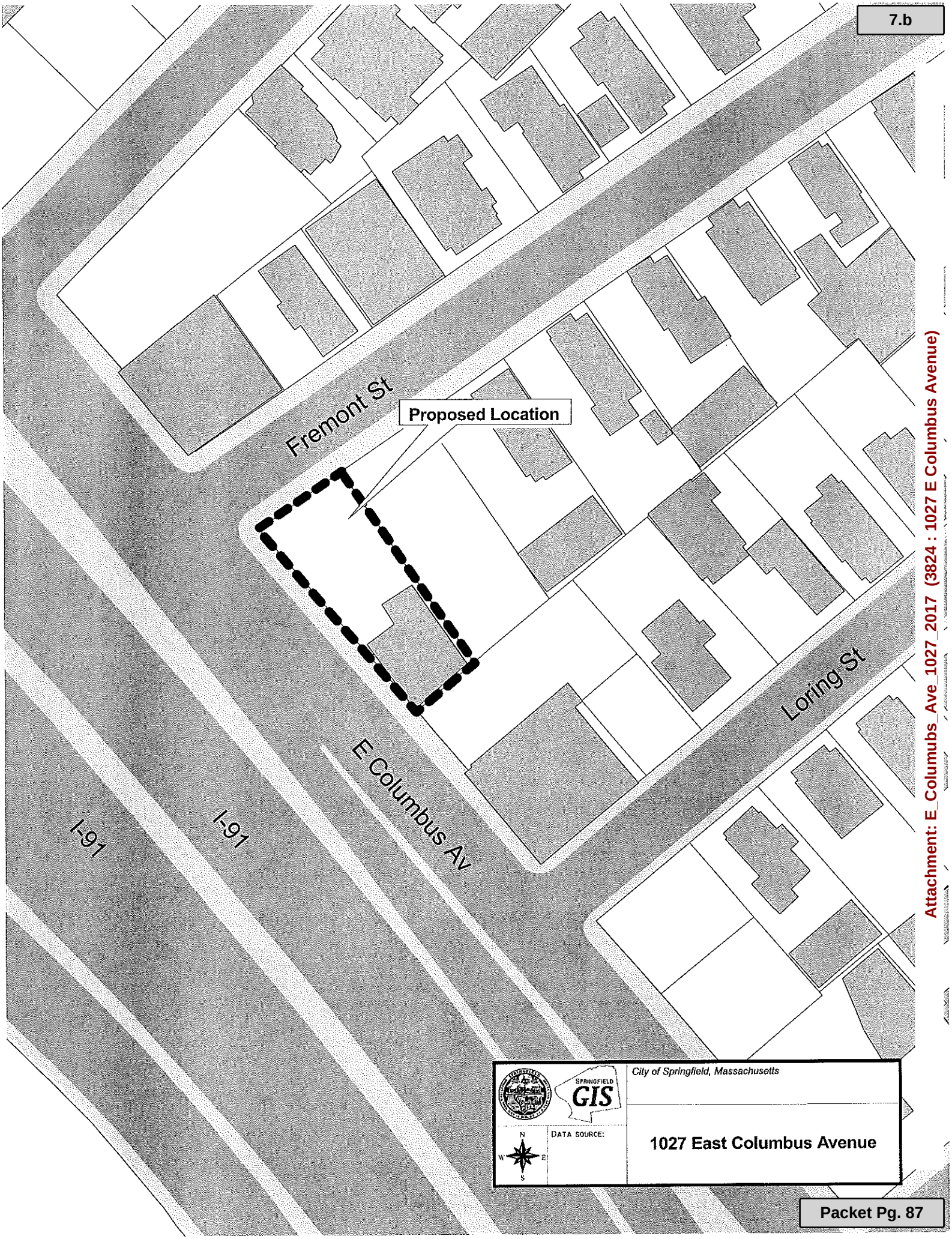
| | |
|---|---|
| **Parcel ID** | 04303-0539 |
| **Owner Name** | COHEN HARRIET |
| **Owner Address1** | 1027 EAST COLUMBUS |
| **Owner Address2** | SPRINGFIELD, MA |
| **Land Area In Square Feet** | 5,236 |
| **Assessed Value** | 165,500 |
| **Historic** | |
| **Zoning Name** | Business B |

N W E S

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.




Attachment: E_Columubs_Ave_1027_2017 (3824 : 1027 E Columbus Avenue)

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