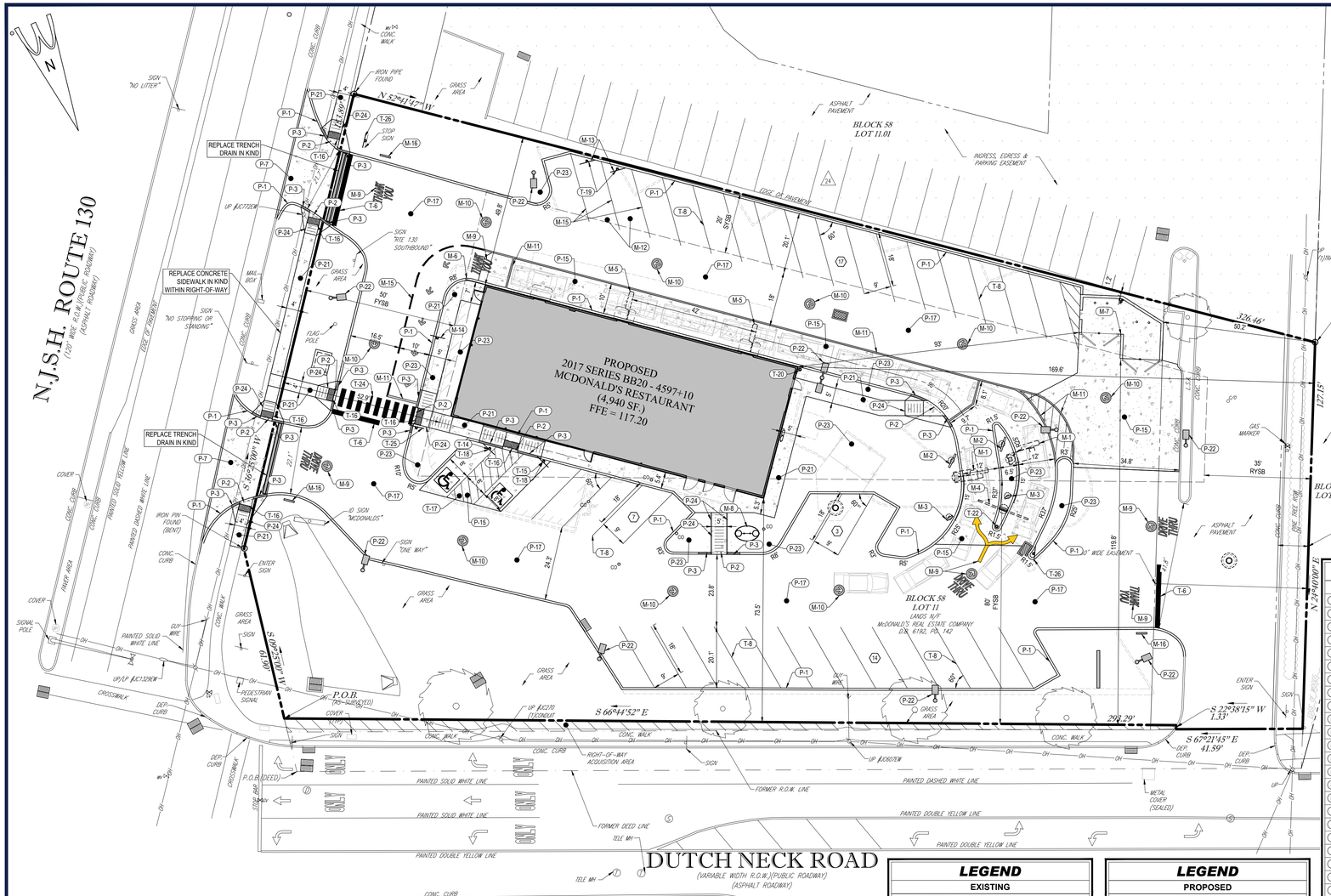

LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NJOIT

GENERAL DEVELOPMENT NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. THE FOUNDATION DESIGNS ARE BY OTHERS.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR, AS ARE CONDUITS AND WIRING. LIGHTING FIXTURES, BASES, AND POLES ARE SUPPLIED BY THE OWNER/OPERATOR.
4. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
6. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
9. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
10. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.
11. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.

PAVING SPECIFICATION

ASPHALT PAVING:
1.5" NJDOT SUPERPAVE 9.5MM (PG 64-22)
3.0" NJDOT SUPERPAVE 19.0MM (PG 64-22)
6.0" NJDOT DENSE GRADED AGGREGATE

DRIVE-THRU CONCRETE PAVING:
6.0" AIR ENTRAINED CONCRETE (4,000 PSI)
6.0" NJDOT DENSE GRADED AGGREGATE

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED. FOLLOW MINIMUM STANDARDS ABOVE OR MATCH EXISTING DEPTHS, WHICHEVER IS LARGER

LOT LIGHTING TO BE SUPPLIED BY

SECURITY LIGHTING
1085 JOHNSON DR.
BUFFALO GROVE, IL 60089
1-800-544-4848
NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

41	39	SPACES	9'	x	18'	@	60°
	2 (A.DA.)	SPACES	8'	x	18'	@	60°
	--	SPACES	--	x	--	@	--
	--	SPACES	--	x	--	@	--

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
WATER	EXISTING "PUBLIC WATER" SERVICE		
SANITARY SEWER	EXISTING "PUBLIC SEWER" SERVICE		
STORM SEWER	EXISTING "PUBLIC SEWER" SERVICE		
ELECTRIC	JCP&L		

SURVEY INFORMATION

PREPARED BY: BLUE MARSH ASSOCIATES, INC.
TITLED: ALTA/NSPS LAND TITLE SURVEY
PROJECT NO: 19-B384-443

LEGEND

SANITARY SEWER — S — S
WATER — W — W
STORM SEWER — ST — ST
ELECTRIC — E — E
GAS — G — G
LOT LIGHT
EXISTING ELEVATION 83.1
PROPOSED ELEVATION 79.9

LEGEND

PROPOSED

M-1	COD CANOPY
M-2	OUTDOOR DISPLAY MENU BOARD
M-3	PRE-BROWSE MENU BOARD
M-4	GATEWAY CLEARANCE
M-5	AUTO LOOP DETECTOR
M-6	MCDONALD'S STAINLESS STEEL HANDRAIL. SEE DETAILS
M-7	TRASH ENCLOSURE. SEE DETAILS
M-8	EXTERIOR GREASE TRAP. SEE DETAILS
M-9	PAINTED TRAFFIC ARROWS & LETTERS. SEE DETAILS
M-10	DIRECTIONAL PAVEMENT MARKING. SEE DETAILS
M-11	PULL FORWARD STRIPING. SEE DETAILS
M-12	MOBILE PAY SPACES
M-13	RESERVED MOBILE ORDER SIGN
M-14	RESERVED DRIVE-THRU SIGN
M-15	PRIORITY PICKUP PAVEMENT MARKING PAINTED PMS 123 YELLOW
M-16	NEXTGEN DIRECTIONAL SIGN
P-1	TYPICAL CONCRETE CURB. SEE DETAILS
P-2	TYPICAL FLUSH CONCRETE CURB. SEE DETAILS
P-3	TAPERED CURB. SEE DETAILS
P-7	DEPRESSED CURB WITH CONCRETE APPROACH APRON. SEE DETAILS
P-15	CONCRETE PAVEMENT. SEE DETAILS
P-17	STANDARD ASPHALT PAVEMENT. SEE DETAILS
P-19	MILL AND OVERLAY. SEE DETAILS
P-21	CONCRETE SIDEWALK. SEE DETAILS
P-22	LIGHT POLE. SEE LIGHTING PLAN
P-23	LANDSCAPE AREA. SEE LANDSCAPING PLAN
P-24	A.D.A CURB RAMP. SEE DETAILS
T-6	WHITE PAINTED STOP BAR. SEE DETAILS
T-8	PAVEMENT MARKING. SEE DETAILS
T-14	RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS. SEE DETAILS
T-15	RESERVED PARKING SPACE & PENALTIES SIGNS. SEE DETAILS
T-16	TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES. SEE DETAILS
T-17	60" ANGLED ADA ACCESSIBLE PARKING SPACE STRIPING. SEE DETAILS
T-18	RESERVED PARKING SIGN WITHIN BOLLARD. SEE DETAILS
T-19	SIGN WITHIN BOLLARD IN ASPHALT. SEE DETAILS
T-20	BOLLARD. SEE DETAILS
T-24	STANDARD CROSSWALK. SEE DETAILS
T-25	PEDESTRIAN CROSSING SIGN. SEE DETAILS
T-26	DO NOT ENTER SIGN. SEE DETAILS
T-27	HANDRAIL

LEGEND

EXISTING

PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CONCRETE CURB
FENCE
TREELINE
OVERHEAD UTILITY WIRES
CONCRETE MONUMENT/ IRON PIN
SIGN
AREA LIGHT
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE

LEGEND

PROPOSED

BUILDING
CONCRETE CURB
FLUSH CURB
ACCESSIBLE SYMBOL
CROSSWALK
SIDEWALK
RAMP
SIGN
BOLLARD
PARKING COUNT
AREA LIGHT
DRAINAGE INLET
MANHOLE

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- SURVEY
  BLUE MARSH ASSOCIATES, INC
  1541 ROUTE 37 EAST, SUITE B
  TOMS RIVER, NJ 08753
  PREPARED FOR: "MCDONALD'S USA, LLC"
  ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
  PROJECT NO.: 19-B384-443
  DATED: 12-20-2019
  REVISED: 02-20-2020

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. APPLICANT: MCDONALD'S USA, LLC
   6903 ROCKLEDGE DRIVE, SUITE 1100
   BETHESDA, MD 20817
   C/O JONATHAN BASKE, ACM

   OWNER: MCDONALD'S REAL ESTATE COMPANY
   110 N. CARPENTER STREET
   CHICAGO, IL 60607

3. PROPERTY KNOWN AS TAX MAP SHEET #8, BLOCK 58, LOT 11, AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY.

4. ALL A.D.A. ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.

PARKING REQUIREMENTS

REQUIRED STALL DIMENSIONS	= 9 FT x 18 FT
EXISTING STALL DIMENSIONS	= VARIES **(ENC)**
PROPOSED STALL DIMENSIONS	= 9 FT x 18 FT
RESTAURANT USE	= 1 PARKING SPACE / 40 SF OF FLOOR AREA DEVOTED TO PATRON USE OR 1 SPACE FOR EACH 2.5 SEATS, WHICHEVER IS LARGER
EXISTING REQUIRED # OF SPACES	= (2,750 SF / 40 SF) = 69 SPACES
PROPOSED REQUIRED # OF SPACES	= (1,495 SF / 40 SF) = 38 SPACES
EXISTING # OF SPACES	= 43 SPACES (INCLUDING 3 ADA SPACES) **(ENC)**
PROPOSED # OF SPACES	= 41 SPACES (INCLUDING 2 ADA SPACES)

ZONING REQUIREMENTS - TOWNSHIP OF EAST WINDSOR

REQUIREMENTS PER THE TOWNSHIP OF EAST WINDSOR ZONING ORDINANCE
ZONING DISTRICT: HC-2 HIGHWAY COMMERCIAL 2

EXISTING USE: RESTAURANT (PERMITTED)
PROPOSED USE: RESTAURANT (NO CHANGE)

ZONING DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	60,000 SF	56,575 SF **(ENC)**	NO CHANGE
MIN. LOT WIDTH	250 FT	127.15 FT **(ENC)**	NO CHANGE
MIN. YARD SETBACKS			
FRONT (N.J.S.H. ROUTE 130; NO PARKING)	50 FT	50.7 FT	52.9 FT
FRONT (DUTCH NECK ROAD; PARKING)	80 FT	63.4 FT **(ENC)**	73.5 FT **(V)**
SIDE YARD (EA)	20 FT (40 FT TOTAL)	44.5 FT	49.8 FT
REAR	40 FT	180.1 FT	169.6 FT
MAX. BUILDING COVERAGE	20 %	10.6 % (5,980 SF)	8.7 % (4,940 SF)
MAX. IMPROVEMENT COVERAGE (SITE DEVELOPABLE AREA = 58,934 SF)	80 %	74.9 % (44,165 SF)	74.2 % (43,749 SF)
MAX. BUILDING HEIGHT	40 FT	20.2 FT	18.8 FT
MAX. FLOOR AREA RATIO	0.30	0.10	0.08
ACCESSORY BUILDING SETBACKS			
FROM STREET LINE	100 FT	78.9 FT **(ENC)**	119.8 FT
FROM SIDE LINE	20 FT	67.1 FT	1.2 FT **(V)**
FROM REAR YARD	20 FT	140.3 FT	50.2 FT
FROM PRINCIPLE BUILDING	20 FT	29.1 FT	93.0 FT

(ENC) - EXISTING NON-CONFORMITY
(V) - PROPOSED VARIANCE

20 10 5 0 20
1"= 20'

SEE SHEET C-2 NOTES FOR SITE NOTES

BOHLER™
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
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Fax: (610) 709-9976
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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE055733
NEW JERSEY LICENSE No. 24GE04493300
DELAWARE LICENSE No. 18313

BLOCK 58 LOT 11

PRELIMINARY / FINAL MAJOR SITE PLANS

PLAN SCALE: AS NOTED

STREET ADDRESS
ROUTE 130 & DUTCH NECK ROAD

TOWNSHIP: EAST WINDSOR
STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-0273
PLAN DESCRIPTION: **SITE PLAN**
CAD FILE: PY170093-FLD-0

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. ____ G.C. ____ O/O ____

McDonald's®

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OFFICE: LIBERTY FET - PHILADELPHIA REGION
ADDRESS: 6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
PRELIMINARY	07/31/2020	APM
PLAN CHECKED	07/31/2020	MEJ
AS-BUILT	XXXX	XXXX

C-3
OF 17

R:\PY170093\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-0\PY170093-FLD-0----LAYOUT: C-3 SITE
DM