

PLAN CERTIFICATIONS & APPROVALS

CERTIFICATION BY THE OWNER
 I (WE) HEREBY CERTIFY TO OWNERSHIP OF THE LANDS SHOWN HEREON AND APPROVE THIS PLAN FOR FILING WITH THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE.

OWNER _____ DATE _____

TOWNSHIP PLANNING BOARD:
 THIS PLAN HEREBY APPROVED BY THE LAWRENCE TOWNSHIP PLANNING BOARD.

APPLICATION NO. _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

MERCER COUNTY PLANNING BOARD:
 THIS PLAN HEREBY APPROVED BY THE MERCER COUNTY PLANNING BOARD.

PLANNING DIRECTOR _____ DATE _____

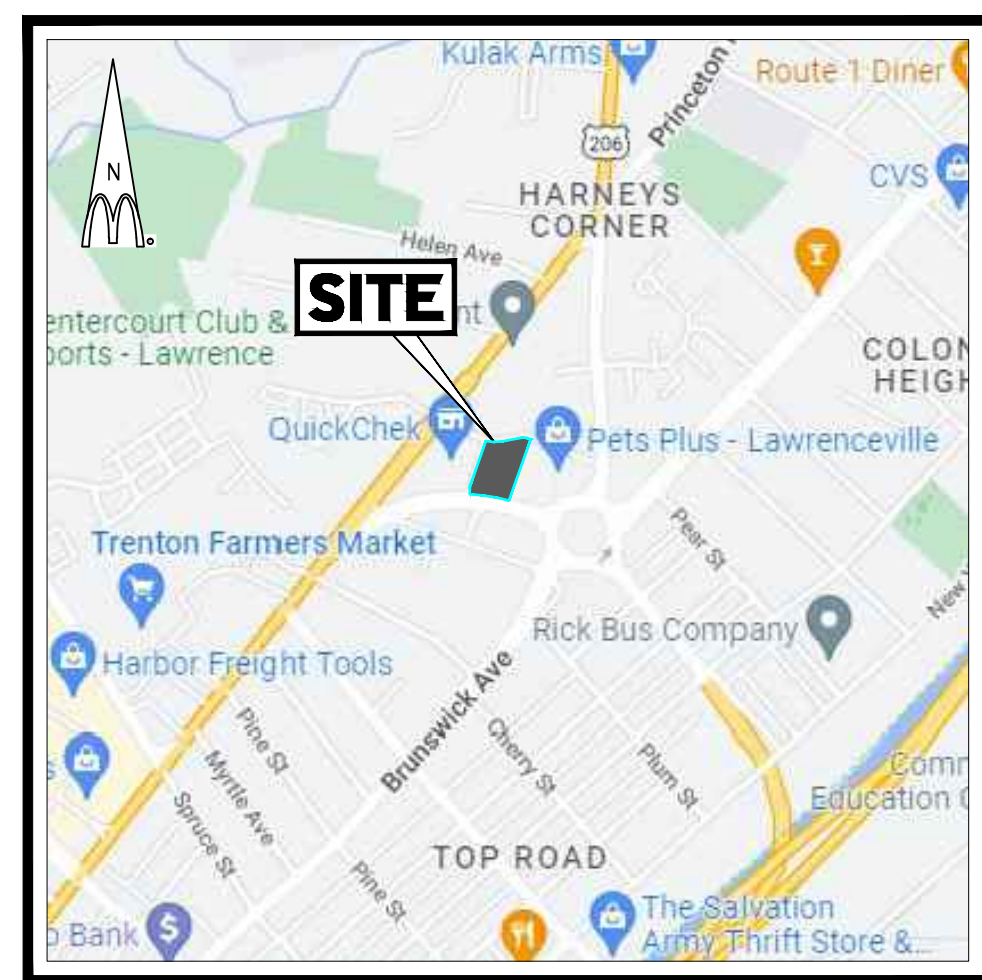
RECORDING SECRETARY _____ DATE _____

MINOR SITE PLANS

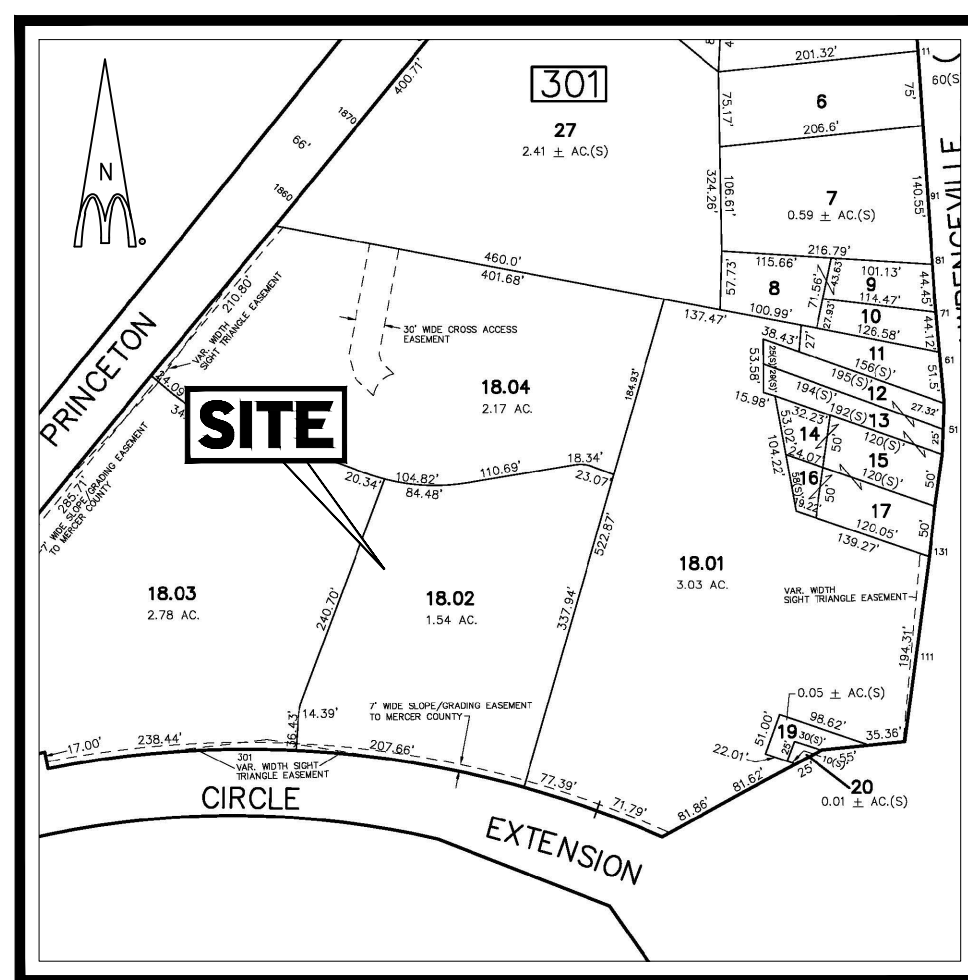
FOR
MCDONALD'S USA, LLC

PROPOSED SITE IMPROVEMENTS FOR RESTAURANT W/ DRIVE-THRU

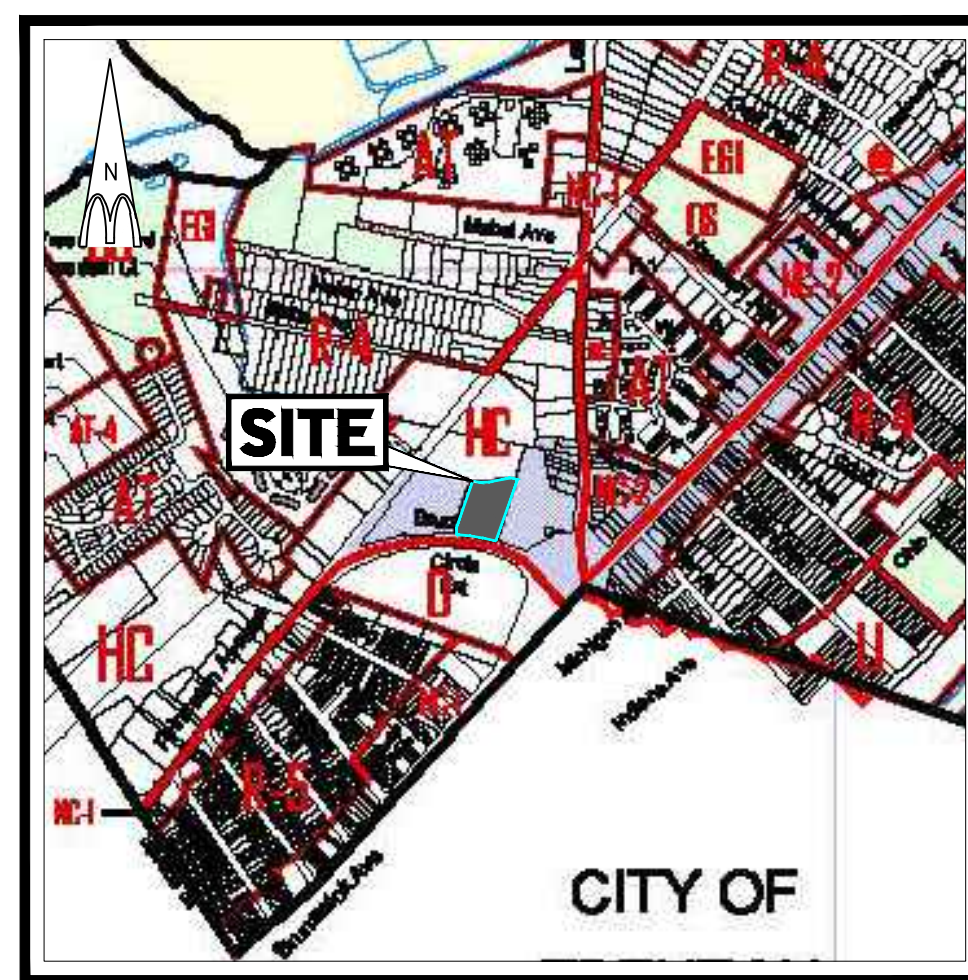
LOCATION OF SITE
 301 BRUNSWICK CIRCLE EXTENSION
 TOWNSHIP OF LAWRENCE
 MERCER COUNTY, NEW JERSEY
 TAX MAP SHEET 3, BLOCK 301, LOT 18.02



LOCATION MAP
 SCALE: 1" = 1,000'



TAX MAP
 SCALE: 1" = 200'



ZONING MAP
 SCALE: 1" = 1,000'

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
NOTES SHEET	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
SIGNAGE PLAN	C-302
GRADING/UTILITY PLAN	C-401
DETAILS SHEET	C-901 & C-902

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE TOWNSHIP OF LAWRENCE ZONING BOARD OF ADJUSTMENT

- FROM SECTION 530.C.2 TO PERMIT A TOTAL OF 42 PARKING SPACES IN LIEU OF THE REQUIRED 140 SPACES.
- FROM SECTION 535.G.5 TO PERMIT INCIDENTAL SIGNAGE GREATER THAN 2 SF.
 - TO PERMIT TWO (2) "RESERVED DRIVE-THRU" INCIDENTAL SIGNS AT 4.6 SF EACH.
 - TO PERMIT ONE (1) DOUBLE GATEWAY CLEARANCE "DRIVE-THRU" SIGN AT 6.84 SF.
 - TO PERMIT TWO (2) "DRIVE-THRU" PAVEMENT MARKINGS WITH ARROWS AT 60.8 SF.
 - TO PERMIT ONE (1) "THANK YOU" PAVEMENT MARKING AT 41 SF.
- FROM SECTION 535.Y.3 TO PERMIT A PRE-BROWSE SIGN AT A HEIGHT OF 6.47 FEET IN LIEU OF THE PERMITTED MAX HEIGHT OF 6 FEET.
- FROM SECTION 535.Y.13 TO PERMIT A TOTAL OF FOUR (4) MENU BOARDS IN LIEU OF THE MAXIMUM PERMITTED OF TWO (2) MENU BOARDS.

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWNSHIP OF LAWRENCE PLANNING BOARD

- PARTIAL WAIVER REQUESTED FROM CHECKLIST ITEM #33 - SURVEY OF ALL EXISTING STREETS, WATER COURSES, FLOOD PLAINS, WOODED AREAS WITH TREES MEASURING 8" OR GREATER CALIPER (AT 0.8 H.), WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON AND WITHIN 100' OF SITE. A PARTIAL WAIVER IS REQUESTED TO ONLY PROVIDE ON-SITE.
- PARTIAL WAIVER REQUESTED FROM CHECKLIST ITEM #37 - EXISTING AND PROPOSED CONTOUR INTERVALS BASED ON IDENTIFIED DATUM. CONTOURS TO EXTEND AT LEAST 100' BEYOND SUBJECT PROPERTY AS FOLLOWS: UP TO 3% GRADE + 1'; 3%+ = 2'. PROPOSED GRADING SHALL OVERLAY EXISTING TOPOGRAPHY. A PARTIAL WAIVER IS REQUESTED TO NOT PROVIDE CONTOUR INTERVALS.
- WAIVER REQUESTED FROM CHECKLIST ITEM #42 - STORM WATER MANAGEMENT PLAN AND PROFILES. A WAIVER IS REQUESTED TO NOT PROVIDE STORM WATER MANAGEMENT PLAN AND PROFILES.
- WAIVER REQUESTED FROM CHECKLIST ITEM #50 - LIGHTING PLAN & DETAILS. A WAIVER TO REQUESTED TO NOT PROVIDE A LIGHTING PLAN & DETAILS.
- WAIVER REQUESTED FROM CHECKLIST ITEM #51 - LANDSCAPE PLAN OVERLAIN ON GRADING PLAN, PLANT LIST, PLANTING DETAILS AND TREE PROTECTION DETAILS. PLANT LIST TO INCLUDE: BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE AT TIME OF PLANTING, ROOT CONDITION, AND SPACING. A WAIVER IS REQUESTED TO NOT PROVIDE A LANDSCAPE PLAN.

THE FOLLOWING EXISTING NON-CONFORMITIES ARE TO REMAIN

- FROM SECTION 521.C.4 TO PERMIT A FLAT ROOF ON A BUILDING LESS THAN 6,000 SF. IN LIEU OF THE REQUIRED PITCHED ROOF.
- FROM SECTION 530.P.2 TO PERMIT A ONE-WAY AISLE WIDTH OF 17.1 FEET WITH 60 DEGREE PARKING ANGLE IN LIEU OF THE REQUIRED 20 FEET.
- FROM SECTION 535.G.5 TO PERMIT FOUR (4) "RESERVED MOBILE ORDER" INCIDENTAL SIGNS AT 4.6 SF EACH.
- FROM SECTION 535.Q.2 TO PERMIT FOUR (4) FAÇADE SIGNS ON THE BUILDING IN LIEU OF THE MAXIMUM PERMITTED OF ONE (1) FAÇADE SIGN.

PREPARED BY



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M.E. JEITNER
Michael E. Jeitner
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE055736
 NEW JERSEY LICENSE No. 24GE04493300
 DELAWARE LICENSE No. 18316

TAX MAP SHEET 3, BLOCK 301, LOT 18.02	
MINOR SITE PLANS	
PLAN SCALE: AS NOTED	
STREET ADDRESS 301 BRUNSWICK CIRCLE EXTENSION	
TOWNSHIP LAWRENCE	STATE NJ
COUNTY MERCER	
REGIONAL DWG. NO. LC #29-1262	PLAN DESCRIPTION COVER SHEET

FINAL PLAN SIGNATURES	REV	DATE	DESCRIPTION	BY	ISSUE REF
P.M. _____					
G.C. _____					
O/O _____					

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OFFICE: BETHESDA / PHILADELPHIA REGION
 ADDRESS: 6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817

PLAN APPROVALS		DATE
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

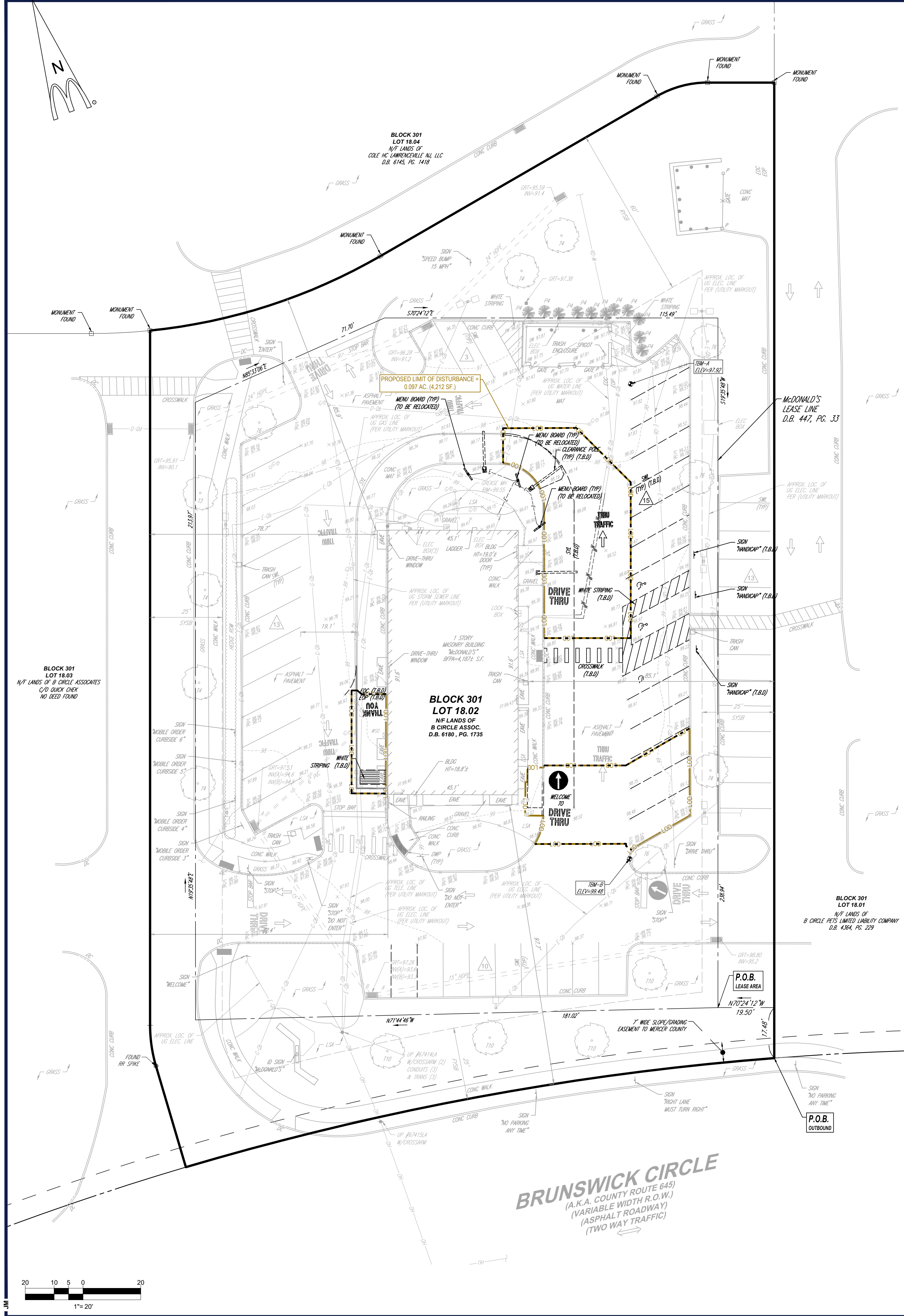
STATUS: PRELIMINARY
 DATE: 7/26/2022
 BY: CDB

PLAN CHECKED: 7/26/2022
 BY: MEJ

AS-BUILT: XXXX
 DATE: XXXX

C-101

I:\BOHLER\ENGINEERING\PA\PROJECTS\21\210036\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\210036-CNDS-04-1-3-LAYOUT - C-101 COVER



LEGEND
TO BE REMOVED

CONCRETE CURB	=====
ACCESSIBLE SYMBOL	♿
SIGN	⚠
PARKING COUNT	Ⓜ
ELECTRIC LINE	—E—
WATER LINE	—W—

LEGEND
PROPOSED

LIMIT OF DISTURBANCE	—LOD—
SAWCUT	-----

LEGEND
EXISTING

PROPERTY LINE	=====
ADJACENT PROPERTY LINE	-----
LEASE LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
BUILDING	▨
RETAINING WALL	▨
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----
TREELINE	-----
CONTOUR	-----
CONCRETE MONUMENT/ IRON PIN	○
SIGN	⚠
PARKING COUNT	Ⓜ
AREA LIGHT	Ⓜ
TREE	○
STORM/SANITARY MANHOLE	Ⓜ
WATER/GAS VALVES	Ⓜ
ROOF DRAIN/CLEANOUT	Ⓜ
UTILITY POLE	Ⓜ
OVERHEAD UTILITY WIRES	—O—
ELECTRIC LINE	—E—
TELEPHONE LINE	—T—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—
STORM PIPE	—SP—

SURVEY NOTES

- PROPERTY KNOWN AS PART OF LOT 18.02, BLOCK 301, AS SHOWN ON THE OFFICIAL TAX MAP OF TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY.
- MCDONALD'S LEASE AREA = 42,869 SQUARE FEET OR 0.980 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARK-OUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARK-OUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 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. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET: TBM-A: MAG NAIL SET IN ASPHALT, ELEVATION= 97.82' TBM-B: MAG NAIL SET IN CONCRETE CURB, ELEVATION= 99.48'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:6-36.3) AND N.J.A.C. 13:40-5.1 (6).

SITE SPECIFIC NOTES

- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES:
SURVEY CONTROL POINT ASSOCIATES, INC. 1300 ROUTE 73, SUITE 211 MT. LAUREL, NJ 08054 ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: "MCDONALD'S USA, LLC" PROJECT NO.: 05-170276-01 DATED: 07-11-2022
- PROPERTY OWNER: B-CIRCLE ASSOC 2556 S. BROAD STREET TRENTON, NJ 08610
- EXISTING PROPERTY INFORMATION: TAX MAP SHEET 3, BLOCK 301, LOT 18.02 301 BRUNSWICK CIRCLE EXTENSION, LAWRENCE TOWNSHIP, NJ 08648 ZONED: HC - HIGHWAY COMMERCIAL
- APPLICANT: MCDONALD'S USA, LLC C/O EILEEN SEEBURGER 6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817 216-206-5386
- ALL CURB AND PAVEMENT RADI ARE 5', UNLESS OTHERWISE NOTED.
- ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS, AS NEEDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBD).

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE CALL (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
EWING-LAWRENCE SEWERAGE AUTHORITY	609-587-4061
VERIZON	1-800-837-4966
COMCAST CABLEVISION OF MERCER LEVEL 3 COMMUNICATIONS	1-800-366-2278 877-253-8353
PUBLIC SERVICE ELECTRIC & GAS	1-800-436-7734
TRENTON WATER WORKS	609-989-5208
AT&T CORP	770-761-7070
ZAYO GROUP	1-800-390-6094
TRANSCONTINENTAL GAS PIPE LINE	201-433-6490

ISSUE REF	BY	DESCRIPTION	DATE	REV

FINAL PLAN SIGNATURES

P.M. _____ G.C. _____ O/O _____

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OFFICE: BETHESDA / PHILADELPHIA REGION
ADDRESS: 6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817

PLAN APPROVALS	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		PRELIMINARY	7/26/2022	CDB
		PLAN CHECKED	7/26/2022	MEJ
		AS-BUILT	XXXX	XXXX

REGIONAL MGR. _____
CONST. MGR. _____
OPERATIONS DEPT. _____
REAL ESTATE DEPT. _____

CO-SIGN SIGNATURES

CONTRACTOR OWNER _____

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M.E. JEITNER
Michael E. Jeitner

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE055736
NEW JERSEY LICENSE NO. 24GE0449300
DELAWARE LICENSE NO. 18316

TAX MAP SHEET 3, BLOCK 301, LOT 18.02

MINOR SITE PLANS

PLAN SCALE: AS NOTED

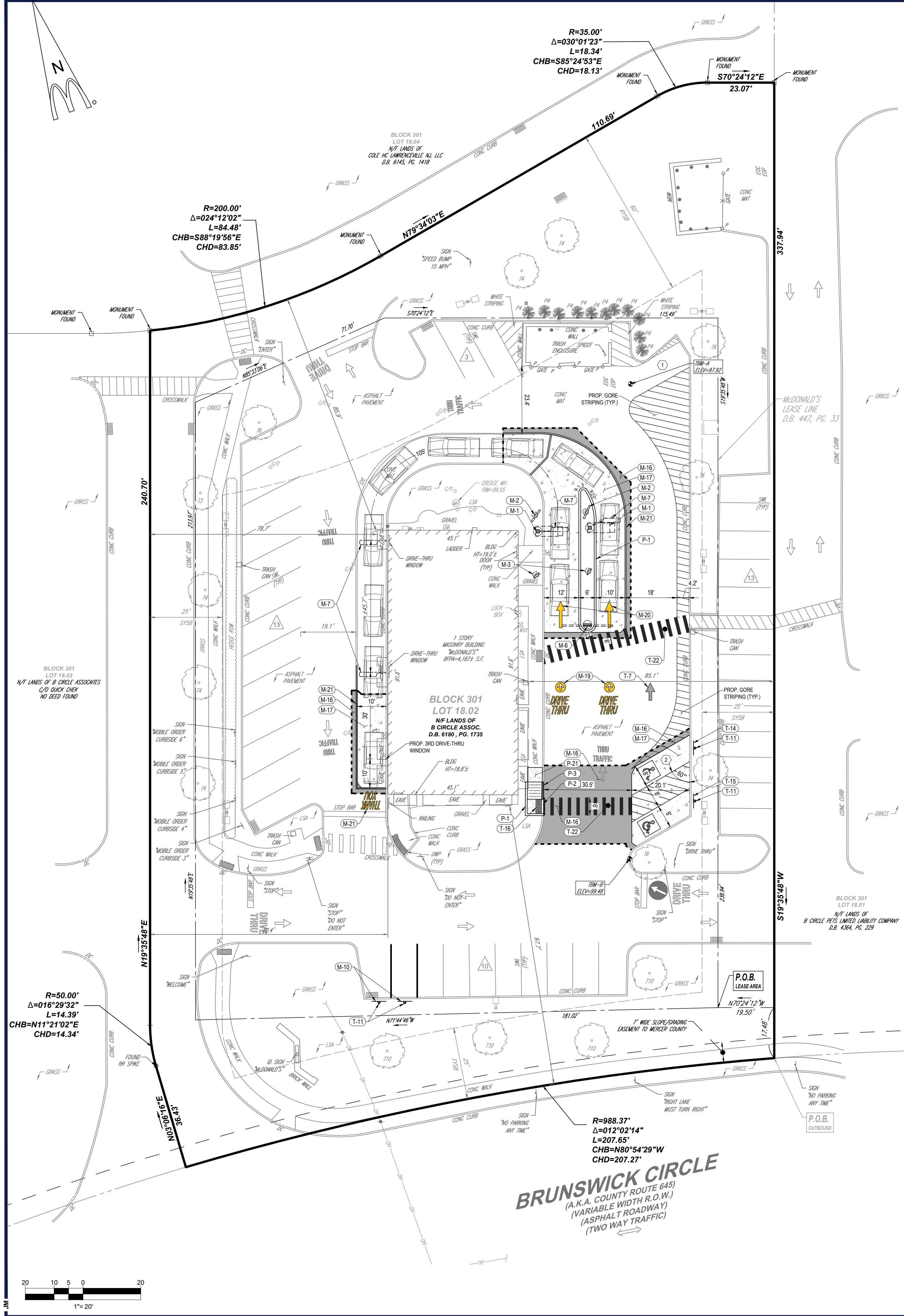
STREET ADDRESS
301 BRUNSWICK CIRCLE EXTENSION

TOWNSHIP: LAWRENCE STATE: NJ
COUNTY: MERCER

REGIONAL DWG. NO: LC #29-1262
PLAN DESCRIPTION: EXISTING CONDITIONS / DEMOLITION PLAN

CAD FILE: PY210036-SPPD-0A

C-201



SITE SPECIFIC NOTES

- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES:
 SURVEY CONTROL POINT ASSOCIATES, INC.
 1300 ROUTE 73, SUITE 211
 MT. LAUREL, NJ 08054
 ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY"
 PREPARED FOR "MCDONALD'S USA, LLC"
 PROJECT NO. 05-170276-01
 DATED: 07-11-2022
- PROPERTY OWNER:
 B-CIRCLE ASSOC
 2556 S. BROAD STREET
 TRENTON, NJ 08610
- EXISTING PROPERTY INFORMATION:
 TAX MAP SHEET 3, BLOCK 301, LOT 18.02
 301 BRUNSWICK CIRCLE EXTENSION, LAWRENCE TOWNSHIP, NJ 08648
 ZONED: HC - HIGHWAY COMMERCIAL
- APPLICANT:
 MCDONALD'S USA, LLC
 C/O EILEEN SEEBURGER
 6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817
- ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS, AS NEEDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBD).
- ALL PLANTINGS TO BE REPLACED IN KIND IF THEY ARE DAMAGED OR REMOVED.
- ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

PARKING REQUIREMENTS

REQUIRED = ONE (1) PARKING SPACE PER 30 SF. OF GROSS FLOOR AREA
 = 4,187 SF. / 30 SF. = 139.5
 = 140 PARKING SPACES

EXISTING = 54 PARKING SPACES (ENC)

PROPOSED = 42 PARKING SPACES (VARIANCE)

NET LOSS = 12 SPACES

ZONING TABLE

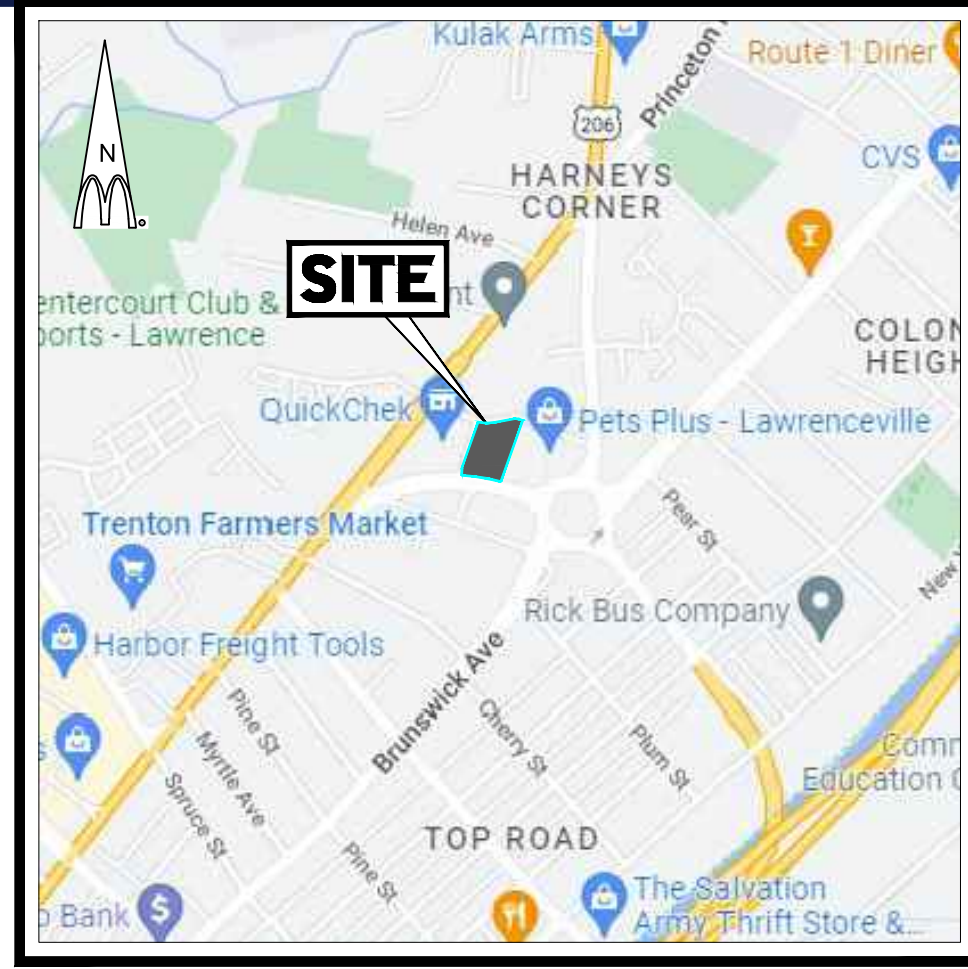
ZONE: HC - HIGHWAY COMMERCIAL
 USE: RESTAURANT (PERMITTED BY RIGHT)

APPLICANT / OWNER INFORMATION

APPLICANT:	MCDONALD'S USA, LLC 6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817
PROPERTY OWNER:	B-CIRCLE ASSOC 2556 S. BROAD STREET TRENTON, NJ 08610

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	\$ 420.E.1.a	40,000 SF.	67,160 SF. (1.54 AC.)	NO CHANGE
MIN. LOT FRONTAGE	\$ 420.E.1.b	200 FT.	207.54 FT.	NO CHANGE
MIN. LOT WIDTH	\$ 420.E.1.c	200 FT.	291.51 FT.	NO CHANGE
MIN. LOT DEPTH	\$ 420.E.1.d	175 FT.	337.94 FT.	NO CHANGE
MIN. YARD SETBACKS				
FRONT YARD	\$ 420.E.1.e	25 FT.	97.7 FT.	NO CHANGE
SIDE YARD (EA.)	\$ 420.E.1.f	25 FT.	78.7 FT. / 85.1 FT.	NO CHANGE
REAR YARD	\$ 420.E.1.g	60 FT.	85.9 FT.	NO CHANGE
MAX. FLOOR AREA RATIO	\$ 420.E.1.h	0.25	0.062 (4,187 SF.)	NO CHANGE
MAX. IMPERVIOUS SURFACE RATIO	\$ 420.E.1.i	0.70	0.69 (46,858 SF.)	0.69 (46,863 SF.)
MAX. BUILDING HEIGHT	\$ 420.E.1.j	35 FT.	19 FT.	NO CHANGE

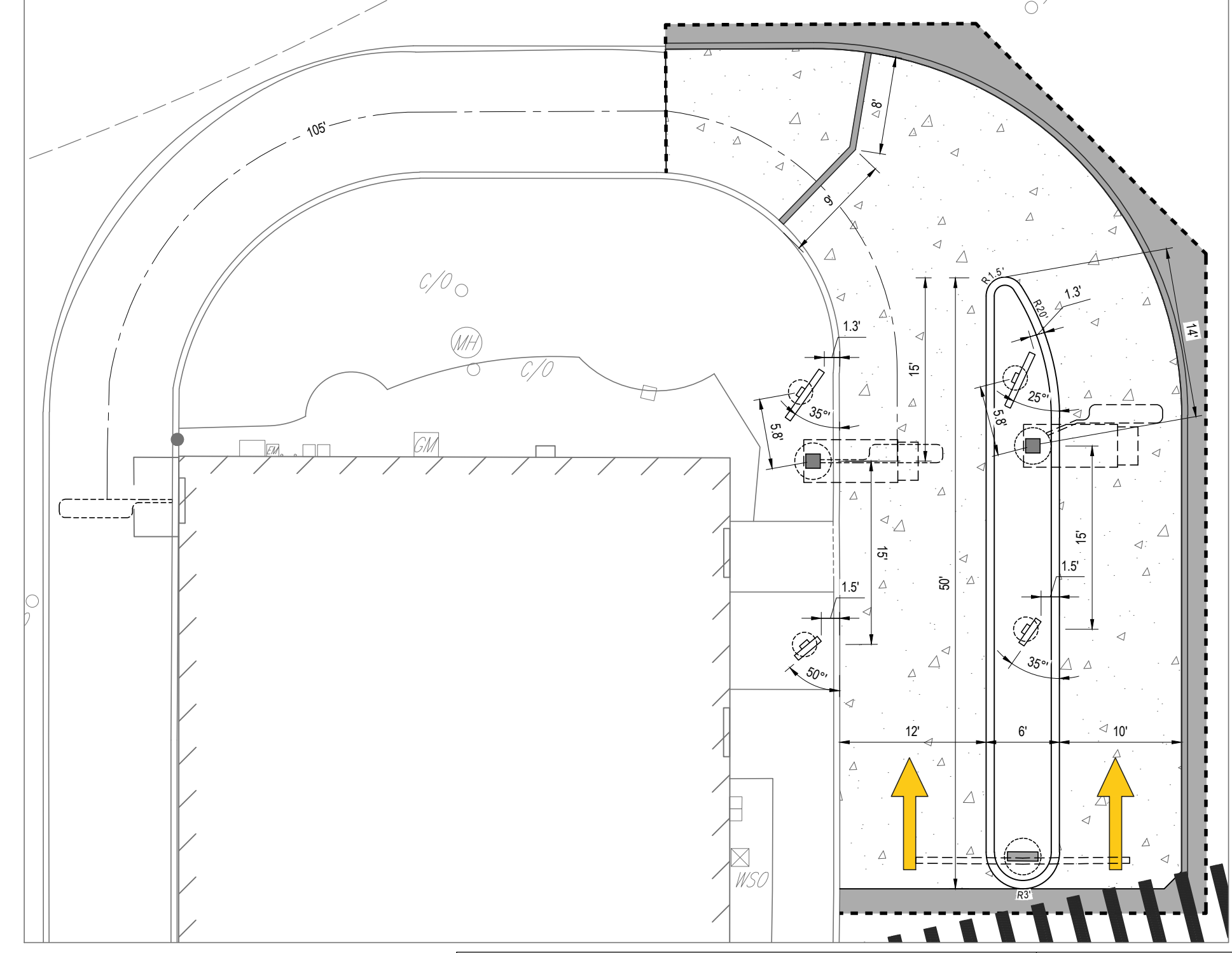


LEGEND
PROPOSED

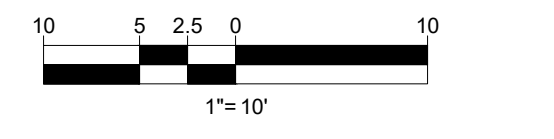
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FLUSH CURB	[Symbol]
SAWCUT	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CROSSWALK	[Symbol]
CONCRETE	[Symbol]
ASPHALT	[Symbol]
SIDEWALK	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]

LEGEND
EXISTING

PROPERTY LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
LEASE LINE	[Symbol]
EASEMENT LINE	[Symbol]
SETBACK LINE	[Symbol]
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]



DRIVE-THRU ENLARGEMENT



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STREET ADDRESS 301 BRUNSWICK CIRCLE EXTENSION
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PLAN DESCRIPTION SITE PLAN

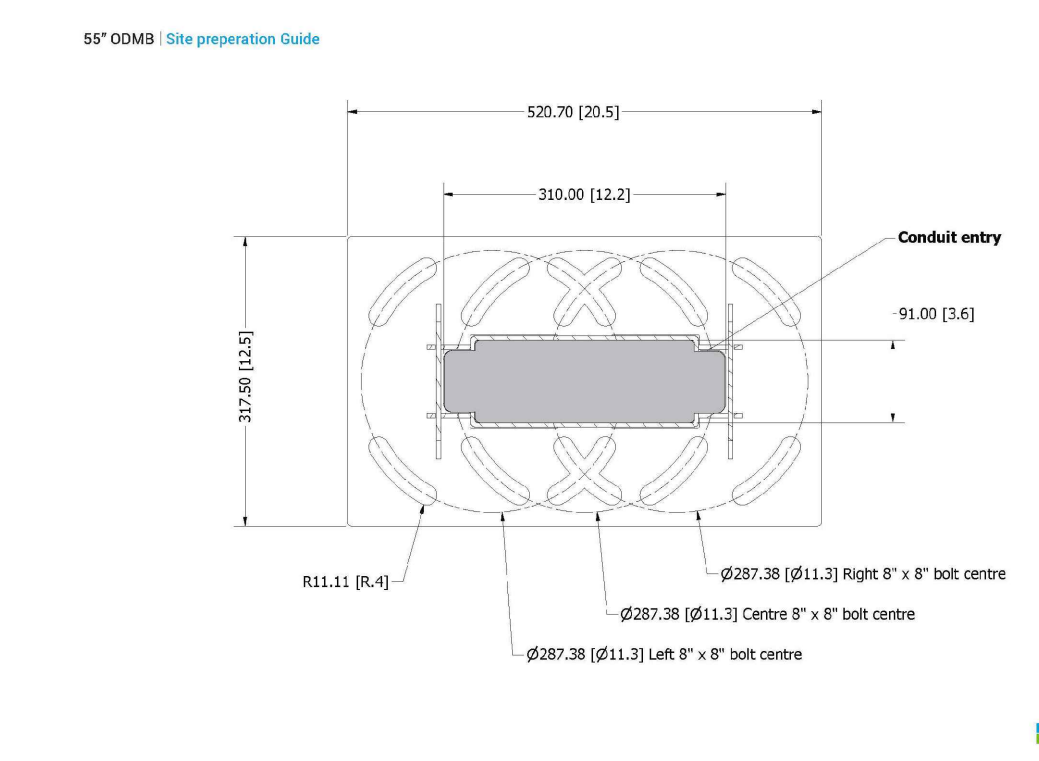
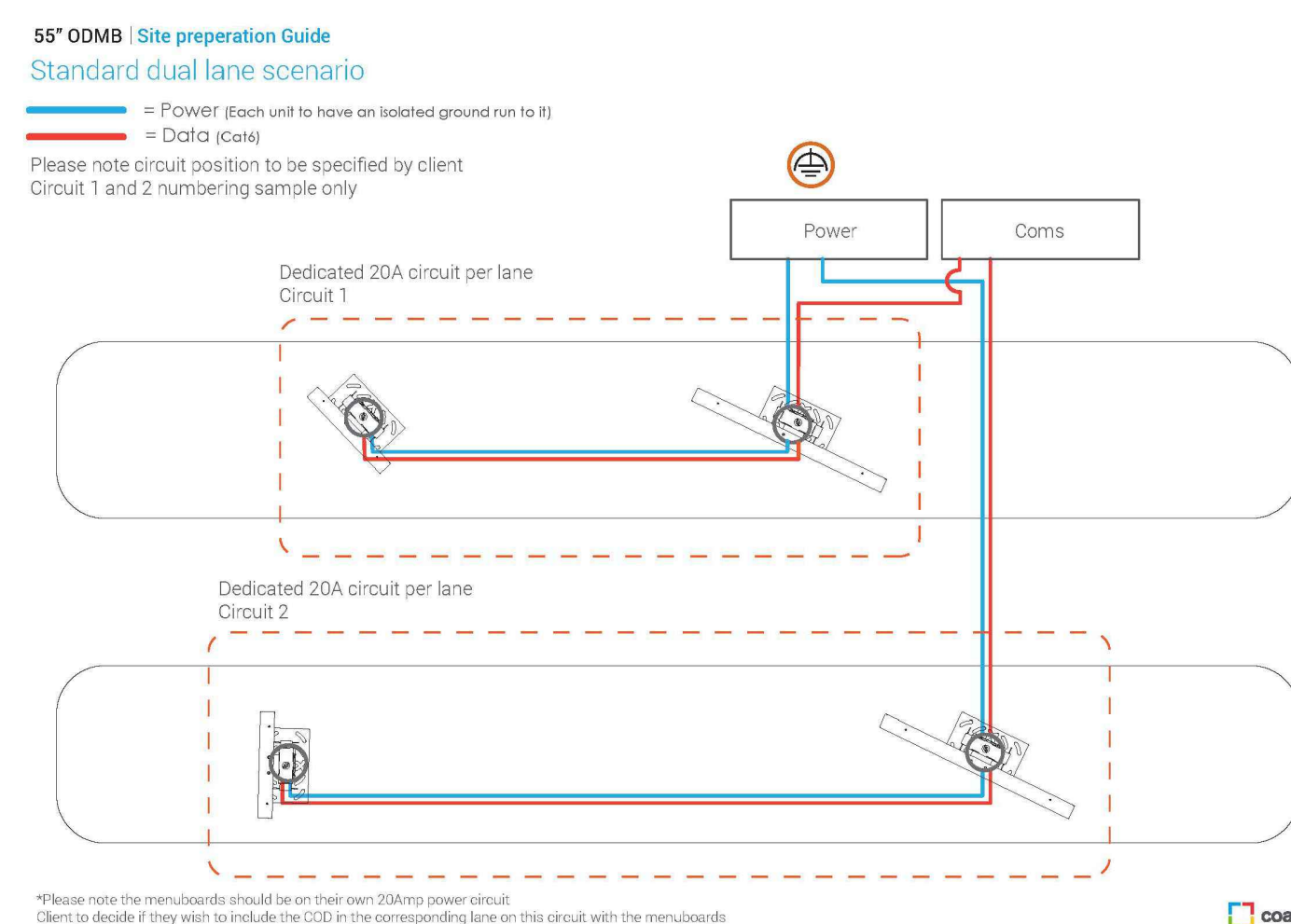
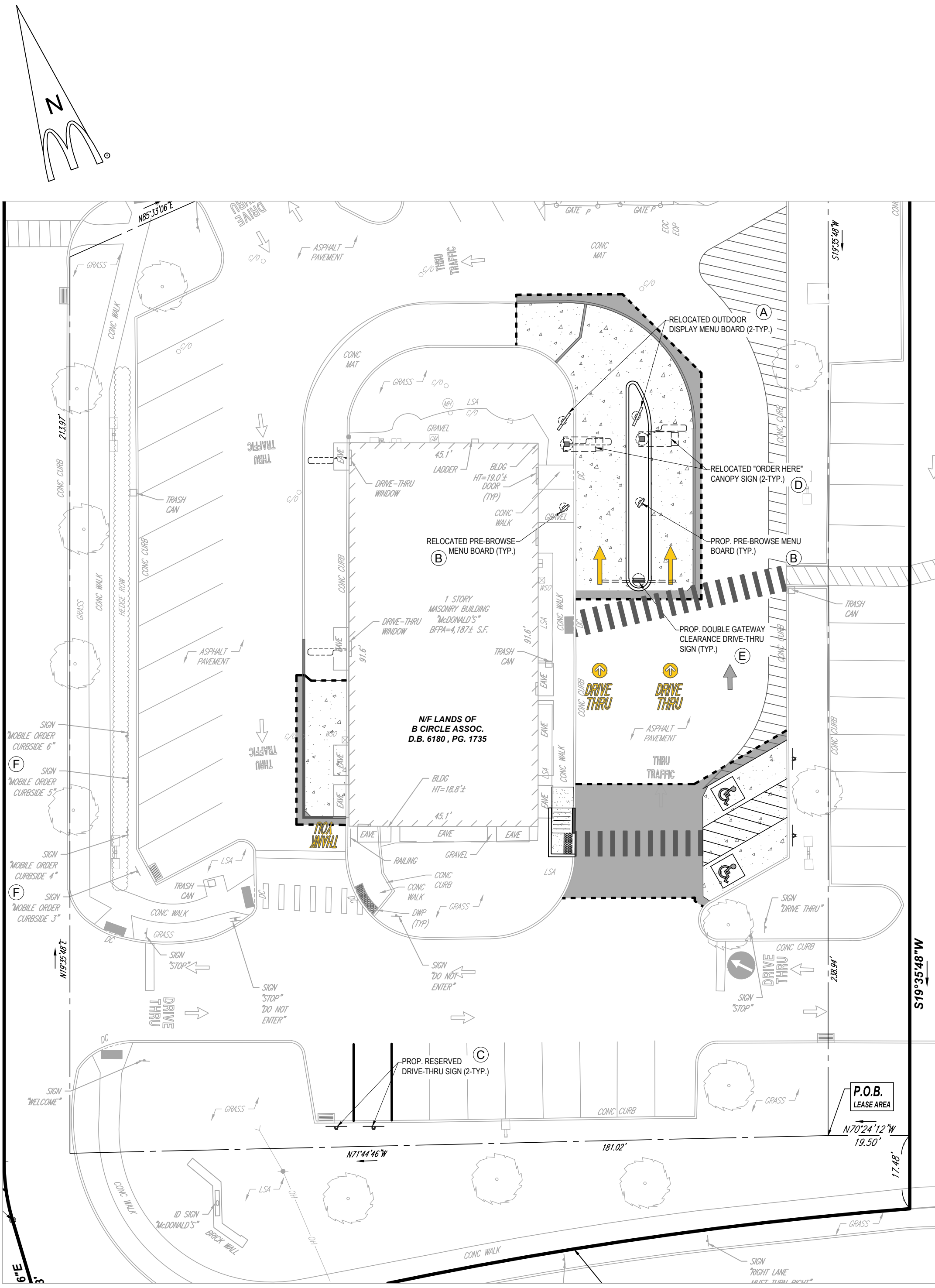
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BETHESDA / PHILADELPHIA REGION
 6903 ROCKLEDGE DRIVE, SUITE 1100
 BETHESDA, MD 20817

ISSUE REF.					
DESCRIPTION					
DATE					
REV					
FINAL PLAN SIGNATURES					
P.M.					
G.C.					
O/O					
PLAN APPROVALS					
SIGNATURE (2 REQUIRED)					
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CO-SIGN SIGNATURES					
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OPERATIONS DEPT.					
REAL ESTATE DEPT.					
CONTRACTOR					
OWNER					
STATUS					
DATE					
BY					
PRELIMINARY					
7/26/2022					
CDB					
PLAN CHECKED					
7/26/2022					
MEJ					
AS-BUILT					
XXXX					
XXXX					

C-301



MENU BOARD SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA	EXISTING AREA
A	OUTDOOR DISPLAY MENU BOARD	NONE	SEE BELOW	2 @ 20.0 SF./EA. MAX HEIGHT = 6.47 FT. (TO BE RELOCATED)
B	PRE-BROWSE MENU BOARD	1 @ 10.1 SF./EA. MAX HEIGHT = 6.47 FT.	SEE BELOW	1 @ 10.1 SF./EA. MAX HEIGHT = 6.47 FT. (TO BE RELOCATED)
TOTAL		PROP. # OF SIGNS = 1 (V) PROP. AREA SIGNS = 10.1 SF.	TOTAL PERMITTED # OF SIGNS = 2 TOTAL PERMITTED AREA = 60 SF./EA. TOTAL PERMITTED HEIGHT = 7 FT.	EXIST. # OF SIGNS = 3 (ENC) EXIST. AREA SIGNS = 50.1 SF.

INCIDENTAL SIGNAGE TABLE

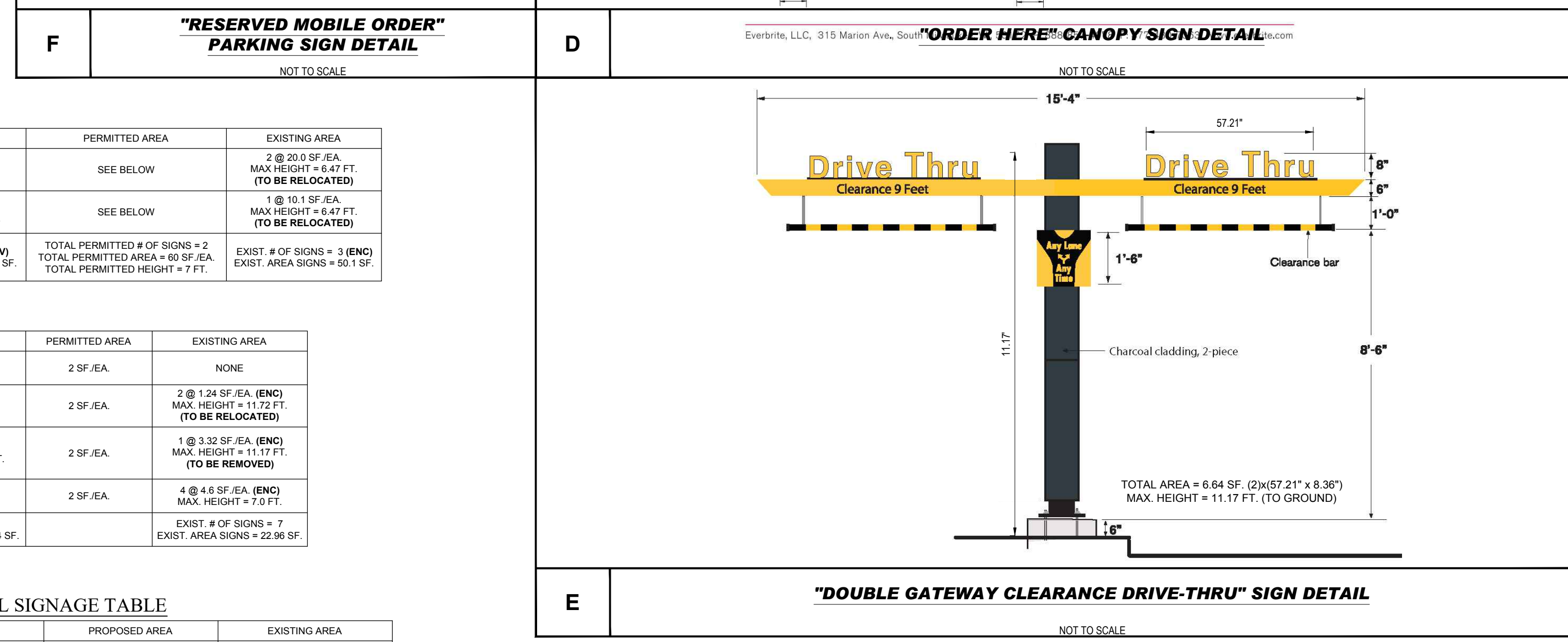
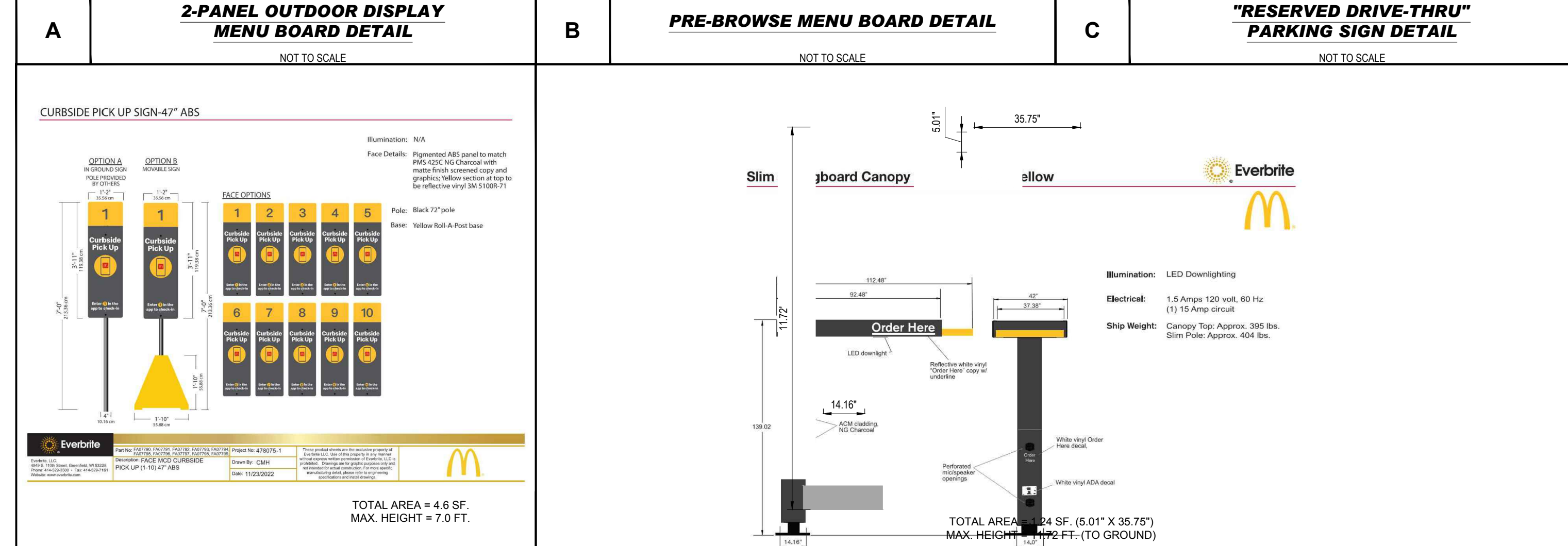
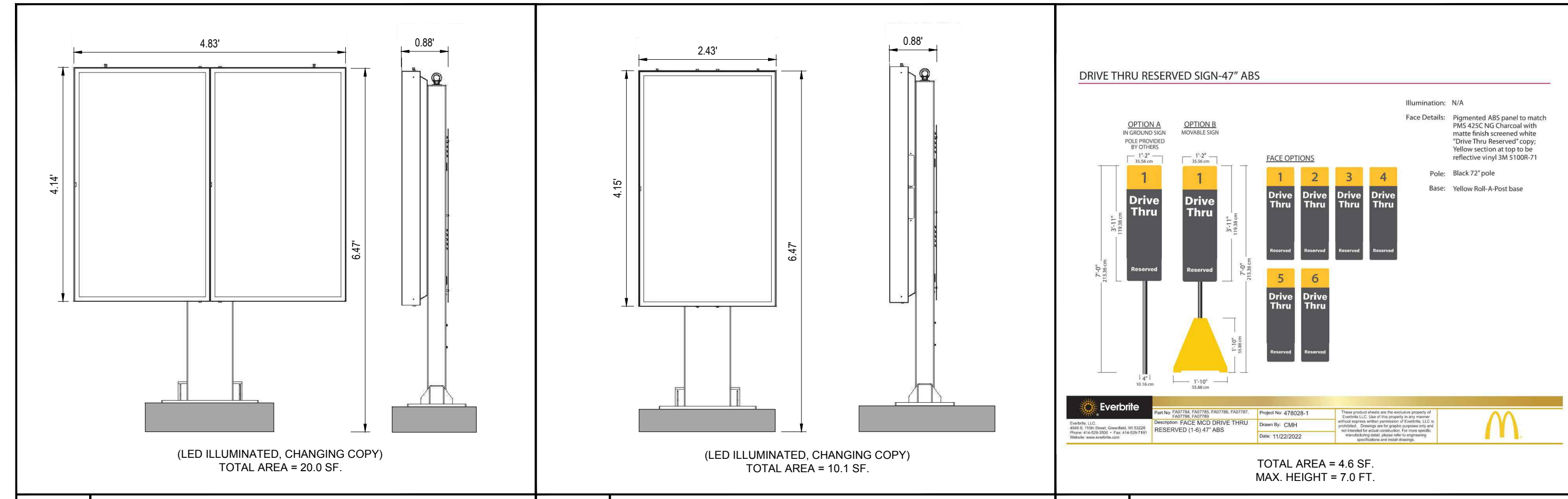
SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA	EXISTING AREA
C	RESERVED DRIVE THRU SIGN	2 @ 4.6 SF./EA. (V) MAX. HEIGHT = 7.0 FT.	2 SF./EA.	NONE
D	'ORDER HERE' CANOPY SIGN	NONE	2 SF./EA.	2 @ 1.24 SF./EA. (ENC) MAX. HEIGHT = 11.72 FT. (TO BE RELOCATED)
E	DOUBLE GATEWAY CLEARANCE DRIVE-THRU SIGN	1 @ 6.64 SF./EA. (V) MAX. HEIGHT = 11.17 FT.	2 SF./EA.	1 @ 3.32 SF./EA. (ENC) MAX. HEIGHT = 11.17 FT. (TO BE REMOVED)
F	RESERVED MOBILE ORDER SIGN	NONE	2 SF./EA.	4 @ 4.8 SF./EA. (ENC) MAX. HEIGHT = 7.0 FT.
TOTAL		PROP. # OF SIGNS = 3 PROP. AREA SIGNS = 15.84 SF.		EXIST. # OF SIGNS = 7 EXIST. AREA SIGNS = 22.96 SF.

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

TRAFFIC CONTROL SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	EXISTING AREA
J	'DRIVE THRU' PAVEMENT MARKING W/ ARROW **	4 @ 60.6 SF./EA.	2 @ 60.6 SF./EA. (TO BE REMOVED)
K	'THANK YOU' PAVEMENT MARKING **	1 @ 41.1 SF./EA.	1 @ 41.1 SF./EA. (TO BE REMOVED)
NOT SHOWN	'THRU TRAFFIC' PAVEMENT MARKING **	NONE	5 @ 60.6 SF./EA. (TO BE REMOVED)
NOT SHOWN	M LOGO PAVEMENT MARKING **	NONE	2 @ 84 SF./EA. (TO BE REMOVED)
TOTAL		TOTAL PROP. # OF SIGNS = 5 TOTAL PROP. AREA = 283.5 SF.	TOTAL PROP. # OF SIGNS = 10 TOTAL PROP. AREA = 593.3 SF.

** PAVEMENT MARKINGS DO NOT CONFORM TO THE MANUAL FOR TRAFFIC CONTROL DEVICES.



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TAX MAP SHEET 3, BLOCK 301, LOT 18.02
MINOR SITE PLANS
PLAN SCALE: AS NOTED
STREET ADDRESS
301 BRUNSWICK CIRCLE EXTENSION
TOWNSHIP: LAWRENCE STATE: NJ
COUNTY: MERCER
REGIONAL DWG. NO: LC #29-1262
PLAN DESCRIPTION: SIGNAGE PLAN

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PLAN APPROVALS	DATE	BY	ISSUE REF
SIGNATURE (2 REQUIRED)			
REGIONAL MGR.			
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
CONTRACTOR			
OWNER			

CO-SIGN SIGNATURES

FINAL PLAN SIGNATURES

P.M. G.C. O.O.

PLAN APPROVALS

DATE

BY

ISSUE REF

STATUS

DATE

BY

PRELIMINARY

7/26/2022

CDB

PLAN CHECKED

7/26/2022

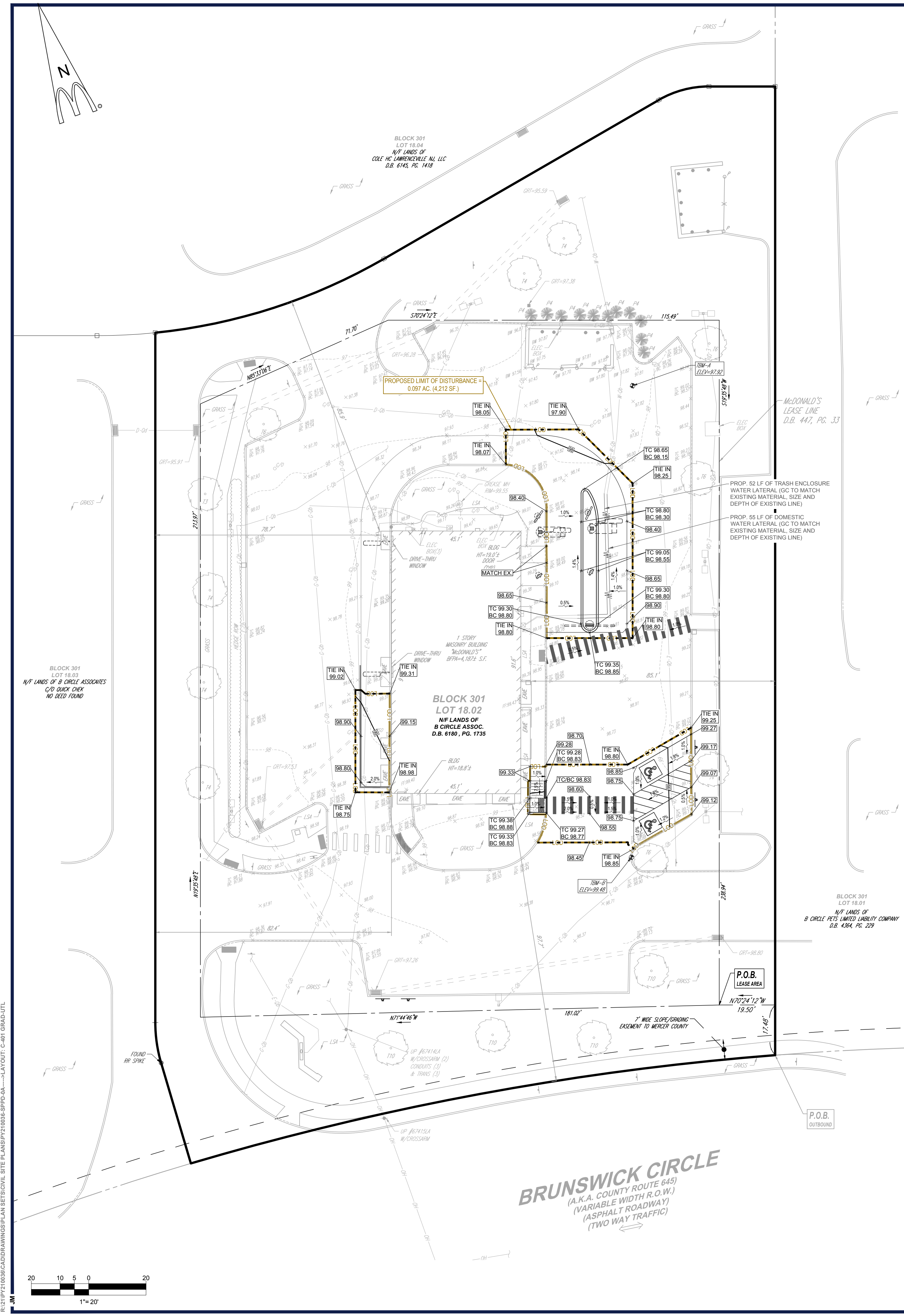
MEJ

AS-BUILT

XXXX

XXXX

C-302

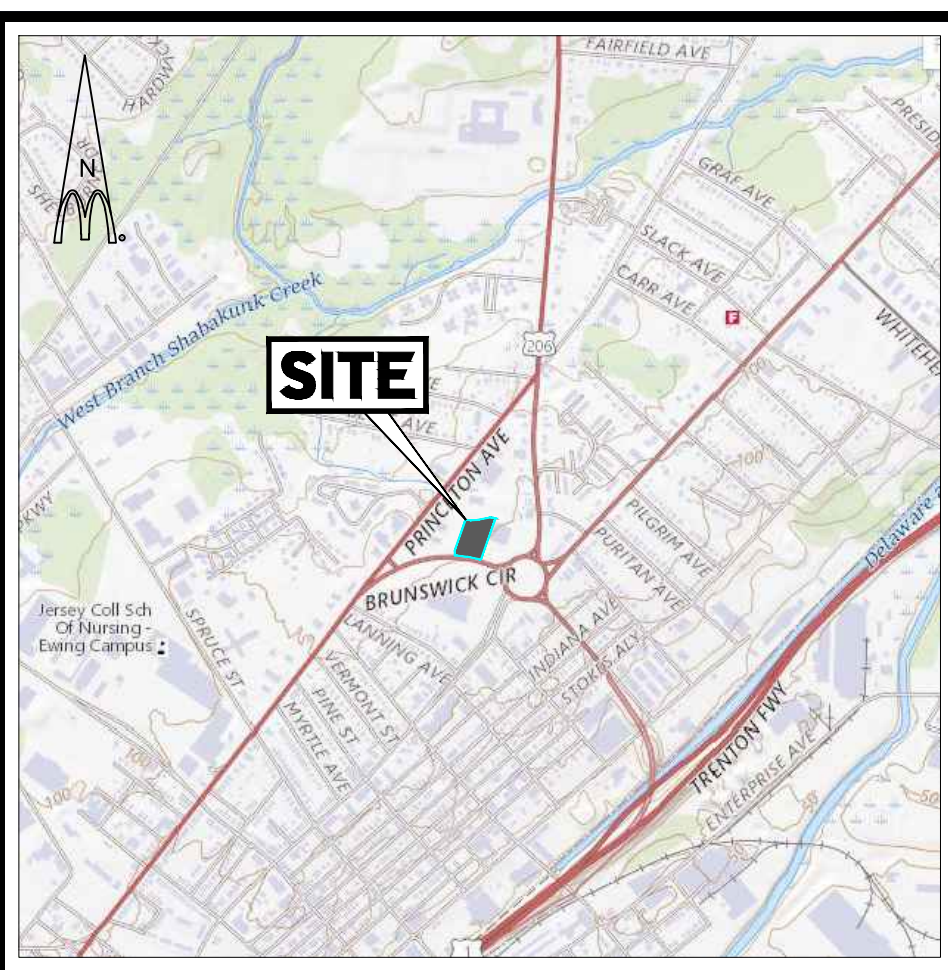


LEGEND
PROPOSED

LIMIT OF DISTURBANCE	LOD
CONCRETE CURB	---
SAWCUT	---
ACCESSIBLE SYMBOL	&
CROSSWALK	
SIGN	▽
WATER LINE	W
CONTOUR	-0-0
SPOT ELEVATION	323.00

LEGEND
EXISTING

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
LEASE LINE	---
EASEMENT LINE	---
BUILDING	▨
RETAINING WALL	---
CONCRETE CURB	---
FLUSH CURB	---
FENCE	X
TREELINE	---
CONTOUR	---
CONCRETE MONUMENT/IRON PIN	○
SIGN	▽
AREA LIGHT	□
TREE	○
STORM/SANITARY MANHOLE	⊙
WATER/GAS VALVES	⊙
ROOF DRAIN/CLEANOUT	⊙
UTILITY POLE	⊙
OVERHEAD UTILITY WIRES	---
ELECTRIC LINE	---
TELEPHONE LINE	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER	---
STORM PIPE	---



U.S.G.S. MAP
SCALE: 1" = 1,500'

SITE SPECIFIC NOTES

- THIS CONCEPT HAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES:
SURVEY CONTROL POINT ASSOCIATES, INC.
1300 ROUTE 73, SUITE 211
MT. LAUREL, NJ 08054
ENTITLED: "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY"
PREPARED FOR: "MCDONALD'S USA, LLC"
PROJECT NO. 05-170278-01
DATED: 07-11-2022
- PROPERTY OWNER:
B-CIRCLE ASSOC
2556 S. BROAD STREET
TRENTON, NJ 08610
- EXISTING PROPERTY INFORMATION:
TAX MAP SHEET 3, BLOCK 301, LOT 18.02
301 BRUNSWICK CIRCLE EXTENSION, LAWRENCE TOWNSHIP, NJ 08648
ZONED: HC - HIGHWAY COMMERCIAL
- APPLICANT:
MCDONALD'S USA, LLC
C/O EILEEN SEEBURGER
6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817
216-206-5386
- ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS, AS NEEDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBD).

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE CALL (1-800-272-1000) 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.

UTILITY COMPANY	PHONE NUMBER
EWING-LAWRENCE SEWERAGE AUTHORITY	609-587-4061
VERIZON	1-800-837-4966
COMCAST CABLEVISION OF MERCER	1-800-266-2278
LEVEL 3 COMMUNICATIONS	877-253-8353
PUBLIC SERVICE ELECTRIC & GAS	1-800-436-7734
TRENTON WATER WORKS	609-969-3208
AT&T CORD	770-761-7070
ZAYO GROUP	1-800-390-6094
TRANSCONTINENTAL GAS PIPE LINE	201-933-5490

ISSUE REF	DESCRIPTION	DATE	BY

FINAL PLAN SIGNATURES	DATE	BY
P.M.		
G.C.		
O/O		

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

CO-SIGN SIGNATURES	DATE	BY
CONTRACTOR		
OWNER		

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

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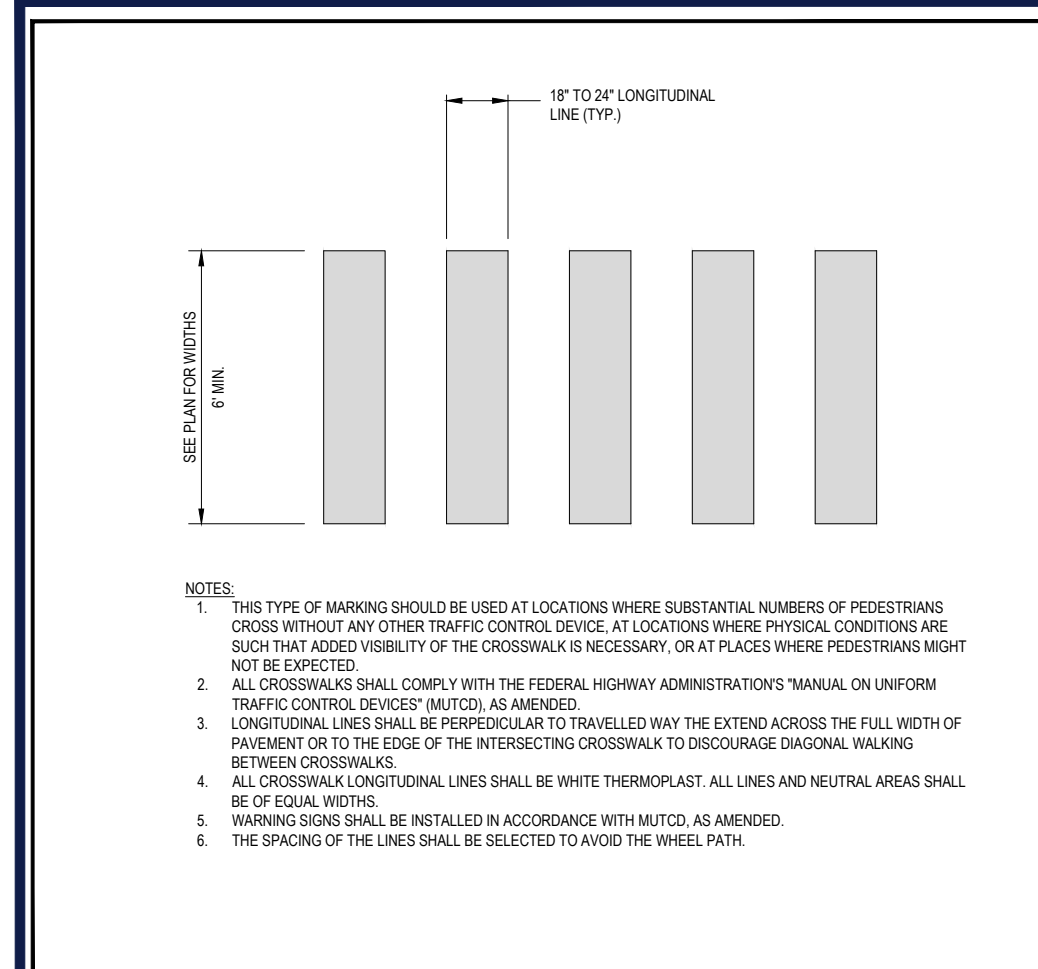
TAX MAP SHEET 3, BLOCK 301, LOT 18.02	MINOR SITE PLANS
PLAN SCALE: AS NOTED	STREET ADDRESS 301 BRUNSWICK CIRCLE EXTENSION
TOWNSHIP LAWRENCE	STATE NJ
COUNTY MERCER	PLAN CHECKED 7/26/2022
REGIONAL DWG. NO. LC #29-1262	PLAN DESCRIPTION GRADING / UTILITY PLAN

McDonald's

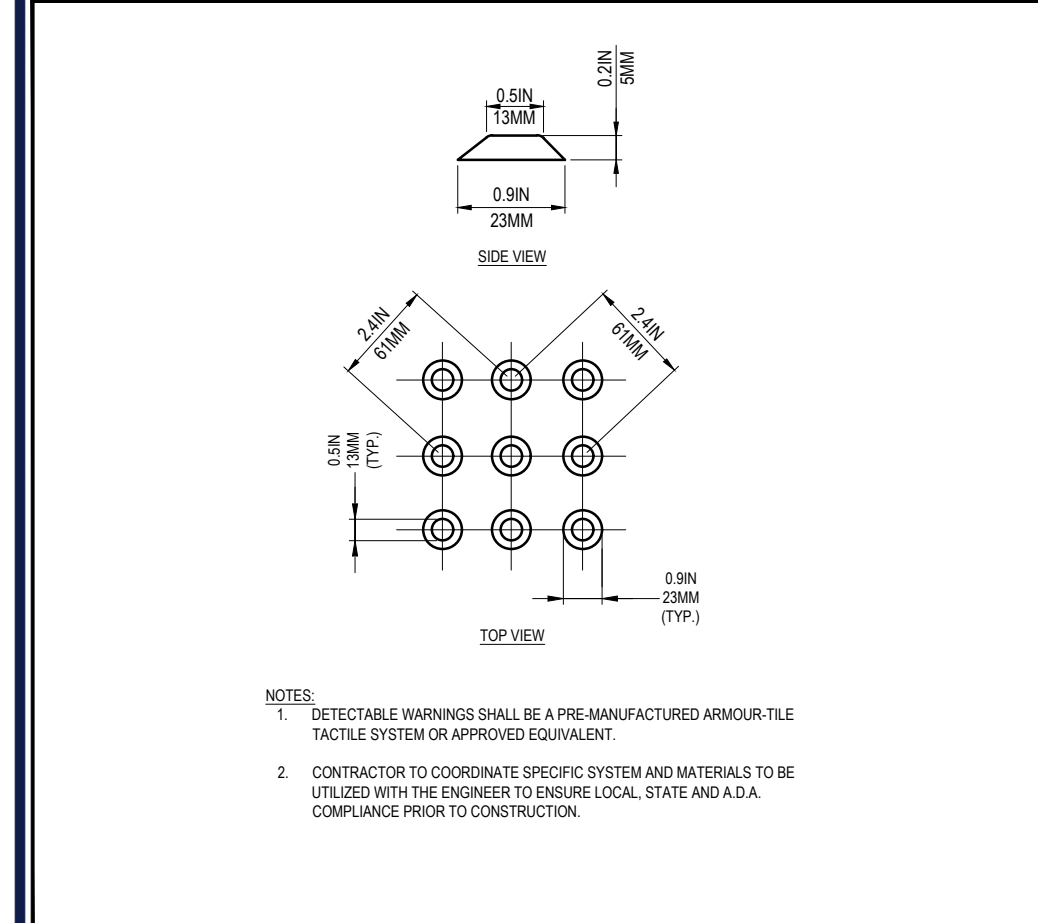
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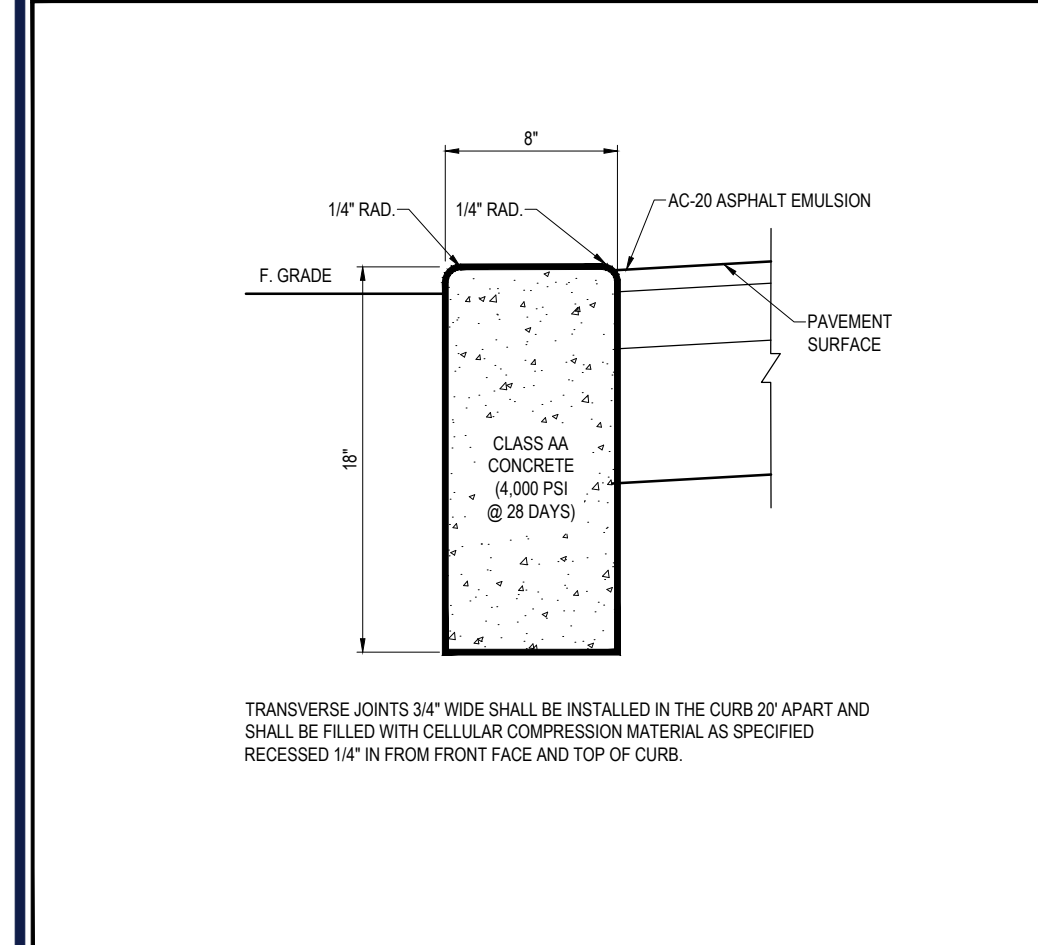
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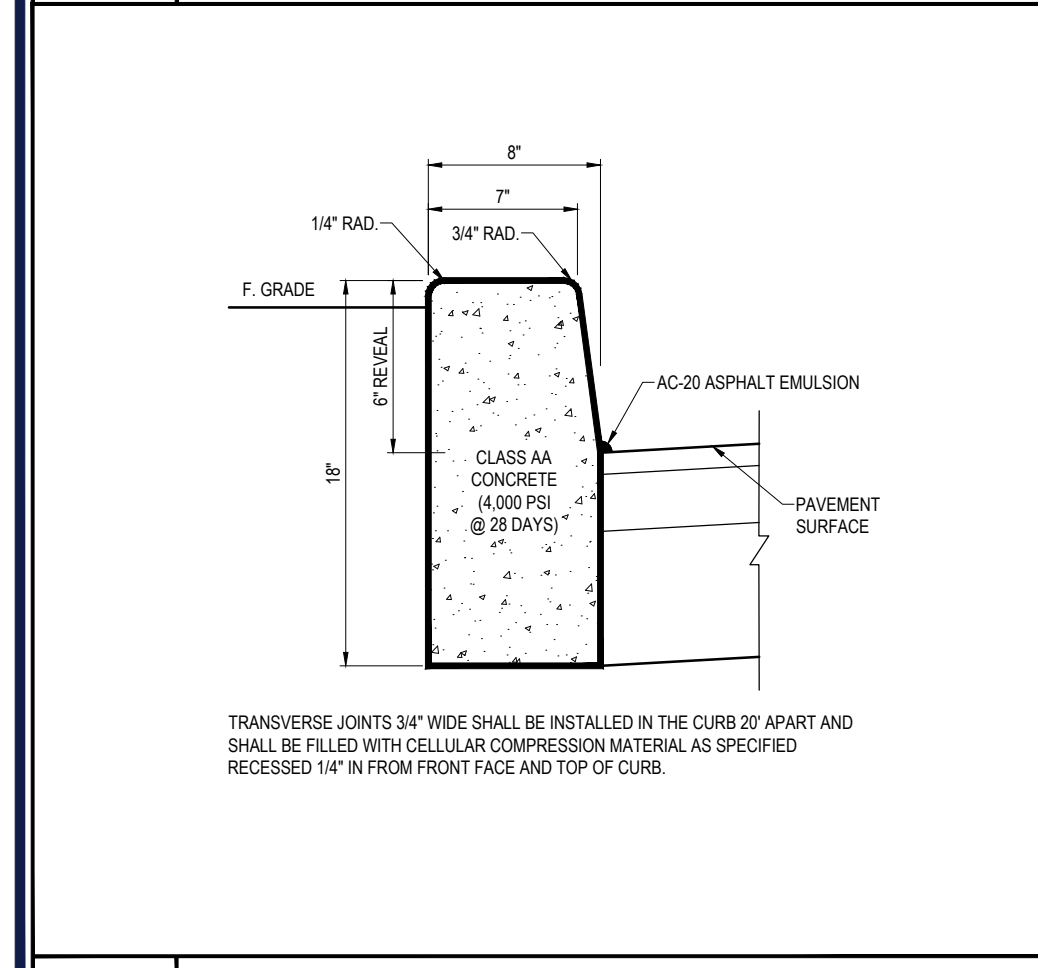
T-22 HIGH VISIBILITY CROSSWALK (PERPENDICULAR TO INTERSECTION)
NOT TO SCALE



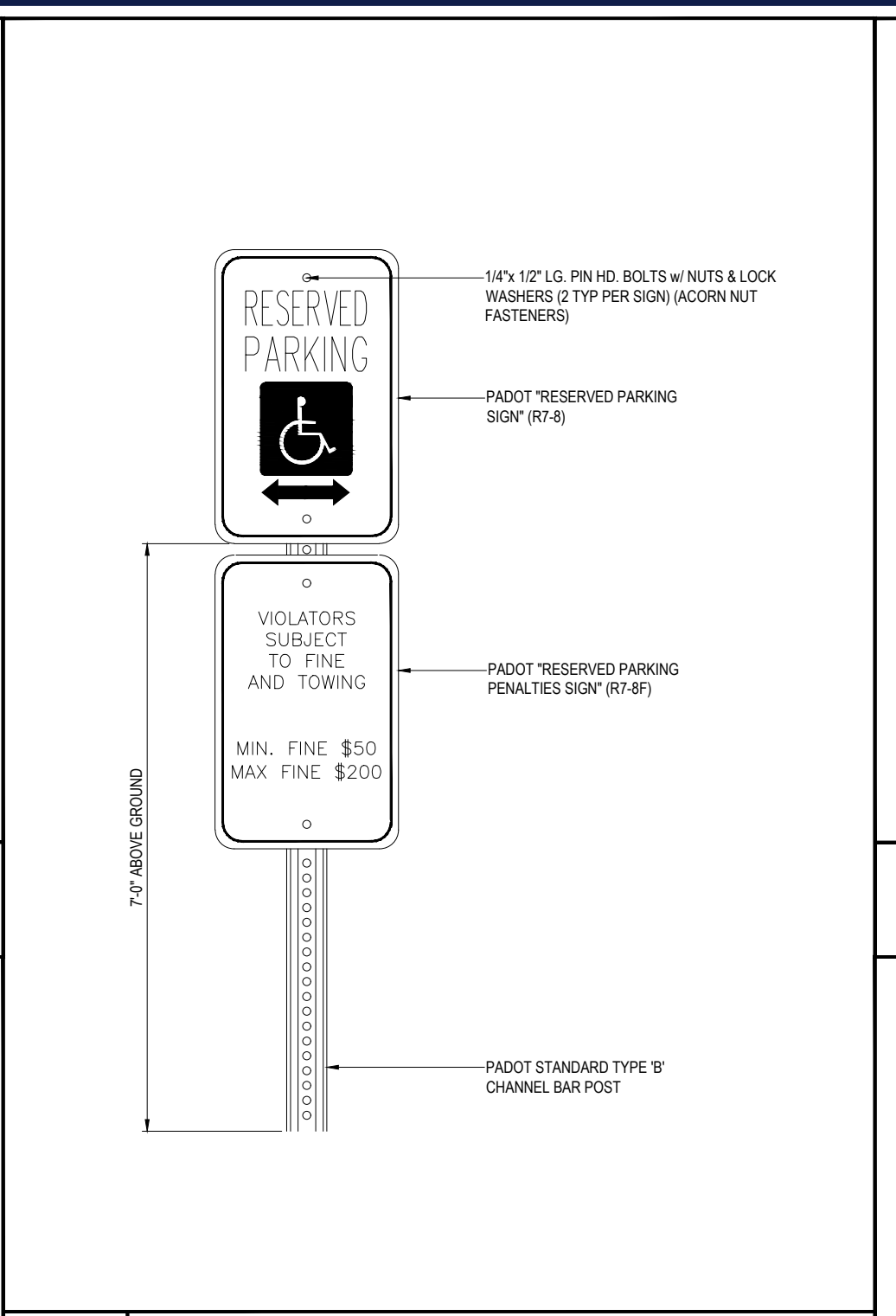
T-16 TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES (FOR USE IN DOT ROADWAYS)
NOT TO SCALE



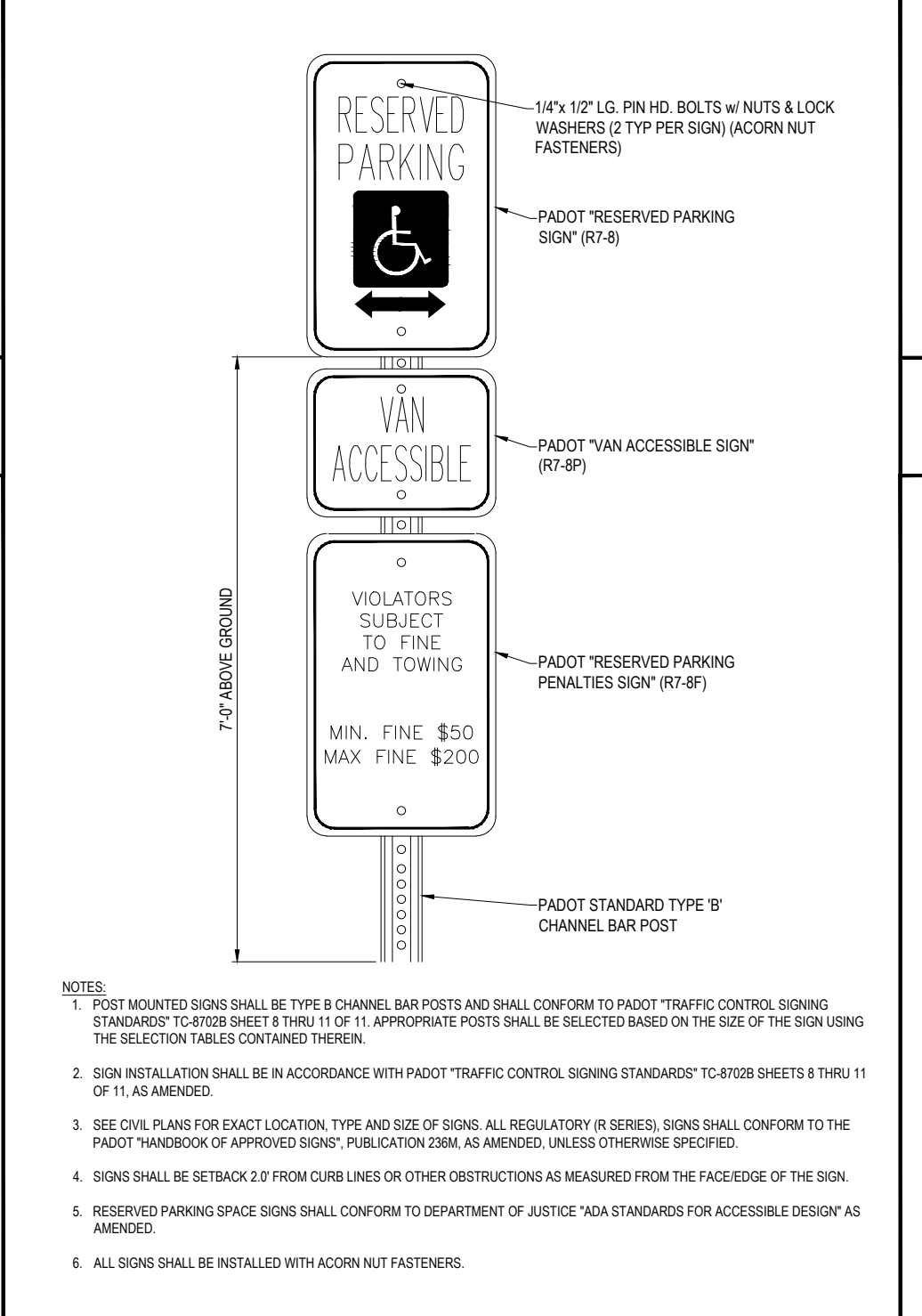
P-2 TYPICAL FLUSH CONCRETE CURB DETAIL
NOT TO SCALE



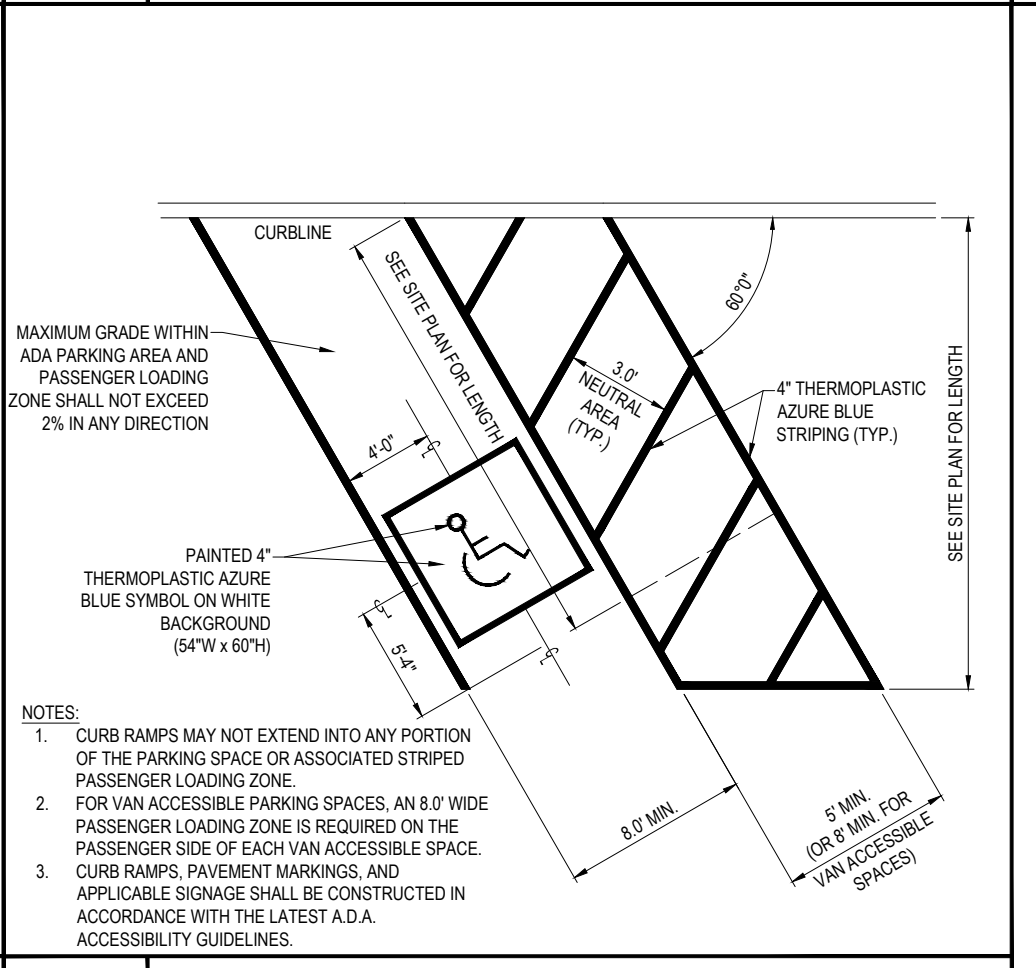
P-1 TYPICAL CONCRETE CURB DETAIL
NOT TO SCALE



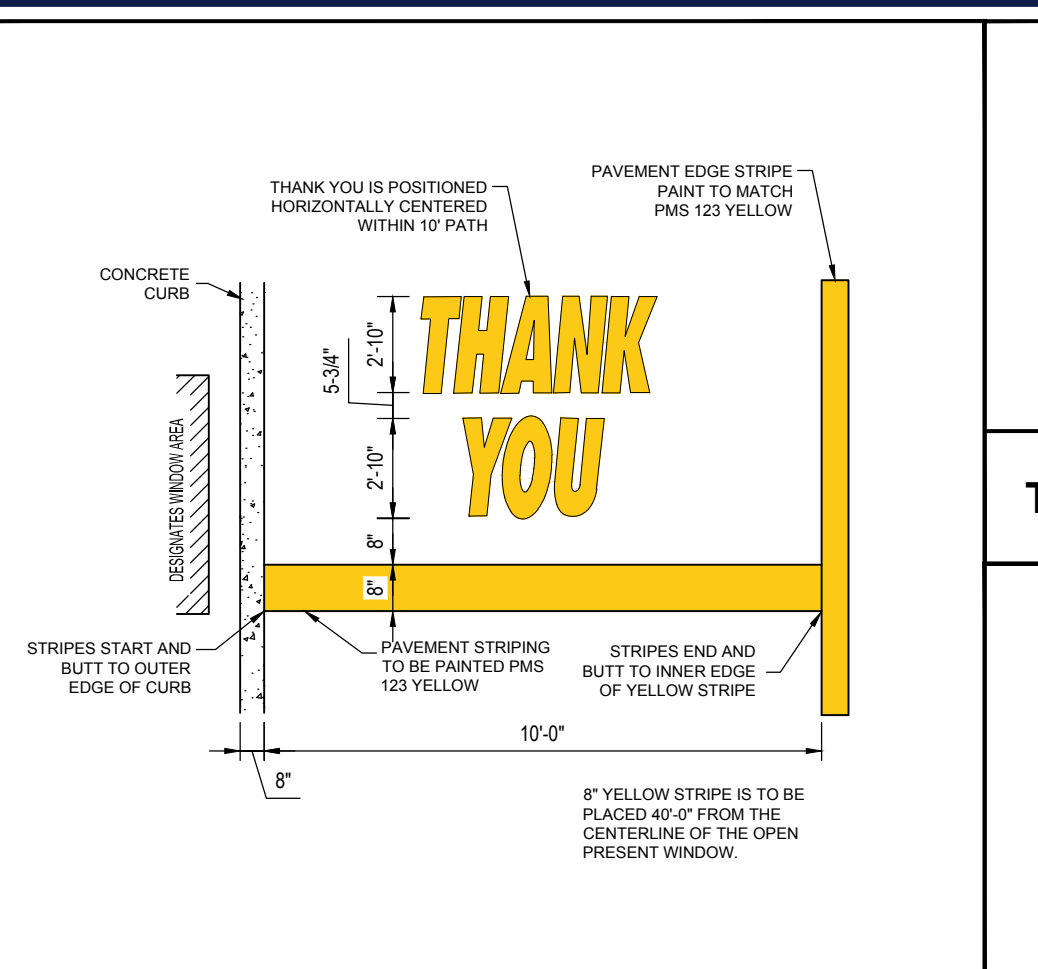
T-15 RESERVED PARKING SPACE & PENALTIES SIGNS
NOT TO SCALE



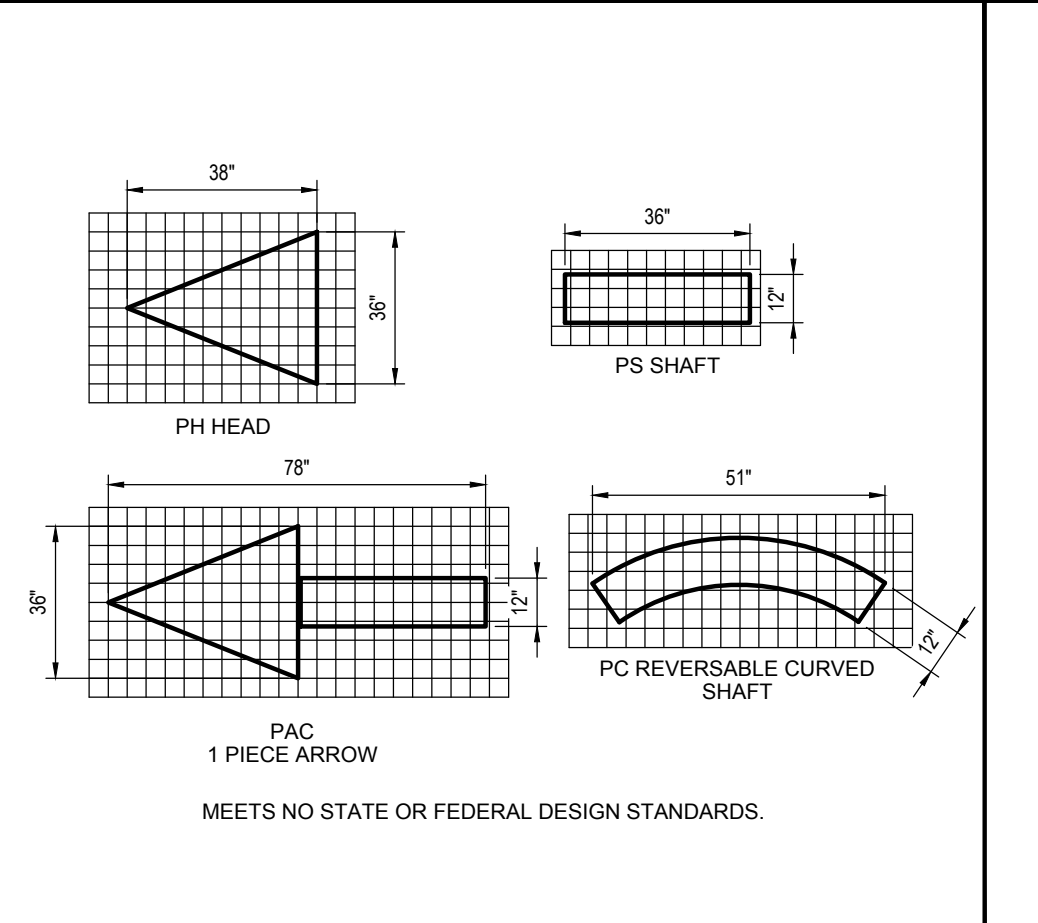
T-14 RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS
NOT TO SCALE



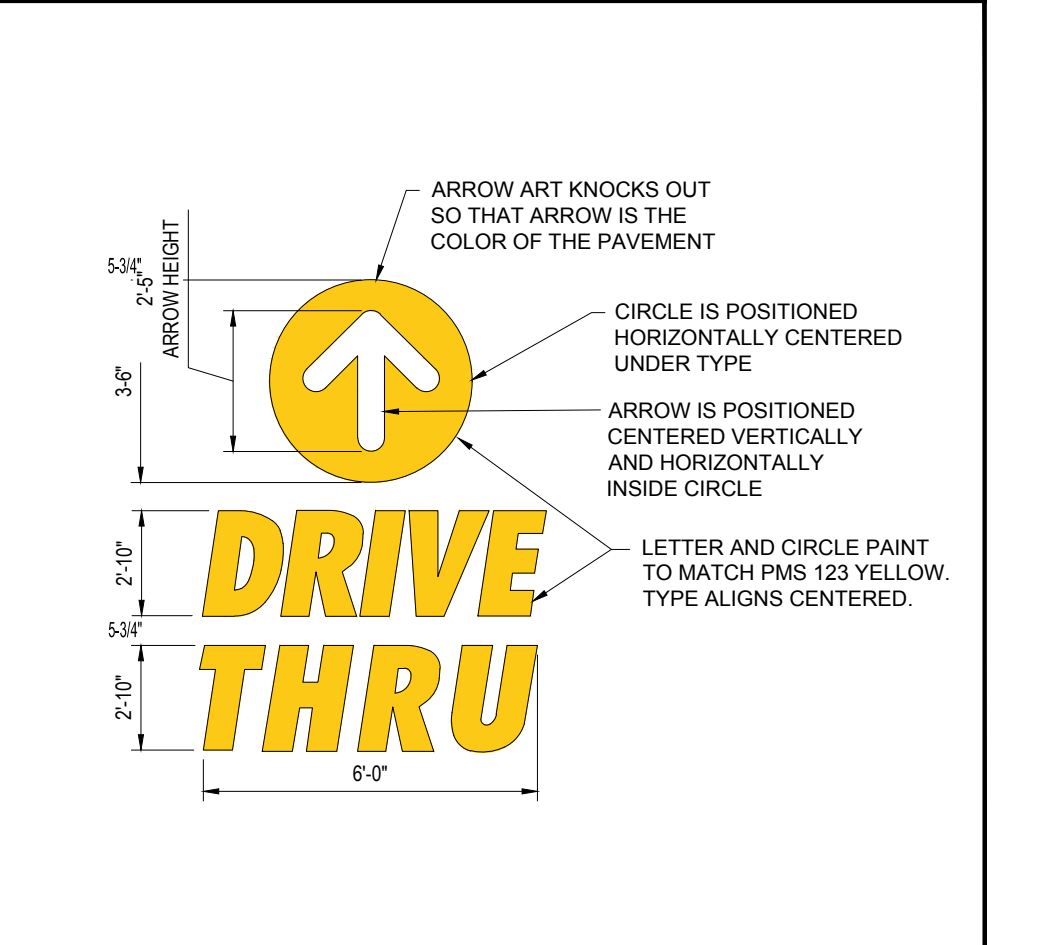
T-17 60° ANGLED ADA ACCESSIBLE PARKING SPACE STRIPING
NOT TO SCALE



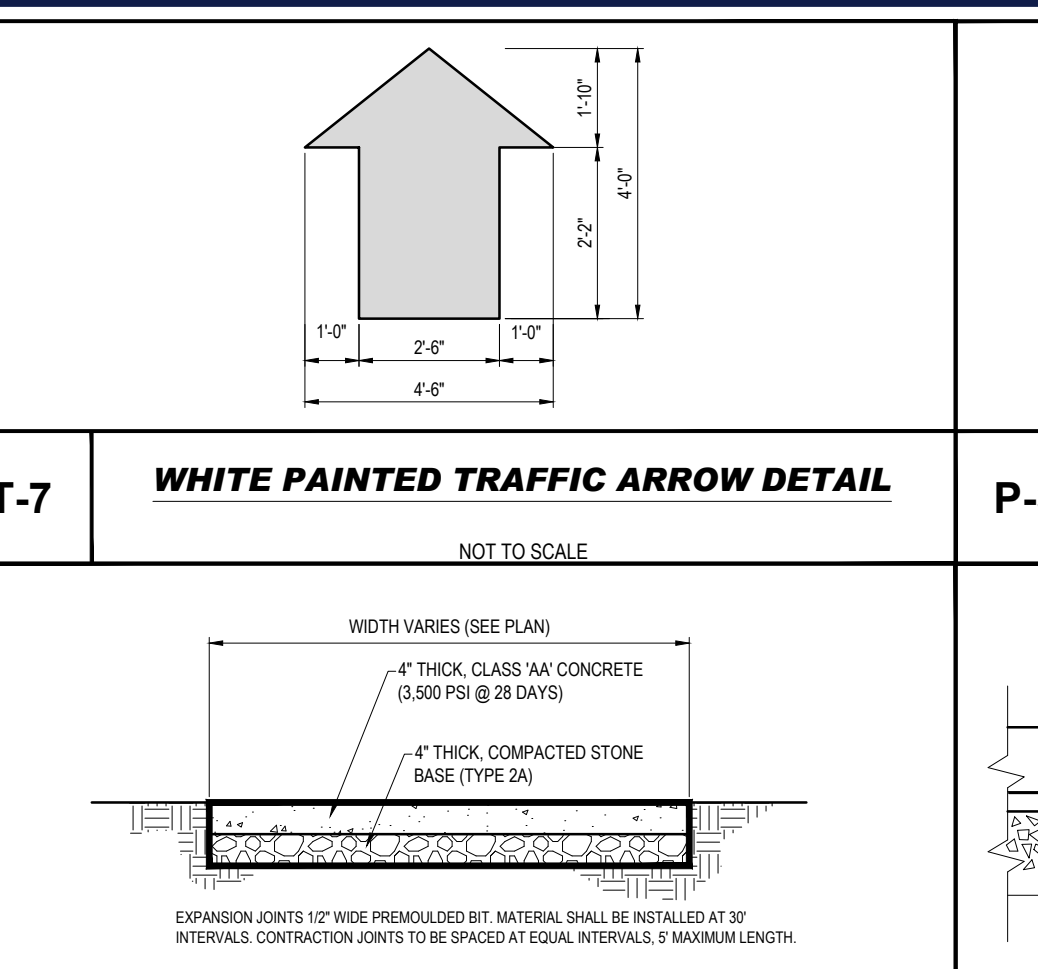
M-21 'THANK YOU' LETTER DETAIL
NOT TO SCALE



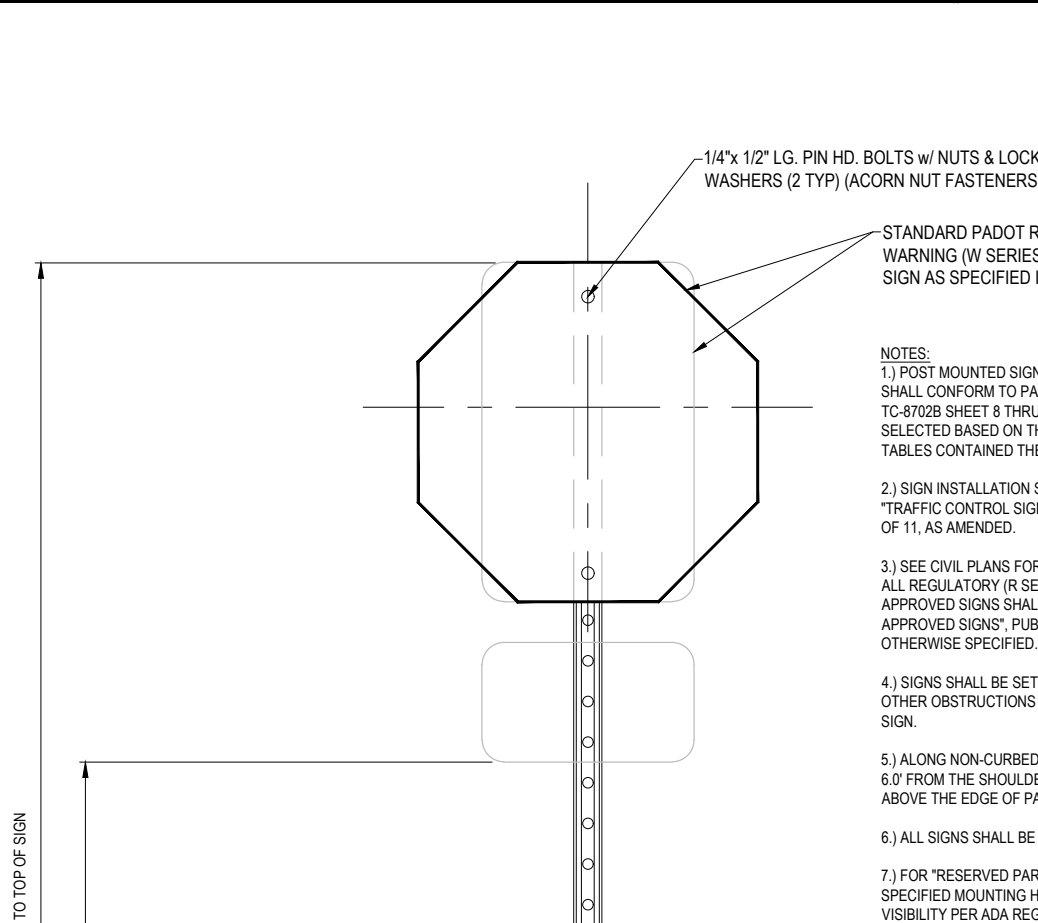
M-20 SINGLE / DOUBLE HEADED ARROW DETAIL
NOT TO SCALE



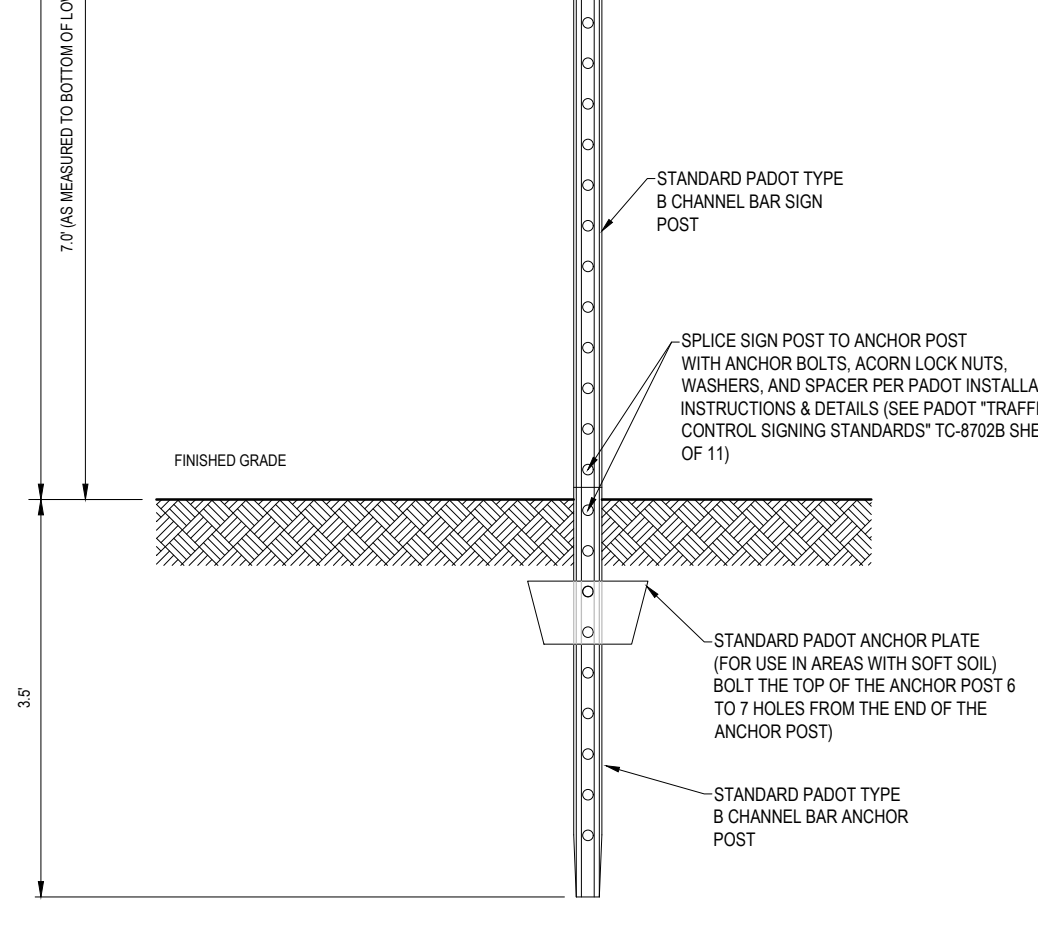
M-19 PAINTED TRAFFIC ARROWS & LETTERS DETAIL
NOT TO SCALE



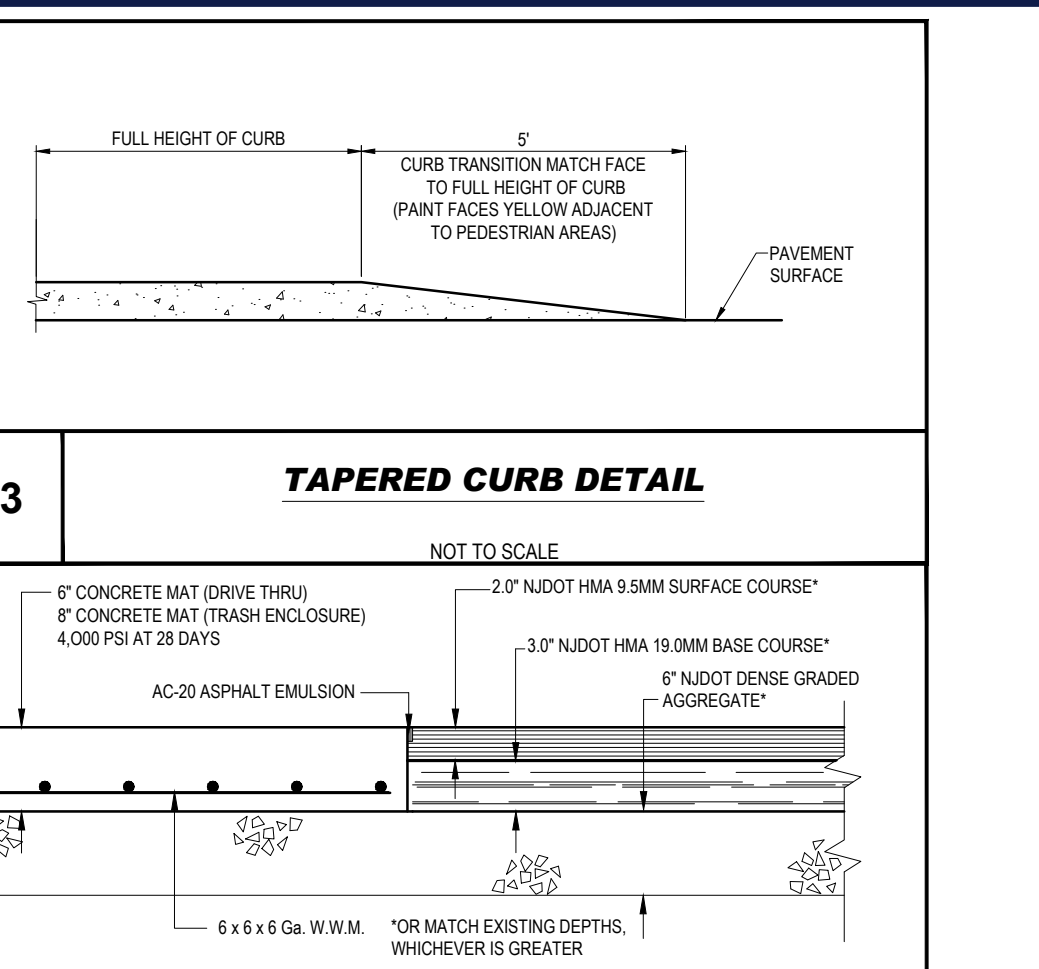
T-7 WHITE PAINTED TRAFFIC ARROW DETAIL
NOT TO SCALE



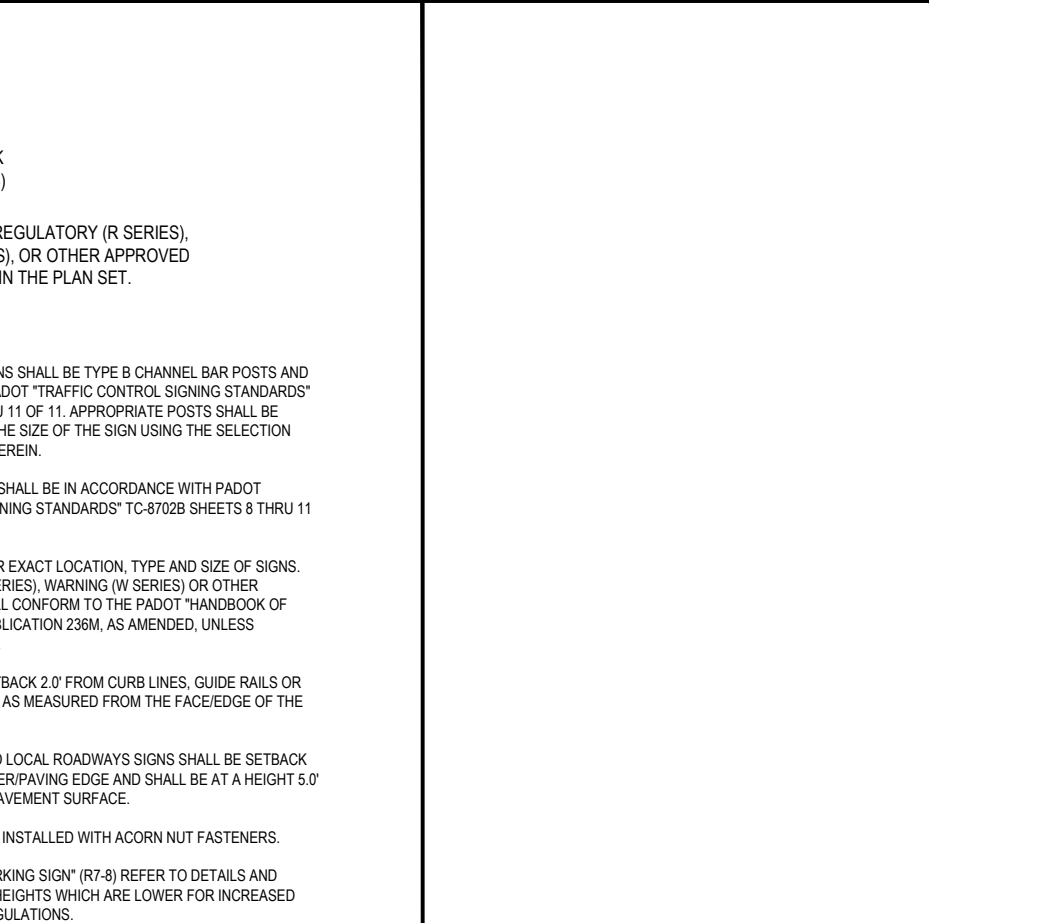
P-21 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



T-11 STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL
NOT TO SCALE



P-3 TAPERED CURB DETAIL
NOT TO SCALE



M-16/17 CONCRETE & PAVEMENT SECTION (ON-SITE)
NOT TO SCALE

ISSUE REF	BY	DESCRIPTION	DATE	REV

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PLAN APPROVALS	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		PRELIMINARY	7/26/2022	CDB
		PLAN CHECKED	7/26/2022	MEJ
		AS-BUILT	XXXX	XXXX

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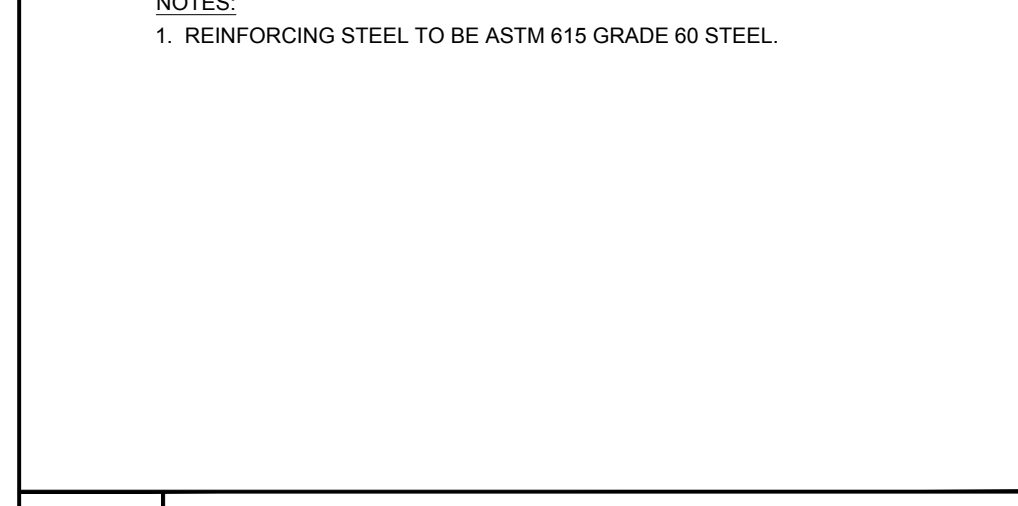
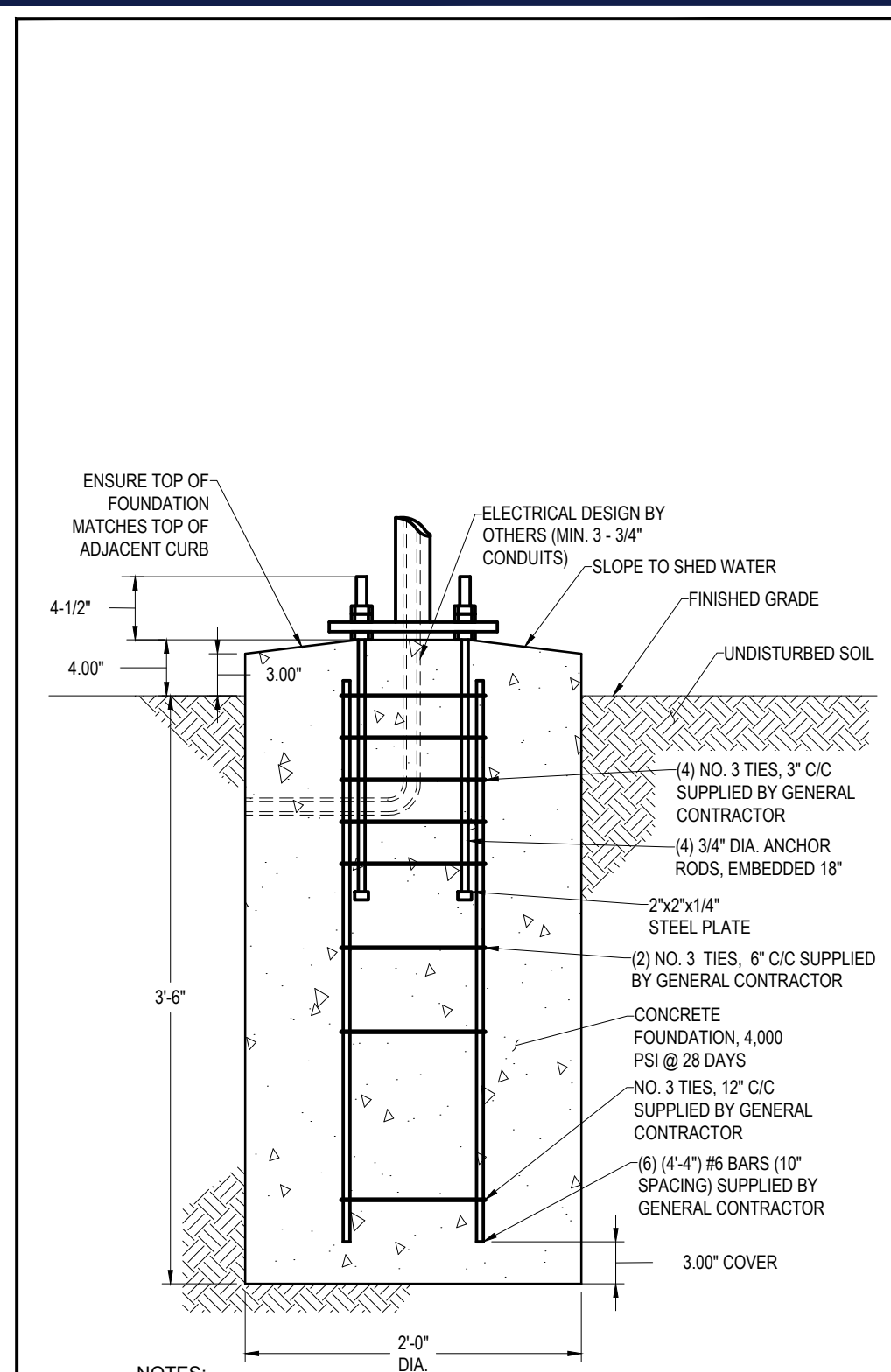
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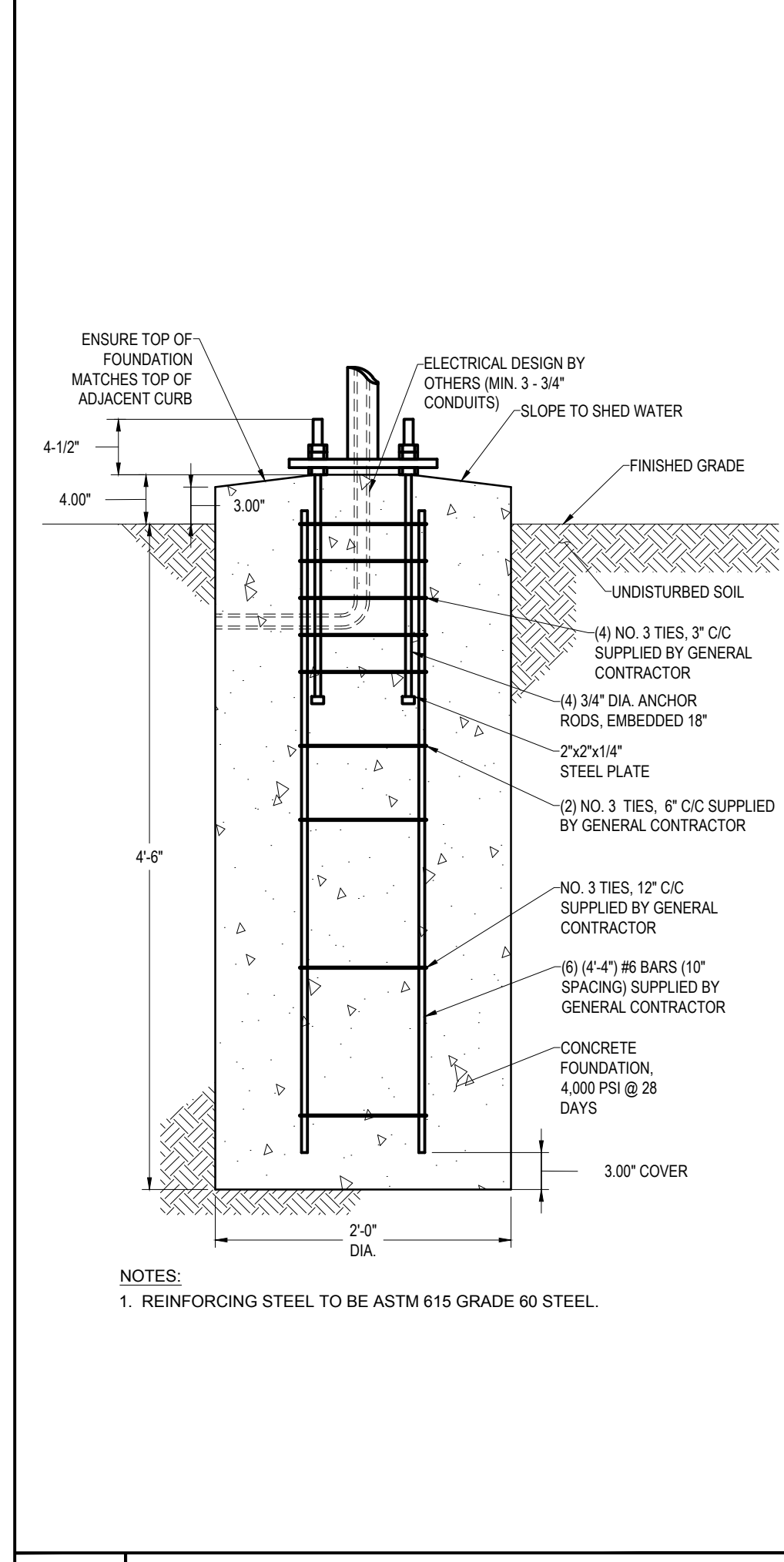
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TAX MAP SHEET 3, BLOCK 301, LOT 18.02
MINOR SITE PLANS
PLAN SCALE: AS NOTED
STREET ADDRESS: 301 BRUNSWICK CIRCLE EXTENSION
TOWNSHIP: LAWRENCE STATE: NJ
COUNTY: MERCER
REGIONAL DWG. NO: LC #29-1262
PLAN DESCRIPTION: DETAILS SHEET

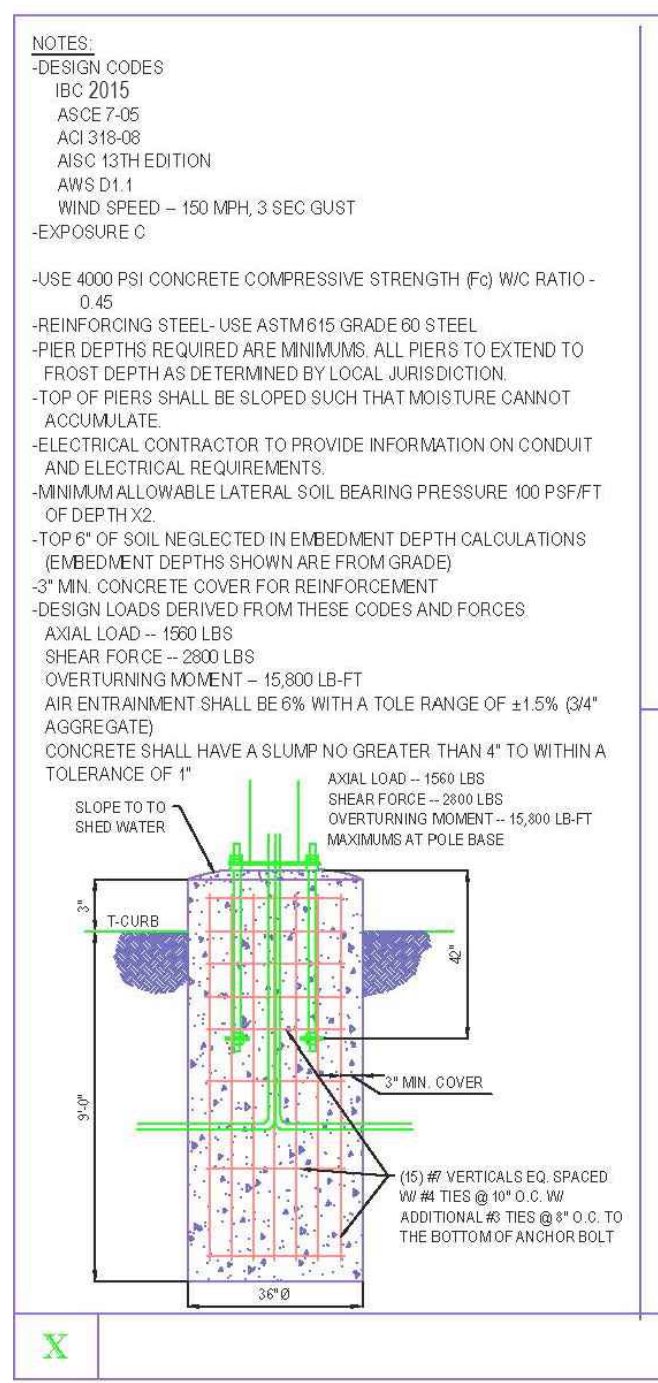
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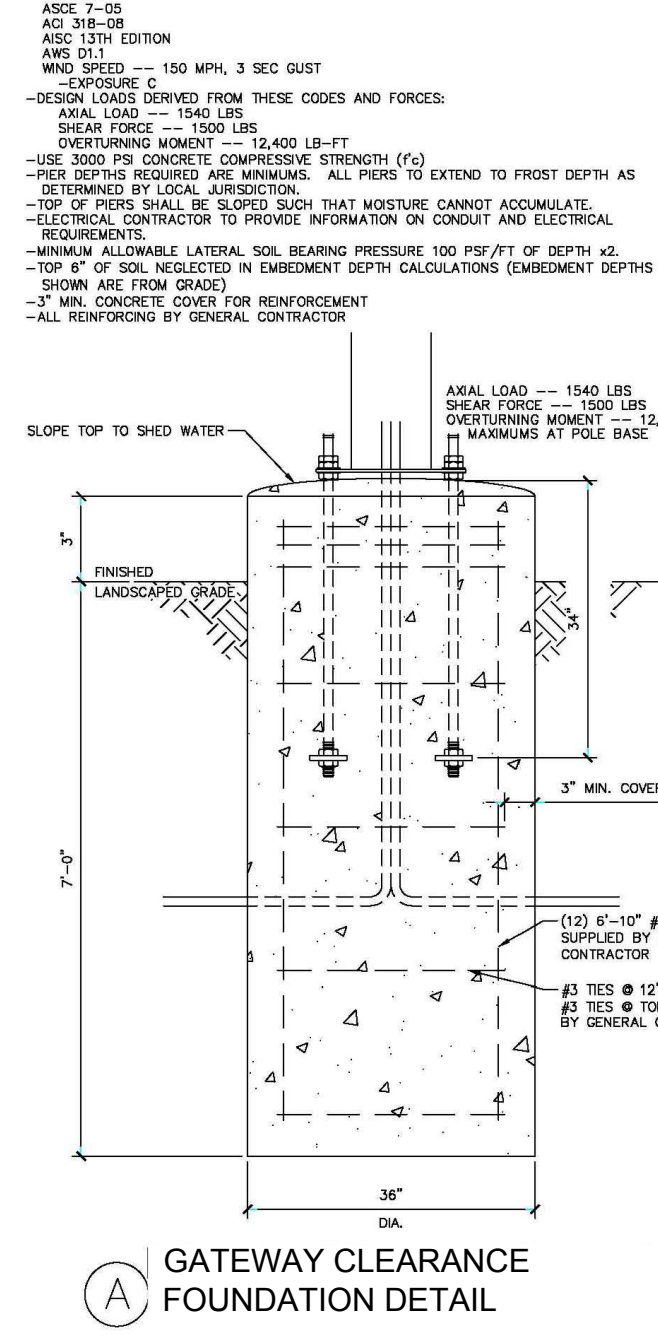
M-3 PRE-BROWSE MENU BOARD FOUNDATION DETAIL
NOT TO SCALE



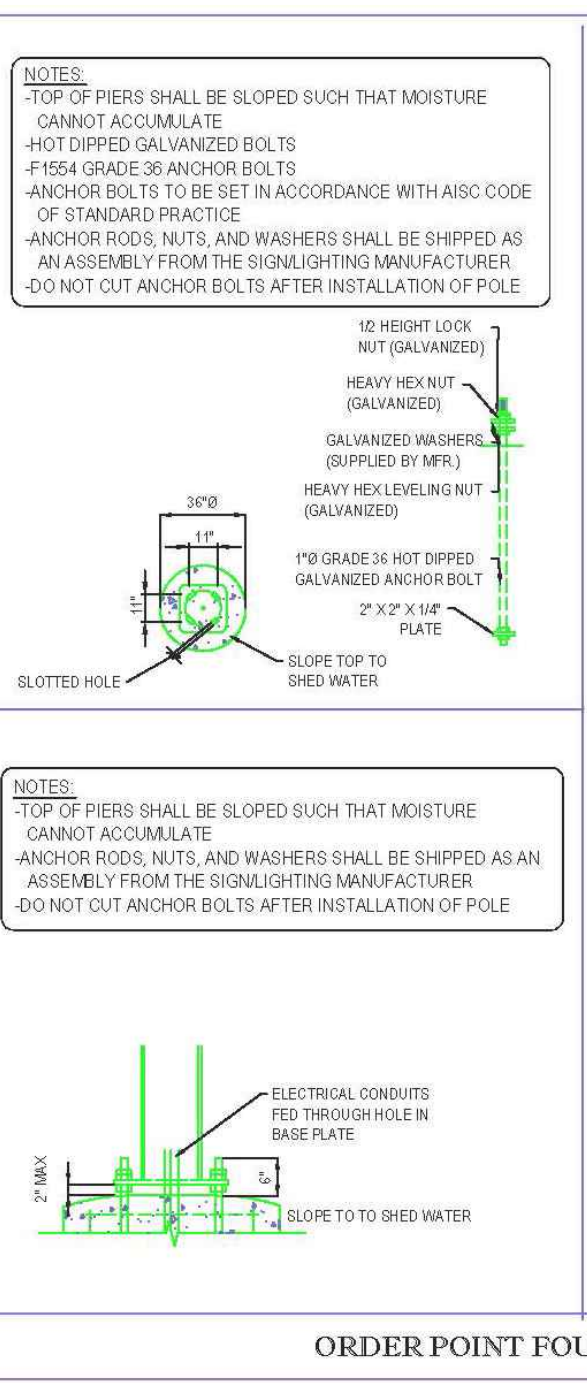
M-2 OUTDOOR DISPLAY MENU BOARD FOUNDATION DETAIL
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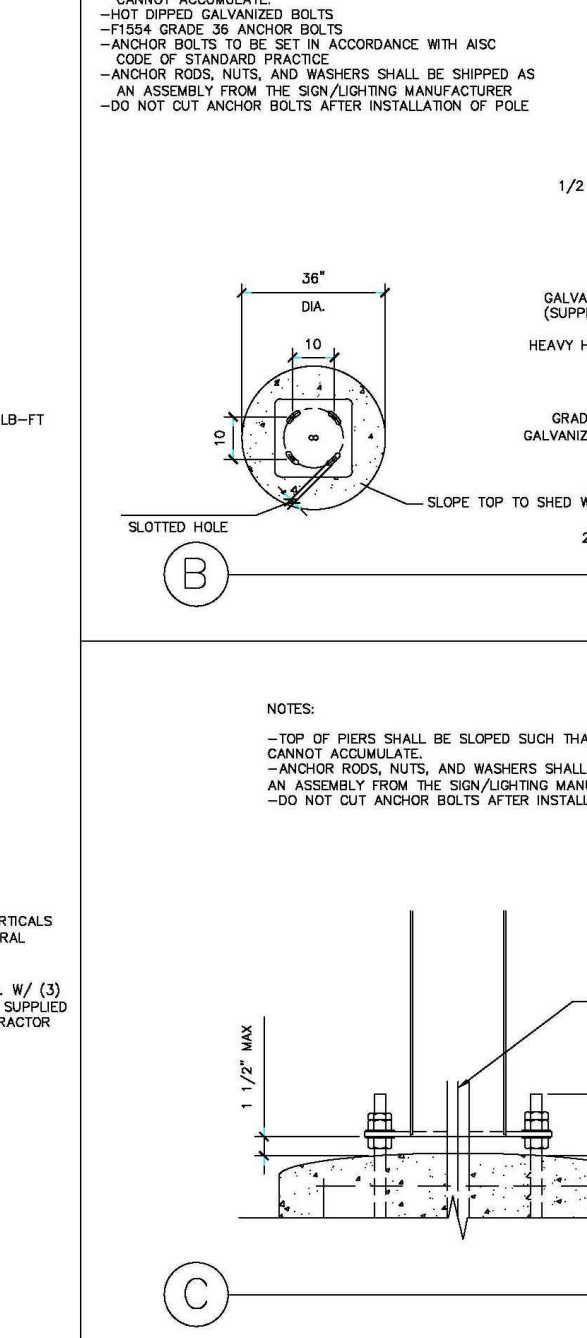
ORDER POINT FOUNDATION DETAIL



GATEWAY CLEARANCE FOUNDATION DETAIL



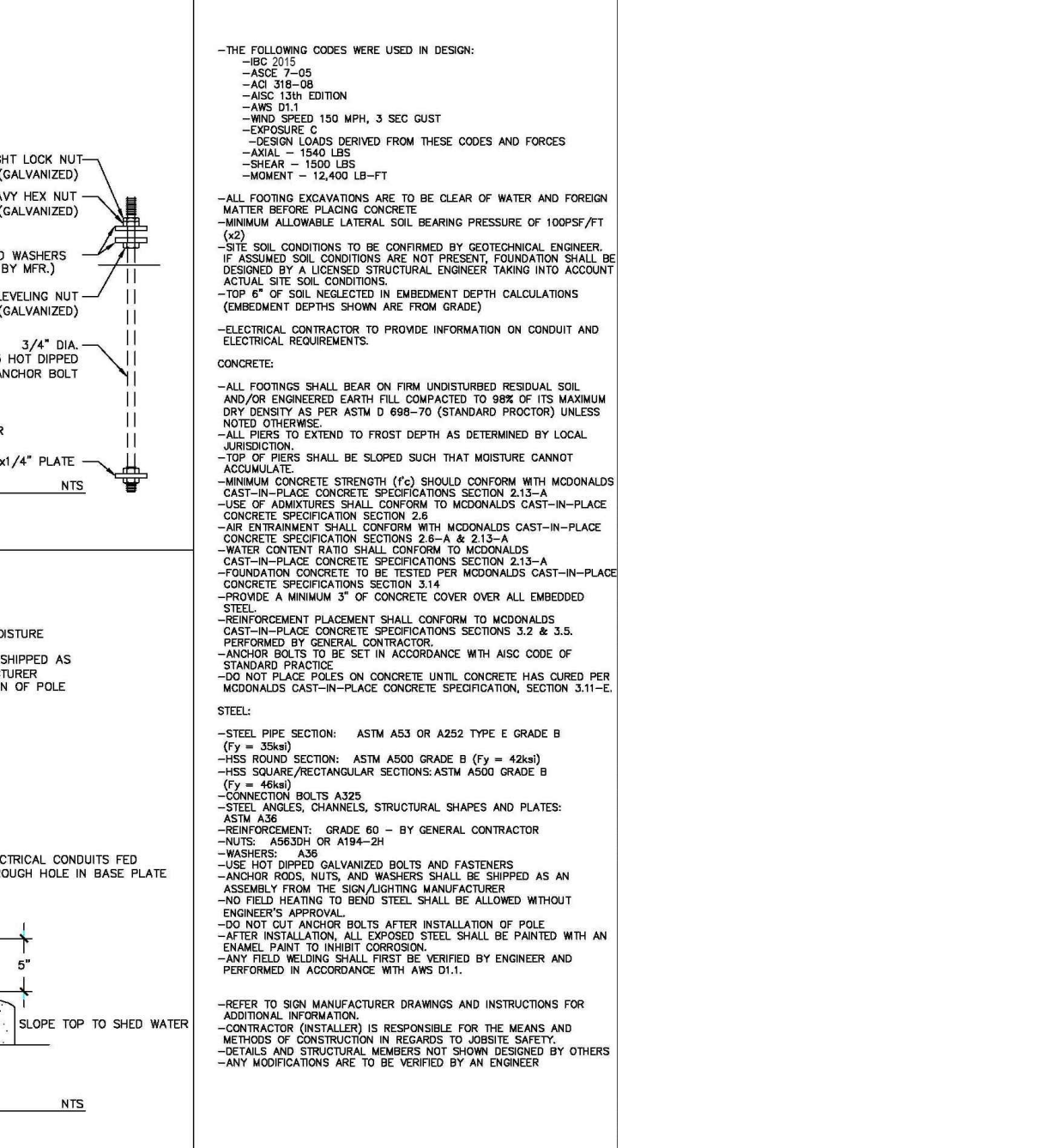
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GENERAL NOTES



GENERAL NOTES



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TAX MAP SHEET 3, BLOCK 301, LOT 18.02	
MINOR SITE PLANS	
PLAN SCALE: AS NOTED	
STREET ADDRESS 301 BRUNSWICK CIRCLE EXTENSION	
TOWNSHIP LAWRENCE	STATE NJ
COUNTY MERCER	
REGIONAL DWG. NO. LC #29-1262	PLAN DESCRIPTION DETAILS SHEET

PLAN APPROVALS		DATE	ISSUE REF
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OPERATIONS DEPT.			
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