PRELIMINARY AND FINAL SITE PLAN

FOR

McDONALD'S USA, LLC
PROPOSED McDONALD'S RESTAURANT

BLOCK 36, LOT 4.07; TAX MAP SHEET #6 - LATEST REV. DATED 1-5-2017
741 N.J.S.H. ROUTE 73 SOUTH
TOWNSHIP OF EVESHAM
BURLINGTON COUNTY, NEW JERSEY

McDonald's

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
NEWBRIDGE CO C/O PENN R E GROUP 620 RIGHTERS FERRY ROAD BALA CYNWYD, PA 19004	35.07	6 & 7
ND XXVII LLC 330 FELLOWSHIP RD STE 104 MOUNT LAUREL, NJ 08054	36	2.01
TARGET CORPORATION C/O PROP TAX DEP PO BOX 9456 MINNEAPOLIS, MN 55440	36	4.08
LC BLACKWOOD LLC 6 DICKINSON DR STE 110 CHADDS FORD, PA 19317	36	4.09
CFT NV DEVELOPMENTS, LLC 1120 N TOWN CENTER DR 150 LAS VEGAS, NV 89144	36	4.10

ALSO TO BE NOTIFIED

EVESHAM MUNICIPAL UTILITY AUTHORITY
100 SHARP ROAD
MARLTON, NJ 08053

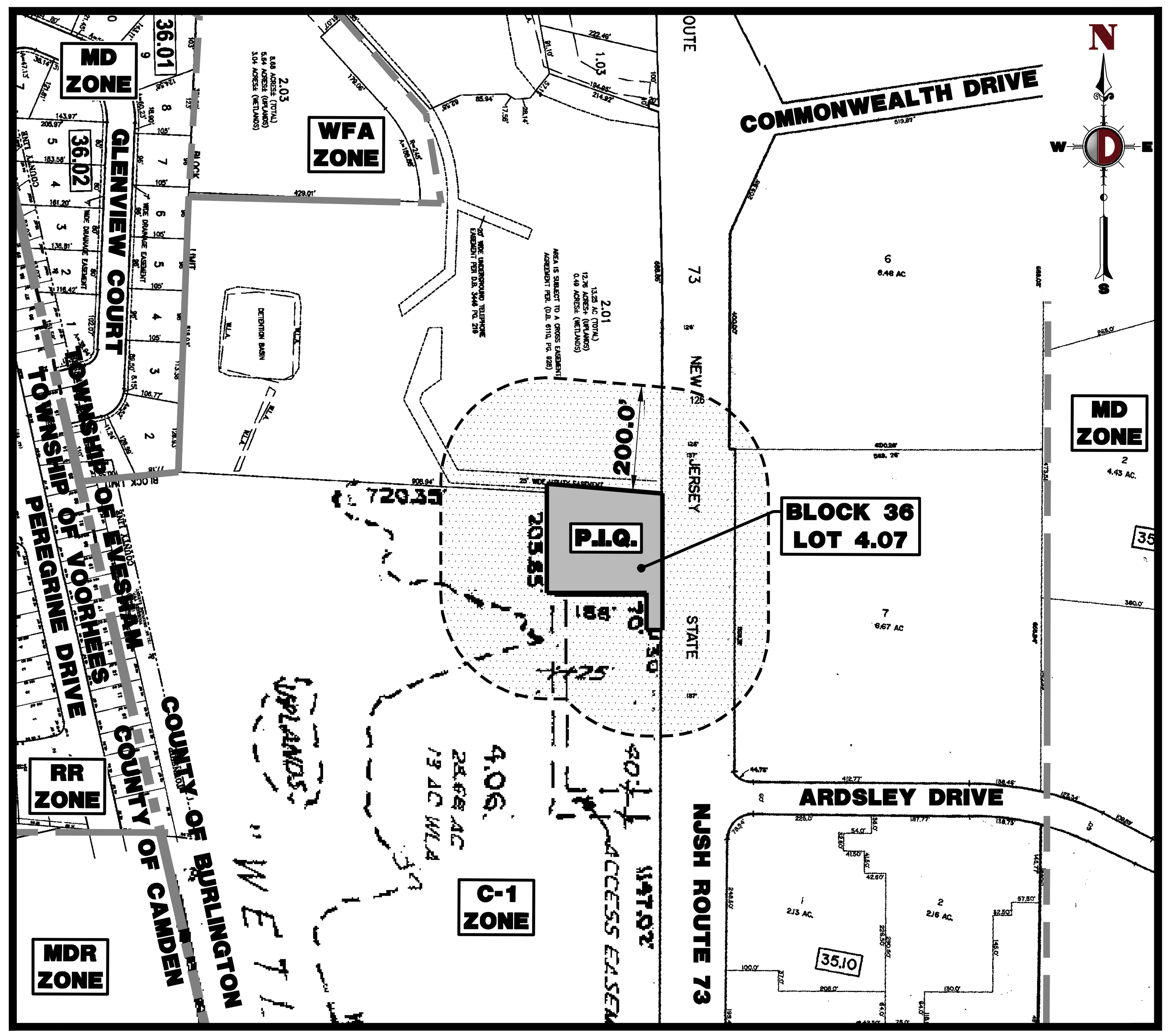
CONECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

PUBLIC SERVICE ELECTRIC & GAS
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

COMCAST CABLE TV
PO BOX 5025
CHERRY HILL, NJ 08034

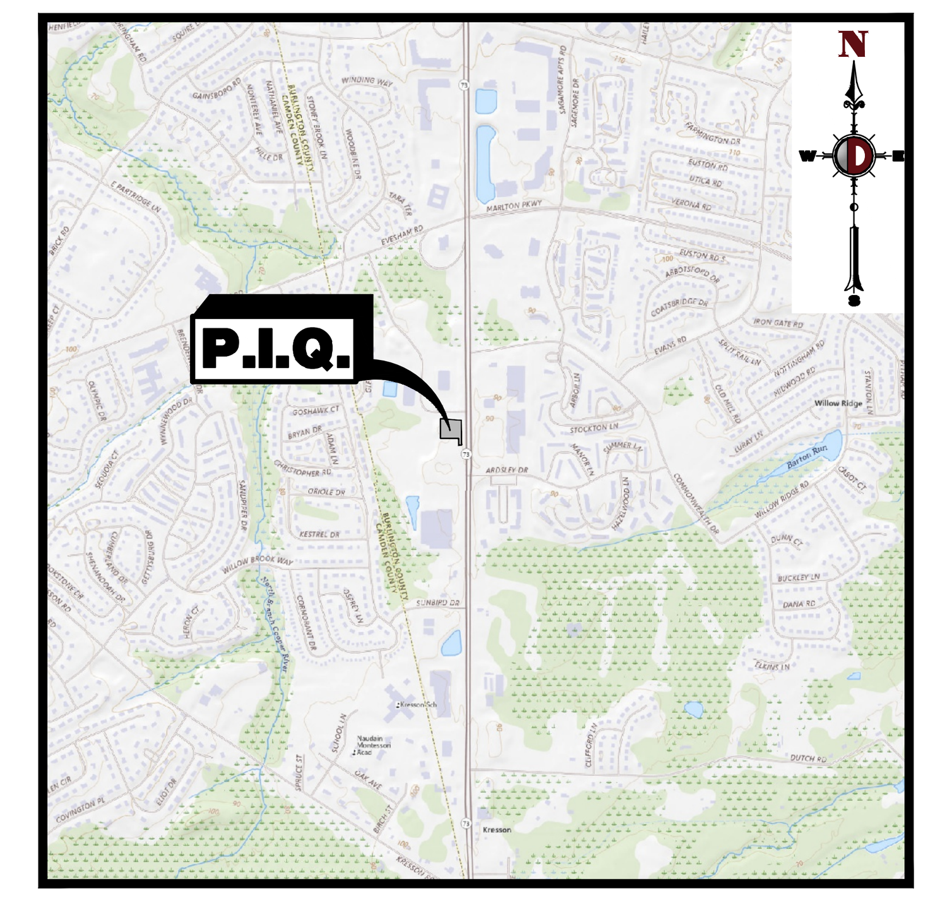
VERIZON NJ
PO BOX 2749
ADDISON, TX 75001

SOUTH JERSEY GAS
1 SO. JERSEY PLAZA, ROUTE 54
FOLSOM, NJ 08037



AREA MAP

1" = 200'



KEY MAP

1" = 2000'

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ZONING BOARD OF ADJUSTMENT APPROVAL

APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NJ

CHAIRPERSON ____________________ DATE

SECRETARY ____________________ DATE

BOARD ENGINEER ____________________ DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
50 PARK PLACE - SUITE 901
NEWARK, NJ 07102
WWW.DYNAMICEC.COM

SITE PLAN APPROVAL		
L/C#	PCA#	
	INITIAL	DATE
DEVELOPMENT		
ACM		
ARM		
RCM		
RREM		
RDD		
OPERATIONS		
FSM		
DO		
VP QSC		
OWNER OPERATOR		
BY:		

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

PREPARED BY: DYNAMIC ENGINEERING

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED FOR: McDonald's USA, LLC

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY: DRT
STD ISSUE DATE: –
REVIEWED BY: TFD
DATE ISSUED: 05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84

DESCRIPTION: COVER SHEET

SITE ID: 29-1564

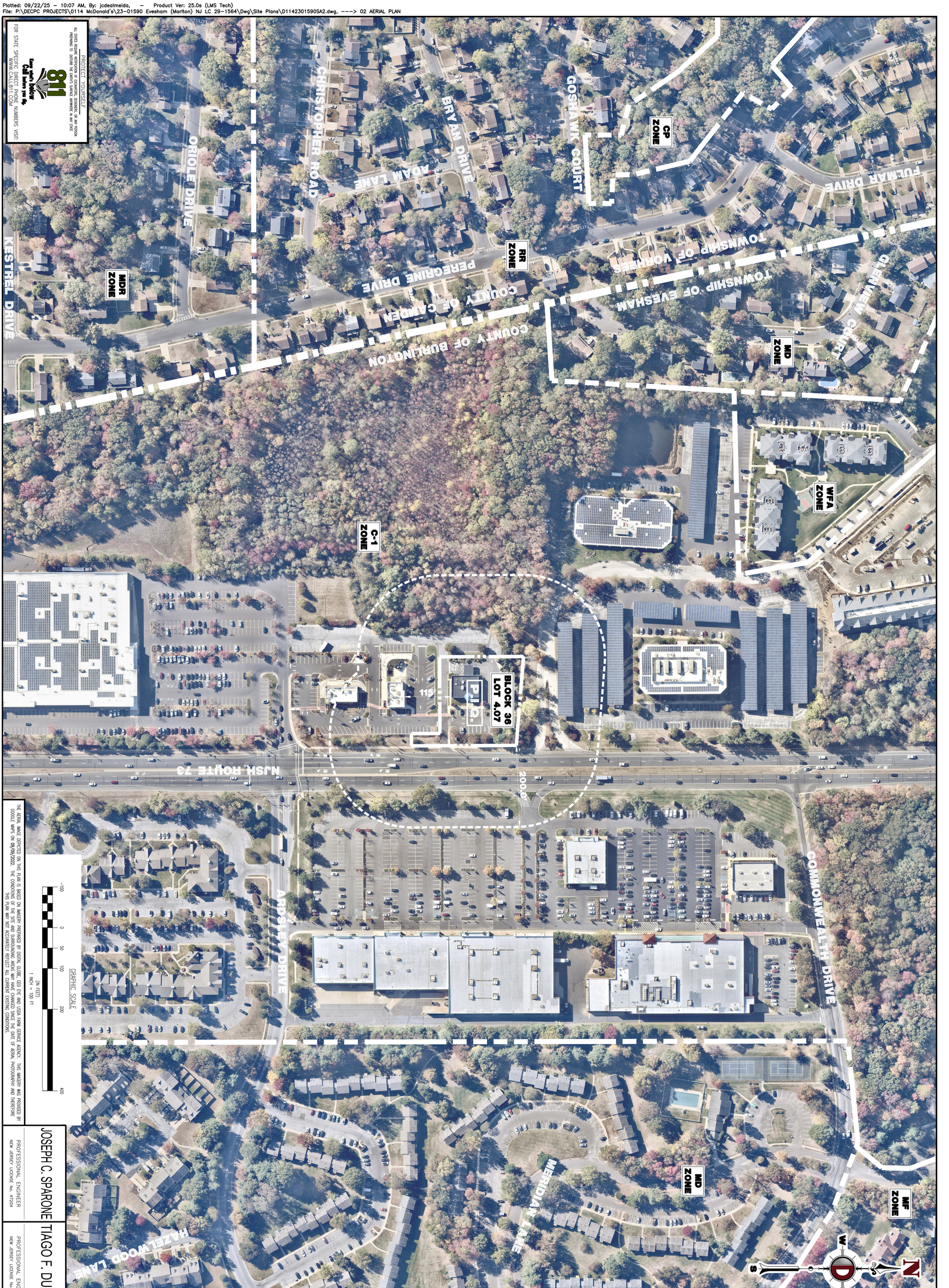
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

0114-23-01590

C-1

SHEET 1 OF 23

Plotted: 09/22/25 - 10:07 AM, By: jcdealmeida, - Product Ver: 25.0a (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D114230159OSA2.dwg, ---> 02 AERIAL PLAN



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 05/19/2022. THE CONDITIONS SHOWN ON THIS IMAGERY MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

GRAPHIC SCALE
-100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT

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L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: AERIAL PLAN
SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY: DRT
STD ISSUE DATE: -
REVIEWED BY: TFD
DATE ISSUED: 05/14/2025

C-2
01114-23-01590
SHEET 2 OF 23

PREPARED FOR:
McDonald's USA, LLC

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PREPARED BY:
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Rockaway, New Jersey T: 973.755.7200 | Toms River, New Jersey T: 732.974.0198 | Annapolis, Maryland T: 410.567.5007
Allen, Texas T: 972.534.2100 | Austin, Texas T: 512.646.2646 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.683.0276 | Philadelphia, Pennsylvania T: 215.525.4088 | Bethlehem, Pennsylvania T: 610.595.4400

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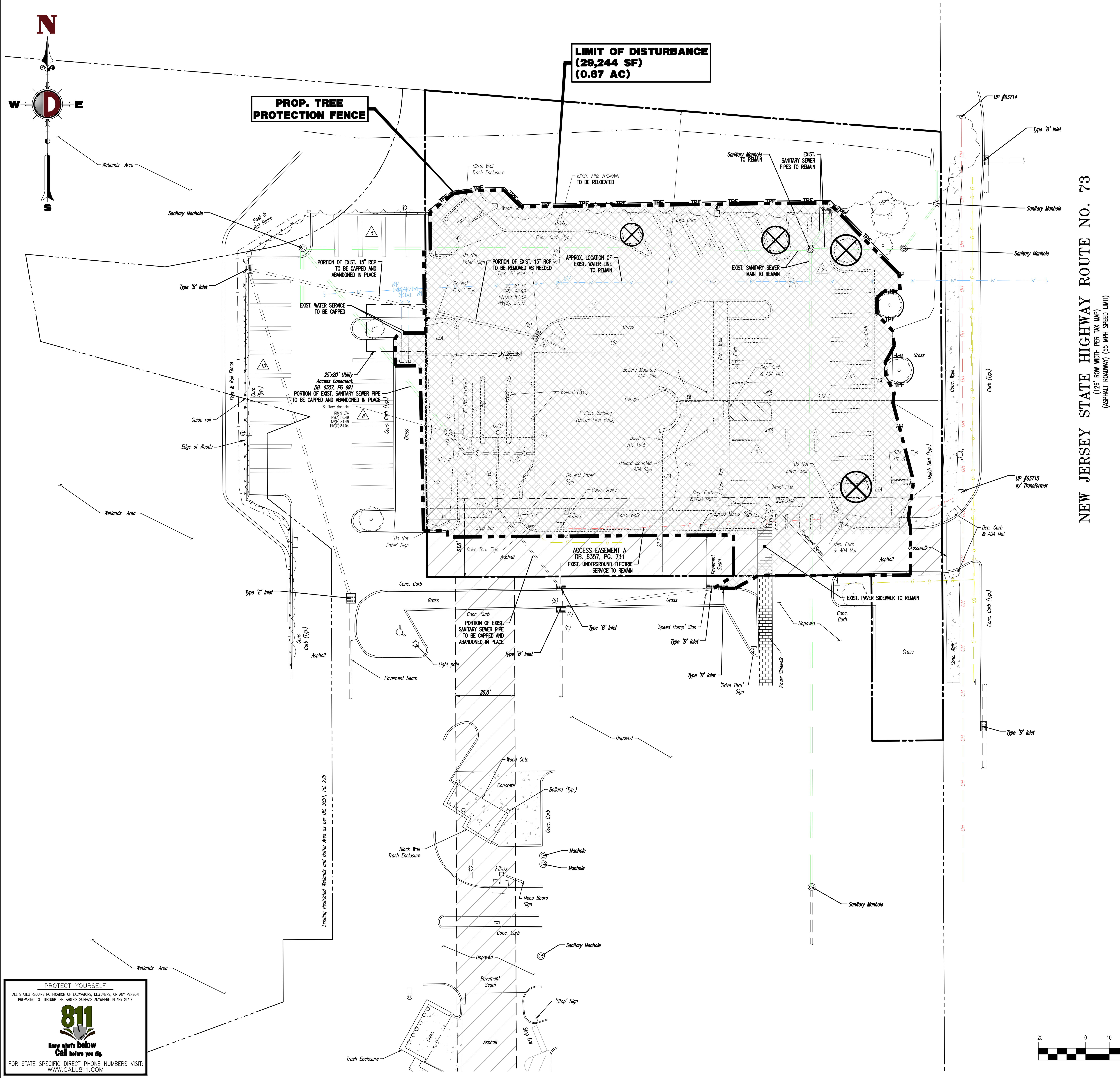

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Plotted: 09/23/25 – 9:58 AM, By: jcdealmeida, – Product Ver: 25.0s (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SR2.dwg, ---> 03 DEMOLITION PLAN

DEMOLITION NOTES

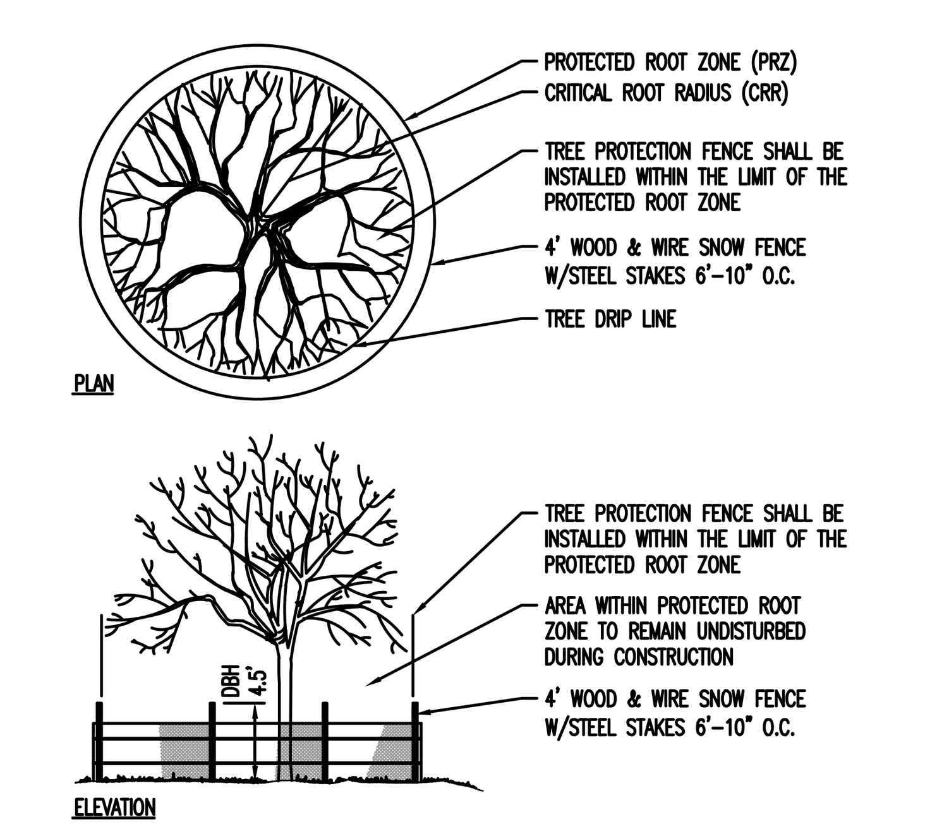
1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS–ON–GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB–STRUCTURE EXISTS. ANY SUB–STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF UTILITIES THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. CONTEMPLATION OF ACTIONS NECESSARY TO ADDRESS ENVIRONMENTAL CONSIDERATIONS IS EXCLUDED FROM THIS PLAN SET. SUCH CONSIDERATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO THE CLOSURE/HANDLING/TRANSPORTATION/DISPOSAL OF UNDERGROUND STORAGE TANKS, CONTAMINATED MEDIA, UNIVERSAL WASTE, POTENTIALLY HAZARDOUS MATERIALS, ETC. PRIOR TO INITIATION OF DEMOLITION, THE CONTRACTOR SHALL SPECIFICALLY CONSULT WITH PROJECT OWNERSHIP TO CONFIRM IF ENVIRONMENTAL CONCERNS EXIST AND IF CONSULTATION WITH THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT IS NECESSARY OR APPROPRIATE.
20. GROUNDWATER MONITORING WELLS AND POTABLE WELLS (IF PRESENT) SHALL BE PROTECTED DURING DEMOLITION. IF PROTECTION IS NOT POSSIBLE, THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT SHALL BE CONSULTED. ANY WELLS THAT CANNOT BE MAINTAINED SHALL BE DECOMMISSIONED BY A LICENSED WELL DRILLER AND COORDINATED SPECIFICALLY WITH THE RESPONSIBLE ENVIRONMENTAL PROFESSIONAL.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN–OUT FOR SEWER AND THE SHUT–OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND

(heavy dash line)	– PROPOSED LIMIT OF DISTURBANCE LINE
——TPF——TPF——	– PROPOSED TREE PROTECTION FENCE LINE
(crosshatch)	– EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
(tree symbol)	– TREES TO REMAIN
(crossed tree symbol)	– TREES TO BE REMOVED



ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE

GRAPHIC SCALE
–20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

PREPARED BY:
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Allen, Texas T: 972.534.2100 | Austin, Texas T: 512.646.2646 | Houston, Texas T: 281.789.6400 | Delray Beach, Florida T: 561.921.8570
Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED FOR:
McDonald's USA, LLC

L/C#: 29–1564 L/C: TOWNSHIP OF EVESHAM, NJ

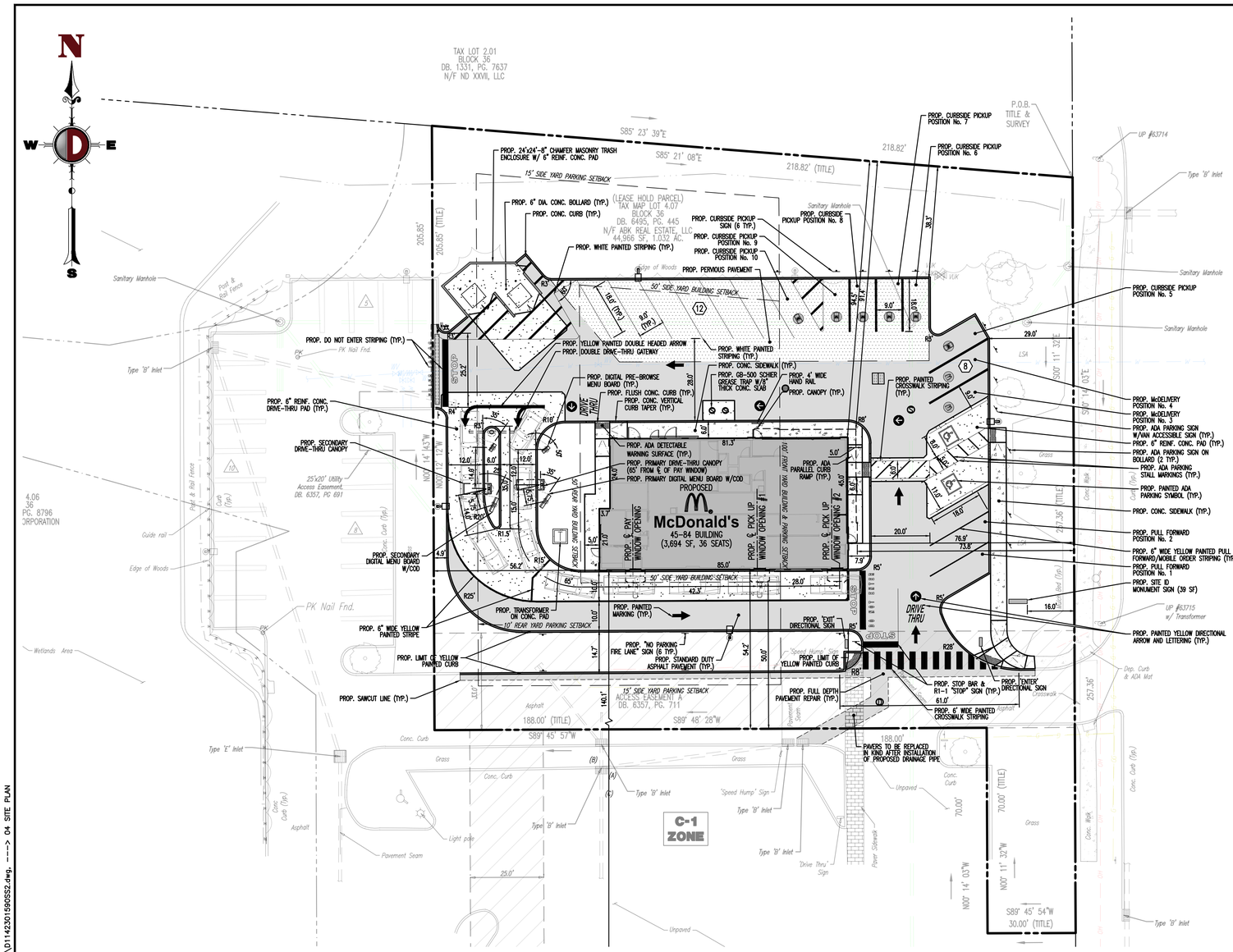
DRAWN BY	DJS
STD ISSUE DATE	–
REVIEWED BY	TFD
DATE ISSUED	05/14/2025

TITLE
PROPOSED McDONALD'S RESTAURANT BUILDING 45–84

DESCRIPTION
DEMOLITION PLAN

SITE ID: 29–1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

0114–23–01590
C-3
SHEET 3 OF 23



PAVEMENT LEGEND

- PROPOSED PERVIOUS PAVEMENT
- PROPOSED FULL DEPTH PAVEMENT AND PAVEMENT REPAIR AS NECESSARY
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT

VEGETATED AREA BEFORE DEVELOPMENT: 41.7% (18,732 SF)
VEGETATED AREA REMAINING AFTER DEVELOPMENT: 37.2% (16,739 SF)

REFER TO SIGNAGE PLAN (SHEET 13 OF 23) FOR PROPOSED SIGNAGE

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   ALTA/NSPS LAND TITLE SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEYOR FILE NO: 0114 23-02776
   LAST REVISED: 06/04/2024
   PRELIMINARY/FINAL MAJOR SITE PLANS
   KIMLEY-HORN AND ASSOCIATES, INC.
   50 SOUTH 16TH STREET, SUITE 3010
   PHILADELPHIA, PA 19102
   KHA PROJECT: 112323000
   LAST REVISED: 12/28/2021
2. APPLICANT/OWNER: ABK REAL ESTATE, LLC, P.O. BOX 1517, VINELAND, NJ 08360
3. PARCEL DATA: BLOCK 36, LOT 4.07, EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY
4. ZONE: COMMERCIAL (C-1) ZONE
5. EXISTING USE: BANK (INCLUDING DRIVE-THROUGH) **(PERMITTED USE)** (§ 160-68.B)
6. PROPOSED USE: FAST FOOD WITH DRIVE-THROUGH **(CONDITIONAL USE)** (§ 160-68.C)
7. SCHEDULE OF ZONING REQUIREMENTS (§ 161-1.(20) AND §160-68.E.)

ZONE REQUIREMENT	ZONE C-1	EXISTING	PROPOSED
MINIMUM LOT AREA σ1	108,900 SF (2.5 AC)	44,966 SF (1.0 AC)**(E)**	NO CHANGE
MINIMUM LOT FRONTAGE (NJSH ROUTE 73) σ1	300 FT	257.4 FT **(E)**	NO CHANGE
MAXIMUM LOT COVERAGE σ1	60%	53.6% (24,113 SF)	56.3% (25,319 SF)
MINIMUM REAR YARD SETBACK FROM DRIVE-THROUGH σ1	50 FT	13.8 FT	4.9 FT **(V)**
MINIMUM LOT WIDTH σ1	200 FT	195.9 FT **(E)**	NO CHANGE
MINIMUM LOT DEPTH σ1	200 FT	218.9 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK σ1	100 FT	112.2 FT	76.9 FT **(V)**
MINIMUM SIDE YARD SETBACK FROM A NON-RESIDENTIAL USE (EACH) σ1	30 FT	28.7 FT	54.2 FT
MINIMUM REAR YARD SETBACK FROM A NON-RESIDENTIAL USE σ1	50 FT	45.8 FT	56.2 FT
MAXIMUM BUILDING COVER σ1	15%	9.4% (4,247 SF)	8.2% (3,694 SF)
CLEARING LIMIT σ1	75%	N/A	62.3% (28,014 SF)
MAXIMUM BUILDING HEIGHT	40 FT	±18 FT	18.8 FT
MINIMUM BUILDING SETBACK FROM ANOTHER FREESTANDING BUILDING WITHIN DEVELOPMENT	20 FT	±115 FT	±140.1 FT
MINIMUM GROSS LEASABLE FLOOR AREA σ1	10,000 SF	3,637 SF **(E)**	3,694 SF **(V)**
MAXIMUM BASE FLOOR AREA RATIO	0.22	0.08	0.08

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

TABLE NOTES:

σ1 CONDITIONAL USE REQUIREMENTS FOR FAST FOOD WITH DRIVE-THROUGH IN THE C-1 DISTRICT SET FORTH IN §161-1C(20) SUPERSEDE C-1 PERFORMANCE REGULATIONS

σ1 C-1 PERFORMANCE REGULATIONS FOR LOT SIZE 2 TO 4.99 ACRES

8. CONDITIONAL USE REQUIREMENTS (§ 161-1.C.(20))
   A. THE RESTAURANT SHALL BE EITHER SITUATED AS ONE OF THE STORES IN AN EXISTING SHOPPING CENTER DEVELOPMENT OR SHALL BE NEWLY CONSTRUCTED IN A MANNER SUCH THAT IT SHALL BE PHYSICALLY ATTACHED TO THE EXISTING SHOPPING CENTER STRUCTURE. (§ 161-1.C.(20)(a)) **(V)**
   B. ONE FREESTANDING MENU BOARD SIGN IS PERMITTED IN ADDITION TO THE OTHER PERMITTED SIGNS, NOT TO EXCEED 24 SQUARE FEET. OTHER SIGNS SHALL CONFORM TO THE SIGN REQUIREMENTS FOR THE C-1 ZONING DISTRICT. (§ 161-1.C.(20)(b)(4)) PROPOSED: 4 MENU SIGNS, 2 MENU BOARD SIGNS AT 19.7 SF EACH AND 2 PRE-BROWSE BOARD SIGNS AT 9.8 SF EACH. **(V)**
   C. DRIVE-THROUGH LANES SHALL BE BUFFERED FROM ADJACENT PROPERTIES WITH EVERGREEN TREES. IF ADJACENT PROPERTIES ARE RESIDENTIAL, A SIX-FOOT HIGH SOLID OPAQUE FENCE IS ALSO REQUIRED. (§ 161-1.C.(20)(e)) **(V)**
   D. DRIVE-THROUGH LANES MUST PROVIDE ADEQUATE VEHICLE STACKING AND A BYPASS OPPORTUNITY. (§ 161-1.C.(20)(h)(7)) **(COMPLIES)**
   E. FAST-FOOD RESTAURANTS MUST COMPLY WITH THE DESIGN REQUIREMENTS FOR THE AREA "OVERALL AND MUST BE INTEGRATED AS TO BUILDING DESIGN, MATERIALS, COLOR, LIGHTING, AND HEIGHT. (§ 161.1.C.(20)(h)(8)). **(COMPLIES)**
   F. THE RESTAURANT MUST PROVIDE TRASH AND RECYCLING RECEPTACLES BOTH INSIDE AND OUTSIDE THE BUILDING FOR USE BY PATRONS. THOSE RECEPTACLES PLACED OUTSIDE MUST BE SECURED AND VISUALLY COMPATIBLE WITH THE OVERALL DEVELOPMENT. (§ 161-1.C.(20)(h)(9)) **(COMPLIES)**
9. PARKING REQUIREMENTS:
   A. PARKING STALLS SHALL BE A MINIMUM SIZE OF 9 FEET BY 18 FEET (§ 160-32.C.). PROPOSED: 9 FEET BY 18 FEET **(COMPLIES)**
   B. AISLE WIDTHS FOR 60 DEGREE ANGLED PARKING SHALL BE 18 FEET (§ 160-32.C.) PROPOSED: 20 FEET **(COMPLIES)**
   C. LOCATION OF PARKING AREAS (§ 160-32.B.)
      i. FRONT YARD PARKING (C-1) 100 FEET SETBACK; PROPOSED: 29 FEET **(V)**
      ii. SIDE AND REAR YARD PARKING (C-1) 15 FEET SETBACK; PROPOSED REAR: 4.9 FEET **(V)**; PROPOSED SIDE: 33.0 FEET **(COMPLIES)**
   D. PARKING SPACES FOR HANDICAPPED PERSONS SHALL BE 12 FEET BY 18 FEET OR 8 FEET BY 18 FEET WITH AN ADJACENT AISLE AT LEAST 5 FEET WIDE. (§ 160-32.C.(3)(a)) PROPOSED: 8 FEET BY 18 FEET WITH 5 FOOT ACCESS AISLE **(COMPLIES)**
   F. ONE VAN-ACCESSIBLE SPACE MUST BE PROVIDED FOR EVERY EIGHT HANDICAPPED PARKING SPACES WITH A MINIMUM OF ONE SPACE. (§ 160-32.C.(3)(b)) PROPOSED: 1 VAN ACCESSIBLE SPACE **(COMPLIES)**.
   F. THE LOCATION OF HANDICAPPED PARKING STALLS SHALL BE AS CLOSE AS POSSIBLE TO THE ACCESSIBLE LOCATION TO A BUILDING OR BUILDINGS SERVED BY THE FACILITY, BUT IN NO INSTANCE MORE THAN 200 FEET. THEY SHALL BE AS LEVEL AS POSSIBLE WITH SURFACE SLOPE NOT EXCEEDING 1/4 INCH PER FOOT IN ANY DIRECTION. (§ 160-32.C.(3)(c)) MAXIMUM PROPOSED ADA PARKING SLOPE: 0.14 INCHES PER FOOT **(COMPLIES)**
   G. EACH HANDICAPPED SPACE OR GROUP OF SPACES SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGNAGE AS REQUIRED BY N.J.S.A. 39:4-197, SUBDIVISION 3(C). (§ 160-32.C.(3)(d)) **(COMPLIES)**
   H. OFF-STREET PARKING CALCULATION (§ 160-32)

      RESTAURANT WITHOUT BAR OR LOUNGE: 1.5 SPACES / 1,000 SF GFA (3,694 SF GFA) * (1.5 SPACES/1,000 SF) = 55 SPACES REQUIRED; 20 SPACES PROPOSED **(V)**

      MINIMUM ADA ACCESSIBLE PARKING REQUIREMENTS: (§ 160-32.C.(3)(a))

      1 ADA SPACE / 1 TO 25 TOTAL SPACES 20 SPACES PROPOSED = 1 SPACE REQUIRED; PROPOSED ADA: = 2 SPACES **(COMPLIES)**

      PER THE, MINIMUM ELECTRIC VEHICLE CHARGING STATION (EVSE) REQUIREMENTS BY USE PER P.L. 2021, C. 171 (BILL S3223); A RETAILER THAT PROVIDES 25 OR FEWER OFF-STREET PARKING SPACES SHALL NOT BE REQUIRED TO PROVIDE OR INSTALL ANY VEHICLE SUPPLY EQUIPMENT OR MAKE-READY PARKING SPACES:
10. LOADING AND SERVICE AREA REQUIREMENTS (§ 160-32.D.)
    A. LOADING AREA CALCULATION:

       RESTAURANT: 1 LOADING AREA / 100 SEATS (MINIMUM 1 LOADING AREA) 35 SEATS * (1 LOADING AREA / 100 SEATS) = 1 LOADING AREA REQUIRED

       PROPOSED = 0 LOADING AREAS **(V)**

    B. NO OFF-STREET LOADING AND MANEUVERING AREAS WILL BE LOCATED IN ANY FRONT YARD OR REQUIRE ANY PART OF A STREET. (§ 160-32.D.(3)(b))
11. DRIVEWAY REQUIREMENTS (§ 160-32.E.)
    A. DRIVEWAY WIDTHS SHALL BE AT LEAST 24 FEET (12 FEET ONE WAY) BUT NO MORE THAN 50 FEET IN WIDTH. (§ 160-32.E.(1)) MAX. PROPOSED WIDTH: 28 FEET; MIN. PROPOSED WIDTH: 20 FEET **(COMPLIES)**
    B. ALL DRIVEWAYS SHALL BE SURFACED AND PAVED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN CHAPTER 62, SUBDIVISION AND SITE PLAN DESIGN STANDARDS, OF THIS CODE. (§ 160-32.E.(2)) **(COMPLIES)**
    C. FOR NONRESIDENTIAL USES, NO DRIVEWAY EDGE OF PAVING SHALL BE LOCATED WITHIN 25 FEET OF A PROPERTY LINE. (§ 160-32.E.(3)) **(COMPLIES)**
    D. FOR NONRESIDENTIAL USES, NO DRIVEWAY EDGE OF PAVING SHALL BE LOCATED WITHIN 100 FEET OF AN INTERSECTION. (§ 160-32.E.(4)) **(COMPLIES)**
12. SIDEWALKS AND BIKEWAYS REQUIREMENTS (§ 160-32.F.)
    A. SIDEWALKS AND PEDESTRIAN ACCESS SHALL BE PROVIDED FOR ALL DEVELOPMENT IN THE TOWNSHIP. (§ 160-32.F.(1)) **(COMPLIES)**
    B. BIKEWAYS SHALL BE PROVIDED FOR ALL DEVELOPMENT IN THE TOWNSHIP AS RECOMMENDED IN THE CIRCULATION PLAN ELEMENT OF THE TOWNSHIP MASTER PLAN. (§ 160-32.F.(2)) **(V)**
13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
15. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
16. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
17. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
18. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
19. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
21. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENCE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
22. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
23. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
24. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
25. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
26. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
27. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
28. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
29. McDONALD'S AND LANDLORD TO CONFIRM AND AGREE UPON LEASE LINE LOCATION IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE PLAN APPROVAL		
L/C#	PCA#	
	INITIAL	DATE
DEVELOPMENT		
ACM		
ARM		
RCM		
RREM		
RDD		
OPERATIONS		
FSM		
DO		
VP QSC		
OWNER OPERATOR		
BY:		

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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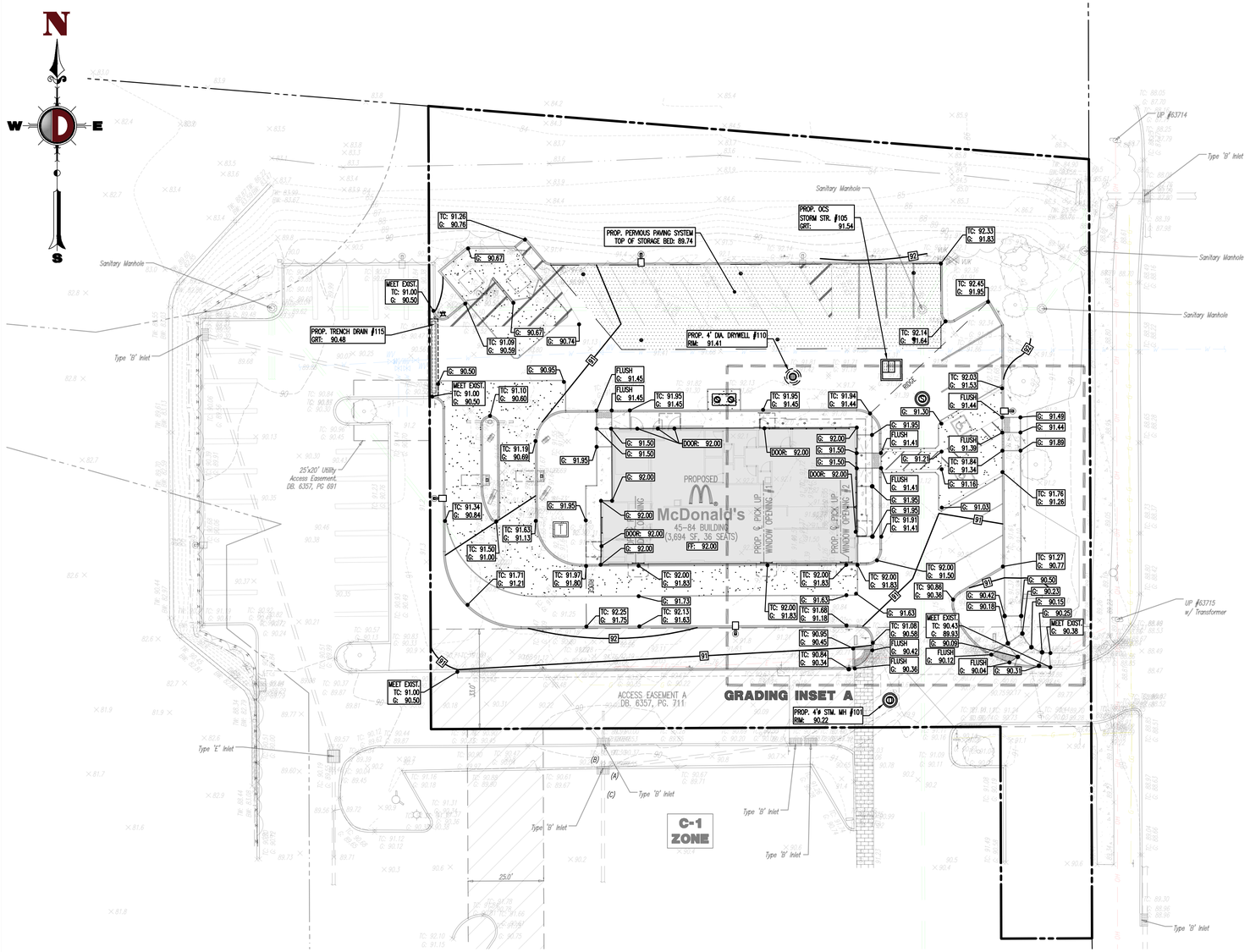
Kemptown, Pennsylvania T. 267.685.0000 | Philadelphia, Pennsylvania T. 267.685.0000 | Bethlehem, Pennsylvania T. 610.868.4800

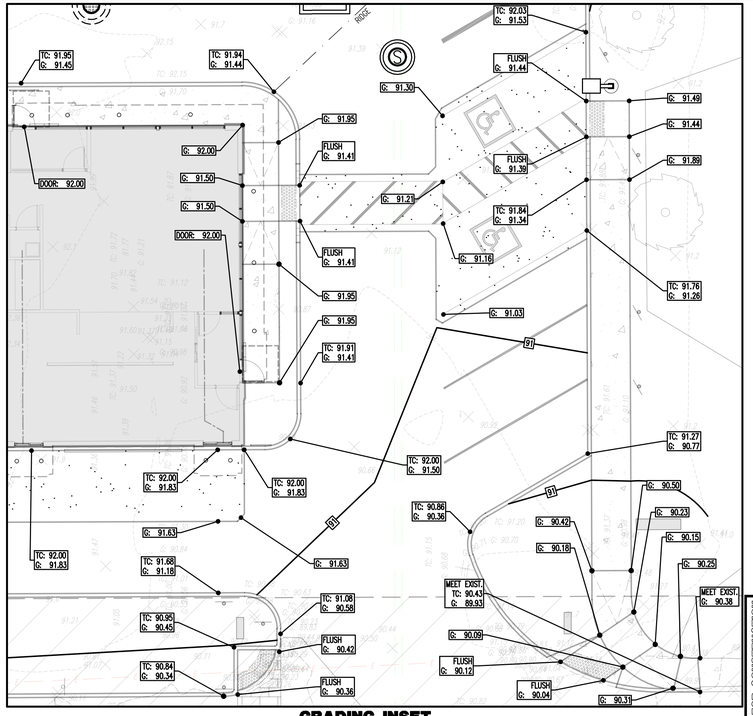
PREPARED FOR: McDonald's USA, LLC

DRAWN BY	CHECKED BY
DJS	TFD
STD ISSUE DATE	DATE ISSUED
-	05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: SITE PLAN
SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY
L/C#: 29-1564
L/C: TOWNSHIP OF EVESHAM, NJ
0114-23-01590
C-4
SHEET 4 OF 23

Plotted: 09/23/25 - 2:01 PM, By: jpdeolmelda, - Product Ver: 25.0s (LMS Tech)
File: P:\DEC\PC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SS2.dwg, ----> 04 SITE PLAN





GRADING INSET

SCALE: 1" = 10'

NEW JERSEY STATE HIGHWAY ROUTE NO. 73

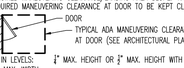
GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
6. MAXIMUM CROSS SLOPE OF 1.50% ON ALL SIDEWALKS.
7. CONTRACTOR TO ENSURE A MAXIMUM OF 1.80% CROSS SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES. CONTRACTOR TO ENSURE MAXIMUM OF 1.50% CROSS SLOPE AND 4.50% RUNNING SLOPE ALONG ACCESSIBLE ROUTES.
8. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.
9. CURB GUTTER CROSS SLOPE TO BE IN SAME DIRECTION AS ADJACENT PAVEMENT SLOPE.
10. CONTRACTOR TO ENSURE COUNTER SLOPE ON CONC. GUTTER AT RAMPS DOES NOT EXCEED 4.5%.
11. EXIST. LANDSCAPING TO BE REPLANTED/ REPLACED AS NEEDED (TYP).
12. ADJUST EXISTING RIMS, LIDS, C/O'S AND COVERS TO MATCH FINISH GRADES.

ADA NOTES

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

SIDEWALKS/ ACCESSIBLE ROUTES
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX., 1.0% MIN. (1.5% MAX. FOR NEW CONSTRUCTION)
- ADA REQUIRED MANEUVERING CLEARANCE/LANDING AREA SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- ADA REQUIRED MANEUVERING CLEARANCE AT DOOR TO BE KEPT CLEAR



- CHANGE IN LEVELS: ¼" MAX. HEIGHT OR ½" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: ½" MAX. WIDTH

CURB RAMP
- SLOPE 1:12 (8.3%) MAX. (7.5% MAX. FOR NEW CONSTRUCTION)
- SIDE FLARE SLOPE: 1:10 (10%) MAX. (ALONG CURB TRANSITION)
- BOTTOM LANDING: MIN. 48" x 60"; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- TOP LANDING: 36" MIN. LENGTH, 60" IN FRONT OF DOORS; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX FOR NEW CONSTRUCTION)
- COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 (5.0%) (4.5% MAX. FOR NEW CONSTRUCTION) WITH A MAX. CROSS SLOPE OF 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION).
- MAX. RISE: 6"

ACCESSIBILITY PARKING STALLS
- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.8% MAX. FOR NEW CONSTRUCTION)

CROSSWALKS
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: ¼" MAX. HEIGHT OR ½" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: 1/2" MAX.

RAMPS
- SLOPE: 1:12 (8.3%) MAX. (7.5% MAX. FOR NEW CONSTRUCTION)
- MAX. RISE: 30"
- MIN. CLEAR WIDTH: 36"
- MIN. LANDING CLEAR LENGTH: 60"
- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

ADA NOTES CONFORM TO MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

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GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "C" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL
EXIST. UTILITY POLE
EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
PROP. HEADWALL
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "C" INLET
PROP. YARD INLET
PROP. FLARED END SECTION
EXIST. CABLE LINE
PROP. CABLE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. GAS LINE
PROP. GAS LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. WATER LINE
PROP. WATER LINE
EXIST. FIRE SERVICE
PROP. FIRE SERVICE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. FORCE MAIN
PROP. FORCE MAIN
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
UNDERGROUND UTILITY QUALITY LEVEL
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW
(A) (B) (C) (D)
× 8.9 EXIST. SPOT ELEVATIONS
×G 8.90 EXIST. GUTTER ELEV.
×TC 8.90 EXIST. TOP OF CURB ELEV.
×FF 8.90 EXIST. FINISH FLOOR ELEV.
×GF 8.90 EXIST. GARAGE FLOOR ELEV.
(C- 000.00) PROP. GRADE SPOT ELEV.
(TC- 000.00 / C- 000.00) PROP. TOP OF CURB & FINISHED GRADE ELEV.
(FF- 000.00) PROP. FINISHED FLOOR ELEV.
(TW- 000.00 / GL- 000.00) PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
(TC- 000.00 / GH- 000.00 / GL- 000.00) PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (GL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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Offices in Lawrenceville, Bordentown, Cherry Hill, Morristown, Newark, Princeton, Somerset, Toms River, Wayne, Westmont, Woodbridge (NJ); Allentown, Doylestown, Harrisburg, Philadelphia (PA); Austin, Houston (TX); Atlanta (GA); Boca Raton, Orlando, Tampa (FL); Richmond (VA); Washington (DC)

PREPARED BY:

L/C: TOWNSHIP OF EVESHAM, NJ

L/C#: 29-1564

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84

DESCRIPTION: GRADING PLAN

SITE ADDRESS: BLOCK 36 LOT 4.02, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

SITE ID: 29-1564

DRAWN BY	STD. ISSUE	DATE
DJS	-	

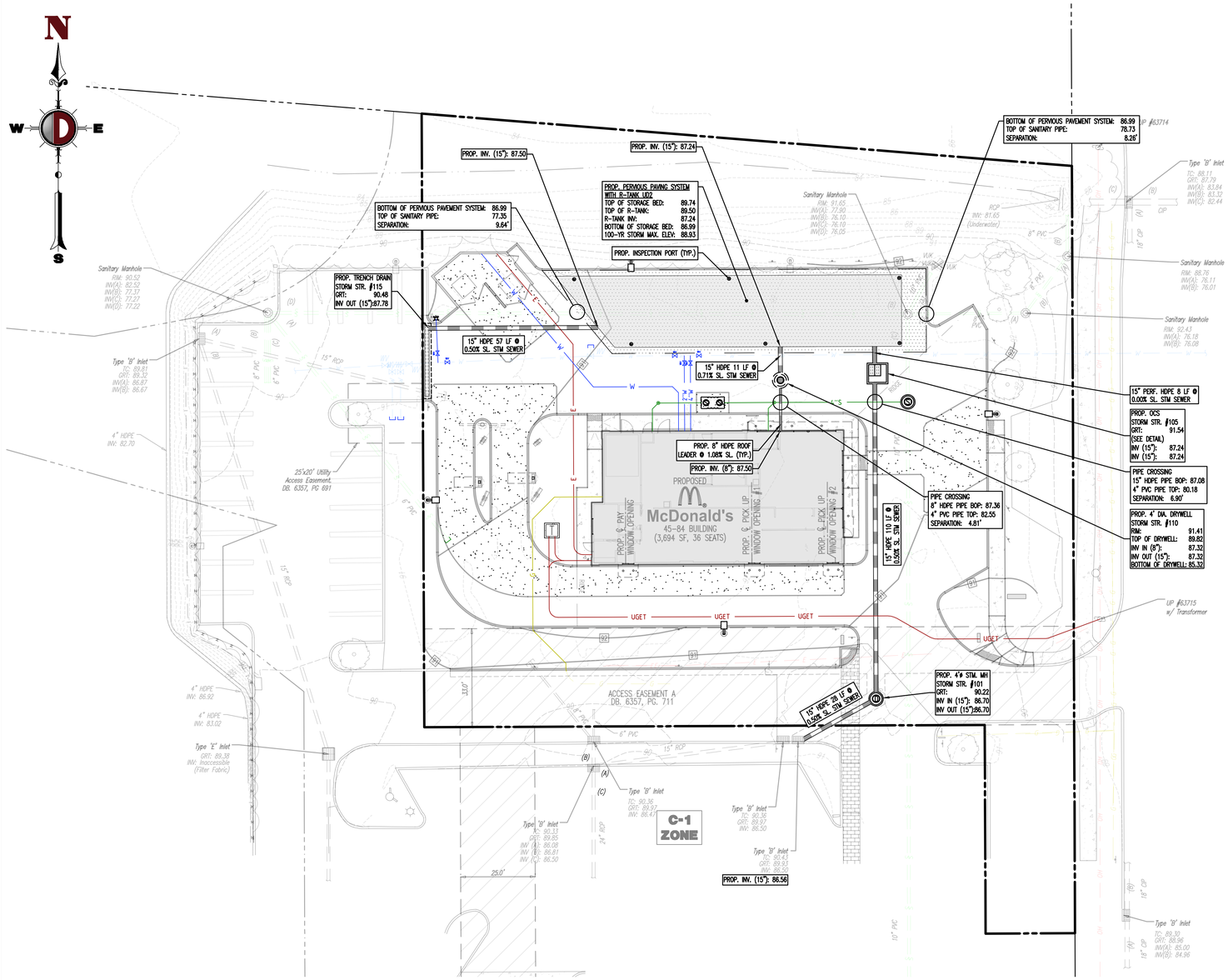
REVIEWED BY:	DATE ISSUED
TFD	05/14/2025

0114-23-01590

C-5

SHEET 5 OF 23

Plotted: 09/23/25 - 10:18 AM, By: jcdalmeida, - Product Ver: 25.0s (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\0114230159050502.dwg, ---> 05 GRADING PLAN



EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

DRAINAGE NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
2. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
3. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
4. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
5. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE) PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
6. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

GRADING/UTILITY GRAPHIC LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. "A" INLET
- EXIST. "B" INLET
- EXIST. "E" INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL
- EXIST. UTILITY POLE
- EXIST. MONITORING WELL
- APPROX. TEST PIT LOCATION
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- PROP. HEADWALL
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. "A" INLET
- PROP. "B" INLET
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- PROP. YARD INLET
- PROP. FLARED END SECTION
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- PROP. FINISH GRADE CONTOUR & ELEVATION
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- PROP. GRADE SPOT ELEV.
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROP. FINISHED FLOOR ELEV.
- PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- PROP. TOP OF EXTENDED CURB, (OH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (G) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

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GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

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REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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Offices: Livingston, Boonton NJ; Lisle Cosmo, New Jersey T: 732.974.0198 | Chester, New Jersey T: 908.879.9229 | Morrison, New Jersey T: 856.334.2000 | Allen, Texas T: 972.234.3100 | Austin, Texas T: 512.646.0644 | Houston, Texas T: 281.799.6455 | Delray Beach, Florida T: 561.991.8670 | Kennesaw, Pennsylvania T: 267.685.0010 | Philadelphia, Pennsylvania T: 610.565.4661 | Bethlehem, Pennsylvania T: 610.565.4661

L/C: TOWNSHIP OF EVESHAM, NJ
L/C#: 29-1564
TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: DRAINAGE PLAN
DRAWN BY: DJS
STD ISSUE DATE: -
REVIEWED BY: TFD
DATE ISSUED: 05/14/2025
SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY
0114-23-01590
C-6
SHEET 6 OF 23

Plotted: 09/23/25 - 10:18 AM, By: jcdeLmeida, - Product Ver: 25.0s (LMS Tech)
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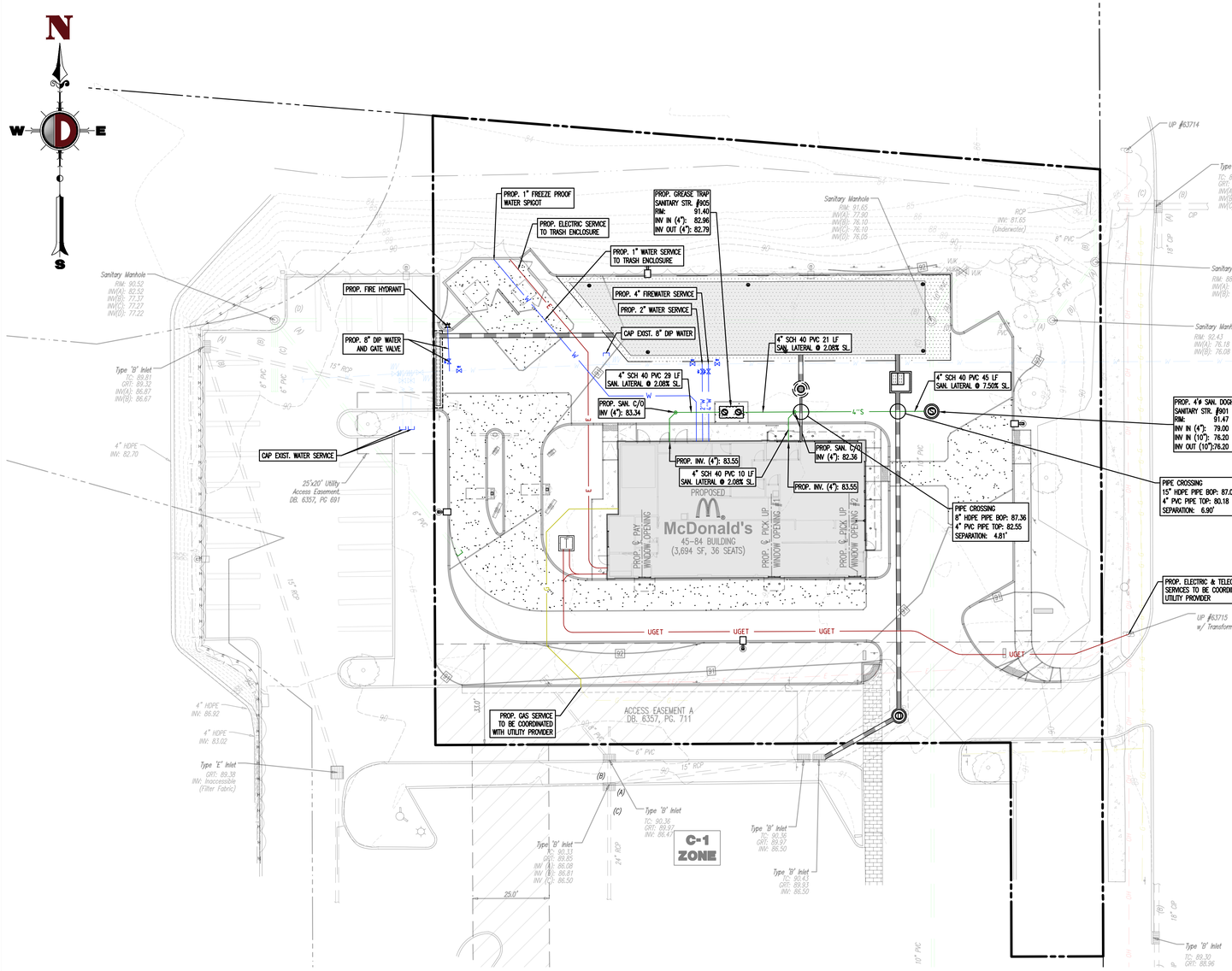

EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

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SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. ALL SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN OR SUCH OTHER SEPARATION AS APPROVED BY THE APPROVING AUTHORITY. WHERE APPROPRIATE CROSSING SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWER CROSSING OVER SEWER LINES.
8. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC PIPE MATERIAL UNLESS OTHERWISE DESIGNATED. SEWER PIPES INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
11. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL IN QUESTION)
OFF-SITE PROPERTY LINES

EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SHOE BOX LIGHT
EXIST. COBRA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "A" INLET
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PROP. FINISH GRADE CONTOUR & ELEVATION
PROP. DIRECTION OF DRAINAGE FLOW ARROW

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×C: 8.90 EXIST. GUTTER ELEV.
×TC: 8.90 EXIST. TOP OF CURB ELEV.
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(C: 000.00) PROP. GRADE SPOT ELEV.
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(TW: 000.00 / CL: 000.00) PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
(TC: 000.00 / GH: 000.00 / CL: 000.00) PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (CL) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

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JOSEPH C. SPARONE
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NEW JERSEY LICENSE No. 47204

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DYNAMIC ENGINEERING
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THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

L/C: TOWNSHIP OF EVESHAM, NJ

L/C#: 29-1564

DRAWN BY	REVIEWED BY
DJS	TFD
STD ISSUE DATE	DATE ISSUED
-	05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: UTILITY PLAN

SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

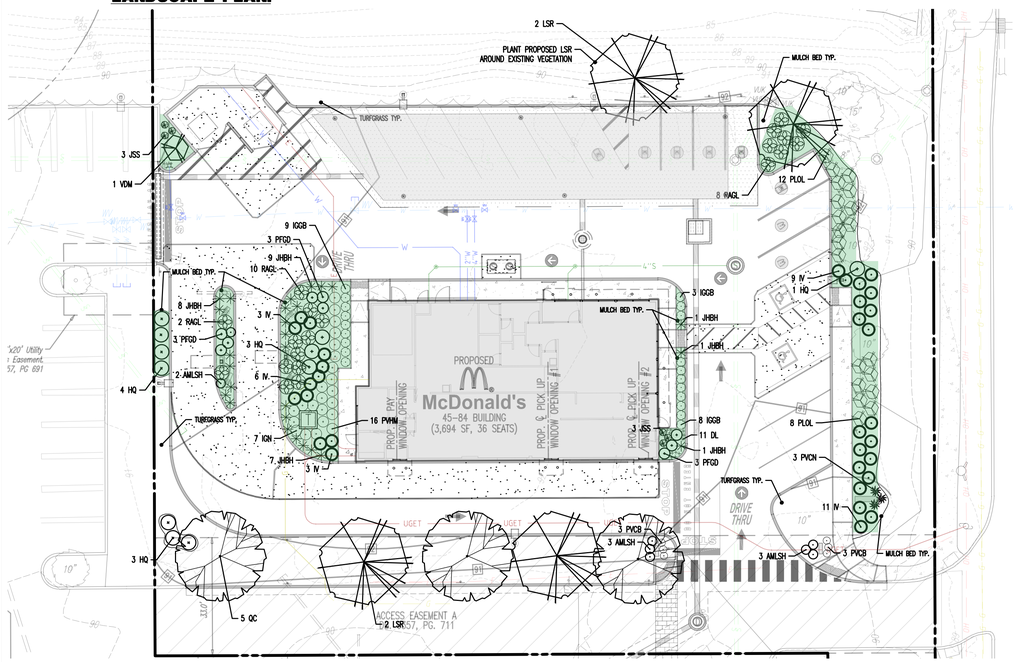
SITE ID: 29-1564

0114-23-01590
C-7
SHEET 7 OF 23

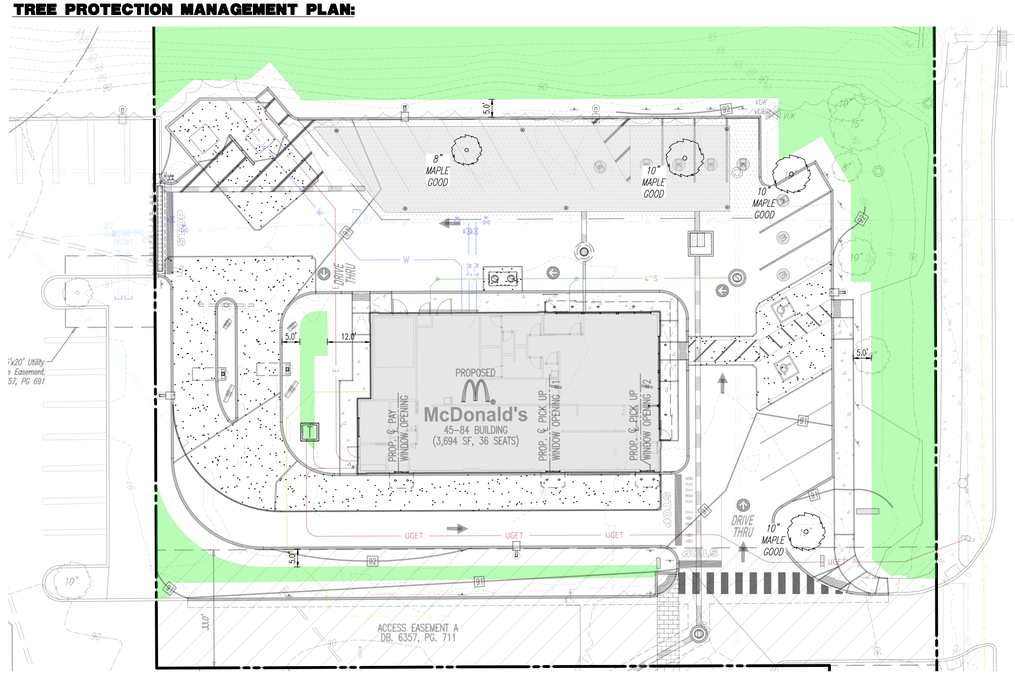
Plotted: 09/23/25 - 10:18 AM, By: jcdealmeida, - Product Ver: 25.0a (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SU2.dwg, ---> 07 UTILITY PLAN

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

LANDSCAPE PLAN:



TREE PROTECTION MANAGEMENT PLAN:



LANDSCAPE REQUIREMENTS

ORDINANCE SECTION	REQUIREMENT	CALCULATIONS	PROPOSED	COMPLIANCE
§ 62-56C(4)(a-c)	a. SHADE AND STREET TREES SHALL HAVE A MINIMUM CALIPER OF THREE INCHES TO 3 1/2 INCHES, MEASURED SIX INCHES ABOVE GROUND LEVEL, AND A MINIMUM HEIGHT OF 13 FEET TO 15 FEET AT INSTALLATION. A MINIMUM OF 50% OF THE TREES SHALL BE NATIVE TO THE REGION. b. ORNAMENTAL AND FLOWERING TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT TO 10 FEET AT INSTALLATION. c. EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF SIX FEET AT INSTALLATION.	–	SEE LANDSCAPE SCHEDULE FOR PROPOSED PLANT SIZES	COMPLIES
§ 62-56H(4) STREET TREES	THE LINEAR FOOTAGE OF RIGHT-OF-WAY OR PAVEMENT FRONTAGE SHALL BE DIVIDED BY THE PLANTING INTERVAL, WITHOUT DEDUCTING THE AREAS OF DRIVEWAY CUTS OR CROSSWALKS, FRACTIONS SHALL BE ROUNDED UP. TREES SHALL BE DISTRIBUTED ALONG THE ENTIRE PLANTING STRIP, ALTHOUGH THEY NEED NOT BE EVENLY SPACED.	TOTAL EXISTING PAVEMENT FRONTAGE FOOTAGE OF PAVEMENT FRONTAGE: 132 LF TOTAL REQUIRED STREET TREES PER ROAD FRONTAGE: 132 LF / 40 (LARGE TREE SPACING) = 3.3 TOTAL REQUIRED STREET TREES: 4	EXISTING FOUR (4) STREET TREES ARE TO REMAIN	COMPLIES
§ 62-56I(2) VEHICULAR USE PLANTINGS	AREAS EQUIVALENT TO 10% OF THE TOTAL AREA DEVOTED TO VEHICULAR USE, INCLUDING PARKING, ACCESS LANES AND SERVICE DRIVES, SHALL BE LANDSCAPED AS PLANTING ISLANDS, DIVIDER STRIPS AND/OR BUILDING FOUNDATION PLANTINGS. SUCH LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE VEHICULAR USE AREA, OR ALONG THEIR PERIMETER, IN ORDER TO BREAK THE VIEW OF PARKED VEHICLES IN A MANNER NOT IMPAIRING VISIBILITY.	TOTAL AREA OF SITE DEVOTED TO VEHICULAR USE: 19,487.3 SF 19,487.3 X 10% = 1,949 SF OF REQUIRED LANDSCAPED AREA	TOTAL AREA OF PROPOSED LANDSCAPE AREA: 2,304 SF	COMPLIES
§ 62-56J(4)	THE MINIMUM PLANTING REQUIREMENT SHALL BE ONE SHADE TREE PLUS SIX SMALL SHRUBS PER 20 FEET OF BUILDING FACADE, OUTDOOR RETAIL, CAFE OR OTHER OCCUPIED AREAS. TO ALLOW FOR DESIGN FLEXIBILITY, THE FOLLOWING SUBSTITUTIONS MAY BE MADE: UP TO 50% OF THE REQUIRED QUANTITY OF SHADE TREES MAY BE SUBSTITUTED WITH TWO ORNAMENTAL OR EVERGREEN TREES, OR SIX SHRUBS, PER SHADE TREE.	PROPOSED BUILDING FACADE: 259 LF 259 / 20 = 12.95 REQUIRED PLANTING MATERIAL PER FACADE LENGTH: 12.95 X 1 = 13 SHADE TREES REMAINING REQUIRED SHADE TREES: 6 SHADE TREE SUBSTITUTION: 13 REQUIRED SHADE TREES X 50% = 6 REQUIRED SHRUBS: 6 X (6) SHRUBS = 36 REQUIRED SHRUBS 12.95 X 6 = 78 SHRUBS	PROPOSED SHADE TREES: 7 PROPOSED SUBSTITUTION SHRUBS: 36 PROPOSED SHRUBS PER FACADE LENGTH: 78	COMPLIES
§ 160-17D(6)(a)	LOW SCREENS SHALL BE USED AROUND THE PERIMETERS OF ALL PARKING LOTS OR OTHER SIMILAR VEHICULAR USE AREAS, INCLUDING SERVICE STATIONS AND VEHICULAR STACKING LANES ASSOCIATED WITH A DRIVE-THROUGH, AND AROUND TRASH ENCLOSURES OR STORAGE BUILDINGS. WHEN DECORATIVE WALLS, SUCH AS BRICK, LATTICEWORK OR SPLIT-FACE CONCRETE BLOCK, ARE PROPOSED.	–	ALL PARKING LOTS AND OTHER SIMILAR VEHICULAR USE AREAS HAVE BEEN PROPERLY SCREENED WITH A LOW SCREEN.	COMPLIES
§ 160-17D(6)(b)	HIGH SCREENS SHALL BE USED ADJACENT TO LOADING AREAS; AROUND TRASH ENCLOSURES AND STORAGE BUILDINGS, WHEN FENCING OR PLAIN CONCRETE MASONRY UNITS ARE PROPOSED; AROUND TRANSFORMERS, MAINTAINING THE REQUIRED CLEAR DISTANCE; AROUND VEHICULAR STORAGE AREAS THAT ARE NOT USED AS PARKING LOTS OR SALES AREAS, REGARDLESS OF THE VEHICLE'S OPERATING CONDITION; AND AROUND UTILITY TOWER AND EQUIPMENT YARDS.	–	ALL TRASH ENCLOSURES AND OTHER REQUIRED AREAS HAVE BEEN PROPERLY SCREENED WITH A HIGH LEVEL SCREEN.	COMPLIES
§ 160 75.a.(6)	FREESTANDING AND GROUND SIGNS SHALL HAVE A LANDSCAPED AREA AROUND THE BASE. THE LANDSCAPED AREA SHALL BE A MINIMUM OF 1.5 TIMES THE AREA OF THE SIGN. FOR EXAMPLE, A TWENTY-FOUR-SQUARE-FOOT SIGN MUST HAVE A MINIMUM THIRTY-SIX-SQUARE-FOOT LANDSCAPED AREA AT THE BASE CONSISTING OF EVERGREEN SHRUBS, GROUND COVER AND SEASONAL FLOWERS.	–	ALL PROPOSED SIGNS HAVE BEEN UNDERPLANTED AT A MINIMUM RATE OF 1.5 TIMES THE AREA OF EACH SIGN.	COMPLIES

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
LSR	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	3-3 1/2" CAL; 13-15'	B+B
QC	3	QUERCUS COCCINEA	SCARLET OAK	3-3 1/2" CAL; 13-15'	B+B
	7				
EVERGREEN SHRUB(S)					
IGGB	20	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	24-30"	#3 CAN
IGN	7	ILEX GLABRA X 'CHAMZIN'	NORDIC INKBERRY	36-40"	#5 CAN
JSS	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	4-5'	B+B
PLOL	20	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRYLAUREL	36-40"	#5 CAN
	53				
DECIDUOUS SHRUB(S)					
AM.SH	8	ARONIA MELANOCARPA 'GROUND HUG'	GROUND HUG CHOKEBERRY	24-30"	#3 CAN
HQ	11	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36-40"	#5 CAN
IV	32	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	36-40"	#5 CAN
PFGD	9	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP CINQUEFOIL	24-30"	#3 CAN
VDM	1	VIBURNUM DENTATUM 'MORTON'	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	36-40"	#5 CAN
	81				
GROUND COVER					
JHBH	27	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
RAGL	20	RHUS AROMATICA "GRO-LOW"	GRO-LOW SUMAC	2 GAL.	CONTAINER
	47				
PERENNIAL(S)					
DL	11	HEMEROCALLIS SPP.	DAYLILY	2 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
PVCN	3	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	2 GAL.	CONTAINER
PVHM	22	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
	25				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

AREA COUNTED - TOWARDS VEHICULAR USE PLANTINGS

TREE PROTECTION MANAGEMENT PLAN AND COMPENSATORY TREES

ORDINANCE SECTION	REQUIREMENT	CALCULATIONS	PROPOSED	COMPLIANCE
§ 62-56G(1)	IN THE EVENT THAT PRESERVATION OF EXISTING TREES WITHIN THE TREE PROTECTION ZONE IS IMPOSSIBLE AND/OR RELOCATION OF IMPROVEMENTS IMPRACTICAL, THEN COMPENSATORY PLANTING SHALL BE REQUIRED FOR EACH LIVE TREE WITHIN THE TREE PROTECTION ZONE, AND EACH SPECIMEN TREE ANYWHERE ON THE SITE.	COMPENSATORY PLANTINGS ARE REQUIRED. FOR ONE TREE	–	COMPLIES
§ 62-56G(3)a-b	COMPENSATORY TREES SHALL BE PROVIDED IN THE FOLLOWING RATIOS, BASED ON THE SUM TOTAL OF THE DIAMETER INCHES OF TREES BEING REMOVED. THESE STANDARDS ARE APPLICABLE TO BOTH DECIDUOUS AND EVERGREEN TREES. COMPENSATION IS NOT REQUIRED FOR SHRUBS, UNLESS OTHERWISE REQUIRED BY THE PLANNING BOARD. a. FOR TREES FIVE TO 24 INCHES IN DIAMETER, ONE INCH OF NEW TREE CALIPER SHALL BE PROVIDED FOR EVERY ONE INCH OF EXISTING TREE DIAMETER CUT OR REMOVED. b. FOR TREES 24 INCHES IN DIAMETER OR GREATER (SPECIMEN TREES), TWO INCHES OF NEW TREE CALIPER SHALL BE PROVIDED FOR EVERY ONE INCH OF EXISTING TREE DIAMETER CUT OR REMOVED.	TOTAL INCHES REMOVED FROM TREES RANGING 5" – 24" IN SIZE WITHIN THE TREE PROTECTION ZONE: 0" TOTAL INCHES REMOVED FROM TREES RANGING 24.1" AND LARGER IN SIZE WITHIN THE TREE PROTECTION ZONE: 0"	–	COMPLIES
§ 62-56G(4)	THE NUMBER OF COMPENSATORY TREES SHOULD BE CALCULATED FROM THE TOTAL DIAMETER INCHES TO BE REPLACED, DIVIDED BY THREE, ROUNDED UP TO THE NEXT WHOLE NUMBER.	0 TREE INCHES REMOVED / 3 INCH CALIPER TREE = 0 TOTAL REQUIRED COMPENSATORY TREES: 0	–	COMPLIES

TREE - PROTECTION ZONE

TREE REMOVAL TABLE

CALIPER	DECIDUOUS OR EVERGREEN TREE	WITHIN TREE PROTECTION ZONE
8"	D TREE	NO
10"	D TREE	NO
10"	D TREE	NO
10"	D TREE	NO
	TOTAL INCHES TREE INCHES REMOVED: 38"	TOTAL INCHES TO BE COMPENSATED FOR: 10"

SEE SHEET 20 OF 23 FOR LANDSCAPE NOTES & DETAILS

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GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

MARIA A. BOARER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00028700

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

DO NOT SCALE DRAWINGS - ONLY USE FIGURED DIMENSIONS

PREPARED BY:
DYNAMIC ENGINEERING
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Norristown, Pennsylvania T 267.485.0300 | Philadelphia, Pennsylvania T 267.273.8500 | Bethlehem, Pennsylvania T 610.868.4687

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PREPARED FOR:
McDonald's USA, LLC

TITLE
PROPOSED McDONALD'S RESTAURANT
BUILDING 45-84
DESCRIPTION
LANDSCAPE PLAN

DRAWN BY	STD ISSUE	DATE
TNH	–	
REVIEWED BY	DATE ISSUED	
TFD	05/14/2025	

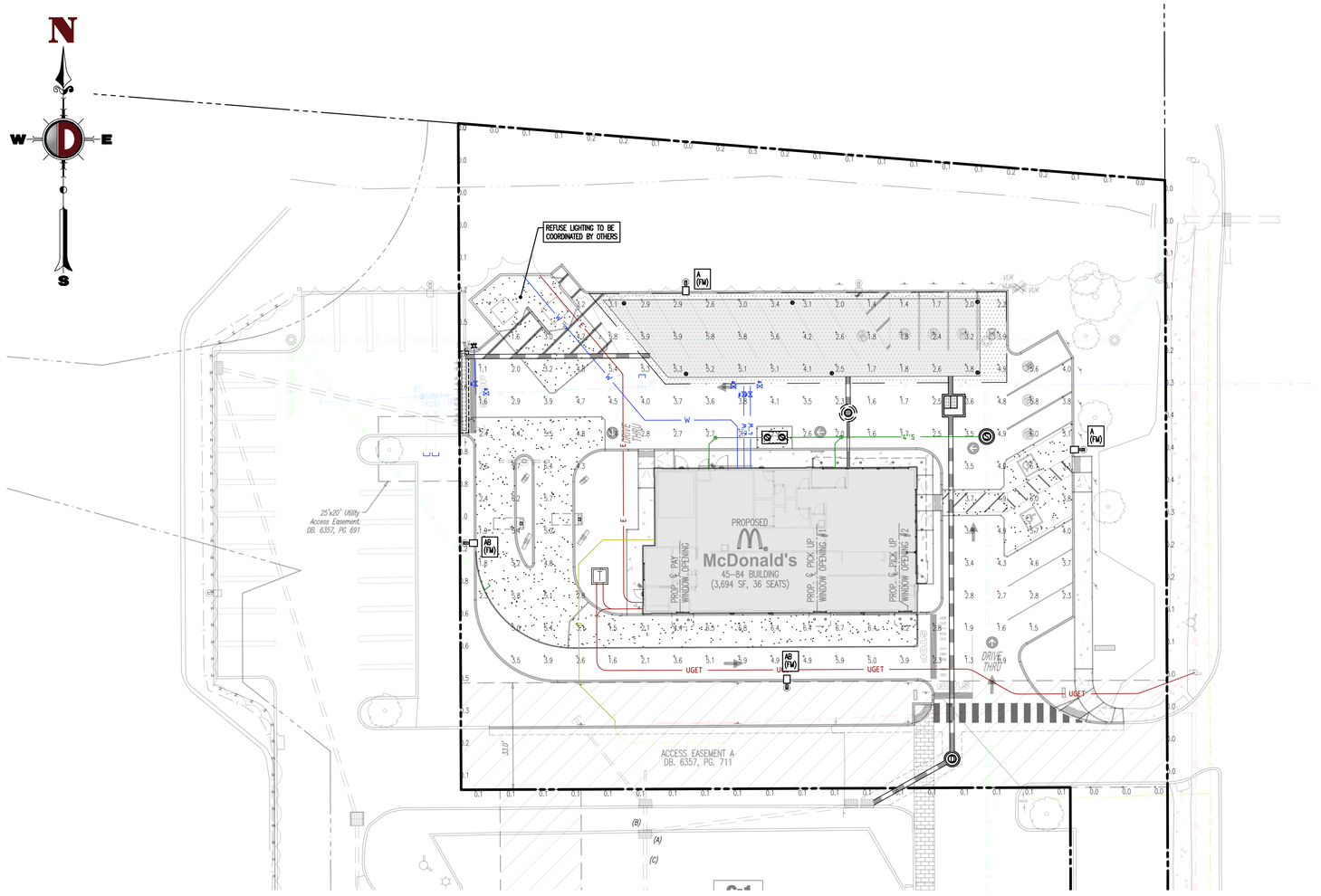
SITE ADDRESS
BLOCK 36 LOT 4.01, 7TH NJSH. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

SITE ID
29-1564

L/C: TOWNSHIP OF EVESHAM, NJ
L/C#: 29-1564
0114-23-01590

C-8
SHEET 8 OF 23

Plotted: 09/23/25 – 10:19 AM, By: jcdealmeida, – Product Var: 25.0s (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SL2.dwg, ---> 08 LANDSCAPE PLAN



NEW JERSEY STATE HIGHWAY ROUTE NO. 73
(120' ROW WIDTH PER TAX MAP)
(ASPHALT ROADWAY) (55 MPH SPEED LIMIT)

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.

THIS PLAN HAS BEEN PREPARED BASED ON THE FOLLOWING REFERENCE:
POINT-BY-POINT FOOTCANDLE PLOT FOR MCDONALDS – 741 NJ-73 EVESHAM, NJ 08043
SECURITY LIGHTING
DATED: 02/12/2025
DRAWING #: A250217A.ACI

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	DESCRIPTION
	2	A	21'	SINGLE	0.85	RAR2-480L-240-5K7-4W
	2	AB	21'	SINGLE	85	RAR-2-480L-240-5K7-4W-BC

(FM) – FLUSH MOUNT FOUNDATION (PED) – PEDESTAL FOUNDATION

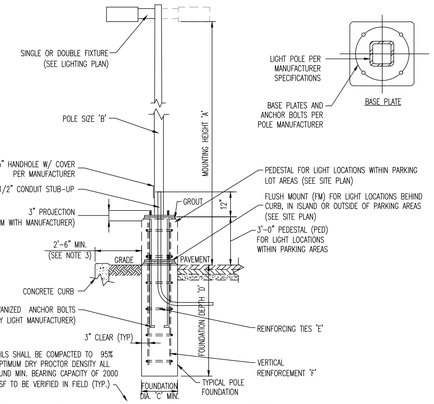
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED SURFACES	ILLUMINANCE	Fc	3.73	6.80	0.90	4.14	7.56
PROPERTY LINE	ILLUMINANCE	Fc	0.20	1.20	0.00	N.A	N.A.
WALKWAY	ILLUMINANCE	Fc	2.25	5.80	0.40	5.63	14.50

LIGHTING REQUIREMENTS

1. THE LIGHTING PLAN IN AND AROUND THE PARKING AREAS SHALL PROVIDE FOR NONGLARE LIGHTS FOCUSED DOWNWARD. THE LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE INDICATED IN FOOTCANDLES ON THE SUBMITTED SITE PLANS AND SHALL AVERAGE AT LEAST 0.5 FOOTCANDLES AT INTERSECTIONS. LIGHTING SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT NOT MORE THAN 25 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE. (§ 62-55B) **(COMPLIES)**
2. ANY OTHER OUTDOOR LIGHTING, SUCH AS BUILDING AND SIDEWALK ILLUMINATION, DRIVEWAYS WITH NO ADJACENT PARKING, THE LIGHTING OF SIGNS AND ORNAMENTAL LIGHTING, SHALL BE SHOWN ON THE LIGHTING PLAN IN SUFFICIENT DETAIL TO ALLOW A DETERMINATION OF THE EFFECTS UPON ADJACENT PROPERTIES, TRAFFIC SAFETY AND OVERHEAD SKY GLOW. THE OBJECTIVES OF THESE SPECIFICATIONS IS TO MINIMIZE UNDESIRABLE OFF-PREMISE EFFECTS. NO LIGHT SHALL SHINE INTO BUILDING WINDOWS NOR ONTO STREETS AND DRIVEWAYS SO AS TO INTERFERE WITH OR DISTRACT DRIVER VISION. TO ACHIEVE THESE REQUIREMENTS, THE INTENSITY OF SUCH LIGHT SOURCES, THE LIGHT SHIELDING AND SIMILAR CHARACTERISTICS SHALL BE SUBJECT TO SITE PLAN APPROVAL. WALL-MOUNTED FIXTURES ARE ONLY PERMITTED IF DIRECTED INTO A SITE AND NOT POSITIONED TOWARDS NEIGHBORING PROPERTIES OR PUBLIC STREETS. (§ 62-55C) **(COMPLIES)**



NOTE:
1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'A', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARRANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE 'A'	21'–23'
POLE DIA. 'B'	UP TO 6" SQUARE/ROUND (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND
FOUNDATION DEPTH 'D'	6.0'
REINFORCING TIES 'E'	#4 @ 12" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #6 BARS EQUALLY SPACED

SOIL NOTES
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

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GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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Allen, Texas | 1.972.234.3100 | Austin, Texas | 1.512.646.0644 | Houston, Texas | 1.281.789.6480 | Delray Beach, Florida | 1.561.991.8370
Feasterville, Pennsylvania | 1.267.685.0010 | Philadelphia, Pennsylvania | 1.215.885.4555 | Bethlehem, Pennsylvania | 1.610.841.4650

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PREPARED FOR:
McDonald's USA, LLC

DRAWN BY	DJS
STD. ISSUE	-
DATE	
REVIEWED BY	TFD
DATE ISSUED	05/14/2025

L/C: TOWNSHIP OF EVESHAM, NJ

L/C#: 29-1564

TITLE
PROPOSED McDONALD'S RESTAURANT
BUILDING 45-84

DESCRIPTION
LIGHTING PLAN

SITE ADDRESS:
BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

SITE ID
29-1564

0114-23-01590

C-9

SHEET 9 OF 23

Plotted: 09/23/25 – 10:19 AM, By: jcdelmelio, Product Ver: 25.0a (LMS Tech)
File: P:\DEGPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\0114230159050SI.dwg, ---> 09 LIGHTING PLAN

BEACON design. performance. technology.

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

10-DAY QUICK SHIP PROGRAM

QS

c UL us | IP66 | DLC LISTED | DLC LISTED PREMIUM | Buy American Specifications

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Standard square arm mount, compatible with IES drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7 pin options)

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for field lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS
- DLC® (Design Lights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY
- 5-year limited warranty

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

Current

currentlighting.com/beacon

AREA LIGHTS A & AB DETAIL

NOT TO SCALE

BEACON design. performance. technology.

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

CATALOG #: + Service Program QS / Line of Business

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NKWE-BC

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens 80L-39 39W - 5,200 Lumens 80L-50 50W - 6,000 Lumens 160L-70 70W - 9,000 Lumens 160L-100 100W - 12,000 Lumens 160L-115 115W - 15,000 Lumens 160L-135 135W - 18,000 Lumens	3K7 3000K 70 CRI 4K7 4000K 70 CRI 5K7 5000K 70 CRI	2 IES TYPE II 3 IES TYPE III 4W IES TYPE IV 4F IES TYPE IV Forward 5QW IES TYPE V	Blank for no rotation L Optic rotation left R Optic rotation right	UNV Universal 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
RAR2 Ratio Area Size 2	320L-210 210W - 15,000 Lumens 320L-140 140W - 18,000 Lumens 320L-165 165W - 21,000 Lumens 480L-185 185W - 24,000 Lumens 480L-210 210W - 27,000 Lumens 480L-240 240W - 30,000 Lumens 480L-255 255W - 35,000 Lumens 480L-295 295W - 42,000 Lumens 480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface ASQU Universal arm mount for square pole/flat surface **Mounting Round Poles** A_ Arm mount for round pole[1] A_U Universal arm mount for round pole[1] **Mounting Other** WB Wall bracket MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured GSS Light Gray Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured **Color Option** CC Custom Color	NKWSWF NX Networked Wireless Enabled Integral NEMA® Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming [4] NKWS40F NX Networked Wireless Enabled Integral NEMA® Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming [4] NKW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4] **Control Options Other** SCP-DOF Programmable occupancy sensor [7] 7PR 7-Pin twist lock receptacle 7PR-SC 7-Pin receptacle with shorting cap 7PR-MD40F Low voltage sensor for 7PR 7PR TL 7-Pin PCB with photocontrol ADD Add-On Timer Based Dimming ADT Add-On Time of Day Dimming **Sensors** BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [4] BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [4]	BC Backlight control F Fusing (must specify voltage) TB Terminal block 2PF 2 power feed with 2 drivers[2]

Notes:
1. Replace "_" with "5" for 3.5"-4.5" OD pole, "6" for 4.58"-5.25" OD pole, "7" for 5.5"-6.5" OD pole
2. Not available with 2L 30, 2SL 295 & 340W configurations
3. At least one SCPR(MD)(F) required to program SCP motion sensor
4. Replace "_" with "W" for up to 14' mounting height, "HDF" for 15-40' mounting height
5. Replace "_" with "K7" for up to 12' mounting height
6. Networked Controls cannot be combined with other control options
7. Not available with 2PF option

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-100-4K-3	16,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

Current

currentlighting.com/beacon

AREA LIGHT POLE DETAIL

NOT TO SCALE

SECURITY LIGHTING™

SES POLES

SQUARE STEEL STRAIGHT POLES (SSP)

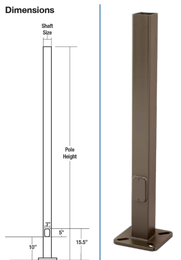
Specifications

The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.

The popularity of this series is due to its full offering of sizes, heights and standard colors with complete offering of mounting options, accessories and select styles/colors stocked for immediate shipping.

- Square Steel Straight Shaft
- One piece construction
- 2 3/8" OD tenon, Open Top or Factory drilled Side Mount Options available
- Steel Base Plate
- 3 size options for anchor bolts. All anchor bolts fully galvanized with 2 nuts and washer (bolts ordered as separate line item and paper template included as component of pole)
- Square base cover available (ordered as separate line item)
- Pole finished in weather proof powder coast paint in 4 standard colors
- 3" x 5" Gasketed hand hole standard

Dimensions



Tenon Top Pole

Open Top Pole

Ordering Information

Ordering Example: SES-18-40-01-TA-0-DB

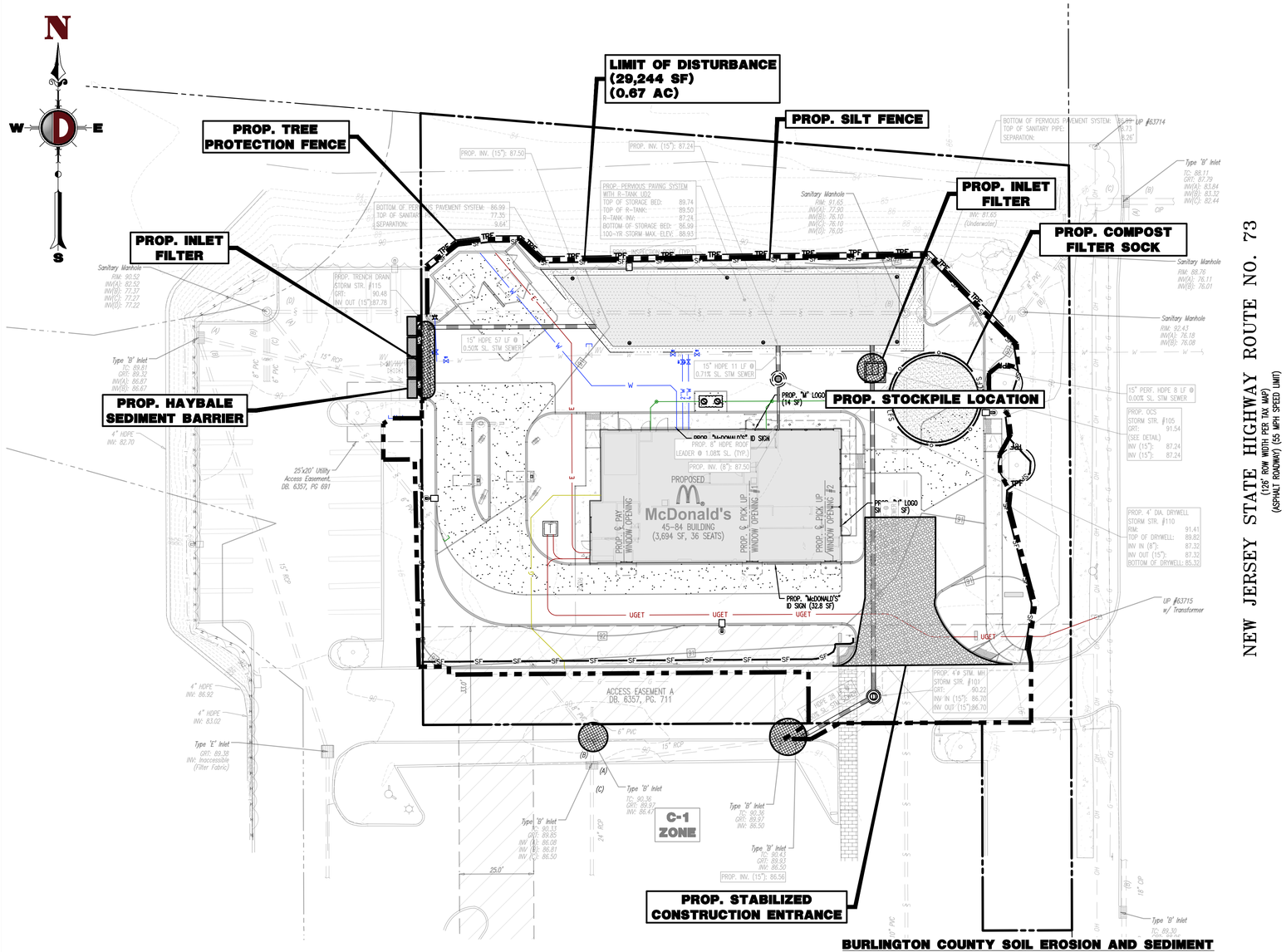
SES

Series	Height	Size	Gauge	Mounting	Drilling	Color
SES Square Steel Straight Pole	18 18 Feet 20 20 Feet 22 22 Feet 25 25 Feet 28 28.6 Feet	40 4" 4"x4" Shaft[1] 50 5" 5"x5" Shaft[1]	07 11 Gauge .119" Thick 07 7 Gauge .179" Thick	TA 2 3/8" OD Tenon OT Open Top Pole[2] A Drill TB 2 7/8" OD Tenon	0 No Drilling for Tenon and Open Top Pole 2 Drill Pattern 2 6 Drill Pattern 6 26 Drill Pattern 26 C Custom Drill Pattern[3] B4 Drill Pattern Viper Small B3 Drill Pattern Viper Large	DB Dark Bronze WH White BL Black PS Platinum Silver

Note: Loose fits heights available, just note required height (pole will be cut down to height specified) Not all heights (and pole heights offered)

1. Available in 11 gauge only
2. Open Top Poles include a grade cap
3. A detailed drawing of custom drill pattern required must be submitted at time of ordering

HUBBELL Lighting



EARTHWORK CALCULATIONS

Volume Summary							
Name	**Type**	**Cut Factor**	**Fill Factor**	**2d Area (Sq. Ft.)**	**Cut (Cu. Yd.)**	**Fill (Cu. Yd.)**	**Net (Cu. Yd.)**
XP-EARTHWORKS	full	1.000	1.000	27016.04	186.53	110.34	76.19<Cut>

Totals				
	2d Area (Sq. Ft.)	**Cut (Cu. Yd.)**	**Fill (Cu. Yd.)**	**Net (Cu. Yd.)**
Total	27016.04	186.53	110.34	76.19<Cut>

* Value adjusted by cut or fill factor other than 1.0

BURLINGTON COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES

1. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
2. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES AND LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE RIPRAP PAD MUST BE 50 FEET IN LENGTH AND INSTALLED THE FULL WIDTH OF THE ENTRANCE. IT SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED.
7. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ANY SEDIMENT WASHED, TRACKED OR DRAGGED ONTO A PAVED SURFACE WILL BE CLEANED IMMEDIATELY.
8. IF A TOPSOIL STOCKPILE IS CREATED, THE SIDE SLOPE SHOULD BE GRADED 3:1 TO MINIMIZE THE STEEPNESS TO PREVENT EROSION. SURFACES THAT WILL BE EXPOSED FOR MORE THAN 60 DAYS SHALL BE STABILIZED AS SOON AS PRACTICABLE FOLLOWING THE PLACEMENT OF TOPSOIL.
9. THE DISTRICT EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE INSTALLED. THIS INCLUDES AREAS OF OFFSITE SEDIMENT DISTURBANCE.
10. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE STANDARDS. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE STANDARDS.
11. SOILS HAVING A PH OF 4.0 OR LESS, OR CONTAINING IRON SULFIDE MUST BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE SEEDBED PREPARATION.
12. NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
13. TEMPORARY STABILIZATION WITH MULCH ONLY SHALL BE ACCOMPLISHED BY GRADING THE AREA AS NEEDED, OR AS FEASIBLE, AND APPLYING STRAW MULCH A RATE OF 90-115 POUNDS PER 1,000 SQUARE FEET. MULCHED AREAS MUST BE PROPERLY ANCHORED.
14. PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION SHALL PROCEED AS FOLLOWS:
    A. ALL SEEDBED AREAS WILL BE GRADED AS NEEDED TO FACILITATE STABILIZATION. ANY AREAS OF SOIL COMPACTION WILL BE SCARIFIED PRIOR TO TOPSOIL APPLICATION.
    B. TOPSOIL SHALL BE APPLIED AT A UNIFORM DEPTH OF 5 INCHES (UNSETTLED).
    C. FERTILIZER 10-20-10 SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET.
    D. LIME SHALL CONSIST OF DOLOMITIC LIMESTONE AND BE APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE FEET, OR BASED ON THE PH OF THE SOIL.
    E. A PERMANENT SEEDING MIXTURE APPROVED BY THE DISTRICT INSPECTOR SHALL BE APPLIED AT A MINIMUM RATE OF 4.0 POUNDS PER 1,000 SQUARE FEET.
    F. MULCH IS REQUIRED ON ALL SEEDING. STRAW MULCH SHALL BE APPLIED AT A RATE OF 70-90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED IN PLACE.
    G. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER, AND SEED APPLICATION AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.
15. TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION SHALL PROCEED AS FOLLOWS:
    A. ALL SEEDBED AREAS WILL BE GRADED AS NEEDED TO FACILITATE STABILIZATION. ANY AREAS OF SOIL COMPACTION WILL BE SCARIFIED.
    B. FERTILIZER 10-20-10 SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET.
    C. LIME SHALL CONSIST OF DOLOMITIC LIMESTONE AND BE APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE FEET, OR AS BASED ON THE PH OF THE SOIL.
    D. PERENNIAL RYE GRASS SEED SHALL BE APPLIED AT A MINIMUM RATE OF 1 POUND PER 1,000 SQUARE FEET. AN ALTERNATE SEED TYPE MAY BE UTILIZED AS APPROVED BY THE DISTRICT INSPECTOR.
    E. MULCHING IS REQUIRED ON ALL SEEDING. STRAW MULCH SHALL BE APPLIED AT A RATE OF 70-90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED IN PLACE.

SEE SHEET 11 OF 23 FOR SOIL EROSION NOTES & DETAILS

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

STANDARD FOR DUST CONTROL

DEFINITION – THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE – TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

WHERE APPLICABLE – THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
- MULCHES – SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
- VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
- SPRAY-ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT	7:1	COARSE SPRAY	1,200
EMULSION			
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING – TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR PERMANENT STABILIZATION WITH SOD

METHODS AND MATERIALS
1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
2. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. FOR DROUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
6. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

I. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING, PAGE 4.11.
B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS. SEE STANDARDS 4.2 THROUGH 4.16.

II. SOIL PREPARATION
A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH SIZE WATER INSOLUBLE NITROGEN AND INCORPORATED INTO THE SURFACE 4". IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

PULVERIZED DOLOMITE LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.
B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT
A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

IV. TOP-DRESSING
IF SLOW RELEASE NITROGEN IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY, EXCEPT WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP.

TOP-DRESS WITH 10-0-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

STANDARD FOR STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. PROTECTIVE MATERIALS
   A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E., THE SOIL CANNOT BE SEEN BELOW THE MULCH.
   B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
   C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
   D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
   E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
   F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
3. MULCH ANCHORING – SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
   A. PEG AND TWINE
   B. MULCH NETTINGS
   C. CRIMPER MULCH ANCHORING COULTER TOOL
   D. LIQUID MULCH-BINDERS

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH IN ACCORDANCE WITH THE BURLINGTON COUNTY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
2. SOIL STOCKPILES ARE NOT ALLOWED TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. PROPOSED LOCATIONS MUST BE DELINEATED ON PLANS.
3. ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION.
4. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE PLACES SO AS TO NOR CAUSE EROSION OF THE DOWNSTREAM AREA. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT EROSION CONTROL INSPECTOR PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.
5. THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER, AND SEED APPLICATION RATES AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.
7. NJSA 4:24-39, ET SEQ. REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENTATION CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
8. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ALL SUBSEQUENT OWNERS.
9. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING TOPSOIL, THE STOCKPILE SHALL BE SEEDED WITH TEMPORARY VEGETATION. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE ESTABLISHMENT OF TEMPORARY SEED.
10. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

EROSION CONTROL LEGEND

PROP. LIMIT OF DISTURBANCE LINE
PROP. SILT FENCE LINE
PROP. COMPOST FILTER SOCK LINE
PROP. TREE PROTECTION FENCE LINE
PROP. INLET FILTER
PROP. HAYBALE SEDIMENT BARRIER

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

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1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED FOR:
McDonald's USA, LLC

PREPARED BY:

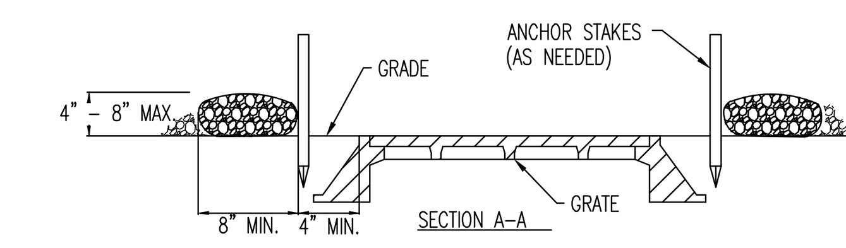
L/C: TOWNSHIP OF EVESHAM, NJ
DRAWN BY: DJS
STD ISSUE DATE: -
REVIEWED BY: TFD
DATE ISSUED: 05/14/2025

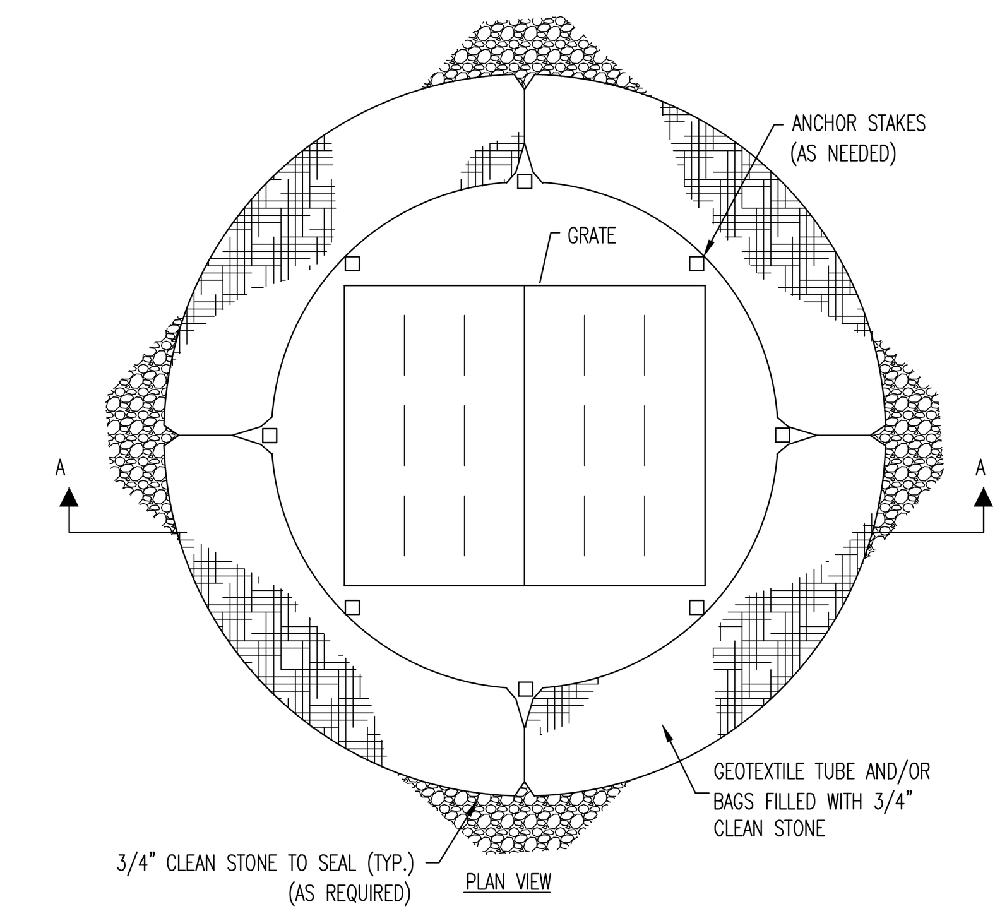
L/C#: 29-1564

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: SOIL EROSION & SEDIMENT CONTROL PLAN
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY
SITE ID: 29-1564

0114-23-01590
C-10
SHEET 10 OF 23

Plotted: 09/23/25 - 10:19 AM, By: jcdealmeida, - Product Ver: 25.0s (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\01142301590SE2.dwg, ---> 10 SOIL EROSION & SEDIMENT CONTROL PLAN

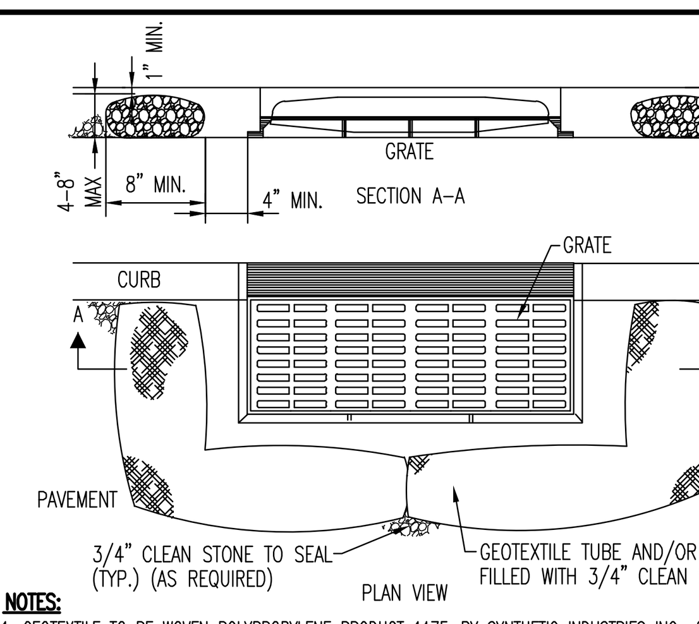




NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. ANCHOR STAKES OF WOOD OR METAL SHALL BE INSTALLED WHERE REQUIRED BY FIELD CONDITIONS TO PREVENT MOVEMENT OF BARRIER.
4. BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
5. GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. WHERE SLOPE REQUIRES, AN EARTHEN BERM SHALL BE INSTALLED TO DIRECT STORM FLOW INTO THE INLET, BUT NOT OVER THE CURB.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

TYPE 'E' AND YARD INLET FILTER DETAIL

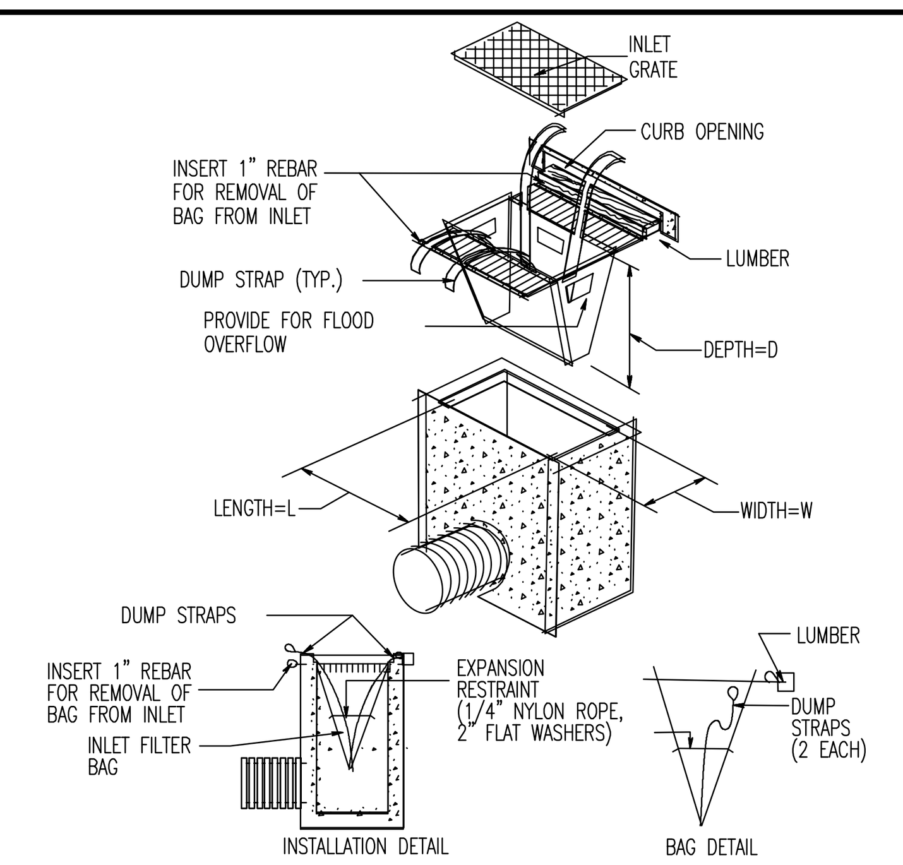
NOT TO SCALE



NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER, TYPE 1

NOT FOR USE WITHIN NJDOT RIGHT-OF-WAY

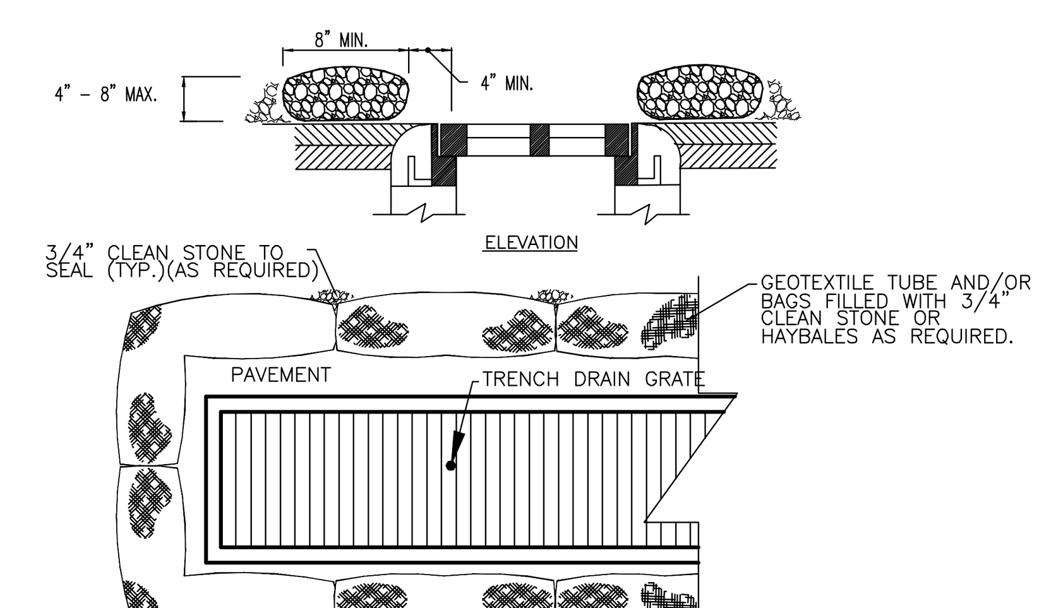


INLET FILTER, TYPE 2

ACCEPTABLE FOR USE WITHIN NJDOT RIGHT-OF-WAY

INLET FILTER COMBINED DETAIL

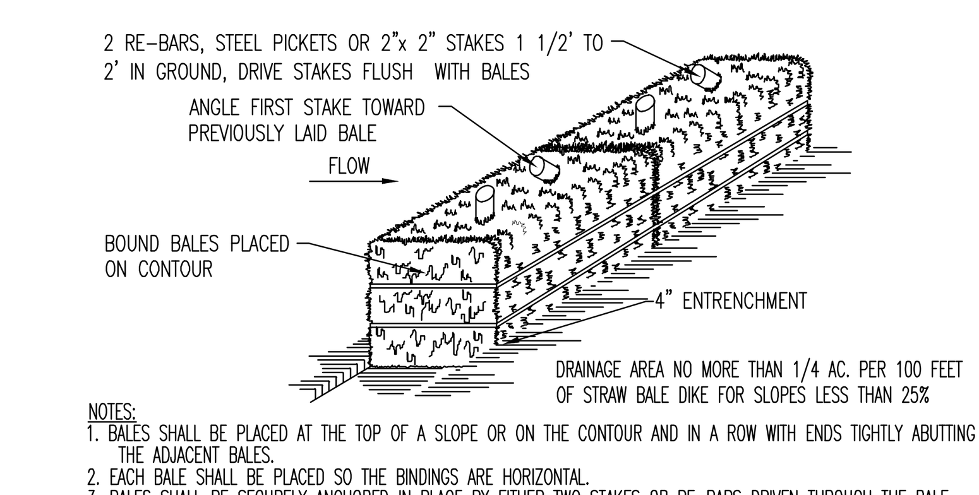
NOT TO SCALE



NOTES:
1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WEBTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. BARRIER SHALL BE PLACED ON ALL SIDES THAT DRAIN TO INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. (HAYBALES, ETC.)
7. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

TRENCH DRAIN FILTER DETAIL

NOT TO SCALE



NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19–1.
   B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
   C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION
   A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES.
   – FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10–20–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE.
   – CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
   B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE.
   D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1–1.

3. SEEDING
   A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
   –COOL SEASON GRASSES:
   (1) PERENNIAL RYEGRASS – 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES.
   (2) SPRING OATS – 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
   (3) WINTER BARLEY – 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES.
   (4) ANNUAL RYEGRASS – 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15; AT A DEPTH OF 0.5 INCHES.
   (5) WINTER CEREAL RYE – 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.

   –WARM SEASON GRASSES:
   (1) PEARL MILLET – 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
   (2) MILLET (GERMAN OR HUNGARIAN) – 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.
   B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
   C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
   D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

   A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1–1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

   APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

   ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.
   1. PEG AND TWINE
   2. MULCH NETTINGS
   3. CRIMPER MULCH ANCHORING COULTER TOOL
   4. LIQUID MULCH-BINDERS

   B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

   C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60–75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

   APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

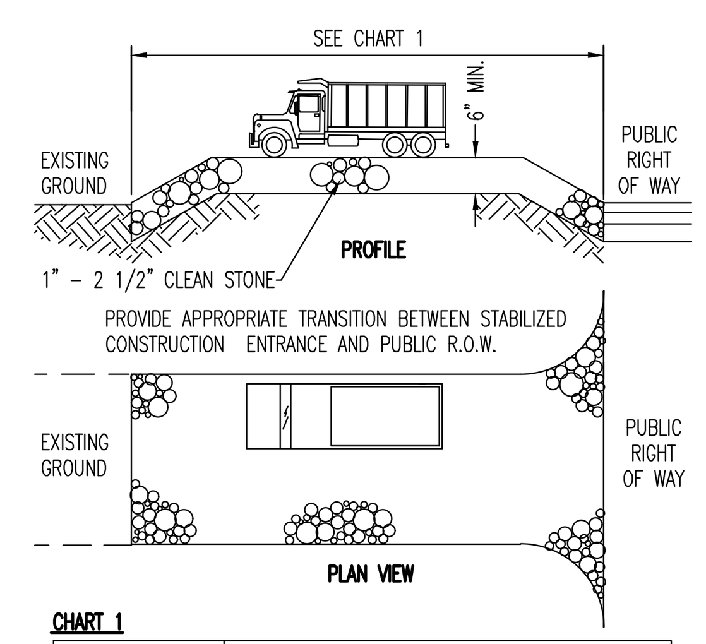


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
   A. APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES FIRMED IN PLACE IS REQUIRED. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC CONTENT MAY BE RAISED BY ADDITIVES.
   C. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
   D. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
   E. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION
   A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/).
   – FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10–10–10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING
   A. PERMANENT VEGETATIVE MIXTURES & PLANTING RATES

GENERAL LAWN AREAS (SCD MIX 13 FROM TABLE 4)

(1) HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE –	175 LBS/ACRE	4 LBS/1000 SQ.FT.
(2) PERENNIAL RYEGRASS –	45 LBS/ACRE	1 LBS/1000 SQ.FT.
(3) KENTUCKY BLUEGRASS (BLEND) –	45 LBS/ACRE	1 LBS/1000 SQ.FT.

BASIN AREAS (SCD MIX 9 FROM TABLE 4)

(1) DEER TONGUE –	20 LBS/ACRE	0.45 LBS/1000 SQ.FT.
(2) REDTOP –	2 LBS/ACRE	0.05 LBS/1000 SQ.FT.
(3) WILD RYE (ELYMUS) –	15 LBS/ACRE	0.35 LBS/1000 SQ.FT.
(4) SWITCHGRASS –	25 LBS/ACRE	0.60 LBS/1000 SQ.FT.

   B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
   C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
   D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

   MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

   A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

   APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

   ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.

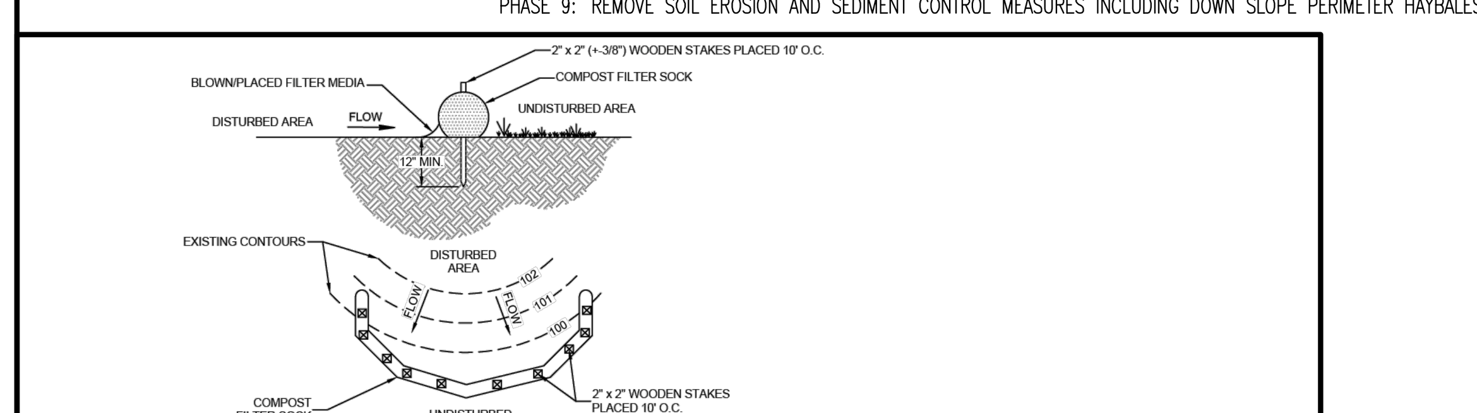
1. PEG AND TWINE
2. MULCH NETTINGS
3. CRIMPER MULCH ANCHORING COULTER TOOL
4. LIQUID MULCH-BINDERS

   B. WOOD-FIBER OR PAPER-FIBER MULCH – SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

   C. PELLETIZED MULCH – COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60–75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEEDSEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

SEQUENCE OF CONSTRUCTION:

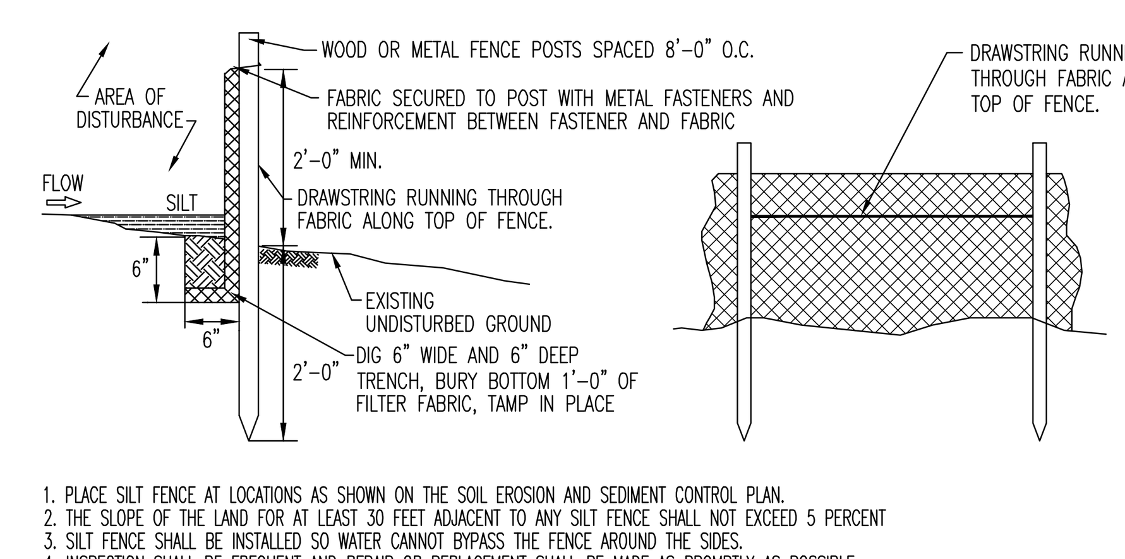
PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING, COMPOST FILTER SOCK AND TREE PROTECTION FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 5: COMPLETE BUILDING CONSTRUCTION.
PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
PHASE 7: FINAL GRADING ON SITE.
PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.
PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.



NOTES:
1. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
2. STAKES SHALL NOT BE UTILIZED ON HARD-PACKED AREAS WHERE INSTALLATION IS NOT FEASIBLE.
3. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
4. BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADEABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

COMPOST FILTER SOCK DETAIL

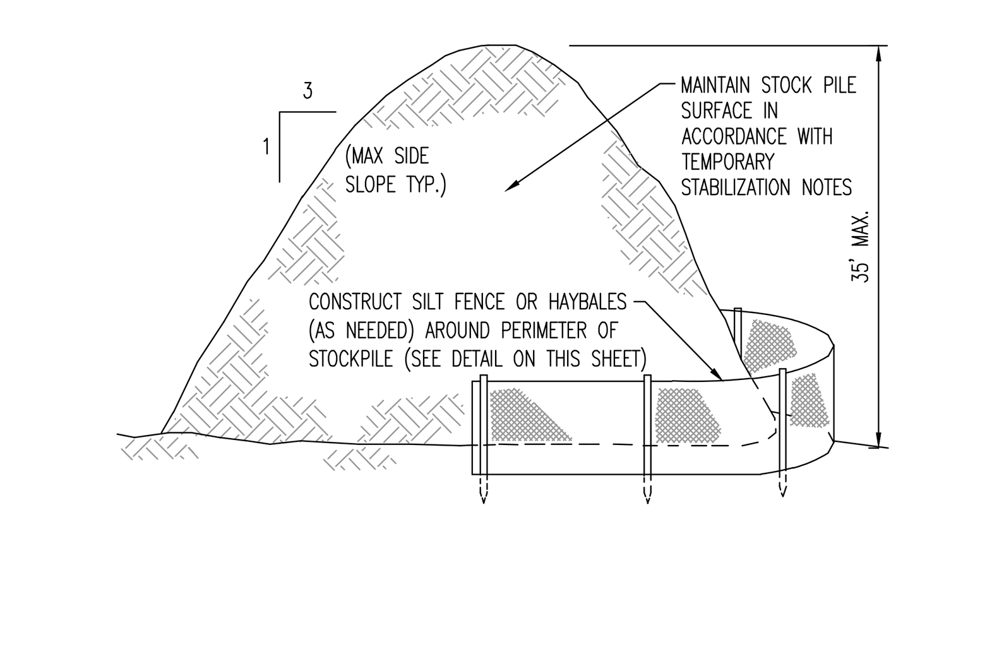
NOT TO SCALE



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

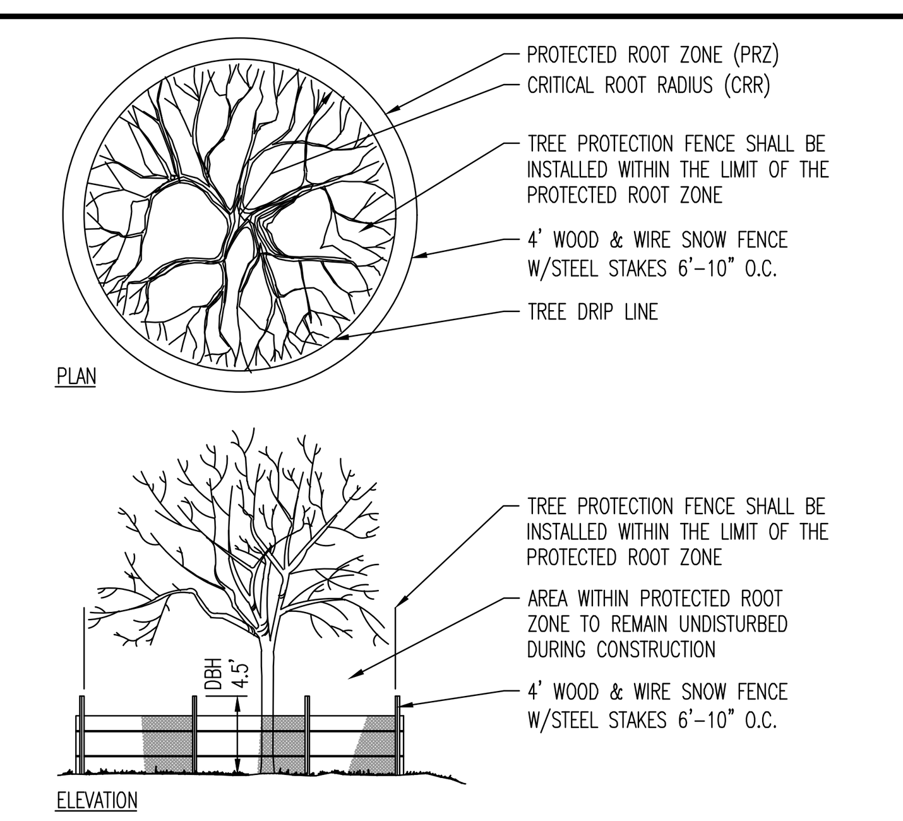
SILT FENCE DETAIL

NOT TO SCALE



TEMPORARY STOCKPILE DETAIL

NOT TO SCALE

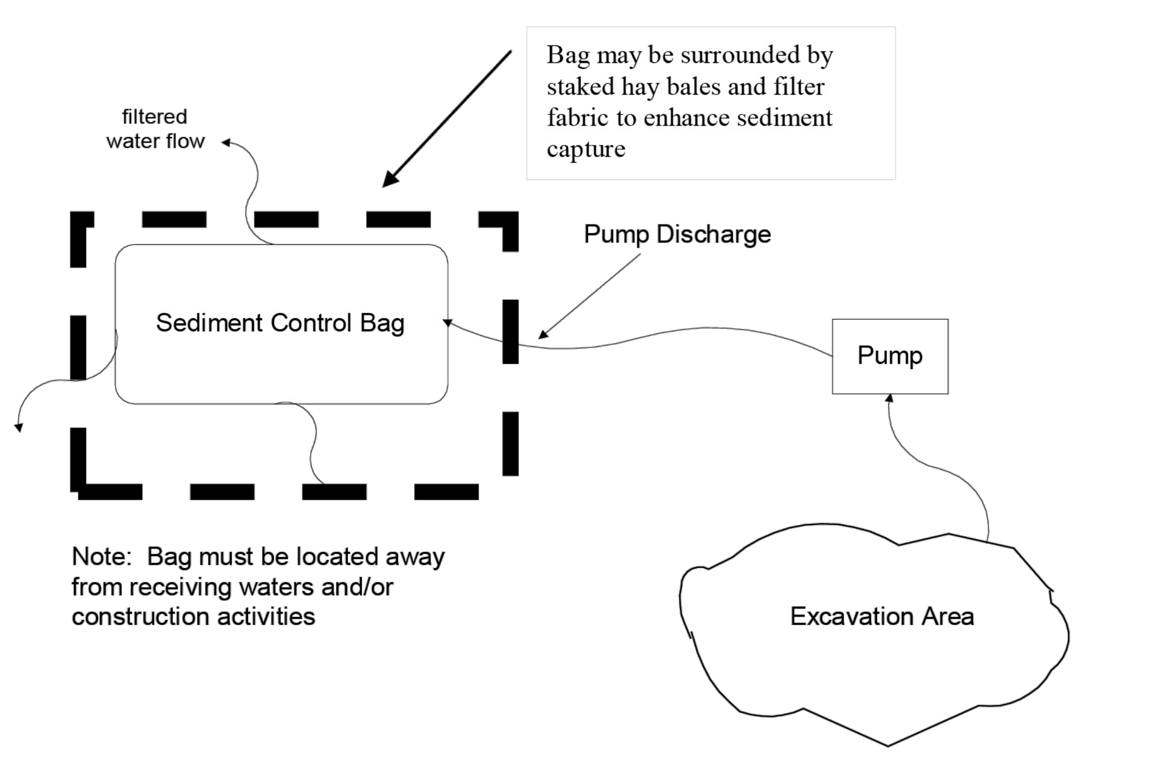


ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR)
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET

DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE



Bags must be disposed of according to manufacturer's instructions. Bags may not be reused.

14-4 SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED FOR:
McDonald's USA, LLC

L/C#: 29–1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY: DJS
STD ISSUE DATE: –
REVIEWED BY: TFD
DATE ISSUED: 05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45–84
DESCRIPTION: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
SITE ID: 29–1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114–23–01590

C-11

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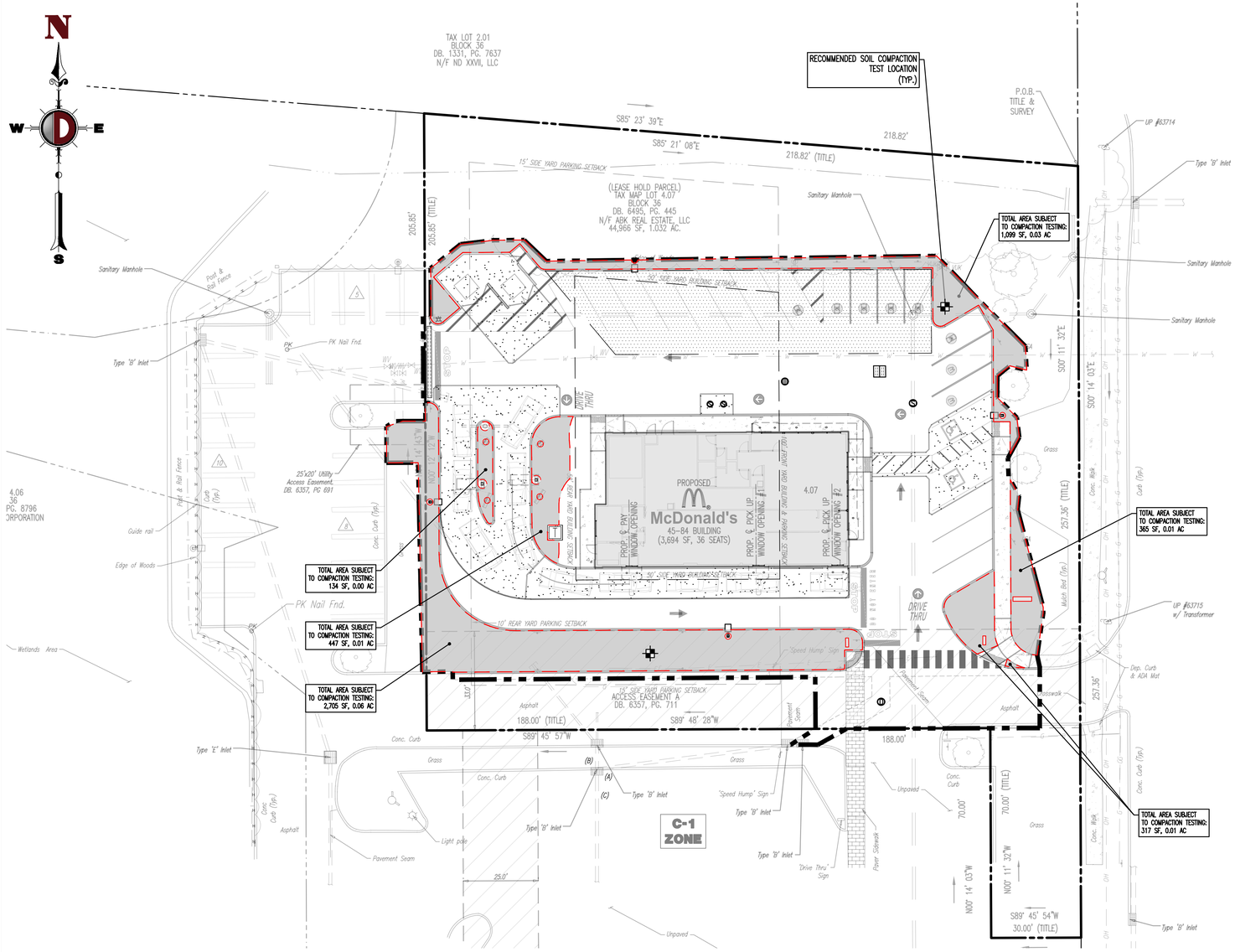
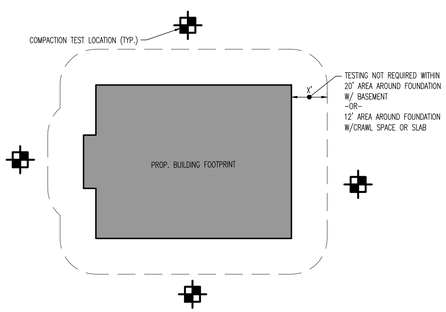
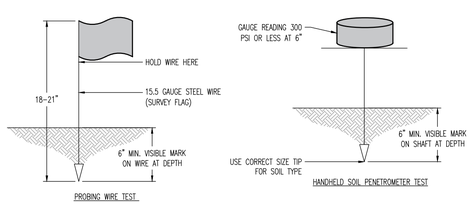




NOTE:
SOIL COMPACTION TESTING LOCATIONS IDENTIFIED ARE RECOMMENDED LOCATIONS FOR GRADING/DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS AND STRUCTURES OR ON INDIVIDUAL LOTS. FOR GRADED/DISTURBED AREAS WITHIN OPEN OR COMMON SPACES.



NOTES:
1. SOIL COMPACTION TESTING IS NOT REQUIRED WITHIN 20 FEET OF BUILDING FOUNDATIONS WITH BASEMENTS OR 12 FEET FROM SLAB OR CRAWL SPACE CONSTRUCTION.
2. A MINIMUM OF TWO (2) TESTS SHALL BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS, WHICH SHALL BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING.
3. SOIL SHOULD BE MOIST, BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE/PENETROMETER.
4. WIRE/PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED. RECORD DEPTH OF PENETRATION LESS THAN 6" IF WIRE DEFORMS AND/OR PENETROMETER GAGE MEASURES 300 PSI.
5. SUCCESSFUL TEST (NON-COMPACTED SOIL) OCCURS WHEN EITHER WIRE PENETRATES WITHOUT BENDING OR DEFORMING AT LEAST 6" INTO THE GROUND BY HAND WITHOUT THE USE OF TOOLS OR PROBE PENETRATES AT LEAST 6" WITH LESS THAN 300 PSI READING ON GAGE.
6. IF THE WIRE IS DIFFICULT TO INSERT (WIRE BENDS OR DEFORMS PRIOR TO REACHING 6 INCHES IN DEPTH), THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA TUBE BULK DENSITY OR NUCLEAR DENSITY TESTING METHODS AT THE DISCRETION OF THE OWNER/CONTRACTOR.

TYPICAL SOIL COMPACTION TESTING DETAIL

NOT TO SCALE

LEGEND

- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 / .5 ACRE)

SOIL COMPACTION MITIGATION NOTES

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFICED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
3. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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Kemptown, Pennsylvania | T: 267.685.0810 | Philadelphia, Pennsylvania | T: 610.228.4488 | Bethlehem, Pennsylvania | T: 610.228.4488

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY	REVIEWED BY	DATE ISSUED
XXX	TFD	05/14/2025
STD ISSUE DATE		
-		

TITLE
PROPOSED McDONALD'S RESTAURANT
BUILDING 45-84
DESCRIPTION
SOIL MANAGEMENT PLAN

SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

0114-23-01590
C-12
SHEET 12 OF 23

Plotted: 09/23/25 - 10:20 AM, By: jcdeolmeida, - Product Ver. 25.0x (LMS Tech)
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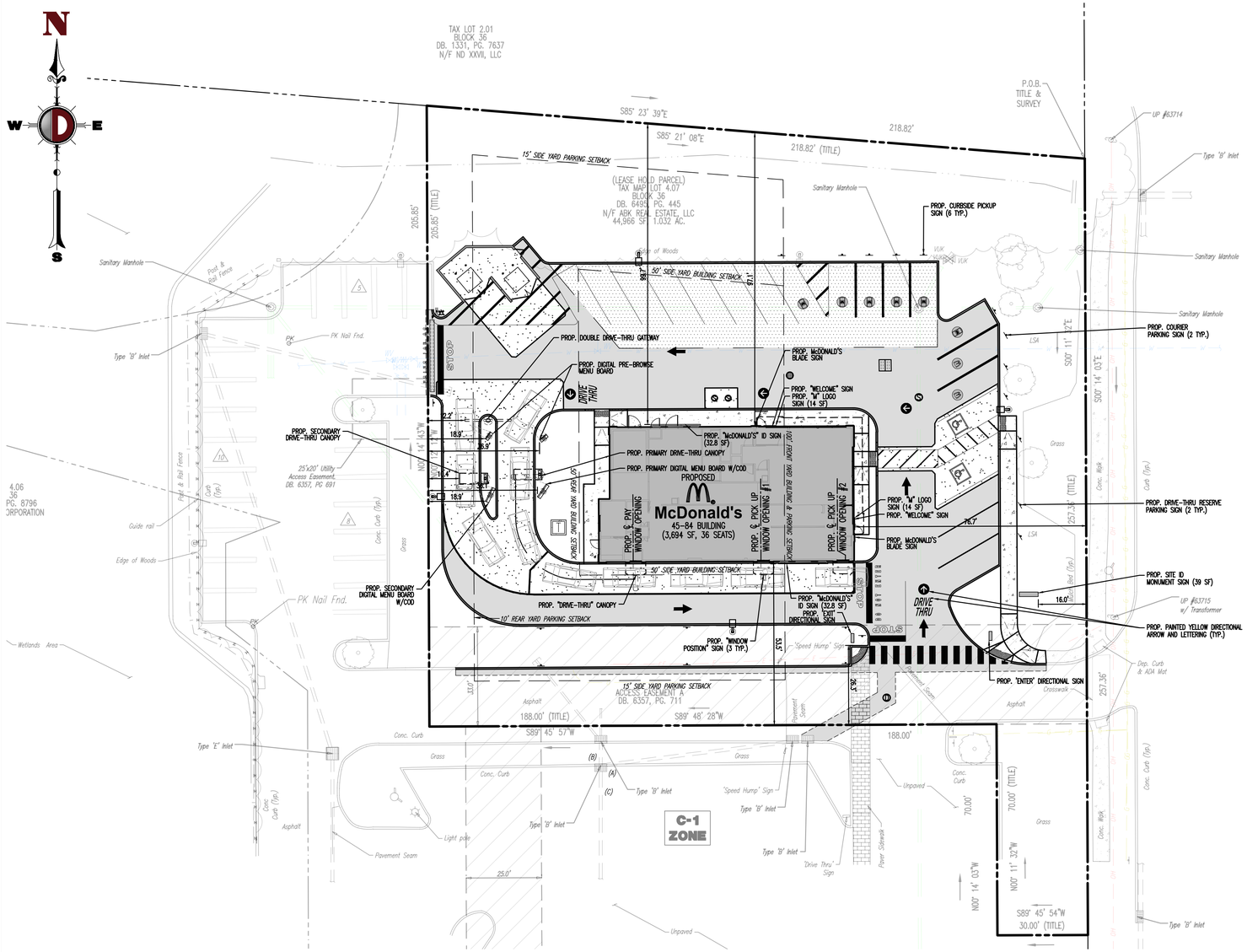

SIGNAGE TABLE (§ 160-75):

SIGN	REQUIREMENTS		PROPOSED		
FREESTANDING	NUMBER OF SIGNS:	ONE (1) ONE (1) ALONG ROUTE 73	NUMBER OF SIGNS:		FIVE (5)
				SITE ID SIGN	ONE (1)
				MENU BOARD	TWO (2)
				PRE-BROWSED BOARD	TWO (2)
	MAXIMUM SIGN AREA:	TOTAL AREA - 120 SF	SIGN AREA:	SITE ID SIGN	39.0 SF
				MENU BOARD	19.7 SF EACH
				PRE-BROWSED BOARD	9.8 SF EACH
	COPY AREA:	COPY AREA - 120 SF	COPY AREA:	SITE ID SIGN	21.07 SF
				MENU BOARD	19.7 SF EACH
				PRE-BROWSED BOARD	9.8 SF EACH
	MAXIMUM SIGN HEIGHT:	22 FT	SIGN HEIGHT:	SITE ID SIGN	9.25 FT
				MENU BOARD	5.9 FT
				PRE-BROWSED BOARD	5.9 FT
	MAXIMUM SIGN SETBACK:	10 FT	MAXIMUM SIGN SETBACK:	SITE ID SIGN	16.0 FT
				MENU BOARD	18.9 FT
				PRE-BROWSED BOARD	18.9 FT
FACADE	NUMBER OF FACADE SIGNS:	TWO (2)	NUMBER OF SIGNS:		
				NORTH FACADE	2
				SOUTH FACADE	1
				EAST FACADE	1
				TOTAL:	4 **(V)**
	MAXIMUM FACADE SIGN AREA:	TOTAL AGGREGATE AREA OF BOTH SIGNS NOT EXCEED 15% OF THE FRONT FACADE AREA, OR 80 SF.	SIGN AREA:		
			NORTH FACADE (NON-DRIVE-THROUGH)		
				"M" LOGO SIGN	14.0 SF
				"McDONALD'S" ID SIGN	32.8 SF
			SOUTH FACADE (DRIVE-THROUGH)		
				"McDONALD'S" ID SIGN	32.8 SF
			EAST FACADE (FRONT)		
				"M" LOGO SIGN	14.0 SF
				TOTAL FACADE SIGN AREA:	93.6 SF **(V)**
WINDOW	MAXIMUM SIGN AREA:	10% OF AVAILABLE WINDOW AREA (4.4 SF)	WINDOW SIGN AREA:	"WELCOME" WINDOW SIGN:	2.8 SF
DIRECTIONAL	NUMBER OF SIGNS:	NOT EXCEED THE NUMBER OF CURB CUTS ON A LOT	NUMBER OF DIRECTIONAL SIGNS:		FIFTEEN (15) **(V)**
				ENTER/EXIT SIGN:	TWO (2)
				McDONALD'S BLADE SIGN:	TWO (2)
				WINDOW POSITION SIGN:	THREE (3)
				CURBSIDE PICKUP SIGN:	SIX (6)
				COURIER PARKING SIGN:	TWO (2)
				DRIVE-THRU RESERVE PARKING SIGN:	TWO (2)
	MAXIMUM SIGN AREA:	2.5 SF	DIRECTIONAL SIGN AREA:		
				ENTER/EXIT SIGN:	2.9 SF **(V)**
				McDONALD'S BLADE SIGN:	2.25 SF
				WINDOW POSITION SIGN:	2.5 SF
				CURBSIDE PICKUP SIGN:	3.5 SF **(V)**
				COURIER PARKING SIGN:	3.5 SF **(V)**
				DRIVE-THRU RESERVE PARKING SIGN:	3.5 SF **(V)**
	MAXIMUM SIGN HEIGHT:	4.5 SF	DIRECTIONAL SIGN HEIGHT:		
				ENTER/EXIT SIGN:	3.0 FT
				McDONALD'S BLADE SIGN:	1.6 FT
				WINDOW POSITION SIGN:	0.83 FT
				CURBSIDE PICKUP SIGN:	7 FT **(V)**
				COURIER PARKING SIGN:	7 FT **(V)**
				DRIVE-THRU RESERVE PARKING SIGN:	7 FT **(V)**

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

FREESTANDING AND GROUND SIGNS SHALL HAVE A LANDSCAPED AREA AROUND THE BASE. THE LANDSCAPED AREA SHALL BE A MINIMUM OF 1.5 TIMES THE AREA OF THE SIGN. FOR EXAMPLE, A TWENTY-FOUR-SQUARE-FOOT SIGN MUST HAVE A MINIMUM THIRTY-SIX-SQUARE-FOOT LANDSCAPED AREA AT THE BASE CONSISTING OF EVERGREEN SHRUBS, GROUND COVER AND SEASONAL FLOWERS. (§ 160 75.0.(6))

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

SITE PLAN APPROVAL		
L/C#	PCA#	
	INITIAL	DATE
DEVELOPMENT		
ACM		
ARM		
RCM		
RREM		
RDD		
OPERATIONS		
FSM		
DO		
VP QSC		
OWNER OPERATOR		
BY:		

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

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Princeton, New Jersey T. 609.799.5400 | Toms River, New Jersey T. 732.797.1996 | Wall, New Jersey T. 732.556.1199
Allen, Texas T. 972.234.3100 | Austin, Texas T. 512.646.0644 | Houston, Texas T. 281.799.4455 | Delray Beach, Florida T. 561.972.8270
Hanover, Pennsylvania T. 717.637.8980 | Philadelphia, Pennsylvania T. 267.685.0001 | Bethlehem, Pennsylvania T. 610.625.4455
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PREPARED BY:

McDonald's USA, LLC

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L/C: TOWNSHIP OF EVESHAM, NJ

L/C#: 29-1564

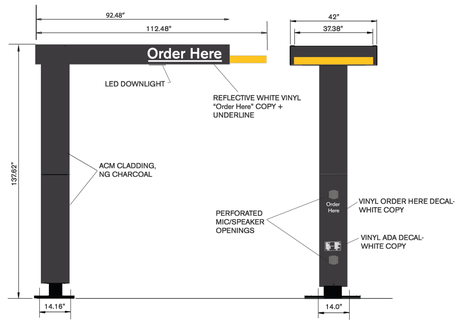
TITLE
PROPOSED McDONALD'S RESTAURANT
BUILDING 45-84
DESCRIPTION
SIGNAGE PLAN

DRAWN BY:	REVIEWED BY:	DATE ISSUED
XXX	TFD	05/14/2025
STD ISSUE DATE		
-		

SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

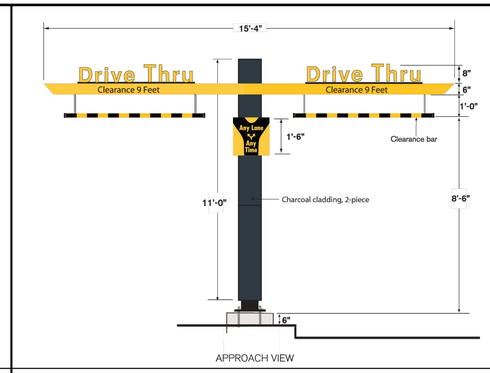
0114-23-01590
C-13
SHEET 13 OF 23

Plotted: 09/23/25 - 2:00 PM, By: jcdeolmelda, - Product Ver: 25.0a (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D114230159OPS2.dwg, ----> 13 SIGNAGE PLAN



DRIVE-THRU CANOPY DETAIL

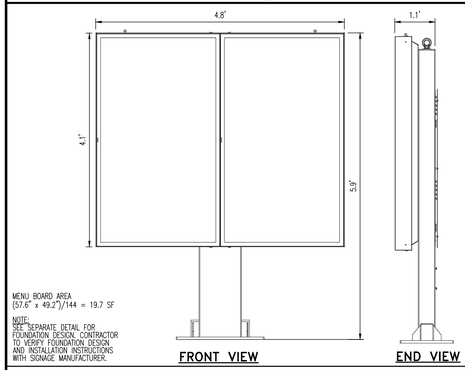
NOT TO SCALE



APPROACH VIEW

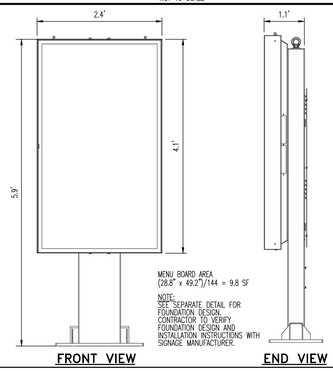
DRIVE-THRU DOUBLE GATEWAY DETAIL

NOT TO SCALE



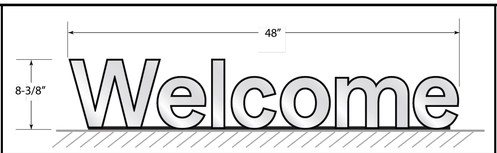
DIGITAL MENU BOARD W/COD DETAIL

NOT TO SCALE



PRE-BROWSE MENU BOARD DETAIL

NOT TO SCALE



NON-ILLUM'D WELCOME SIGN DETAIL

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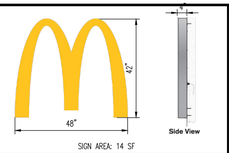


BUILDING "M" LOGO SIGN DETAIL

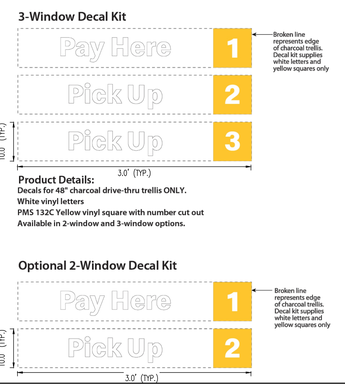
NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

BUILDING ID SIGN DETAIL

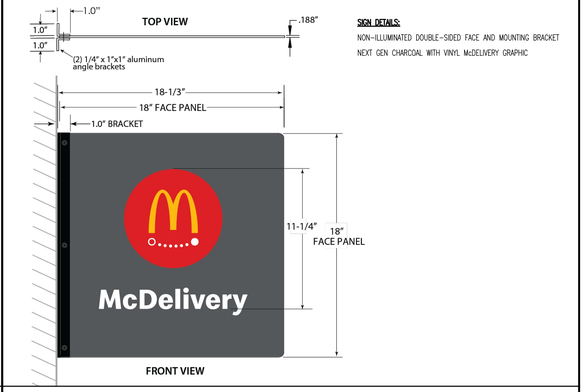
NOT TO SCALE

Decal Shown on Trellis



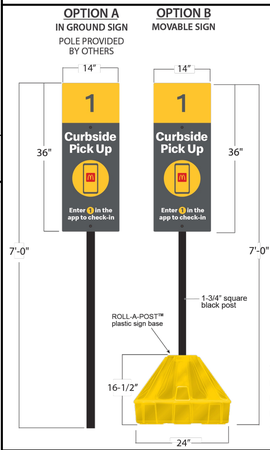
NEXT GEN DRIVE-THRU TRELLIS DECALS DETAIL

NOT TO SCALE



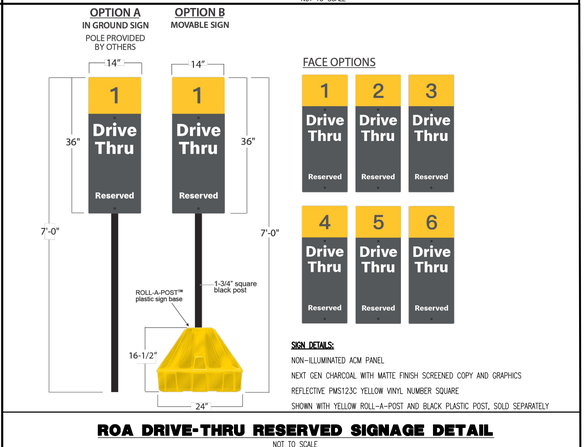
NEXT GEN NON-ILLUM'D McDELIVERY BLADE SIGN DETAIL

NOT TO SCALE



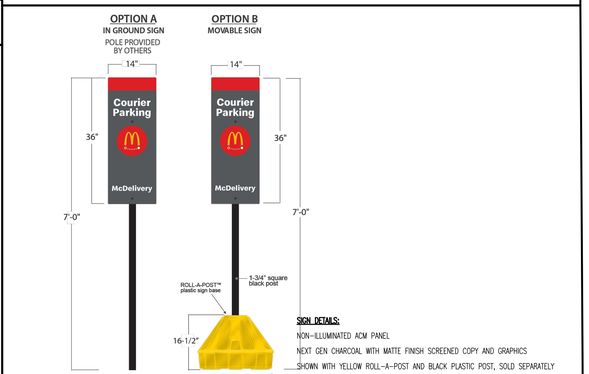
ROA CURBSIDE PICK UP SIGNAGE DETAIL

NOT TO SCALE



ROA DRIVE-THRU RESERVED SIGNAGE DETAIL

NOT TO SCALE



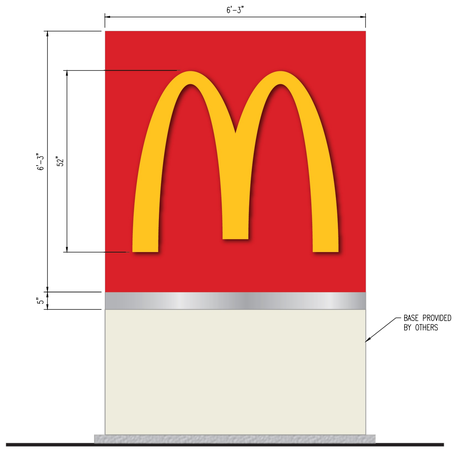
ROA COURIER PARKING SIGNAGE DETAIL

NOT TO SCALE

SIGN DETAILS:

ROUTED ALUMINUM FACES WITH LED ILLUMINATED ARCH LOGO
NEXT GEN RED CABINET AND PMS 123C YELLOW ARCH
NEXT GEN SILVER BAND

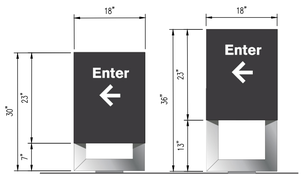
BASE HEIGHT FROM 2' TO 8'



6'-3" x 6'-3" NEXT GEN MONUMENT SIGN DETAIL

NOT TO SCALE

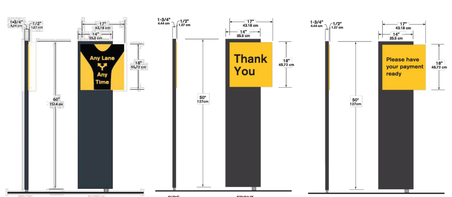
ILLUMINATION:	LED
ELECTRICAL:	.25 amps
POWER SUPPLY:	AMPEROR ANP90-30P1
FACE DETAILS:	LASER CUT ALUMINUM FACES PAINTED CHARCOAL, WHITE ILLUMINATED COPY AND ARROW. OPTIONAL ILLUMINATED GOLD ARCH.
AVAILABLE COPY:	ENTER EXIT WELCOME THANK YOU DRIVE-THRU



NEXT GEN DIRECTIONAL SIGN DETAIL

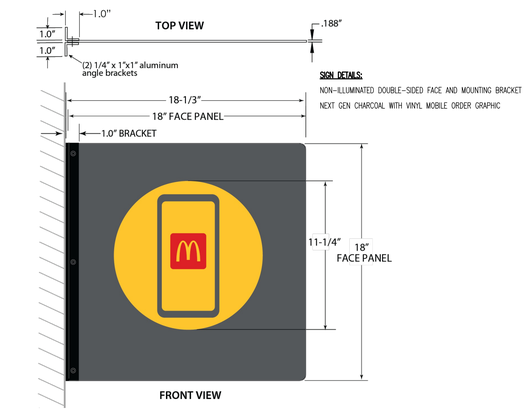
NOT TO SCALE

Illumination:	N/A
Ship Weight:	26 lbs.
Other:	• PMS 123 yellow reflective message panel with black decal graphics/letters • Two mounting systems available: direct burial or anchor bolt



DRIVE-THRU BOLLARD SIGN DETAILS

NOT TO SCALE



NEXT GEN NON-ILLUM'D MOBILE ORDER BLADE SIGN DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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Newark, NJ 07102
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THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

L/C: TOWNSHIP OF EVESHAM, NJ

L/C#: 29-1564

DRAWN BY	STD. ISSUE	DATE
XXX	-	
REVIEWED BY:	DATE ISSUED	
TFD	05/14/2025	

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84

DESCRIPTION: SIGNAGE DETAILS

SITE ID: 29-1564

SITE ADDRESS: BLOCK 38 LOT 4.02, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

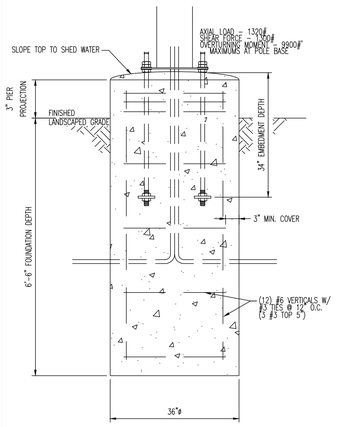
TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114-23-01590
C-14
SHEET 14 OF 23

Plotted: 09/23/25 – 10:45 AM, By: jpdaalmeida, – Product Ver: 25.0a (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\01142301590SD2.dwg, ---> 14 SIGNAGE DETAILS

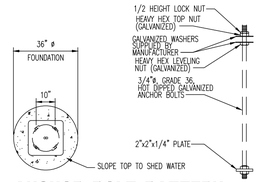
MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

NOTE:
-USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
-PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2)
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
-PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.



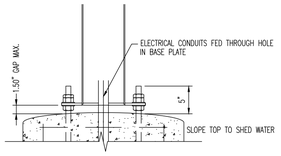
A CLEARANCE GATEWAY

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-USE F1554 GRADE 36 BOLTS MINIMUM
-USE HOT DIPPED GALVANIZED BOLTS
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



B ANCHOR BOLT PATTERN

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C CONNECTION DETAILS

GENERAL NOTES

-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
-ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

STEEL:

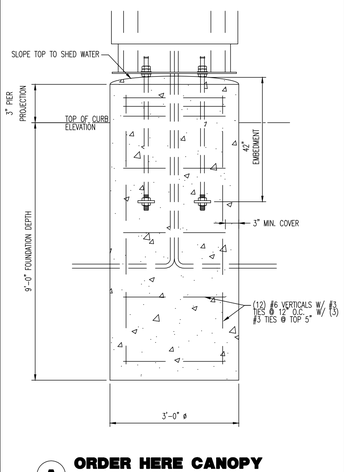
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy = 35ksi)
-HSS ROUND SECTION: ASTM A500 GRADE B (Fy = 42ksi)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy = 46ksi)
-CONNECTION BOLTS A325
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: GRADE 60
-NUTS:A563DH OR A194-2H
-WASHERS: F436
-USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.

-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
-CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
-DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS
-ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER
-CONTRACTOR TO PROTECT INTEGRITY OF EXISTING FOUNDATIONS WHILE CONSTRUCTING POLE FOUNDATIONS.

DRIVE-THRU GATEWAY FOUNDATION DETAIL

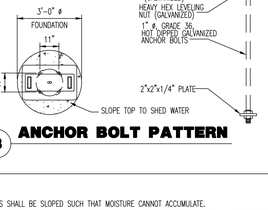
NOT TO SCALE

NOTE:
-USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
-PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2)
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
-PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
-FOUNDATIONS ARE DESIGNED FOR SINGLE OR DOUBLE POLE COLUMNS.



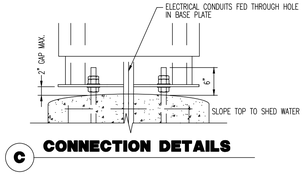
A ORDER HERE CANOPY

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-USE F1554 GRADE 36 BOLTS MINIMUM
-USE HOT DIPPED GALVANIZED BOLTS
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



B ANCHOR BOLT PATTERN

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C CONNECTION DETAILS

GENERAL NOTES

-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
-ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

STEEL:

-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy = 35ksi)
-HSS ROUND SECTION: ASTM A500 GRADE B (Fy = 42ksi)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy = 46ksi)
-CONNECTION BOLTS A325
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: GRADE 60
-NUTS:A563DH OR A194-2H
-WASHERS: A36
-USE HOT DIPPED GALVANIZED BOLTS AND FASTENERS
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.

-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
-CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
-DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS
-ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER
-CONTRACTOR TO PROTECT INTEGRITY OF EXISTING FOUNDATIONS WHILE CONSTRUCTING POLE FOUNDATIONS.

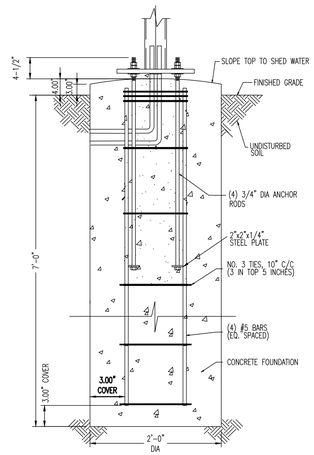
DRIVE-THRU CANOPY FOUNDATION DETAIL

NOT TO SCALE

DIGITAL MENU BOARD FOUNDATION DETAIL

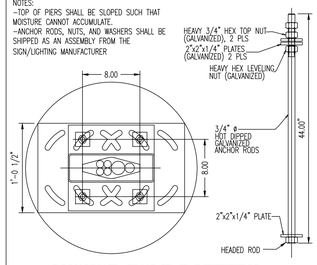
NOT TO SCALE

NOTES:
-PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 150 PSF/FT OF DEPTH



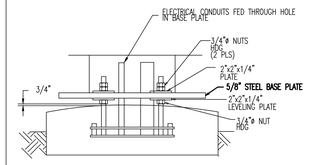
A FOUNDATION

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER



B ANCHOR BOLT PATTERN

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C CONNECTION DETAILS

GENERAL NOTES

-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT ACTUAL SITE SOIL CONDITIONS.
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM CONCRETE STRENGTH (f'c=3,000 PSI) SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5.
-ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

STEEL:

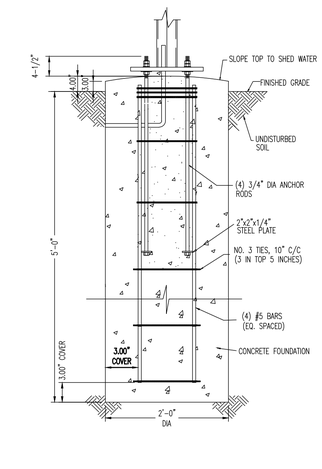
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35ksi)
-HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42ksi)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy=46ksi)
-HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: ASTM A615 GRADE 60
-NUTS:ASTM A563A, HEAVY HEX
-WASHERS: ASTM F844 A36
-USE ASTM A153 CLASS C HOT DIPPED GALVANIZED BOLTS AND FASTENERS
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
-DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1.

-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.
-CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
-DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS
-ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER
-CONTRACTOR TO PROTECT INTEGRITY OF EXISTING FOUNDATIONS WHILE CONSTRUCTING POLE FOUNDATIONS.

DIGITAL PRE-BROWSE MENU BOARD FOUNDATION DETAIL

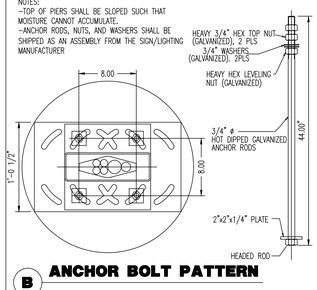
NOT TO SCALE

NOTES:
-PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 150 PSF/FT OF DEPTH



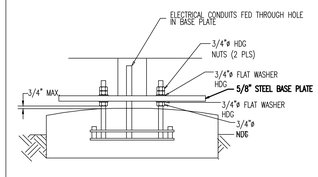
A FOUNDATION

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER



B ANCHOR BOLT PATTERN

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



C CONNECTION DETAILS

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

DYNAMIC ENGINEERING
50 Park Place, Suite 1101
Newark, NJ 07102
T (973) 735-7200
www.dynamicengr.com
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
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Allen, Texas | T (972) 234-3100 | Austin, Texas | T (512) 646-0444 | Houston, Texas | T (281) 799-5460 | Destrehan, Louisiana | T (985) 496-4450
Ypsilanti, Michigan | T (734) 477-1100 | Philadelphia, Pennsylvania | T (610) 680-4650 | Bethlehem, Pennsylvania | T (610) 625-4650

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
XXX	-	TFD	05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: CONSTRUCTION DETAILS

SITE ADDRESS: BLOCK 36 LOT 4.07, 741 MARLTON PIKE EAST, EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

SITE ID: 29-1564

0114-23-01590

C-15

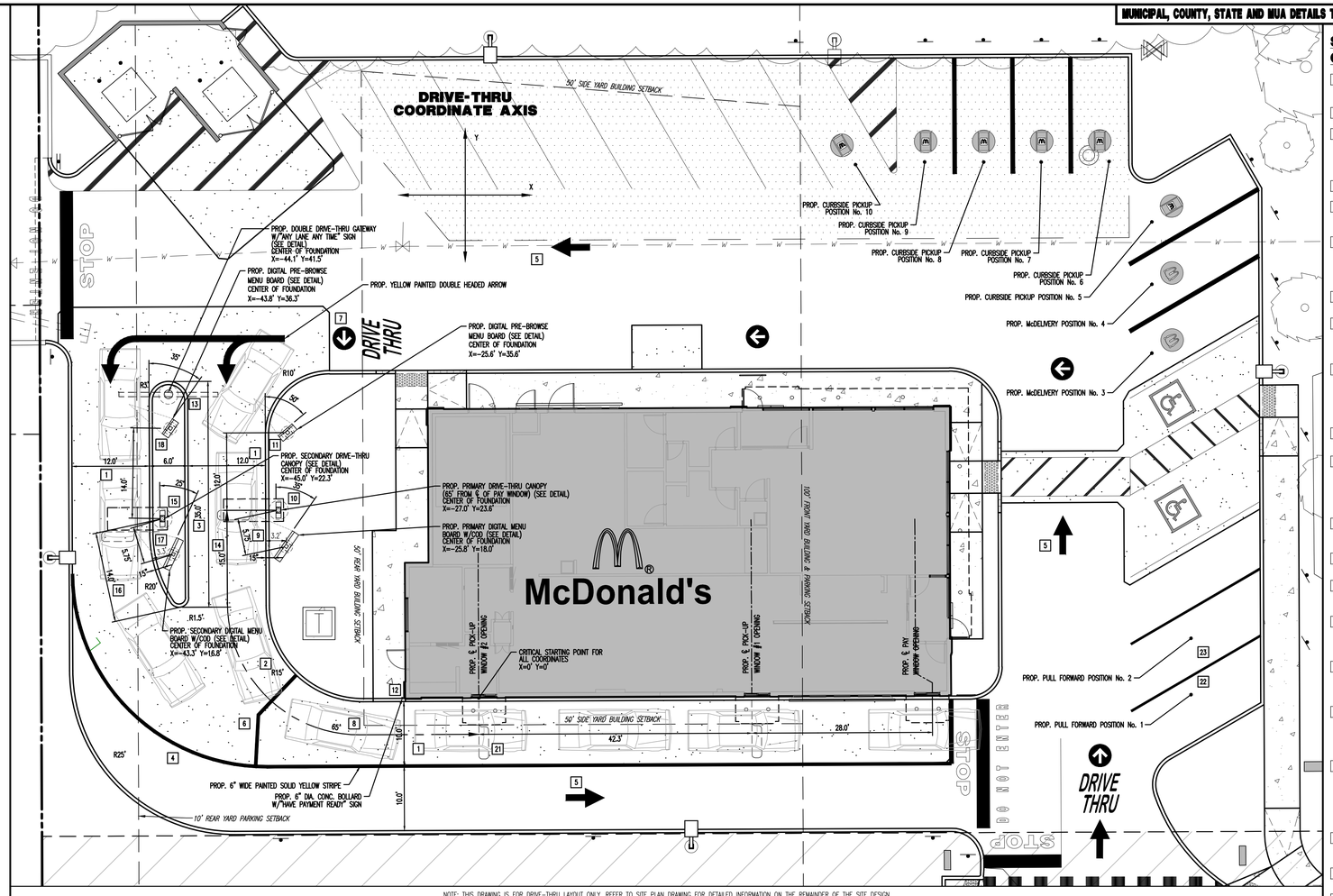
SHEET 15 OF 23

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

Plotted: 09/23/25 – 10:46 AM, By: jcdeimeida, – Product Ver: 25.0a (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SD2.dwg, ---> 15 CONSTRUCTION DETAILS

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



DRIVE-THRU COORDINATE PLAN

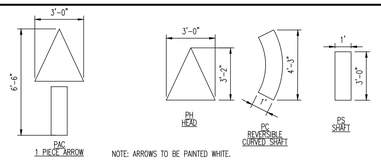
SCALE: 1" = 10'

SIDE-BY-SIDE DRIVE-THRU CRITERIA NOTES

1. DRIVE-THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'-0", LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'-0".
2. THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE-THRU CURBING IS 15'-0".
3. THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'-45'. THE LENGTH OF THE ISLAND FROM THE CANOPY ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT. THE RADIUS FOR THE ISLAND TIP SHALL BE 1'-6". THE ISLAND SHALL BE 6'-0" AT THE WIDEST POINT (FACE OF CURB TO FACE OF CURB).
4. 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE-THRU LANE.
5. ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'-0" SHAFT, 7'-0" ARROW STEM AND 3'-0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.
6. MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH CANOPY SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'-0" AND OFFSETTING THE OUTER LANE STRIPING 6'-0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.
7. A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.
8. MIN. 60'-0" (+5', 60'-65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE CANOPY FACE AND THE CENTER LINE OF THE OPEN ORDER WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'-0" INCREMENTS (± FOR 80', 100', AND 120') TO A MAX OF 120'. 100' IS OPTIMAL.
9. THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'-9" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE CANOPY FOUNDATION, WITH THE END CAP OF THE PRIMARY MENU BOARD NOT LESS THAN 15' FROM FACE OF CURB. THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE CANOPY AND WITH 100% VISIBILITY. THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY CANOPY.
10. AUGER "MCDONALD'S ORDER HERE CANOPY" DRIVE-THRU CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
11. PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB (18" TO 24" PREFERRED). THE DISTANCE BETWEEN THE PRIMARY CANOPY AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF THE CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE CANOPY FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM CANOPY.
12. A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE-THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.
13. AUGER "MCDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
14. THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY CANOPY MUST BE 15'-0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.
15. TO POSITION THE SECONDARY CANOPY, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY CANOPY.
16. WHEN THE SECONDARY CANOPY IS LOCATED AT 14'-0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'-0" FORWARD OF THE CANOPY CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY CANOPY WHEN POSSIBLE.
17. THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM CENTER OF THE CANOPY FOUNDATION, WITH THE END CAP OF THE SECONDARY MENU BOARD NOT LESS THAN 15' FROM FACE OF CURB. THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE CANOPY AND WITH 100% VISIBILITY.
18. PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB (18" TO 24" PREFERRED). THE DISTANCE BETWEEN THE SECONDARY CANOPY AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE CANOPY FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM CANOPY (PREFERRED 35°).
19. DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING AT THE PAY AND PICKUP WINDOWS.
20. PULL FORWARD POSITION NO. 1. PROVIDE 8" WIDE, 10' LONG, PAINTED (PMS 123 YELLOW) STRIPE 40' FROM CENTER OF OPEN PRESENT WINDOW AND PULL FORWARD IN-GROUND SIGN.
21. PULL FORWARD POSITION NO. 2. PROVIDE 8" WIDE, 10' LONG, PAINTED (PMS 123 YELLOW) STRIPE 40' FROM PULL FORWARD POSITION NO. 1 STRIPE AND PULL FORWARD IN-GROUND SIGN.

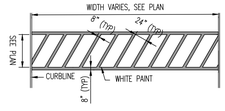
GENERAL DRIVE-THRU NOTES

1. SIGNAGE & DRIVE-THRU ELEMENTS:
   DRIVE-THRU CANOPY, GATEWAY, MENU BOARD AND PRE-BROWSE BOARD SHALL BE CONSISTENT WITH THE CURRENT STANDARD BUILDING DESIGN DRIVE-THRU ELEMENTS.
   OTHER DESIGNS MAY NOT BE USED.
2. THE PLACEMENT OF THE CANOPY AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BARD WHILE ORDERING.
3. GENERAL CONTRACTOR SHALL COORDINATE WITH CIVIL PLANS, MCDONALD'S PROJECT MANAGER AND SIGNAGE SUPPLIER TO CONFIRM EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS AND NUMBER OF SIGNS AND OTHER DRIVE-THRU ELEMENTS TO BE INSTALLED AT THIS SITE PRIOR TO CONSTRUCTION. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
4. CONTACT MCDONALD'S AREA CONSTRUCTION MANAGER FOR SIGNAGE & DRIVE-THRU ELEMENT FOOTING AND WIRING REQUIREMENTS. SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO O.C. PRIOR TO FOUNDATION POURING.
5. SEE ARCHITECTURAL PLANS FOR DRIVE-THRU LOOP DETECTOR AND WIRING INFORMATION.
6. GENERAL CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR AND SIGN SUPPLIER.
7. GENERAL CONTRACTOR TO INSTALL PRE-FORMED, PRE-WIRED VEHICLE DETECTOR LOOP. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. GENERAL CONTRACTOR TO VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.
9. IF 15" MIN. CLEARANCE CANNOT BE ATTAINED OR IF THERE IS A HIGH CHANCE OF AN IMPACT, A BOLLARD MAY BE INSTALLED TO PROTECT THE APPROPRIATE BOARD(S). 100% VISIBILITY OF THE BOARD(S) IS REQUIRED AFTER BOLLARD PLACEMENT.
10. ALL DRIVE-THRU EQUIPMENT SUPPLIED BY MCDONALD'S APPROVED SUPPLIERS.



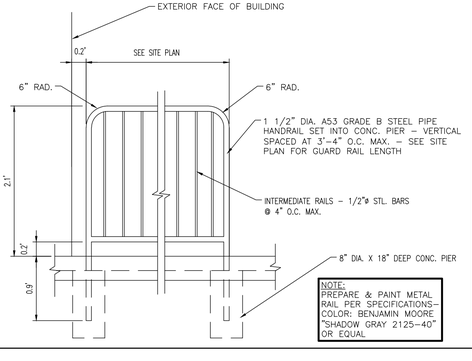
PAINTED PARKING LOT ARROW DETAILS

NOT TO SCALE



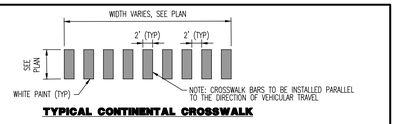
PAINTED CROSSWALK STRIPING DETAIL

NOT TO SCALE



GUARD RAIL DETAIL

NOT TO SCALE



TYPICAL CONTINENTAL CROSSWALK

NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE IN COMPLETE CONFORMANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. SEE PLAN FOR TYPE OF CROSSWALK MARKING PROPOSED.

09/23/25 – BM/DJS

PAINTED CROSSWALK STRIPING DETAILS

NOT TO SCALE

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

PREPARED BY:
DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
50 Park Place, Suite 910, Newark, NJ 07102, T 973.755.7200, www.dynamicengineering.com
Offices in: Lake Como, New Jersey | T. 732.974.0198 | Chester, New Jersey | T. 908.879.9229 | Morrison, New Jersey | T. 856.334.2000
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PREPARED FOR:
McDonald's USA, LLC

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY: DJS | STD ISSUE DATE: - | REVIEWED BY: TFD | DATE ISSUED: 05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: CONSTRUCTION DETAILS

SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.02, 741 N.JUS. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114-23-01590
C-16
SHEET 16 OF 23

Plotted: 09/23/25 – 10:46 AM, By: jcdeolmeida, – Product Ver: 25.0s (LMS Tech)
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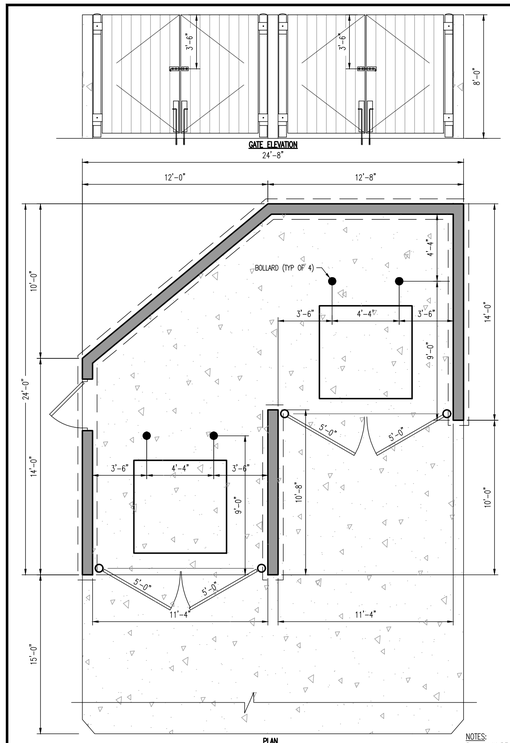
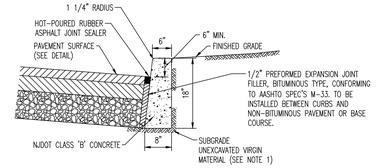
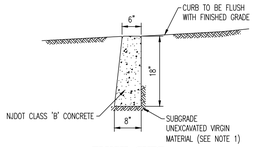


NOTES:
PLAN MAY BE FLIPPED TO ACCOMMODATE SITE CONDITIONS.
VERIFY ALL DIMENSIONS MATCH FIELD CONDITIONS/SHOP DWGS.
GATES: PAINTED ALUMINUM ROOF PANELS THAT ARE WELDED ON THE FRAME.
WALLS: MATCH BUILDING EXTERIOR.

24'X24'-8" TRASH ENCLOSURE DETAIL
NOT TO SCALE



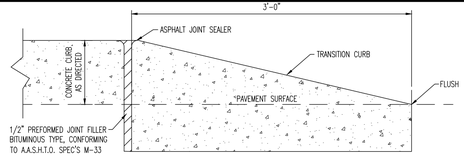
6" CURB REVEAL



FLUSH CURB

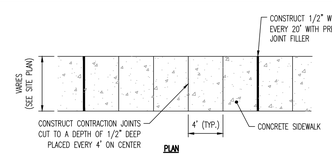
NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTOM-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
5. THESE SPECIFICATIONS ALSO MEET RSIS DESIGN STANDARDS.

CONCRETE CURB DETAIL
NOT TO SCALE

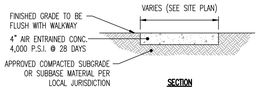


NOTE: SEE CURB DETAIL FOR MATERIAL SPECIFICATIONS, BEDDING REQUIREMENTS, ETC.

VERTICAL CURB TAPER DETAIL
NOT TO SCALE



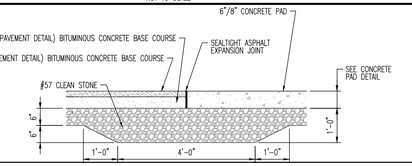
PLAN



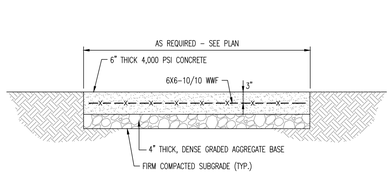
SECTION

NOTE:
1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

SIDEWALK DETAIL
NOT TO SCALE



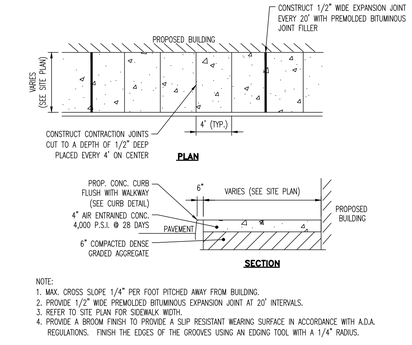
CONCRETE TO ASPHALT TRANSITION DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED, (6% WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING STEEL SHALL BE A MINIMUM ASTM A615, GRADE 60, AND SHALL BE FIELD WIRED IN PLACE.
5. ALL FORMWORK, AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS, AS WELL AS THE ACI AND UNIFORM BUILDING CODE.
6. PROVIDE CONTRACTION JOINT SPACING NO GREATER THAN 15', ISOLATION/EXPANSION JOINTS AT STRUCTURES AND CONSTRUCTION JOINTS WHEN WORK IS INTERRUPTED, ALL AT REGULAR JOINT INTERVALS. JOINT PATTERNS SHOULD DIVIDE CONCRETE INTO APPROXIMATE SQUARE PANELS WITH LENGTHS NOT MORE THAN 125% OF WIDTH AND AVOID ACUTE ANGLES.

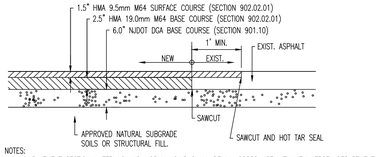
JGJ/JDMS 06/23

CONCRETE PAD DETAIL
NOT TO SCALE



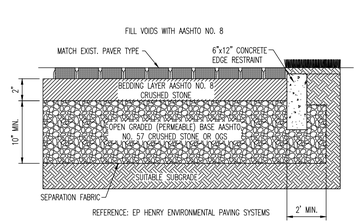
NOTE:
1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

CURB AND WALK DETAIL AT BUILDING
NOT TO SCALE



NOTES:
1. ALL PAVEMENT SECTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019.
2. OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC. TO INSPECT AND TEST SUBGRADE SOILS. CONTRACTOR SHALL CONTACT DYNAMIC EARTH, LLC. AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
3. SUBGRADE SOILS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOILS SHALL BE COMPACTED AND PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK TO A FIRM AND UNYIELDING CONDITION. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR STABILIZED AS DIRECTED BY DYNAMIC EARTH, LLC. ANY STRUCTURAL FILL AT OR BELOW PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM-D1557.

STANDARD DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



REFERENCE: EP HENRY ENVIRONMENTAL PAVING SYSTEMS

PAVER DETAIL (VEHICULAR APPLICATION)
NOT TO SCALE

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

50 Park Place, Suite 1101
Newark, NJ 07102
T (973) 755-7200
www.dynamicearth.com

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Nanuet, New York T. 845.323.3180 | Philadelphia, Pennsylvania T. 610.228.4888 | Bethlehem, Pennsylvania T. 610.984.4400

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

L/C: TOWNSHIP OF EVESHAM, NJ
L/C#: 29-1564
TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: CONSTRUCTION DETAILS
SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.02, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

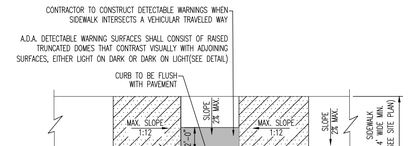
DRAWN BY	PREPARED BY:
DJS	
STD ISSUE DATE	REVIEWED BY:
-	TFD
	DATE ISSUED
	05/14/2025

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114-23-01590
C-17
SHEET 17 OF 23

Plotted: 09/23/25 – 10:46 AM, By: jcdealmeida, – Product Ver: 25.0s (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SD02.dwg, ---> 17 CONSTRUCTION DETAILS



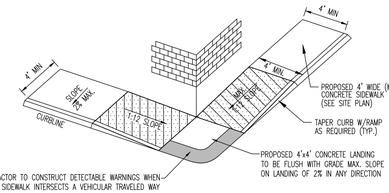
NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.

3. A LEVEL LANDING AREA(MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.

4.) CURB RAMPS, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

A.D.A. PARALLEL CURB RAMP DETAIL
NOT TO SCALE



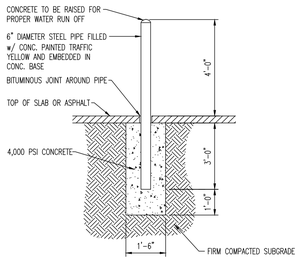
NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) COUNTER SLOPES OF ADJOINING GUTTERS AND PAVEMENT SHALL NOT BE STEEPER THAN 1:20 WITH A MAX. CROSS SLOPE OF 2%.

3.) A LEVEL LANDING AREA (MAX. SLOPE 2% IN ANY DIRECTION) SHALL BE PROVIDED AT THE TOP OF THE RAMP. THE LANDING CLEAR LENGTH SHALL BE 36" MIN AND THE CLEAR WIDTH SHALL BE AS WIDE AS THE RAMP.

4.) CURB RAMPS, PAVEMENT MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

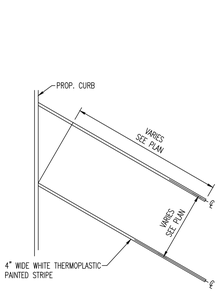
A.D.A. CURB RAMP AT BUILDING CORNER DETAIL
NOT TO SCALE



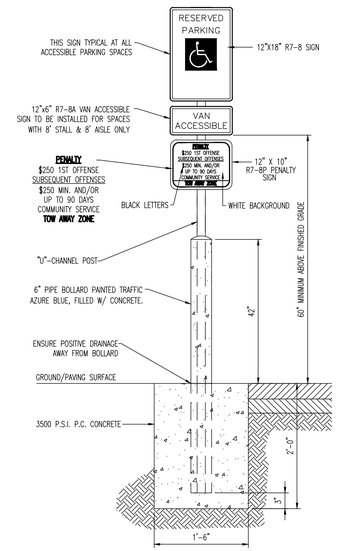
NOTES:
1. BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 36" ABOVE THE DRIVING SURFACE.
2. BOLLARDS REQUIRED AS DEPICTED ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, FIRE DEPARTMENT CONNECTIONS, AND TRASH ENCLOSURES.

10/6/16 - DK/KS

6" BOLLARD DETAIL
NOT TO SCALE



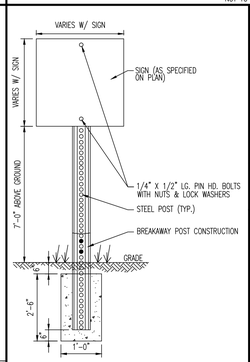
ANGLED PARKING STRIPING DETAIL
NOT TO SCALE



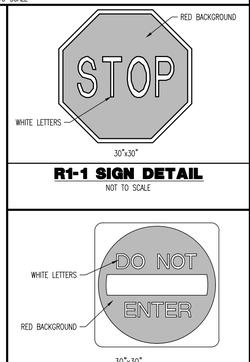
NOTES:
1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF NEW JERSEY HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF NEW JERSEY.

2.) VAN ACCESSIBLE SIGN SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE. WHEN VAN ACCESSIBLE IS NOT REQUIRED, R7-8 SIGN SHALL BE SET AT 60" MINIMUM ABOVE FINISHED GRADE.

A.D.A. PARKING SIGN ON BOLLARD DETAIL
NOT TO SCALE

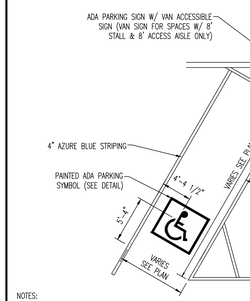


SIGN POST & FOOTING DETAIL
NOT TO SCALE



R1-1 SIGN DETAIL
NOT TO SCALE

R5-1 SIGN DETAIL
NOT TO SCALE



NOTES:
1. PAVEMENT STRIPING FOR ALL ADA PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ADA PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES.

10/6/16 - DK/KS

HANDICAPPED STALL MARKINGS
NOT TO SCALE

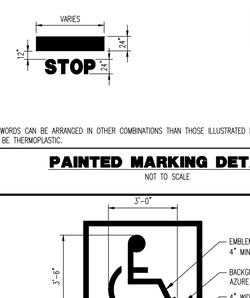
NOTES:
1. ALL SANITARY SEWER PIPE IS BE SDR-35 PVC UNLESS OTHERWISE NOTED.
2. CLEANOUT RISER SIZE TO MATCH LATERAL SIZE, 6" MAX.
3. ALL CLEANOUT CAPS ARE TO BE BRASS FOR SANITARY AND PVC FOR STORM SEWER.
4. X" – SEE PLAN FOR PIPE DIAMETER

SANITARY CLEANOUT DETAIL
NOT TO SCALE

NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVMENT SHALL BE SAWCUT
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITHIN KIND MATERIALS.

01/03 - 04/06

SANITARY SEWER TRENCH DETAIL
NOT TO SCALE

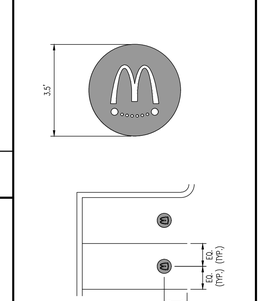


NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT. ALL PAINT TO BE THERMOPLASTIC.

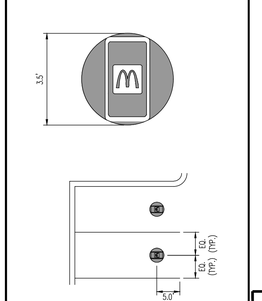
PAINTED MARKING DETAILS
NOT TO SCALE

NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

PAINTED A.D.A. PARKING SYMBOL DETAIL
NOT TO SCALE



McDELIVERY PAVEMENT MARKING LOGO DETAIL
NOT TO SCALE



CURBSIDE PICKUP PAVEMENT MARKING LOGO DETAIL
NOT TO SCALE

NOTES:
1. ALL SANITARY SEWER PIPE IS BE SDR-35 PVC UNLESS OTHERWISE NOTED.
2. CLEANOUT RISER SIZE TO MATCH LATERAL SIZE, 6" MAX.
3. ALL CLEANOUT CAPS ARE TO BE BRASS FOR SANITARY AND PVC FOR STORM SEWER.
4. X" – SEE PLAN FOR PIPE DIAMETER

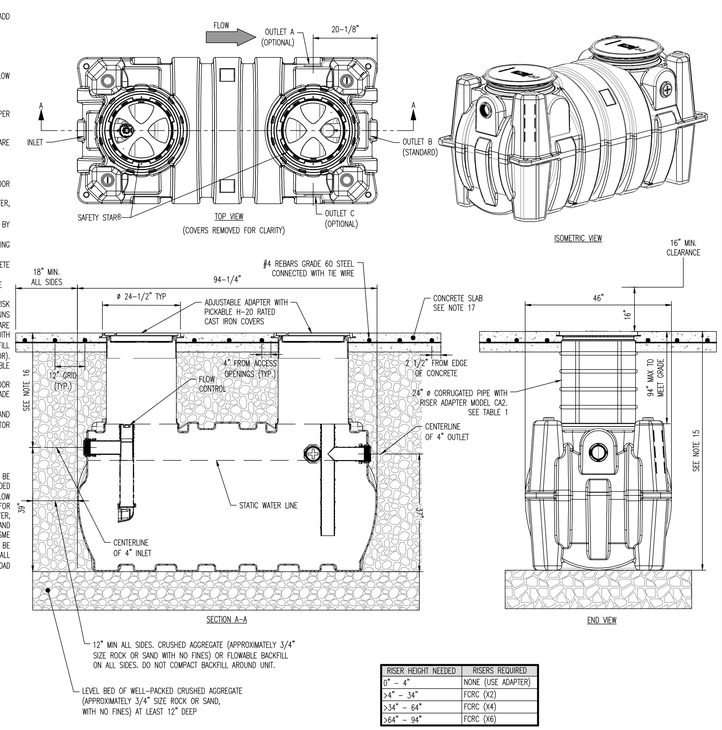
SANITARY CLEANOUT DETAIL
NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

NOTES:
1. 4" FPT INLET/OUTLET WITH 4" PLAIN END ADAPTERS, SINGLE INLET AND TRIPLE OUTLET.
2. UNIT WEIGHT – W/ CAST IRON COVERS: 528 LBS. (FOR WET WEIGHT ADD 4,254 LBS.)
3. MAXIMUM OPERATING TEMPERATURE: 150° F CONTINUOUS
4. CAPACITIES – LIQUID: 510 GAL.
   GREASE: 3,048 LBS. (417 GAL.) @100 GPM
   SOLIDS: 128 GAL.
5. BUILT-IN FLOW CONTROL. FOR SERIES INSTALLATIONS, ONLY INSTALL FLOW CONTROL ON THE FIRST UNIT IN THE SERIES IF NECESSARY.
6. FOR GRAVITY DRAINAGE APPLICATIONS ONLY.
7. DO NOT USE FOR PRESSURE APPLICATIONS.
8. COVER PLACEMENT ALLOWS FULL ACCESS TO TANK FOR PROPER MAINTENANCE.
9. VENT NOT REQUIRED UNLESS PER LOCAL CODE.
10. ENGINEERED INLET AND OUTLET DIFFUSERS WITH INSPECTION PORTS ARE REMOVABLE TO INSPECT / CLEAN PIPING.
11. INTEGRAL AIR RELIEF / ANTI-SIPHON / SAMPLING ACCESS.
12. ADJUSTABLE COVER ADAPTERS PROVIDE UP TO 4" OF ADDITIONAL HEIGHT.
13. DESIGNED FOR BELOW-GRADE, ABOVE-GRADE, INDOOR OR OUTDOOR INSTALLATIONS.
14. SAFETY STAR®, ACCESS RESTRICTOR BUILT INTO EACH COVER ADAPTER, PREVENTS ACCIDENTAL ENTRY TO TANKS (450 LB RATING).
15. STANDARD HEIGHT OF 49-1/2". IF REQUIRED, HEIGHT CAN BE ADJUSTED BY RISERS AS NECESSARY TO BRING COVERS FLUSH TO GRADE.
16. STANDARD HEIGHT OF 10-1/2" WITH NO RISERS AS NECESSARY TO BRING COVERS FLUSH TO GRADE.
17. VEHICULAR TRAFFIC AREA: MINIMUM 8" THICK CONCRETE SLAB. CONCRETE TO BE 28 DAY COMPRESSIVE STRENGTH TO 4,000 PSI. PEDESTRIAN TRAFFIC OR GREENSPACE AREA: MINIMUM 4" THICK CONCRETE SLAB.
18. IF THE INSTALLATION LOCATION IS IN A HIGH WATER TABLE OR AT RISK AREA (INCLUDING BUT NOT LIMITED TO TIDAL SURGE AREAS, FLOODPLAINS AND AREAS THAT RECEIVE STORM WATER), INTERCEPTOR AND RISERS ARE TO BE INSTALLED IN A WATER-TIGHT CONCRETE VAULT OR BACKFILL WITH CONCRETE OR FLOWABLE FILL (WET CONCRETE AND FLOWABLE BACKFILL SHOULD BE POURED IN STAGES TO AVOID CRUSHING THE INTERCEPTOR). GREAT BASIN™ MODELS THAT ARE DIRECT BURIED IN HIGH WATER TABLE SCENARIOS MUST BE INSTALLED WITH AN ANCHOR KIT.
19. DO NOT USE CAST IRON COVERS IN ABOVE GRADE OR INDOOR INSTALLATIONS.. USE COMPOSITE COVER C24BC FOR ABOVE GRADE INSTALLATION.
20. WHEN INSTALLED UNDER A HYDROSTATIC SLAB (SLAB DESIGNED WITHSTAND UPWARD LIFT, USUALLY CAUSED BY HYDROSTATIC PRESSURE) INTERCEPTOR MUST BE ENCLOSED IN A WATERTIGHT CONCRETE VAULT.
21. DO NOT COMPACT BACKFILL MECHANICALLY. COMPACT BY HAND ONLY.

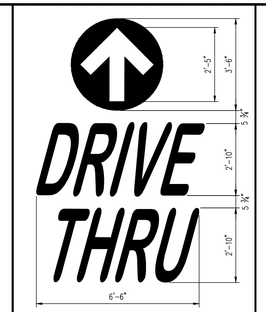
ENGINEER SPECIFICATION GUIDE:
SCHIER GREAT BASIN™ GREASE INTERCEPTOR MODEL # GB-500 SHALL BE LIFETIME GUARANTEED AND MADE IN USA OF SEAMLESS, ROTATIONALLY-MOLDED POLYETHYLENE WITH MINIMUM 7/16" UNIFORM WALL THICKNESS. FLOW CONTROL CARTRIDGE SHALL BE PVC. INTERCEPTOR SHALL BE FURNISHED FOR ABOVE OR BELOW-GRADE INSTALLATION WITH ADJUSTABLE COVER ADAPTER, SAFETY STAR® ACCESS RESTRICTOR BUILT INTO EACH COVER ADAPTER, AND THREE OUTLET OPTIONS. INTERCEPTOR SHALL BE CERTIFIED TO ASME A112.14.3 (TYPE C) AND CSA B481.1. INTERCEPTOR FLOW RATE SHALL BE 100 GPM. INTERCEPTOR GREASE CAPACITY SHALL BE 3,048 LBS. COVER SHALL PROVIDE WATER/GAS-TIGHT SEAL AND HAVE MINIMUM 16,000 LBS. LOAD CAPACITY.

CERTIFIED PERFORMANCE:
GREAT BASIN™ HYDROMECHANICAL GREASE INTERCEPTORS ARE THIRD PARTY PERFORMANCE-TESTED AND LISTED BY IAPMO TO ASME #A112.14.3 AND CSA B481.1 GREASE INTERCEPTOR STANDARDS AND GREATLY EXCEED REQUIREMENTS FOR GREASE SEPARATION AND STORAGE. THEY ARE COMPLIANT TO THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL PLUMBING CODE.



RISER HEIGHT NEEDED	RISERS REQUIRED
0" – 4"	NONE (USE ADAPTER)
>4" – 34"	FORC (X2)
>34" – 64"	FORC (X4)
>64" – 94"	FORC (X6)

GB-500 SCHIER GREASE TRAP DETAIL
NOT TO SCALE

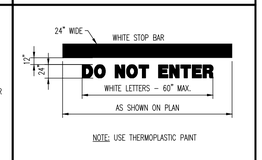


NOTE: PAINT TO MATCH PANTONE PMS 123 YELLOW.

PAINTED "DRIVE-THRU" WITH ARROW DETAIL
NOT TO SCALE

NOTE: SIGN MUST COMPLY WITH ALL LOCAL FIRE DEPT. REQUIREMENTS.

FIRE LANE SIGN DETAIL
NOT TO SCALE



NOTE: USE THERMOPLASTIC PAINT

DO NOT ENTER STRIPING DETAIL
NOT TO SCALE

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

PREPARED BY:
DYNAMIC ENGINEERING
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Fairfield, Connecticut T 203.412.7170 | Tampa, Florida T 813.514.1788 | Austin, Texas T 512.649.2340
Allen, Texas T 972.234.3100 | Austin, Texas T 512.649.2444 | Houston, Texas T 281.799.4455 | Denton, Texas T 940.222.0810
Minneapolis, Minnesota T 612.293.0810 | Minneapolis, Minnesota T 612.293.0810 | Philadelphia, Pennsylvania T 610.680.4400 | Bethlehem, Pennsylvania T 610.625.4400

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED FOR:
McDonald's USA, LLC

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L/C: TOWNSHIP OF EVESHAM, NJ
L/C#: 29-1564

DRAWN BY	STD ISSUE DATE
DJS	–
REVIEWED BY: TFD	DATE ISSUED 05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION: CONSTRUCTION DETAILS
SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

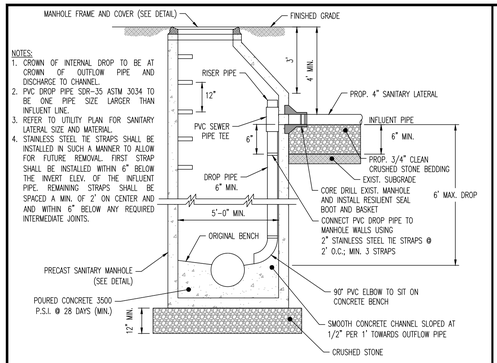
JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114-23-01590
C-18
SHEET 18 OF 23

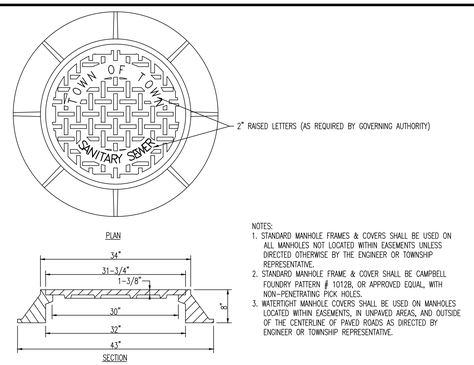
Plotted: 09/23/25 – 10:47 AM, By: jcdealmeida, – Product Ver: 25.0s (LMS Tech)
File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SD02.dwg, ---> 18 CONSTRUCTION DETAILS

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



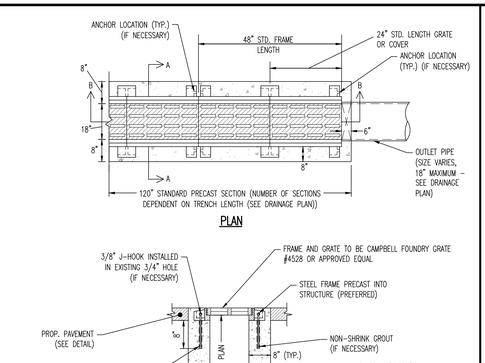
NOTES:
1. CROWN OF INTERNAL DROP TO BE AT CROWN OF OUTFLOW PIPE AND DISCHARGE TO CHANNEL.
2. PVC DROP PIPE SDR-35 ASTM 3034 TO BE ONE PIPE SIZE LARGER THAN INFLUENT LINE.
3. REFER TO UTILITY PLAN FOR SANITARY LATERAL SIZE AND MATERIAL.
4. STAINLESS STEEL TIE STRAPS SHALL BE INSTALLED IN SUCH A MANNER TO ALLOW FOR FUTURE REMOVAL. FIRST STRAP SHALL BE INSTALLED WITHIN 6" BELOW THE INVERT ELEV. OF THE INFLUENT PIPE. REMAINING STRAPS SHALL BE SPACED A MIN. OF 2' ON CENTER AND AND WITHIN 6" BELOW ANY REQUIRED INTERMEDIATE JOINTS.

SANITARY DROP CONNECTION (INTERNAL) MANHOLE DETAIL
NOT TO SCALE



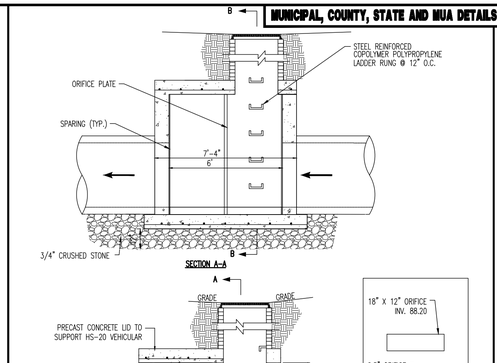
NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR TOWNSHIP REPRESENTATIVE.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN # 1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.
3. WATERTIGHT MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, AND OUTSIDE OF THE CENTERLINE OF PAVED ROADS AS DIRECTED BY ENGINEER OR TOWNSHIP REPRESENTATIVE.

SANITARY MANHOLE FRAME DETAIL
NOT TO SCALE



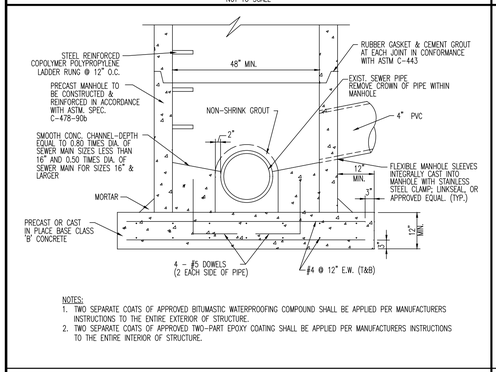
NOTES:
1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE CLASS "A" 5,000 PSI CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME SHALL BE PRECAST INTO CONCRETE STRUCTURE. IF NOT, FRAME SHALL BE PERMANENTLY ANCHORED TO STRUCTURE BY CORE DRILLING AND INSTALLING 3/8" J-HOOKS WITH NON-SHRINK GROUT.
5. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 4528 BICYCLE SAFE ECO-GRATE SET IN CONCRETE. (OR APPROVED EQUAL).

PRECAST TRENCH DRAIN DETAIL
NOT TO SCALE



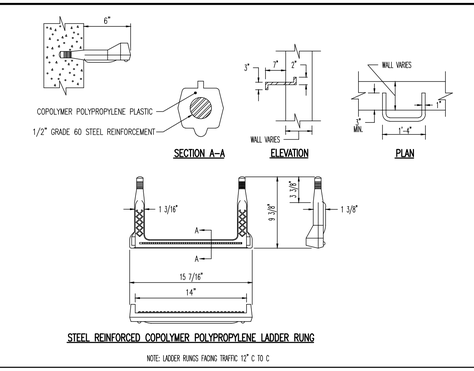
NOTES
1. CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
2. ALL CONCRETE TO BE N.J.D.O.T. CLASS "B" CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 2618 BICYCLE SAFE N-ECO GRATE SET IN CONC.
5. STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.
7. BUTYL RUBBER JOINT SEALANT SHALL BE PROVIDED AT THE RISER JOINTS OF ALL PRE-CAST STRUCTURES.

OUTLET CONTROL STRUCTURE (OCS) #105 DETAIL
NOT TO SCALE



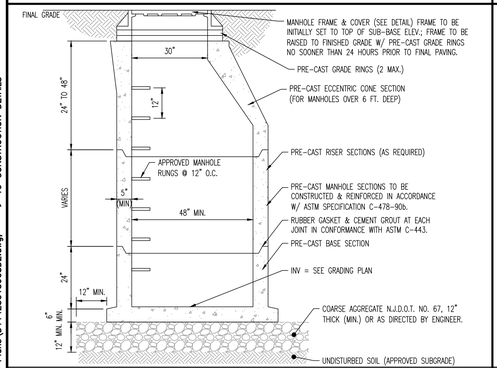
NOTES:
1. TWO SEPARATE COATS OF APPROVED BITUMASTIC WATERPROOFING COMPOUND SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS TO THE ENTIRE EXTERIOR OF STRUCTURE.
2. TWO SEPARATE COATS OF APPROVED TWO-PART EPOXY COATING SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS TO THE ENTIRE INTERIOR OF STRUCTURE.

SANITARY SEWER DOGHOUSE MANHOLE DETAIL
NOT TO SCALE

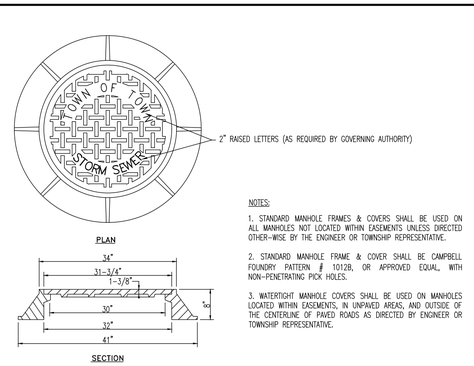


NOTE: LADDER RUNGS FACING TRAFFIC 12" C TO C

LADDER RUNG DETAIL
NOT TO SCALE

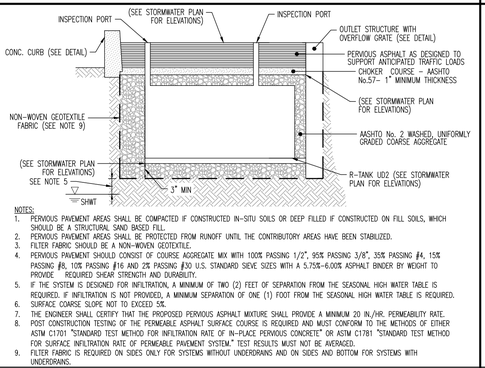


TYPICAL PRECAST STORM MANHOLE
NOT TO SCALE



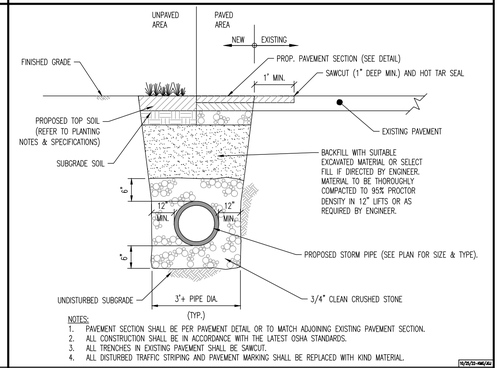
NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHER-WISE BY THE ENGINEER OR TOWNSHIP REPRESENTATIVE.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN # 1012B, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.
3. WATERTIGHT MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, AND OUTSIDE OF THE CENTERLINE OF PAVED ROADS AS DIRECTED BY ENGINEER OR TOWNSHIP REPRESENTATIVE.

STORM MANHOLE FRAME DETAIL
NOT TO SCALE



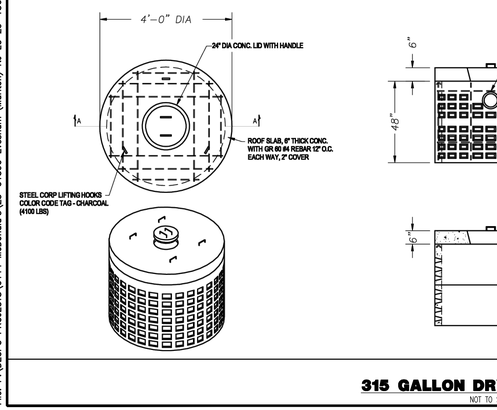
NOTES:
1. PERVIOUS PAVEMENT AREAS SHALL BE COMPACTED IF CONSTRUCTED IN-SITU SOILS OR DEEP FILLED IF CONSTRUCTED ON FILL SOILS, WHICH SHOULD BE A STRUCTURAL SAND BASED FILL.
2. PERVIOUS PAVEMENT AREAS SHALL BE PROTECTED FROM RUNOFF UNTIL THE CONTRIBUTORY AREAS HAVE BEEN STABILIZED.
3. FILTER FABRIC SHOULD BE A NON-WOVEN GEOTEXTILE.
4. PERVIOUS PAVEMENT SHOULD CONSIST OF COURSE AGGREGATE MIX WITH 100% PASSING 1/2", 95% PASSING 3/8", 35% PASSING #4, 15% PASSING #8, 10% PASSING #16 AND 2% PASSING #30 U.S. STANDARD SIEVE SIZES WITH A 5.75%-6.00% ASPHALT BINDER BY WEIGHT TO PROVIDE REQUIRED SHEAR STRENGTH AND DURABILITY.
5. IF THE SYSTEM IS DESIGNED FOR INFILTRATION, A MINIMUM OF TWO (2) FEET OF SEPARATION FROM THE SEASONAL HIGH WATER TABLE IS REQUIRED. IF INFILTRATION IS NOT PROVIDED, A MINIMUM SEPARATION OF ONE (1) FOOT FROM THE SEASONAL HIGH WATER TABLE IS REQUIRED.
6. SURFACE COARSE SLOPE NOT TO EXCEED 5%.
7. THE ENGINEER SHALL CERTIFY THAT THE PROPOSED PERVIOUS ASPHALT MIXTURE SHALL PROVIDE A MINIMUM 20 IN./HR. PERMEABILITY RATE.
8. POST CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF EITHER ASTM C1701 "STANDARD TEST METHOD FOR INFILTRATION RATE OF IN-PLACE PERVIOUS CONCRETE" OR ASTM C1781 "STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE PAVEMENT SYSTEM." TEST RESULTS MUST NOT BE AVERAGED.
9. FILTER FABRIC IS REQUIRED ON SIDES ONLY FOR SYSTEMS WITHOUT UNDERDRAINS AND ON SIDES AND BOTTOM FOR SYSTEMS WITH UNDERDRAINS.

PERVIOUS ASPHALT PAVEMENT DETAIL
NOT TO SCALE



NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVEMENT SHALL BE SAWCUT.
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITH KIND MATERIAL.

STORM SEWER TRENCH DETAIL
NOT TO SCALE



NOTES:
1. Steel reinforcement: A.S.T.M. A496-A615 Grade 60-60 ksi
2. Concrete: 4000 psi @ 28 days, 5% - 9% air entrainment
3. Design loading: H-20
4. Min. 1" concrete cover over reinforcement

NOTES:
1. SEEPAGE PIT EXCAVATION TO BE LINED WITH FILTER FABRIC "TYPAR" MANUFACTURED BY DuPONT OR APPROVED EQUAL.
2. PRECAST CONCRETE SEEPAGE TANK TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR TO NOTIFY THE TOWN DEPARTMENT OF ENGINEERING FOR INSPECTION PRIOR TO STONE PLACEMENT ON FABRIC AND BACKFILLING PIPE CONNECTIONS.
4. ANTI-SEEP COLLARS TO BE INSTALLED ON ALL INCOMING AND DISCHARGE PIPING AS REQUIRED TO ENSURE PROPER AND ISOLATED OPERATION OF SEEPAGE PIT.
5. BASE OF SEEPAGE PIT TO BE SET A MINIMUM OF TWO (2) FEET ABOVE ESTABLISHED S.H.W.T. AT PROPOSED LOCATION.

315 GALLON DRYWELL DETAIL
NOT TO SCALE

NO.	DATE	REV
2	09/12/25	REVISED PER TRC COMMENTS
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS

AWG AWG BY

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Honesdale, Pennsylvania T. 267.240.0281 | Philadelphia, Pennsylvania T. 610.280.4680 | Bethlehem, Pennsylvania T. 610.984.4680

PREPARED BY: DYNAMIC ENGINEERING

PREPARED FOR: McDonald's USA, LLC

L/C: TOWNSHIP OF EVESHAM, NJ

L/C#: 29-1564

DRAWN BY	STD ISSUE DATE
DJS	-
REVIEWED BY	DATE ISSUED
TFD	05/14/2025

PROPOSED McDONALD'S RESTAURANT BUILDING 45-84

DESCRIPTION: CONSTRUCTION DETAILS

SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.U.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

SITE ID: 29-1564

TITLE

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

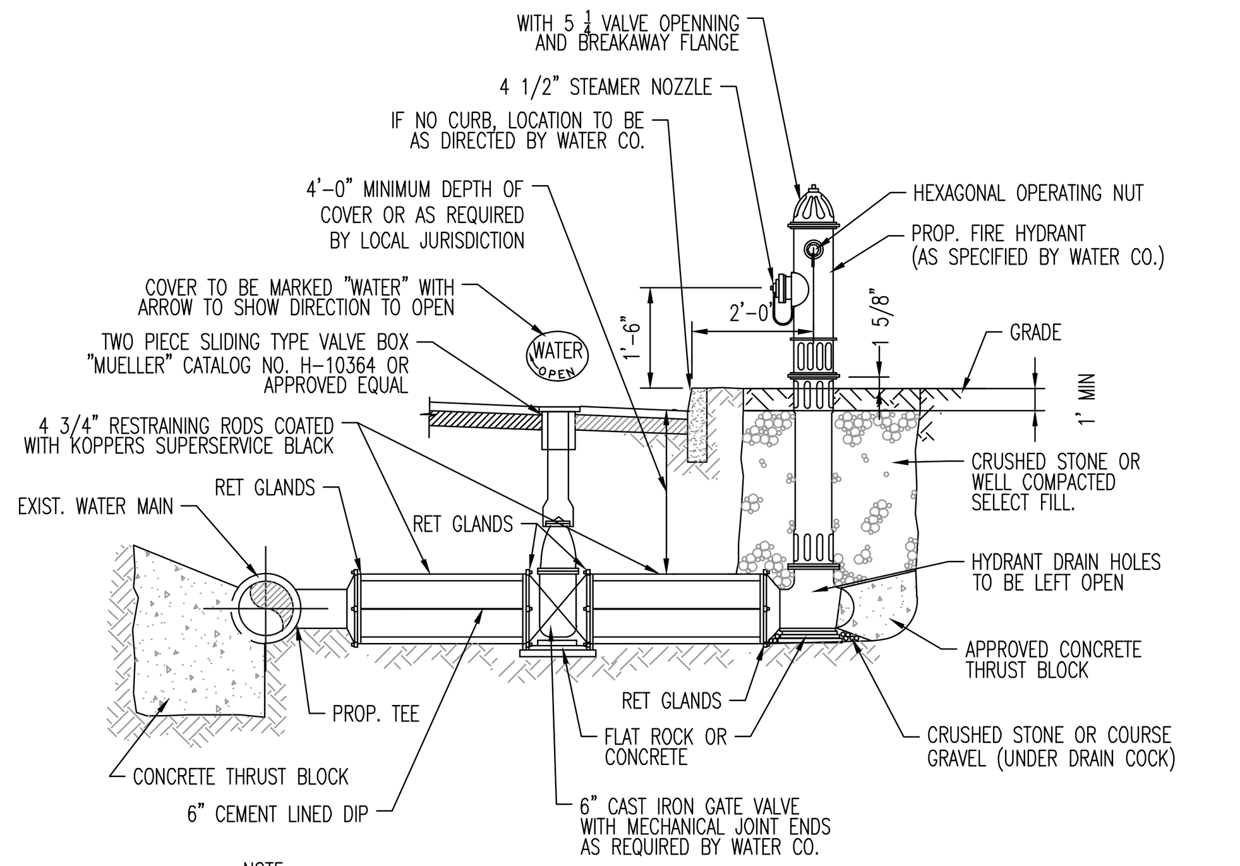
TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114-23-01590

C-19
SHEET 19 OF 23

Plotted: 09/23/25 - 10:47 AM, By: jcdeolmeda, - Product Ver: 25.0s (LMS Tech)
File: P:\DEDPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D114230159DS02.dwg, ----> 19 CONSTRUCTION DETAILS

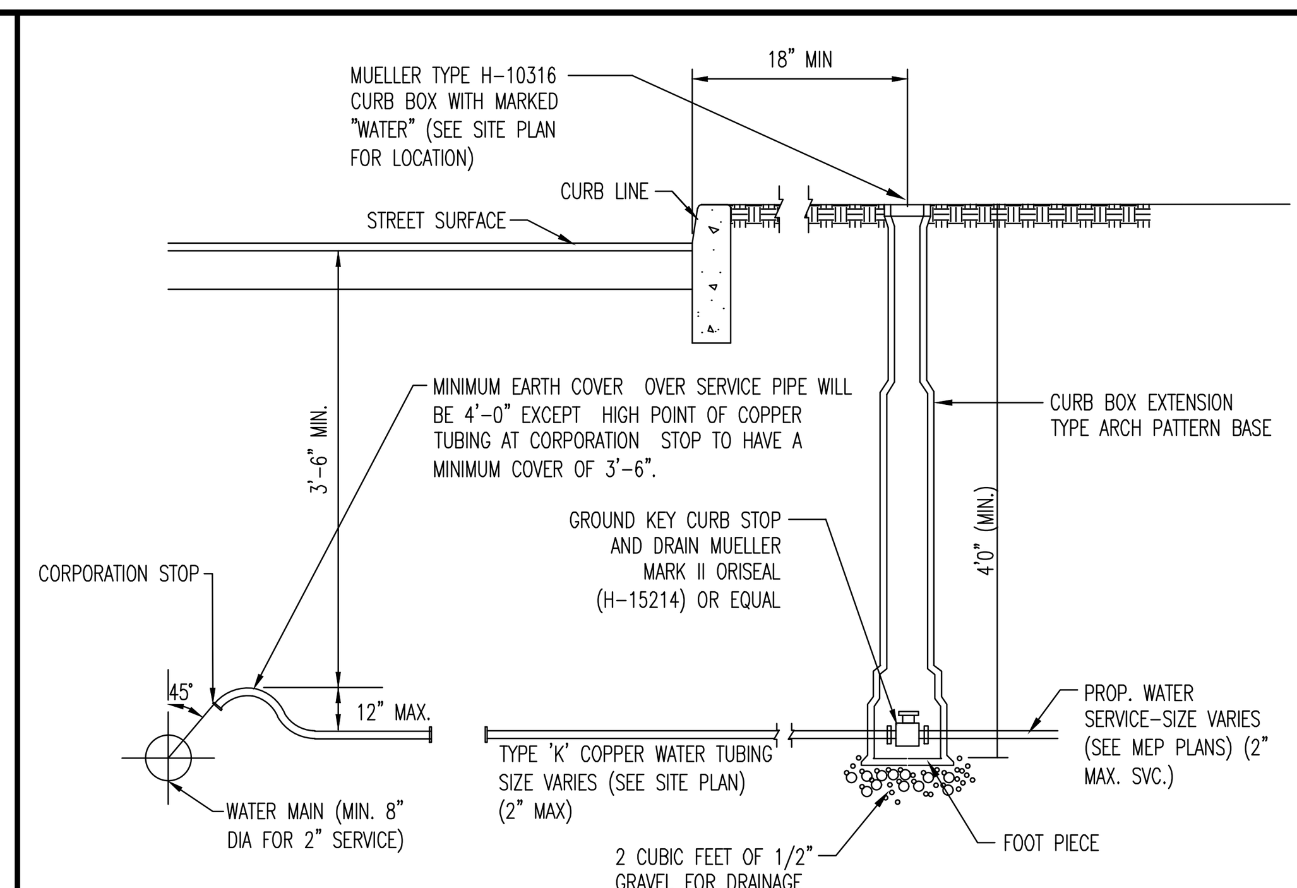
MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



NOTE:
1. REFER TO WATER COMPANY SPECIFICATIONS FOR VALVE/HYDRANT SPECIFICATIONS.
2. PRIVATE FIRE HYDRANTS AND PRIVATE FIRE WATER MAIN SHALL BE BURIED IN ACCORDANCE WITH LATEST NFPA REGULATIONS.

TYPICAL FIRE HYDRANT & VALVE INSTALLATION

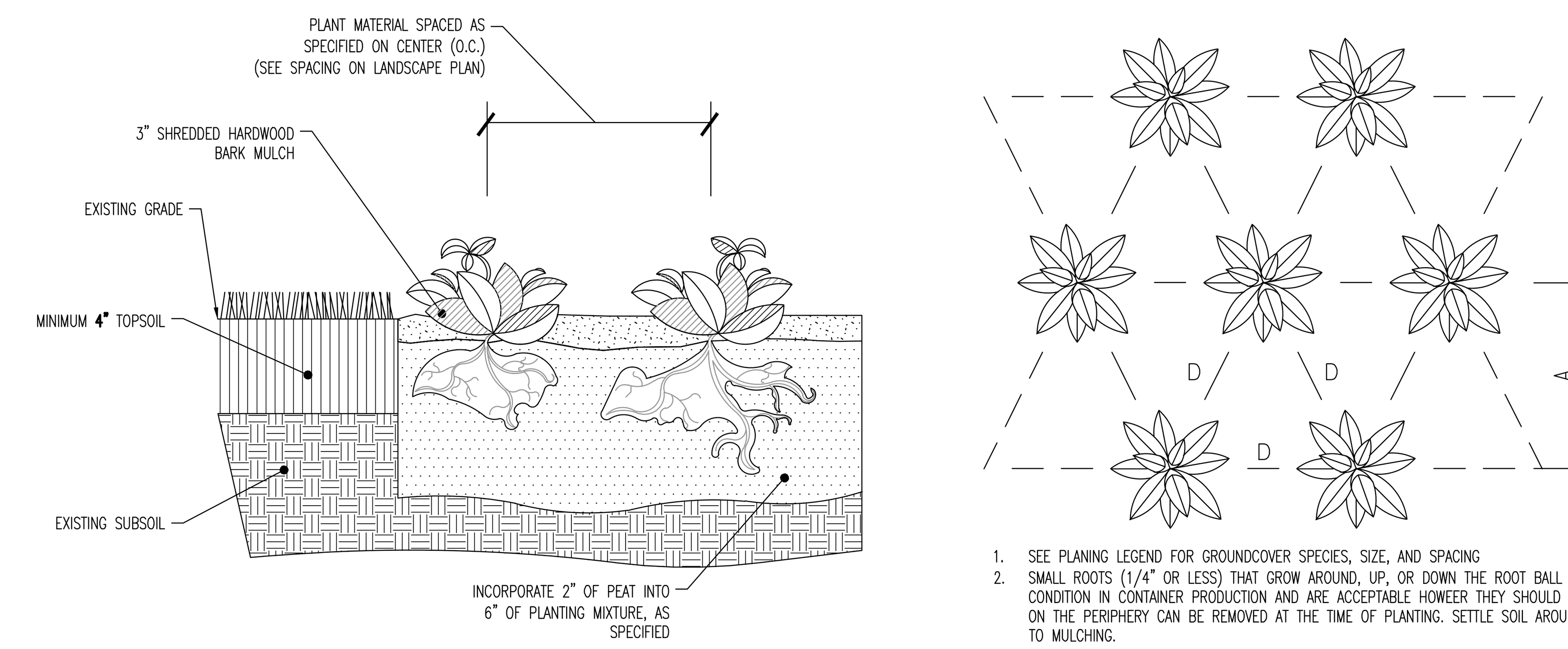
NOT TO SCALE



NOTE: CONTRACTOR TO VERIFY SIZE AND LOCATION OF UTILITY SERVICES WITH ARCHITECTURAL PLANS AND/OR M.E.P. DRAWINGS. WHERE CONFLICT EXISTS WITH THE SITE PLAN, ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

WATER SERVICE CONNECTION

NOT TO SCALE



TYPICAL SPACING CHART	
SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

1. SEE PLANING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

PERENNIAL/GROUND COVER SPACING AND PLANTING DETAIL

NOT TO SCALE

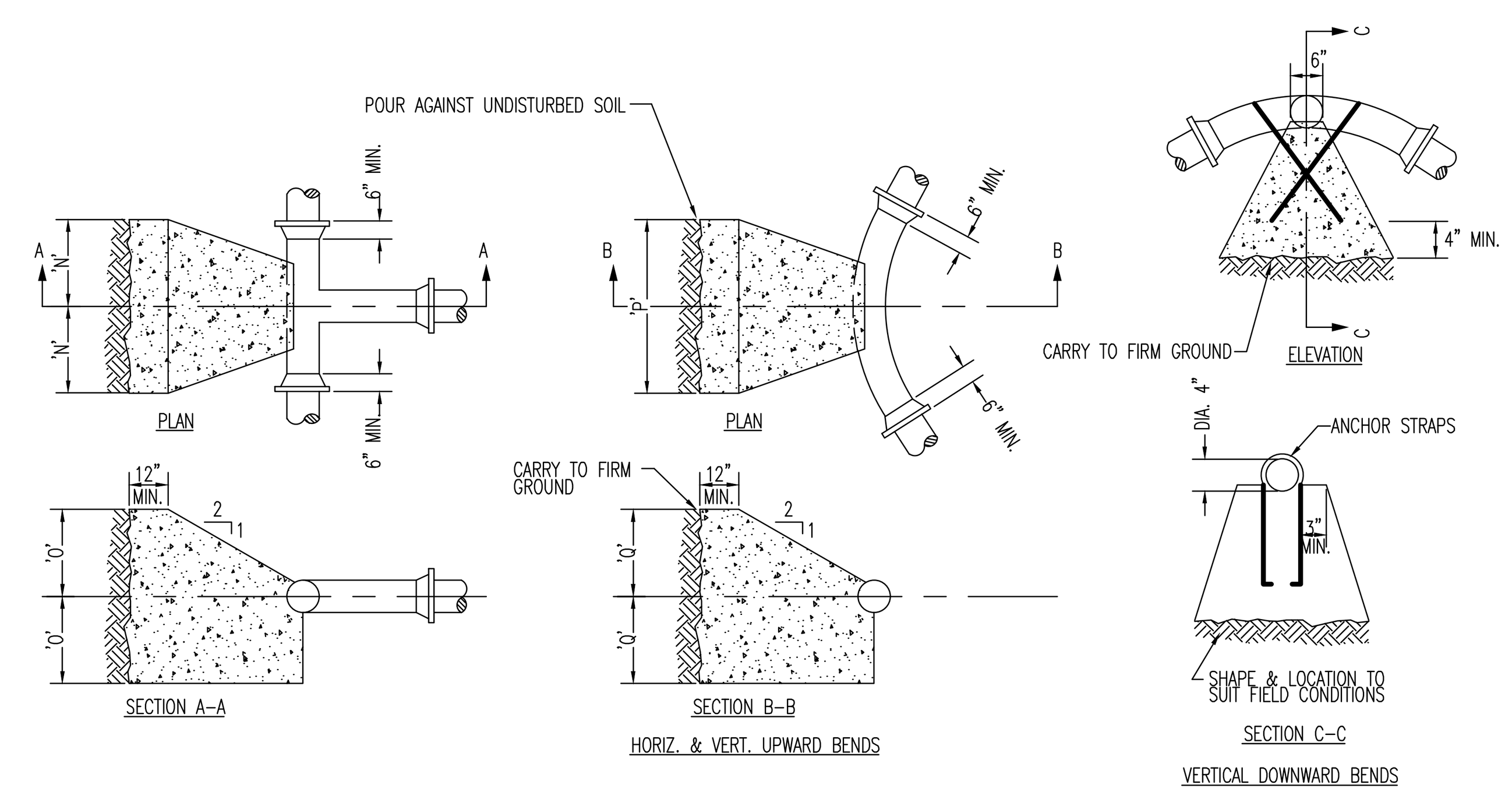
TEES

	THRUST BLOCK FOR TEES, HORIZONTAL & VERTICAL BENDS & PLUGS		
	DESC.	DIMENSION	8"ø
	TEES	N	1'-2"
		O	1'-2"
HORIZ. & VERT. UPWARD	90° BENDS	P	1'-4"
		Q	1'-4"
	45° BENDS	P	1'-0"
		Q	1'-0"
	22 1/2° BENDS	P	0'-8"
		Q	0'-8"
	11 1/4° BENDS	P	0'-6"
		Q	0'-6"
VERTICAL DOWNWARD	45° BENDS	MIN. CONC.* ANCHORAGE	1.8 C.Y.
	22 1/2° BENDS	MIN. CONC.* ANCHORAGE	1.0 C.Y.
	11 1/4° BENDS	MIN. CONC.* ANCHORAGE	0.5 C.Y.

ANCHOR SCHEDULE FOR VERT. DOWNWARD BENDS	
SIZE	STRAP SIZE
8"*	#5 BAR

THRUST BLOCK DESIGNED FOR 150 LB. PER SQ. IN TEST PRESSURE & 2000 LB. PER SQ. FT. SOIL PRESSURE.

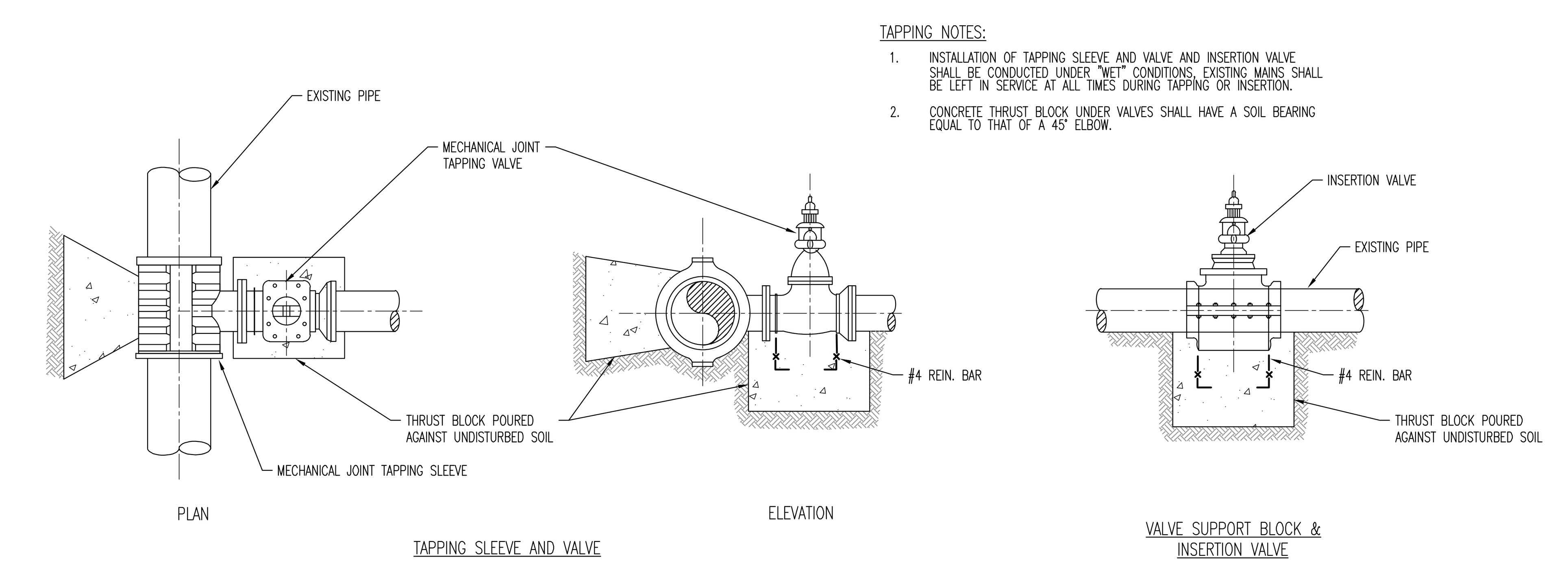
*MIN. CONC. ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.



THRUST BLOCK DETAILS

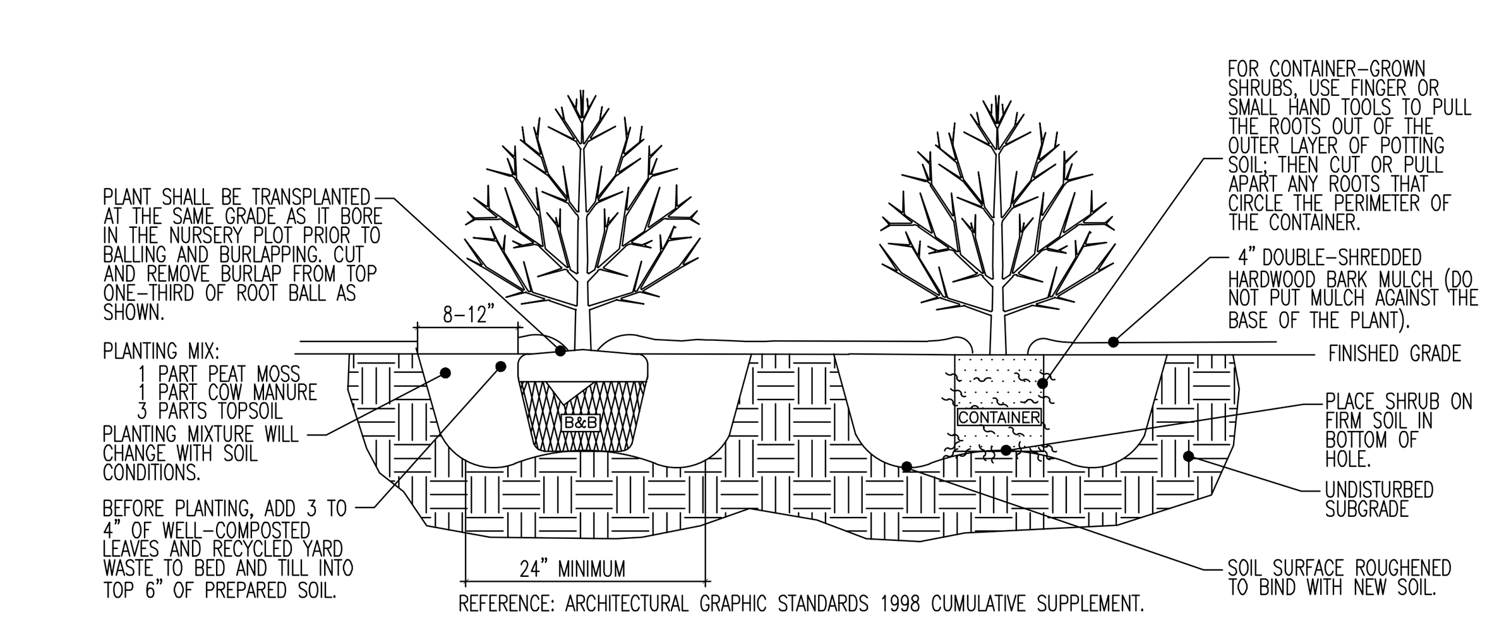
NOT TO SCALE

TAPPING NOTES:
1. INSTALLATION OF TAPPING SLEEVE AND VALVE AND INSERTION VALVE SHALL BE CONDUCTED UNDER "WET" CONDITIONS, EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HAVE A SOIL BEARING EQUAL TO THAT OF A 45° ELBOW.



WET TAP DETAIL

NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO (2) YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

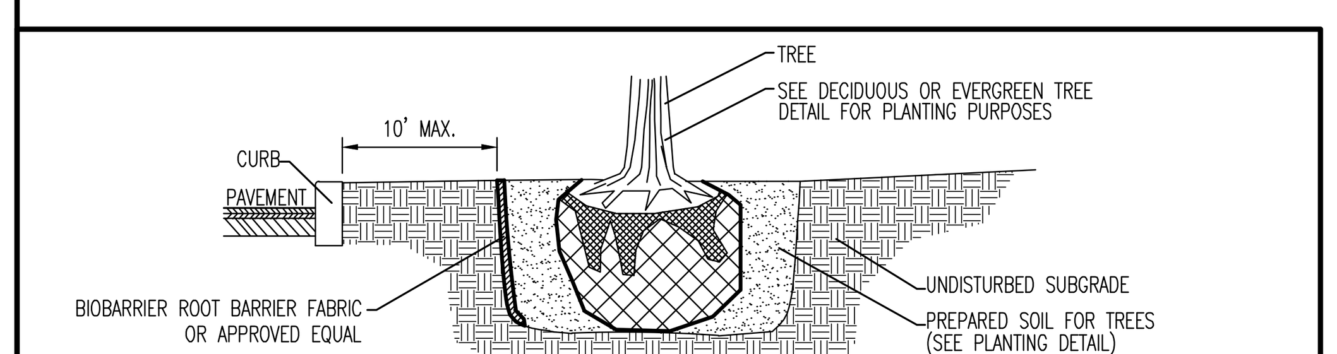
TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERIA	SALIX WEEPING VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS ACERFOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

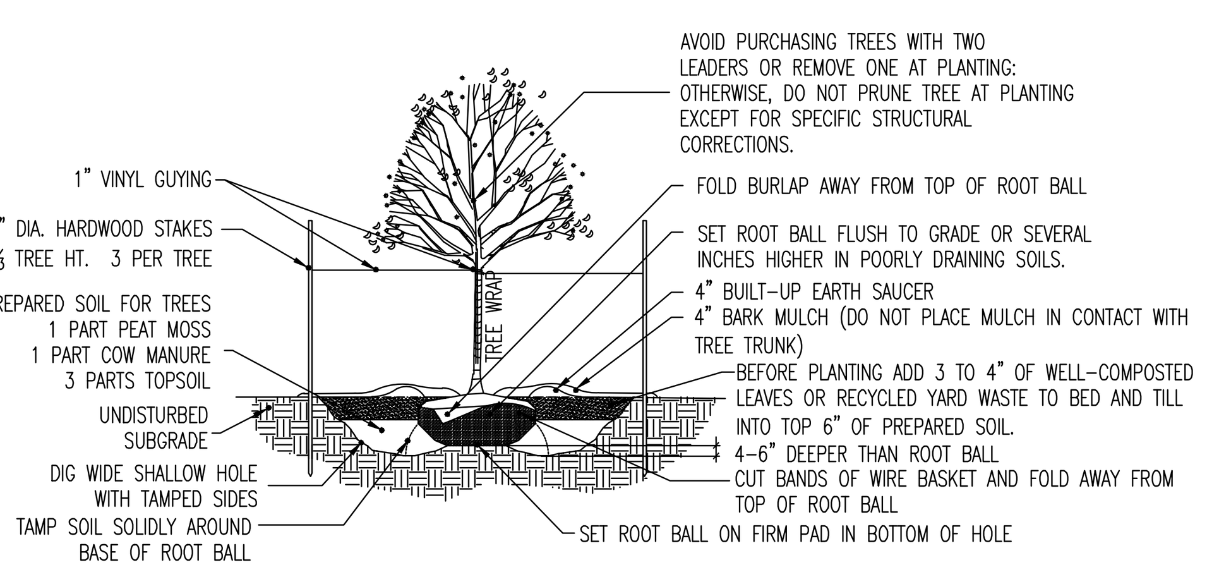


NOTES: 1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CURBING, PAVEMENT OR BUILDING FOUNDATION SHOULD BE INSTALLED WITH THE BIOBARRIER ROOT BARRIER FABRIC AS SHOWN.
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

BIOBARRIER ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ⅓ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'GRO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS 'GRO-POWER'
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
         2 TABLETS PER 1 GAL. PLANT
         3 TABLETS PER 5 GAL. PLANT
         4 TABLETS PER 15 GAL. PLANT
         LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
   A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
   B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
   C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO (2) YEARS FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
   A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
   B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

NOTES:
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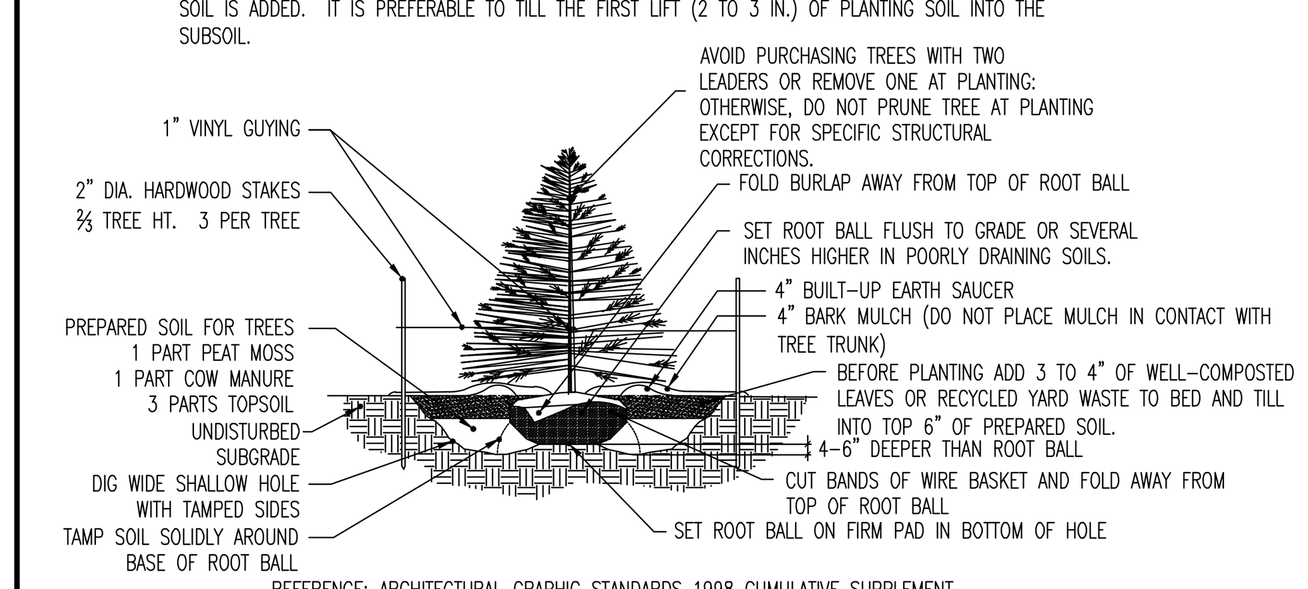

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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PREPARED FOR:

McDonald's USA, LLC

PREPARED BY:

DYNAMIC ENGINEERING

50 Park Place - Suite 901
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L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

TITLE	PROPOSED McDONALD'S RESTAURANT BUILDING 45-84
DESCRIPTION	CONSTRUCTION DETAILS
DRAWN BY	DJS
STD ISSUE DATE	–
REVIEWED BY	TFD
DATE ISSUED	05/14/2025
SITE ID	29-1564
SITE ADDRESS	BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

0114-23-01590

C-20

SHEET 20 OF 23

Plotted: 09/23/25 – 10:48 AM, By: jcdealmeida, – Product Ver: 25.0s (LMS Tech)
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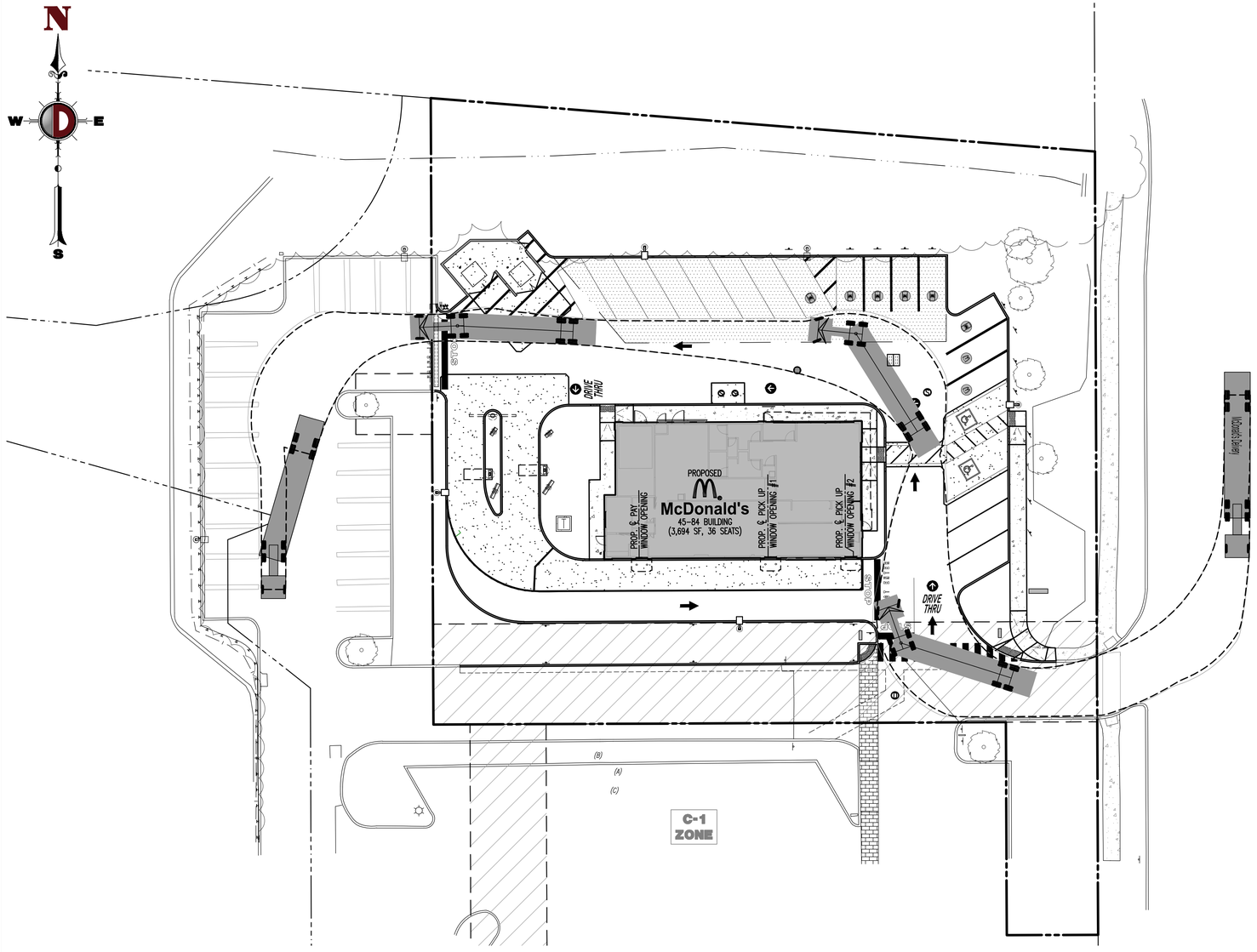

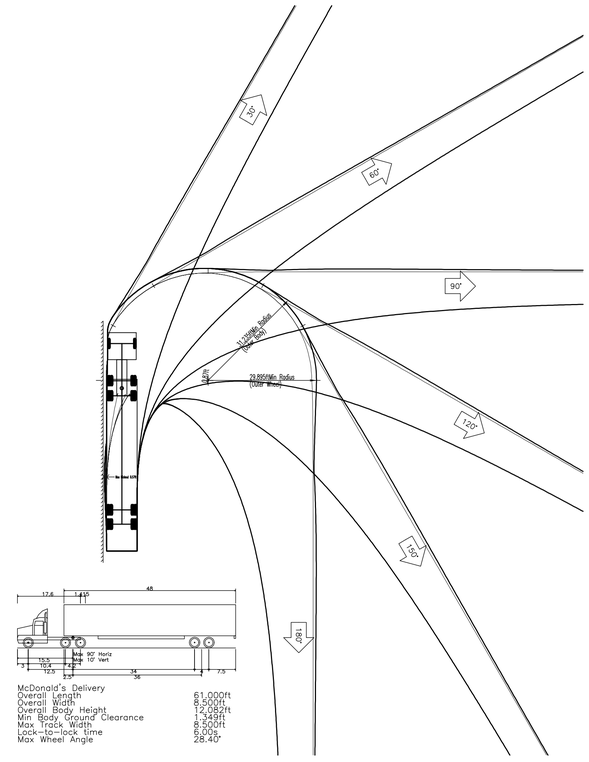

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PREPARED FOR:
McDonald's USA, LLC

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY	STD ISSUE DATE
DJS	-
REVIEWED BY	DATE ISSUED
TFD	05/14/2025

TITLE: PROPOSED McDONALD'S RESTAURANT BUILDING 45-84

DESCRIPTION: VEHICLE CIRCULATION PLAN - DELIVERY

SITE ID: 29-1564

SITE ADDRESS: BLOCK 36 LOT 4.07, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

0114-23-01590

C-21

SHEET 21 OF 23

Plotted: 09/23/25 - 10:53 AM, By: jcdealmeida, - Product Ver: 25.0s (LMS Tech)
File: P:\DEC\PC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SV2.dwg, ----> 21 VEHICLE CIRCULATION PLAN - DELIVERY

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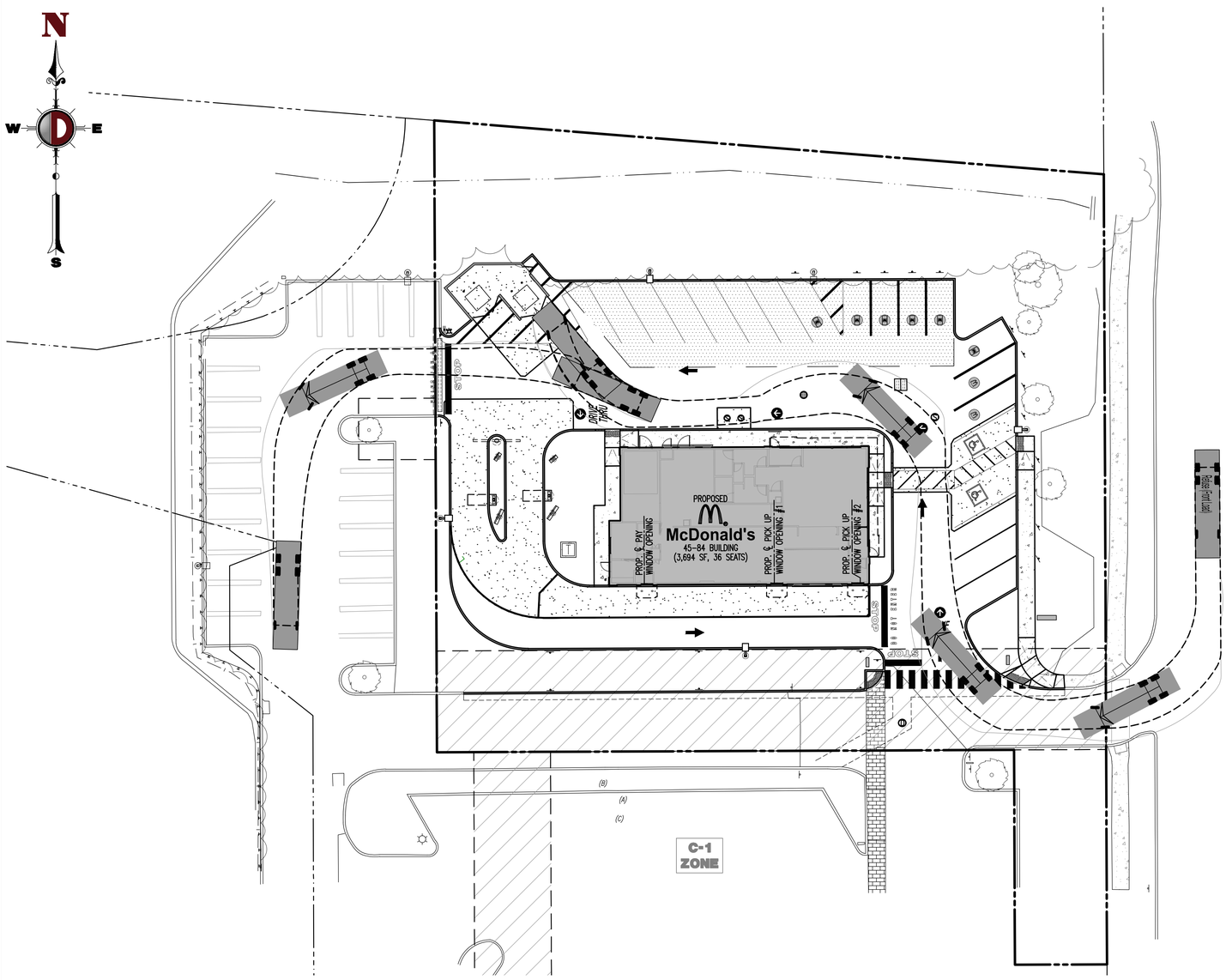
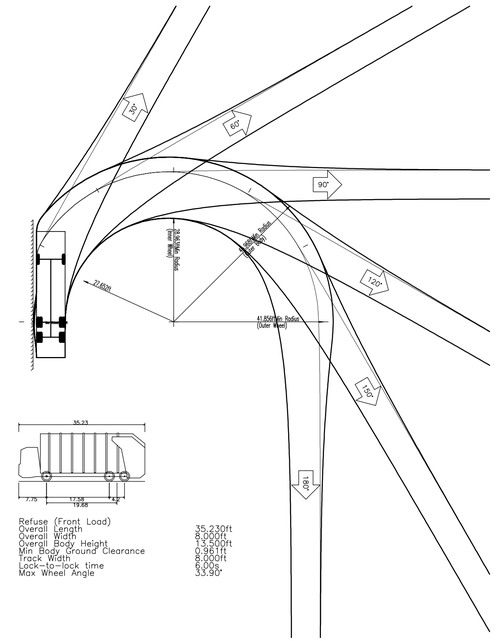


NEW JERSEY STATE HIGHWAY ROUTE NO. 73
(126' ROW WIDTH PER TAX MAP)
(CAPITAL DRIVE TO NEW LYNN DRIVE)



GRAPHIC SCALE
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(IN FEET)
1 INCH = ## FT

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

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PROFESSIONAL ENGINEER
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REV	DATE	DESCRIPTION	BY
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PREPARED FOR:
McDonald's USA, LLC

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY	REVIEWED BY:
DJS	TFD
STD ISSUE DATE	DATE ISSUED
–	05/14/2025

TITLE
PROPOSED McDONALD'S RESTAURANT
BUILDING 45-84
DESCRIPTION
VEHICLE CIRCULATION PLAN – REFUSE

SITE ID
29-1564

SITE ADDRESS
BLOCK 36 LOT 4.02, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

0114-23-01590
C-22
SHEET 22 OF 23

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File: P:\DECPC PROJECTS\0114 McDonald's\23-01590 Evesham (Marlton) NJ LC 29-1564\Dwg\Site Plans\D1142301590SV2.dwg, ---> 22 VEHICLE CIRCULATION PLAN – REFUSE

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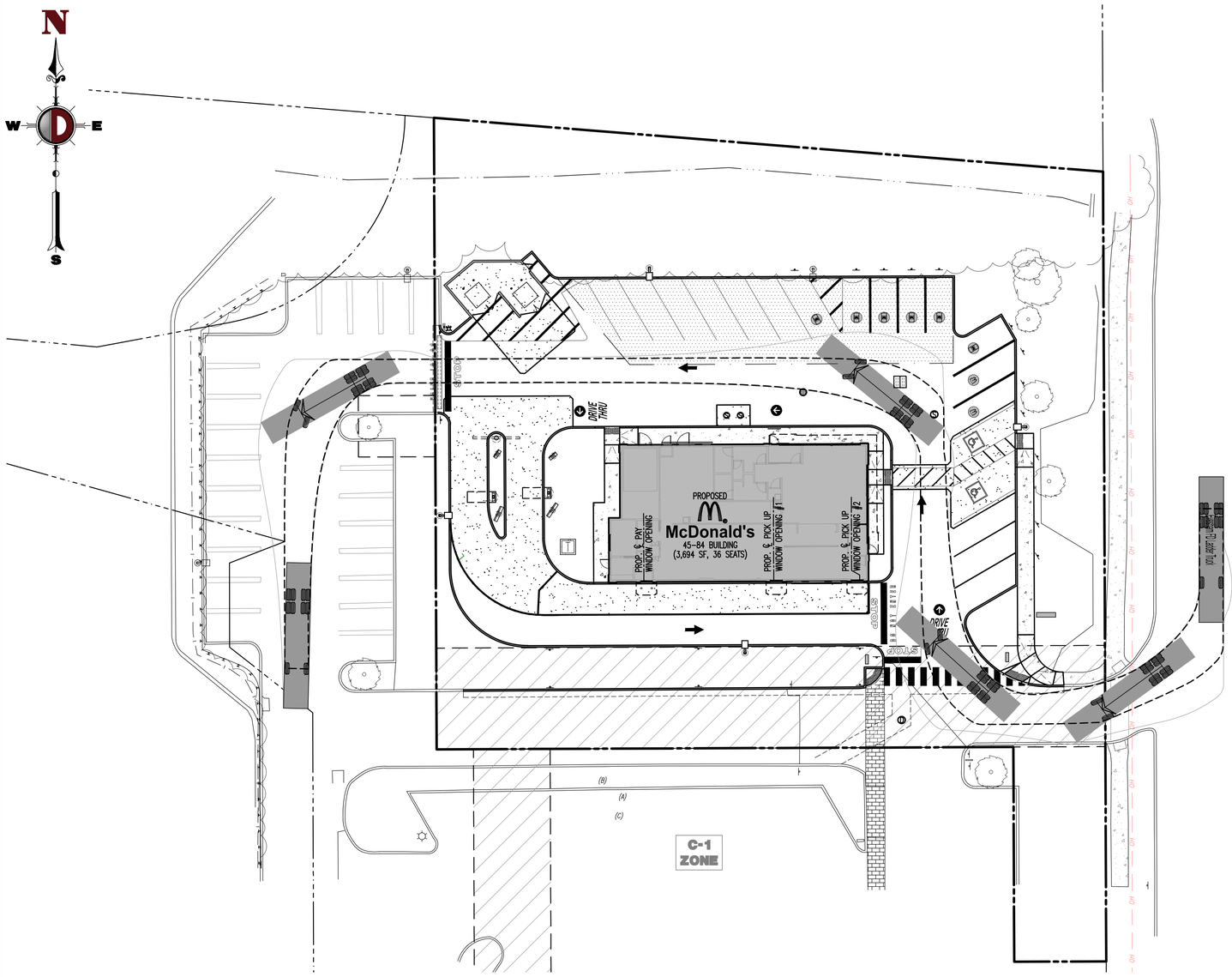

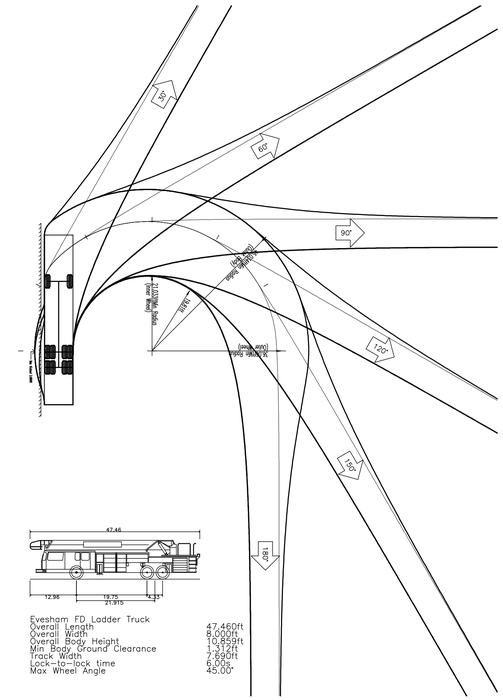

Evesham FD Ladder Truck	
Overall Length	47.460ft
Overall Width	8.000ft
Overall Body Height	10.859ft
Min. Body Ground Clearance	1.312ft
Track Width	7.896ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

GRAPHIC SCALE
0
(IN FEET)
1 INCH = ## FT

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
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JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47204

TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

REV	DATE	DESCRIPTION	BY
2	09/12/25	REVISED PER TRC COMMENTS	AWG
1	07/22/25	REVISED PER TOWNSHIP & SCD COMMENTS	AWG

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THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PREPARED FOR: McDonald's USA, LLC

L/C#: 29-1564 L/C: TOWNSHIP OF EVESHAM, NJ

DRAWN BY	DJS
STD ISSUE DATE	-
REVIEWED BY	TFD
DATE ISSUED	05/14/2025

TITLE
PROPOSED McDONALD'S RESTAURANT
BUILDING 45-84
DESCRIPTION
VEHICLE CIRCULATION PLAN - FIRE

SITE ID: 29-1564
SITE ADDRESS: BLOCK 36 LOT 4.02, 741 N.J.S.H. ROUTE 73 SOUTH, TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

0114-23-01590
C-23
SHEET 23 OF 23