

CONTRACTOR TO REFER TO NOTES AND DETAILS IN THE PRELIMINARY AND FINAL MAJOR SITE PLAN PREPARED BY STONEFIELD ENGINEERING & DESIGN, ORIGINALLY DATED MAY 25, 2019, LATEST REVISION

FOR COUNTY ROADWAY WORK COMPLETED BY OTHERS, REFER TO COUNTY ROAD IMPROVEMENT PLANS PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC, DATED SEPTEMBER 30, 2019, LATEST REVISION

FOR PROPOSED COUNTY ROADWAY STRIPING AND EXISTING ROADWAY STRIPING TO BE REMOVED, REFER TO COUNTY ROAD IMPROVEMENT PLANS PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC, DATED SEPTEMBER 30, 2019, LATEST REVISION

FOR DEMOLITION WORK ON EXISTING PAD SITE, REFER TO PRELIMINARY AND FINAL MAJOR SITE PLAN PREPARED BY STONEFIELD ENGINEERING & DESIGN, ORIGINALLY DATED MAY 25, 2019, LATEST REVISION

FOR COMPLETE SCOPE OF FORCE LINE TO BE CONSTRUCTED BY LANDLORD, REFER TO OFF-SITE SANITARY SEWER FORCE LINE PLAN PREPARED BY STONEFIELD ENGINEERING & DESIGN, ORIGINALLY DATED OCTOBER 1, 2019, LATEST REVISION

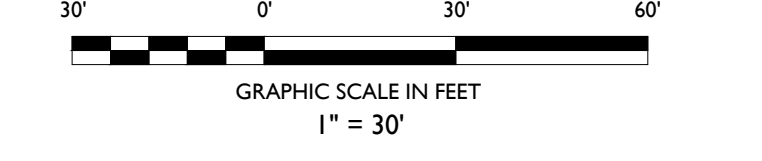
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	ADJOINING LOT LINE
---	EXISTING CURB
---	PROPOSED CURB
---	PROPOSED DEPRESSION CURB
---	PROPOSED FLUSH CURB
---	PROPOSED CONCRETE
TP	PROPOSED TEST PIT LOCATION
SF	PROPOSED SILT FENCE

	WAWA (LOT 6.06)	BURGER KING (LOT 6.07)
STORMWATER MANAGEMENT	LANDLORD RESPONSIBLE FOR PROPOSED STORMWATER IMPROVEMENTS, INCLUDING CONVEYANCE FROM LOT 6.07 TO SHARED INFILTRATION BASIN	BUYER RESPONSIBLE FOR ON-SITE STORMWATER IMPROVEMENTS NOT CONSTRUCTED UNDER WAWA SCOPE
GRADING	ROUGH GRADING AND FILL ON SITE TO WITHIN 1" OF PROPOSED GRADES SHOWN ON THIS PLAN (1 FOOT BELOW FINAL GRADE)	ROUGH GRADING AND FILL ON SITE TO WITHIN 1" OF PROPOSED GRADES SHOWN ON THIS PLAN (1 FOOT BELOW FINAL GRADE)
COMPACTING	COMPACT ON-SITE FILL TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR)	+ COMPACT ON-SITE FILL OUTSIDE OF BUILDING PAD TO 90% OF MAXIMUM DRY DENSITY + COMPACT FILL IN BUILDING PAD AREA TO 95% OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR)
SOIL EROSION & SEDIMENT CONTROL	LANDLORD TO INSTALL ALL S.E.S.C MEASURES ON THIS PLAN	LANDLORD TO INSTALL ALL S.E.S.C MEASURES ON THIS PLAN
PUBLIC R.O.W. WORK	LANDLORD RESPONSIBLE FOR ALL WORK IN COUNTY R.O.W.	LANDLORD RESPONSIBLE FOR ALL WORK IN COUNTY R.O.W.
WATER, SEWER, ELECTRICAL & TELECOM SERVICE	LANDLORD TO STUB UTILITIES WITHIN PROPERTY, TO THE LIMITS SHOWN ON THIS PLAN	LANDLORD TO STUB UTILITIES WITHIN PROPERTY, TO THE LIMITS SHOWN ON THIS PLAN
GAS SERVICE	LANDLORD RESPONSIBLE FOR GAS WORK ORDER NUMBER	LANDLORD RESPONSIBLE FOR GAS WORK ORDER NUMBER
STAKING	• CANOPY PAD - PINK • BUILDING PAD - WHITE • GAS - YELLOW • SEWER - GREEN • ELECTRIC - RED • WATER - BLUE	• BUILDING PAD - WHITE • GAS - YELLOW • SEWER - GREEN • ELECTRIC - RED • WATER - BLUE

CONTACTS

- OWNER: MICHAEL MURPHY / PHONE: 610-656-6530
- SURVEYOR: GALLAS SURVEYING GROUP / PHONE: 732-423-6700
- GEOTECHNICAL ENGINEER: WHITESTONE ASSOCIATES, INC / PHONE: 215-712-2700
- SITE ENGINEER: JEFFREY MARTELL, STONEFIELD ENGINEERING & DESIGN / PHONE: 609-362-6900

- NOTES**
- CURBING INSTALLED AS PART OF THE COMPLETED COUNTY ROADWAY WORK MAY NEED TO BE DEMOLISHED (BY LANDLORD) TO CONSTRUCT PROPOSED ACCESS. ALL PREVIOUSLY EXISTING SITE FEATURES HAVE BEEN REMOVED PER THE DEMOLITION PLAN PREPARED BY STONEFIELD ENGINEERING, ORIGINALLY DATED MAY 25, 2019, LATEST REVISION, INCLUDED WITHIN THE PRELIMINARY AND FINAL MAJOR SITE PLAN.
 - REFER TO THE LATEST REVISED VERSION OF THE GRADING PLAN PREPARED BY STONEFIELD ENGINEERING, INCLUDED WITHIN THE PRELIMINARY AND FINAL MAJOR SITE PLAN, FOR ALL FINAL GRADES ON-SITE AND WITHIN THE PUBLIC RIGHT-OF-WAY. THE LANDLORD IS RESPONSIBLE FOR ROUGH GRADING AND FILL WITHIN 1" OF PROPOSED SUBGRADE ON-SITE (THICKNESS OF CONCRETE/PAVEMENT/PAD SUBBASE ASSUMED TO BE 2"). THE PROPOSED SOD AREAS ON-SITE SHALL BE ROUGH GRADED 4" BELOW FINAL GRADE. THE PROPOSED PLANTING BEDS ON-SITE SHALL BE ROUGH GRADED 8" BELOW FINAL GRADE. ALL ABOVEGROUND BASINS SHALL BE BROUGHT TO FINAL GRADE.
 - REFER TO THE LATEST REVISED VERSION OF THE OFF-SITE SANITARY SEWER FORCE LINE PLAN PREPARED BY STONEFIELD ENGINEERING, ORIGINALLY DATED OCTOBER 1, 2019, LATEST REVISION, FOR EXTENTS AND SPECIFICATIONS OF FORCE LINE NOT DEPICTED ON THIS PLAN TO BE CONSTRUCTED BY LANDLORD.
 - SITE IMPROVEMENTS DEPICTED ON THIS PLAN ARE FOR THE PURPOSE OF DELINEATING WORK RESPONSIBILITY ONLY; REFER TO THE PRELIMINARY AND FINAL MAJOR SITE PLAN PREPARED BY STONEFIELD ENGINEERING, ORIGINALLY DATED MAY 25, 2019, LATEST REVISION, FOR ALL SITE IMPROVEMENTS.
 - CONTRACTOR SHALL REFERENCE THE FOLLOWING:
 - PRELIMINARY & FINAL MAJOR SITE PLAN PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED MAY 25, 2019, LATEST REVISION.
 - OFF-SITE SANITARY SEWER FORCE LINE PLAN PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED OCTOBER 1, 2019, LATEST REVISION.
 - COUNTY ROAD IMPROVEMENT PLANS PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC, DATED SEPTEMBER 30, 2019, LATEST REVISION.
 - ALTANPINS LAND TITLE SURVEY PREPARED BY GALLAS SURVEYING GROUP, DATED NOVEMBER 9, 2018.
 - REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY WHITESTONE ASSOCIATES, INC, DATED JANUARY 3, 2019.
 - TRAFFIC AND PEDESTRIAN CONTROL SHALL BE COORDINATED AND PROVIDED BY THE CONTRACTOR FOR ALL PHASES OF WORK.
 - CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PER THE LATEST REVISED VERSION OF THE PRELIMINARY AND FINAL MAJOR SITE PLAN PREPARED BY STONEFIELD ENGINEERING, ORIGINALLY DATED MAY 25, 2019, LATEST REVISION.
 - ADDITIONAL WORK BY OTHERS PAD AREAS FOR BUILDING, CANOPY, TRASH ENCLOSURE IN ACCORDANCE WITH WAWA AND BURGER KING COMPACTIFICATION SPECIFICATION. CONTRACTOR TO PROVIDE AS-BUILT SURVEY PRIOR TO PAD TURNOVER.



ISSUE	DATE	BY	DESCRIPTION
1	04/08/2022	JCL	FOR TENANT REVIEW
0	01/24/2022	JCL	FOR CONSTRUCTION

NOT APPROVED FOR CONSTRUCTION

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LANDLORD WORK PLAN

PROPOSED CONVENIENCE STORE WITH FUEL SALES & FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITIES

DELSEA DRIVE REDEVELOPMENT NODE 4
TAX MAP SHEET #29
EXISTING BLOCK 7.04, LOT 6
PROPOSED BLOCK 7.04, LOTS 6.06 & 6.07
108 EGG HARBOR ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NJ

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE No. 47290
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: T-1747

TITLE:
LANDLORD WORK PLAN (SITE & UTILITIES)

DRAWING:
LLWP-1