## PRELIMINARY AND FINAL SITE PLAN

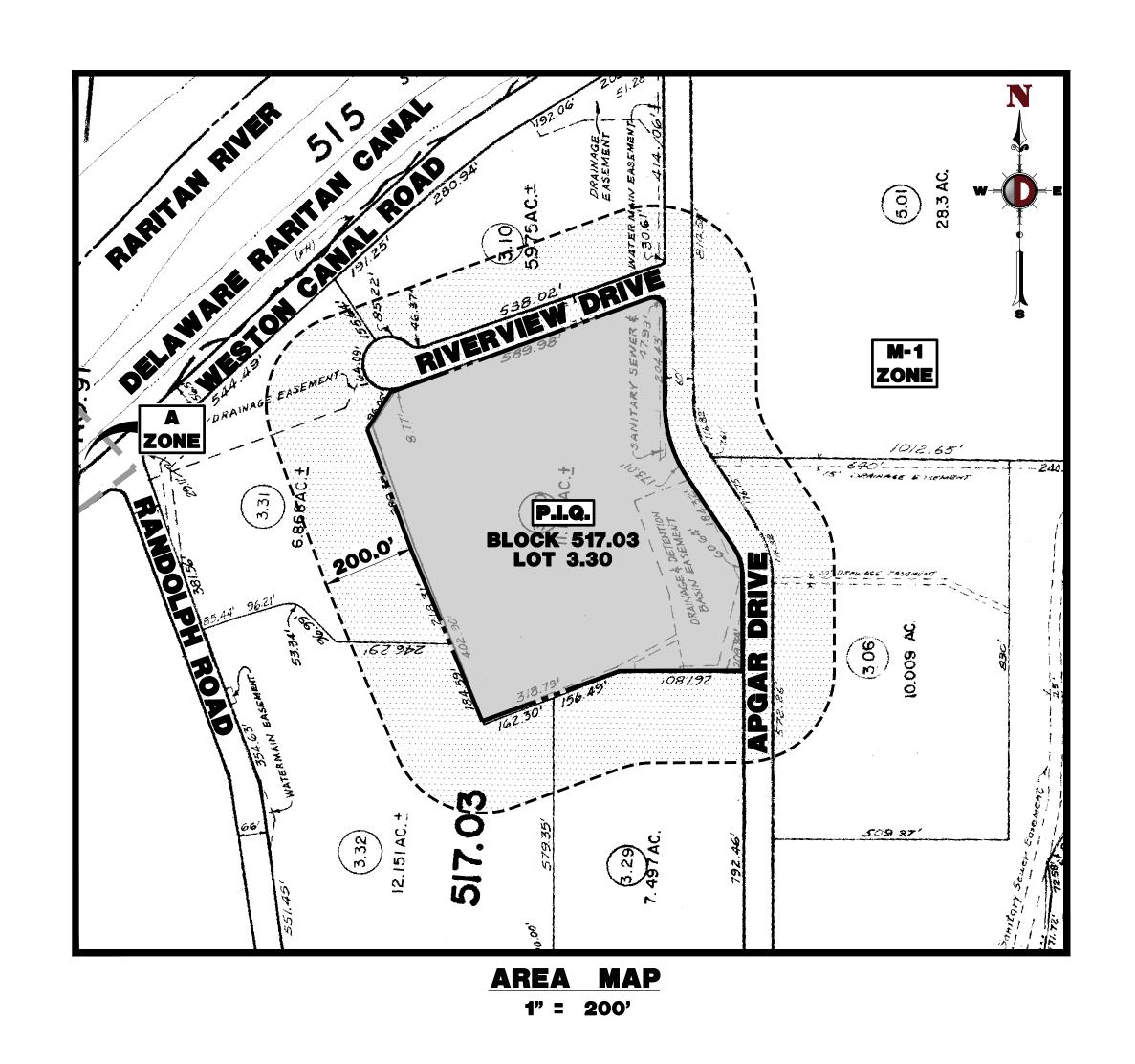
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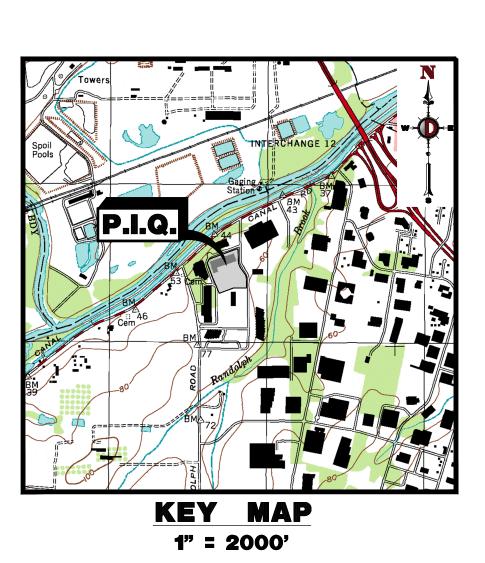
# IVY RIVER PROPERTY, LLC PROPOSED WAREHOUSE FACILITIES

BLOCK 517.03, LOT 3.30; TAX MAP SHEET #93 1 RIVERVIEW DRIVE TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY

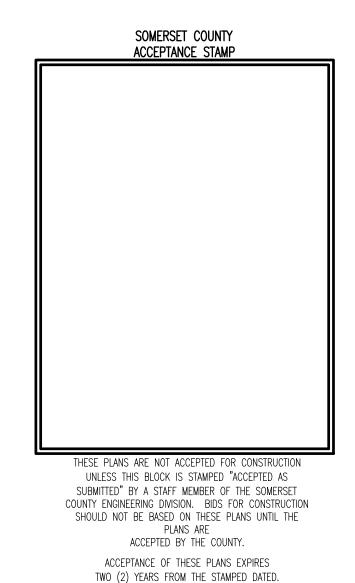
#### 200' PROPERTY OWNERS LIST

PROPERTY OWNER	<u>BLOCK</u>	<u>LOT</u>
SOE CAPITAL HOLDING, LLC 100 APGAR DRIVE SOMERSET, NJ 08873	517.03	3.29
PSE&G COMPANY C/O PROPERTY TAXES 80 PARK PLAZA-6TH FLOOR NEWARK, NJ 07102	517.01	5.01
PIPER HOLDINGS LLC C/O APGAR BROS. IN PO BOX 801 WHITEHOUSE STATION, NJ 08889	517.01	3.06
HIGHVIEW II AT APGAR, LLC C/O F. GREEK 33 COTTERS LANE EAST BRUNSWICK, NJ 08816	517.03	3.12
THE CENTER SCHOOL 2 RIVERVIEW DRIVE SOMERSET, NJ 08873	517.03	3.10
WANG, JAMES JI-HU & GRACE Y C ETAL 953 PAPEN ROAD BRIDGEWATER, NJ 08807	517.03	3.13
CEMETERY RANDOLPH ROAD SOMERSET, NJ 08873	516.01	12
PILLAR OF FIRE WESTON CANAL ROAD ZAREPATH, NJ 08890	516.01	11.01
STATE OF NJ DEP C/O NJ STATE PARK SVC BOX 404 – 501 E. STATE STREET TRENTON, NJ 08625	5154	
ALSO TO BE NOTIFIED:		
RIGHT-OF-WAY DEPARTMENT BUCKEYE PIPE LINE COMPANY PO BOX 368 EMMAUS, PA 18049-0368		
BUSINESS MANAGER COMCAST CABLE 279 AMWELL ROAD HILLSBOROUGH, NJ 08844		
SUNOCO PIPELINE LP RIGHT OF WAY DEPT MONTELLO COMPLEX 525 FRITZTOWN ROAD SINKING SPRING, PA 19608		





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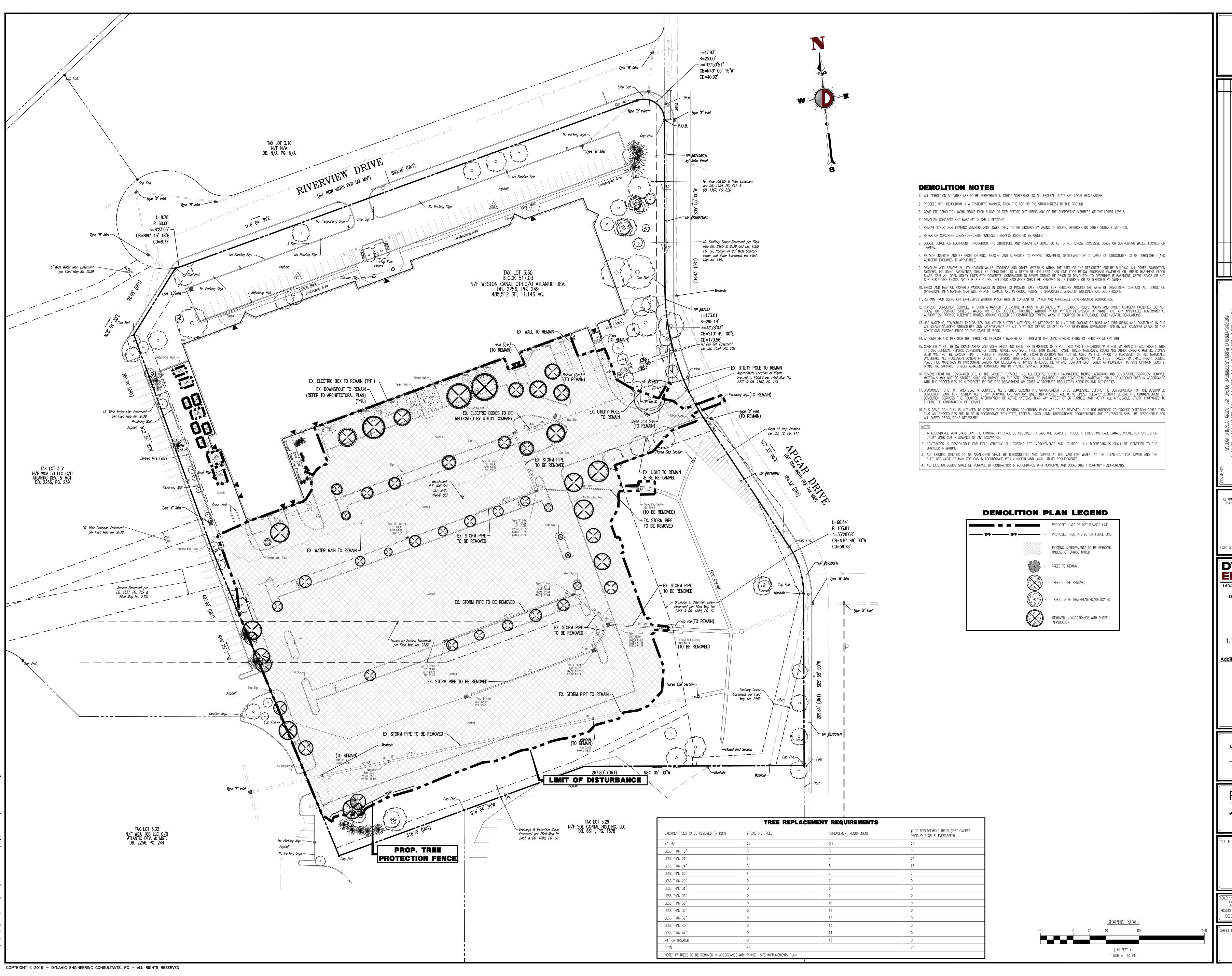
PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

1904 MAIN STREET
LAKE COMO, NJ 07719

WWW.DYNAMICEC.COM





1	12/30/19	12/30/19 REV. PER TOWNSHIP COMPLETNESS, SCD AND DRCC	ALPF
REV.	DATE	COMMENTS	ВУ

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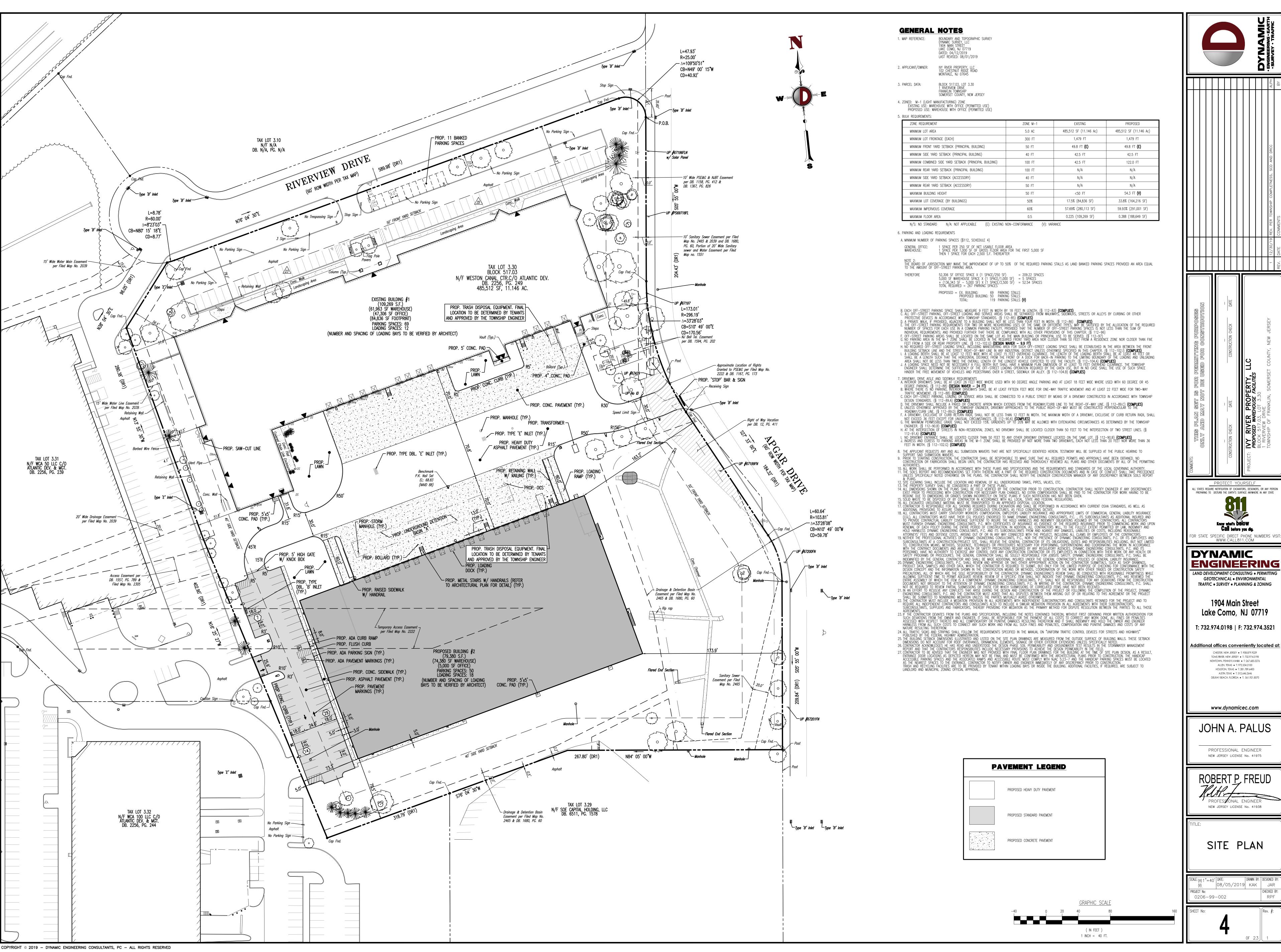
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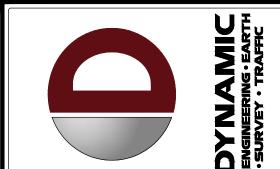
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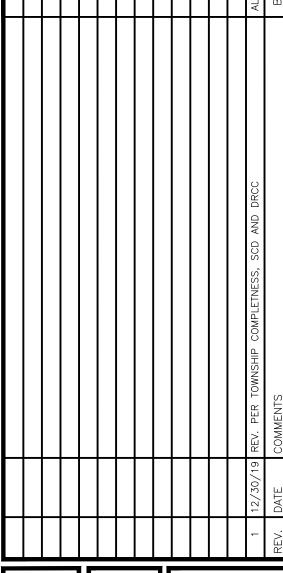
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DEMOLITION PLAN

|08/05/2019| KAK | JAR 0206-99-002







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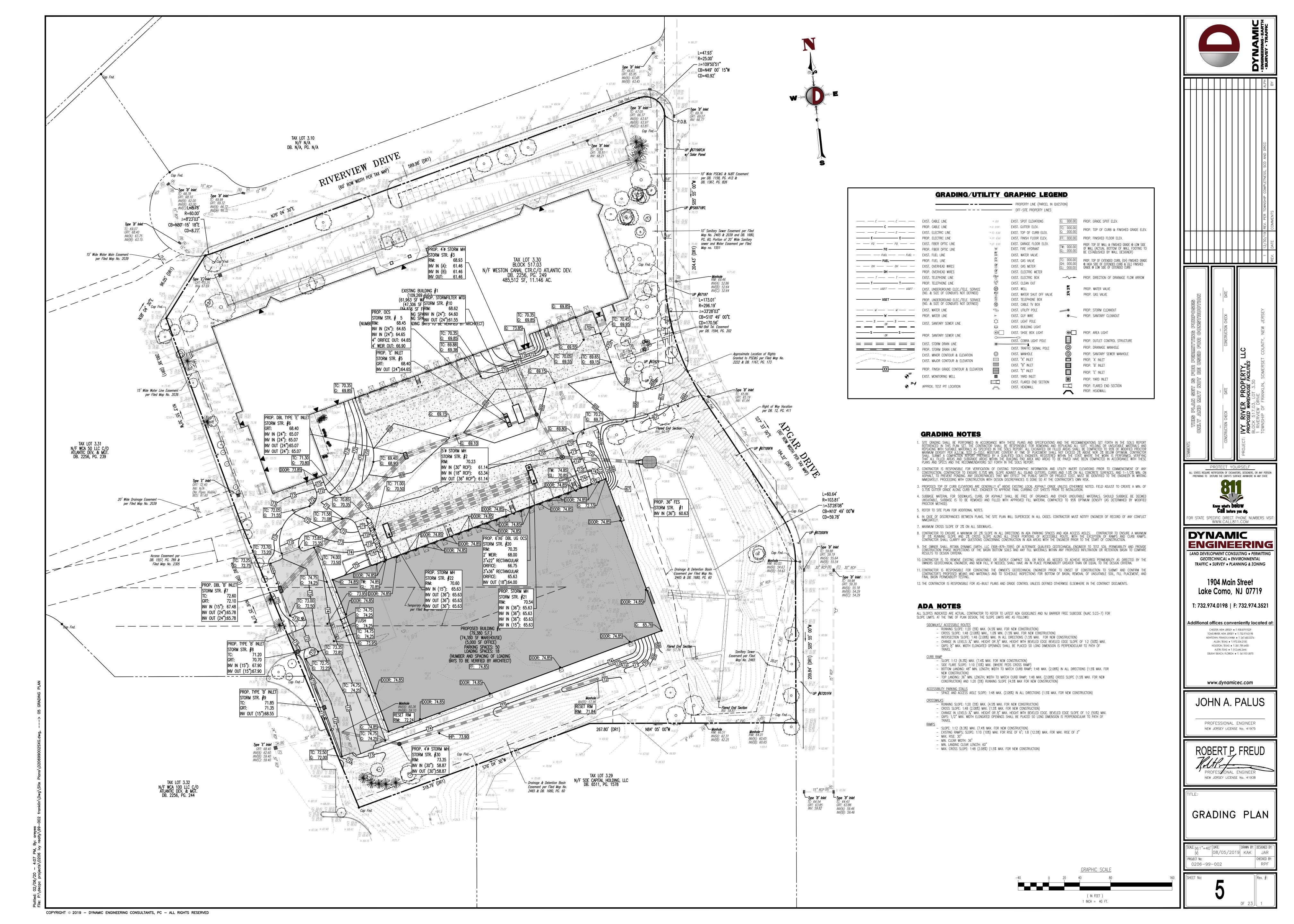
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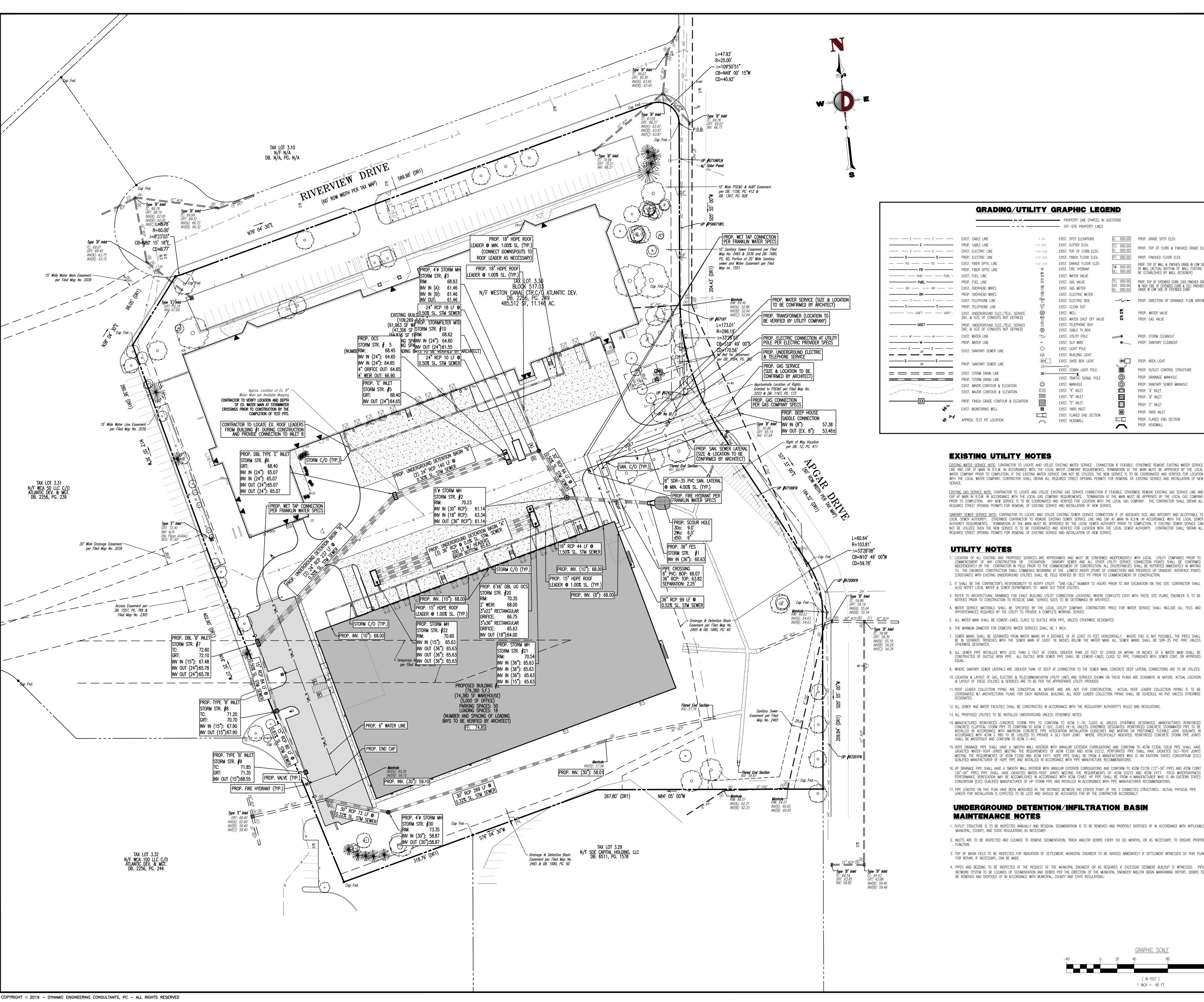
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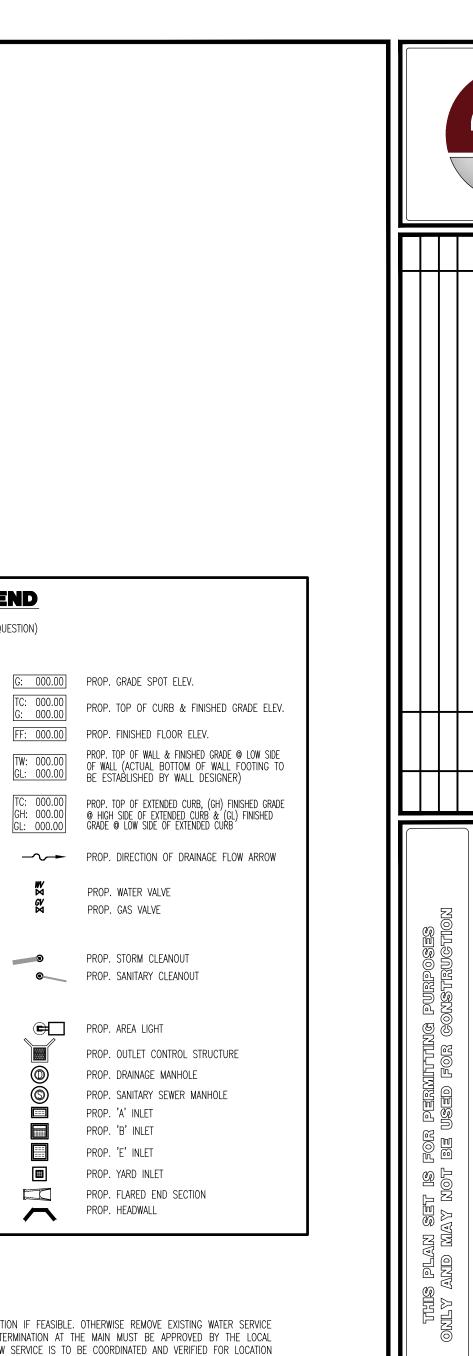
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SITE PLAN

08/05/2019 KAK JAR 0206-99-002







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

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

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

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO 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

4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND

5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.

7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS

8. ALL SEWER PIPE 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

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. 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.

14. 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

15. 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 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.

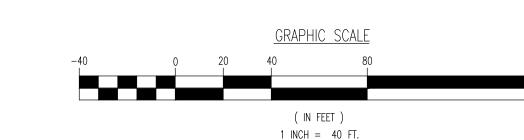
16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION 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.

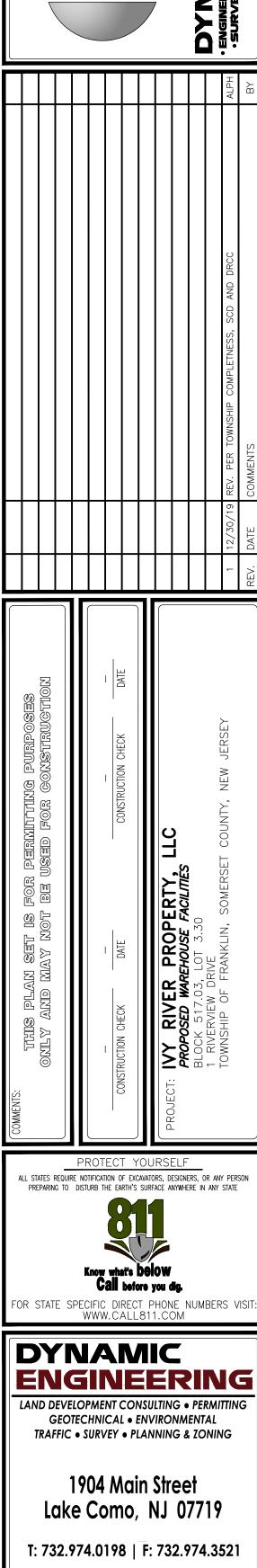
1. OUTLET STRUCTURE IS TO BE INSPECTED ANNUALLY AND RESIDUAL SEDIMENTATION IS TO BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE

2. INLETS ARE TO BE INSPECTED AND CLEANED TO REMOVE SEDIMENTATION, TRASH AND/OR DEBRIS EVERY SIX (6) MONTHS, OR AS NECESSARY, TO ENSURE PROPER

3. TOP OF BASIN FIELD TO BE INSPECTED FOR INDICATION OF SETTLEMENT. MUNICIPAL ENGINEER TO BE ADVISED IMMEDIATELY IF SETTLEMENT WITNESSED SO THAT PLAN

4. PIPES AND BEDDING TO BE INSPECTED AT THE REQUEST OF THE MUNICIPAL ENGINEER OR AS REQUIRED IF EXCESSIVE SEDIMENT BUILDUP IS WITNESSED. PIPE NETWORK SYSTEM TO BE CLEANED OF SEDIMENTATION AND DEBRIS PER THE DIRECTION OF THE MUNICIPAL ENGINEER AND/OR BASIN MAINTAINING REPORT. DEBRIS TO





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PROFESSIONAL ENGINEER

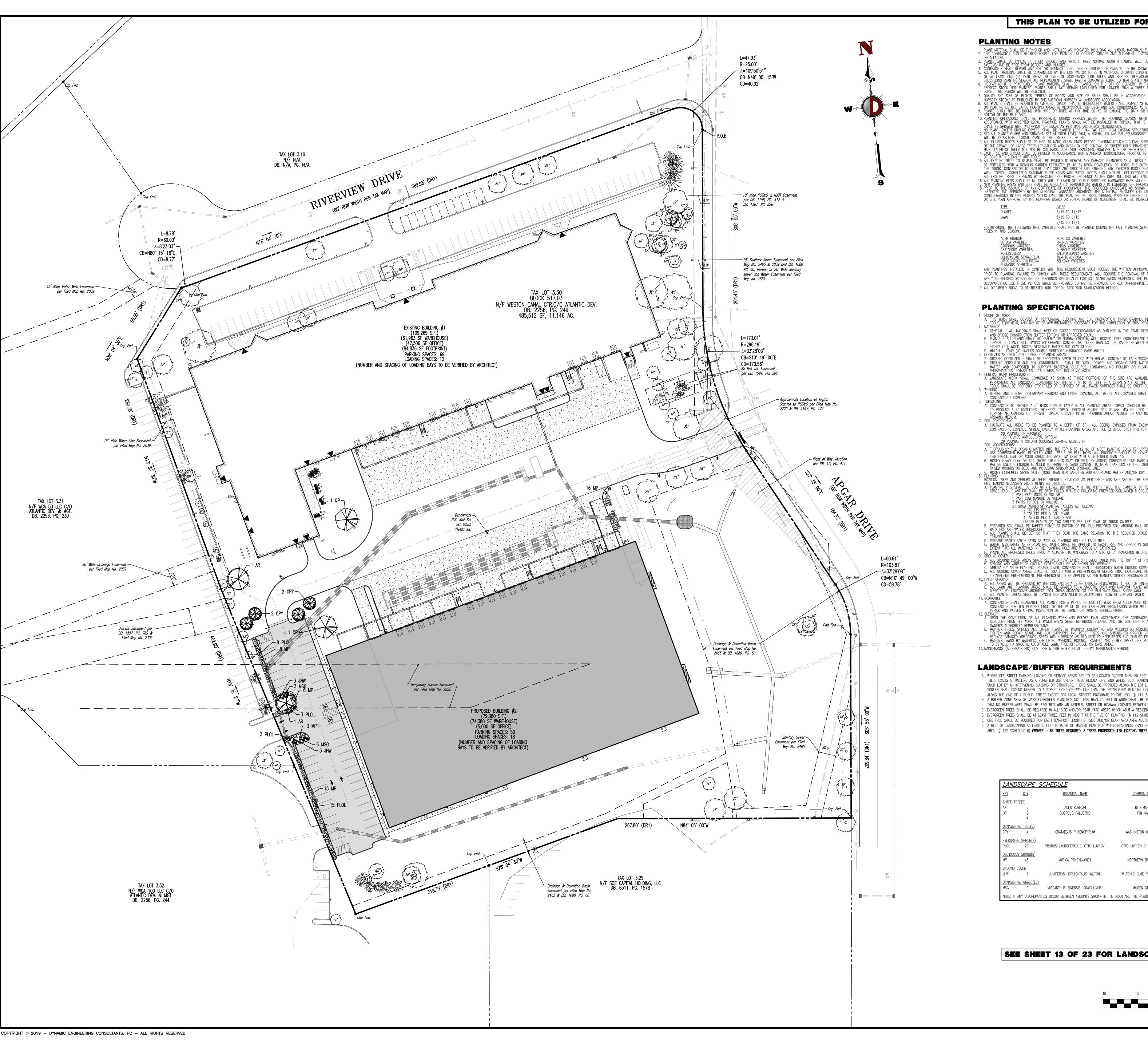
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DRAINAGE &

UTILITY PLAN

0206-99-002

| 08/05/2019 | KAK | JAR



#### THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

#### PLANTING NOTES

PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO 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 OF DRAINGS CONDITIONS CONSIDERED DEFRIMENTAL TO THE GROWTH OF PLANT MATERIAL.

5. ALL PLANT MATERIAL SHALL BE CLIVARATIEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THIS STATE SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THIS STATE AS A TO PLANTED. PLANTS SHALL HAVE A GUARANTEE EQUAL TO THIS STATE AS A TO PLANTED. PLANTS SHALL HAVE A GUARANTEE EQUAL TO THAT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT SHALL BE MADE AND THAT SHALL BE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL HOT 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 ZEO.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HURSERY & LANDSCAPE ASSOCIATION.

8. ALL PLANTS SHALL BE PLANTED IN AMERICAN PURSERY & LANDSCAPE ASSOCIATION.

8. ALL PLANTS SHALL BE PLANTED IN AMERICAN PURSERY & LANDSCAPE ASSOCIATION.

9. PLANTS SHALL BE PLANTED IN AMERICAN PURSERY & LANDSCAPE ASSOCIATION.

10. PLANTING OPERATIONS SHALL BE PLANTED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDI 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:

<u>DATES</u> 3/15 TO 12/15 3/15 TO 6/15

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.

POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
SALIX WEEPING VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES LIQUIDAMBAR STYRACIFLUA LIRIODENDRON TULIPIFERA 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.

#### PLANTING SPECIFICATIONS

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. 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.
 FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
 A OPCANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROCEN AND 2% PHOSPHORIC ACID FOLIAL TO "NITROHUMIS"

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 DEPENDING ALL ANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF FACH DAY'S WORK ALL DEPRIS MATERIALS AND 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 DAY'S 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

A. CONTRACTOR TO PROVIDE A 5" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 5" 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:

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.

### 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. 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.

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.

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.

A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR 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. LCANUP.

LUPON 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.

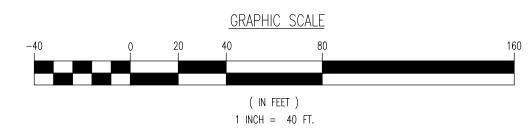
#### LANDSCAPE/BUFFER REQUIREMENTS

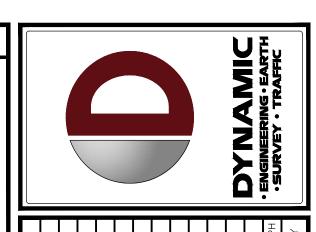
A. WHERE OFF-STREET PARKING, LOADING OR SERVICE AREAS ARE TO BE LOCATED CLOSER THAN 50 FEET TO A LOT IN ANY RESIDENTIAL ZONING DISTRICT OR TO ANY LOT UPON WHICH THERE EXISTS A DWELLING AS A PERMITTED USE UNDER THESE REGULATIONS, AND WHERE SUCH PARKING, LOADING OR SERVICE AREAS ARE NOT ENTIRELY SCREENED VISUALLY FROM SUCH LOT BY AN INTERVENING BUILDING OR STRUCTURE, THERE SHALL BE PROVIDED ALONG THE LOT LINE A CONTINUOUS PLANTING SCREEN AT LEAST SIX FEET IN HEIGHT. NO SUCH SCREEN SHALL EXTEND NEARER TO A STREET RIGHT-OF-WAY LINE THAN THE ESTABLISHED BUILDING LINE OF THE ADJOINING RESIDENTIAL LOT, AND NO SCREEN SHALL BE REQUIRED ALONG THE LINE OF A PUBLIC STREET EXCEPT FOR LOCAL STREETS PROXIMATE TO THE HBD. (§ 112-87) (N/A) B. A BUFFER ZONE AREA OF MASS EVERGREEN PLANTINGS NOT LESS THAN 75 FEET IN WIDTH SHALL BE REQUIRED ALONG AND ADJACENT TO ALL RESIDENTIAL ZONE BOUNDARIES EXCEPT THAT NO BUFFER AREA SHALL BE REQUIRED WITH AN ARTERIAL STREET OR HIGHWAY LOCATED BETWEEN THE M-1 AND ANY RESIDENTIAL ZONES. (§ 112 SCHEDULE 6) (N/A) C. EVERGREEN TREES SHALL BE REQUIRED IN ALL SIDE AND/OR REAR YARD AREAS WHICH ABUT A RESIDENTIAL ZONE BOUNDARY. (§ 112 SCHEDULE 6) (N/A) D. EVERGREEN TREES SHALL BE AT LEAST THREE FEET IN HEIGHT AT THE TIME OF PLANTING. (§ 112 SCHEDULE 6) (COMPLIES)

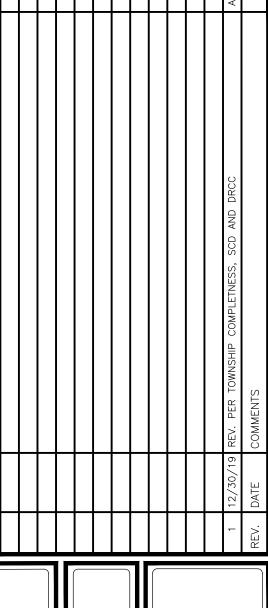
E. ONE TREE SHALL BE REQUIRED FOR EACH TEN-FOOT LENGTH OF SIDE AND/OR REAR YARD AREA ABUTTING A RESIDENTIAL ZONE. (§ 112 SCHEDULE 6) (N/A) F. A BELT OF LANDSCAPING AT LEAST 5 FEET IN WIDTH OF MASSED PLANTINGS WHICH PLANTINGS SHALL CONSIST OF ONE (1) 2 INCH CALIPER TREE FOR EACH 2,000 SF OF PAVED AREA. (§ 112 SCHEDULE 6) (WAIVER - 64 TREES REQUIRED, 8 TREES PROPOSED; 125 EXISTING TREES TO REMAIN, 133 TOTAL TREES)

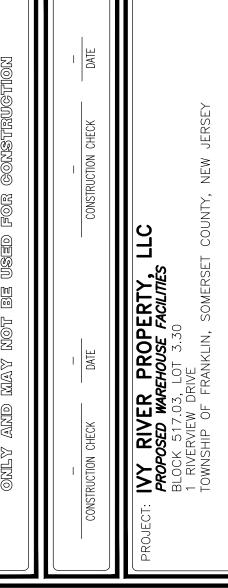
<u>KEY</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	<u>REMARKS</u>
SHADE T	REE(S)				
AR	2	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
QP	$\frac{2}{4}$	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
ORNAMEN	NTAL TREE(S)				
CPY	4	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2-2 1/2" CAL.	B+B
EVERGRE	EN SHRUB(S)				
PLOL	29	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRYLAUREL	24-30"	#3 CAN
DECIDUO	US SHRUB(S)				
MP	48	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
GROUND	COVER				
JHW	6	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD	#3 CAN
ORNAMEN	NTAL GRASS(ES)				
MSG	9	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3 GAL.	CONTAINER

SEE SHEET 13 OF 23 FOR LANDSCAPE PLAN DETAILS











ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON

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JOHN A. PALUS

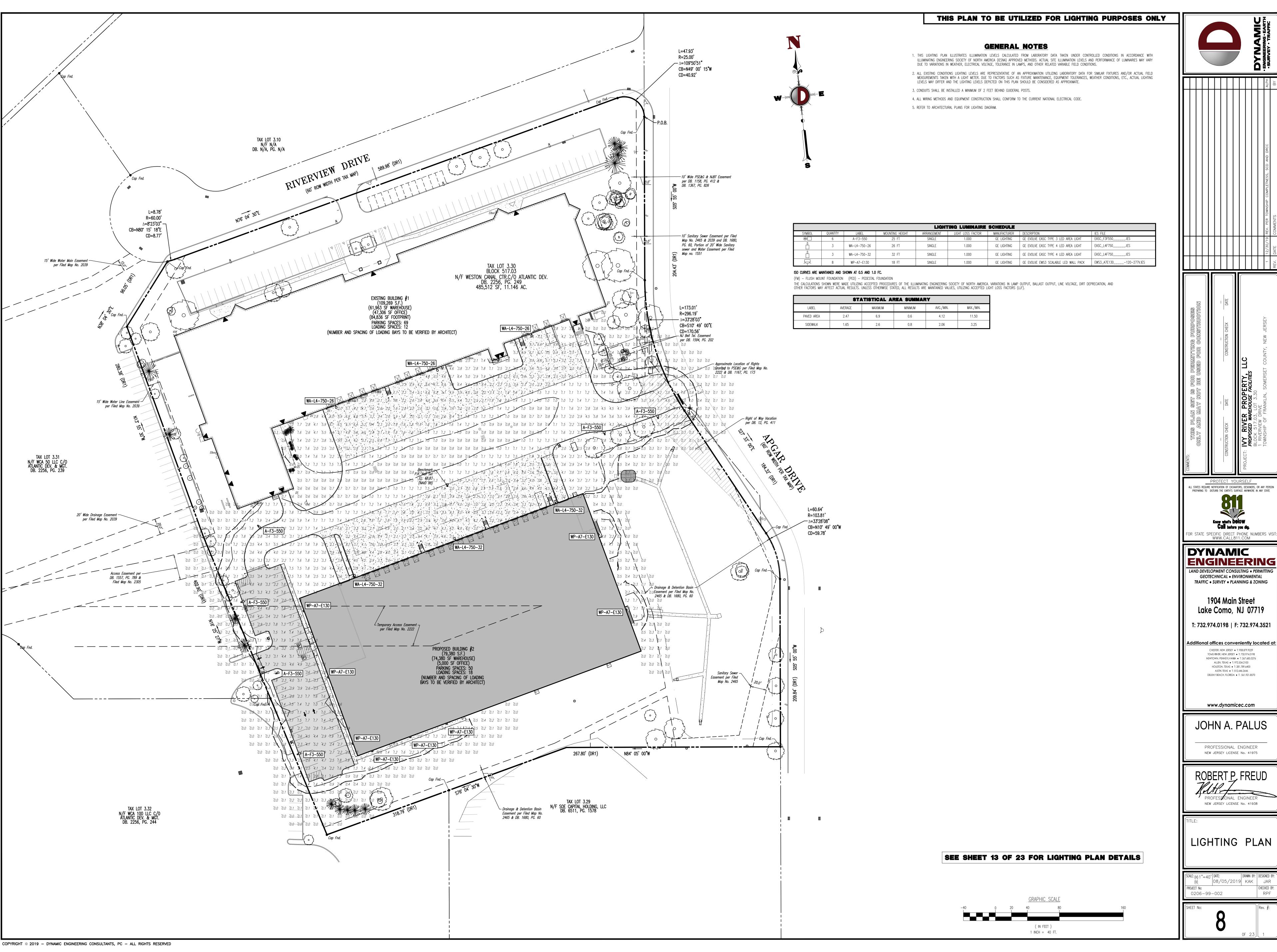
PROFESSIONAL ENGINEER

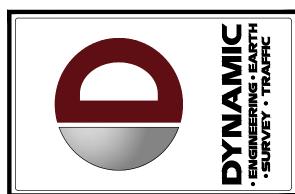
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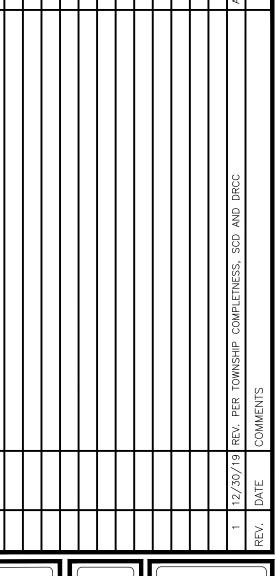
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> LANDSCAPE PLAN

08/05/2019 KAK JAR 0206-99-002







ONLY AND MAY NOT BE USED FOR CONSTRUCTION	CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE	PROJECT: <b>IVY RIVER PROPERTY, LLC</b> PROPOSED WAREHOUSE FACILITIES  BLOCK 517.03, LOT 3.30  1 RIVERVIEW DRIVE  TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY
		LIDOSI 5

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

LIGHTING PLAN

-40' DATE: DRAWN BY: DESIGNED BY 08/05/2019 KAK JAR PROJECT No: 0206−99−002

