

PRELIMINARY AND FINAL SITE PLAN

FOR 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

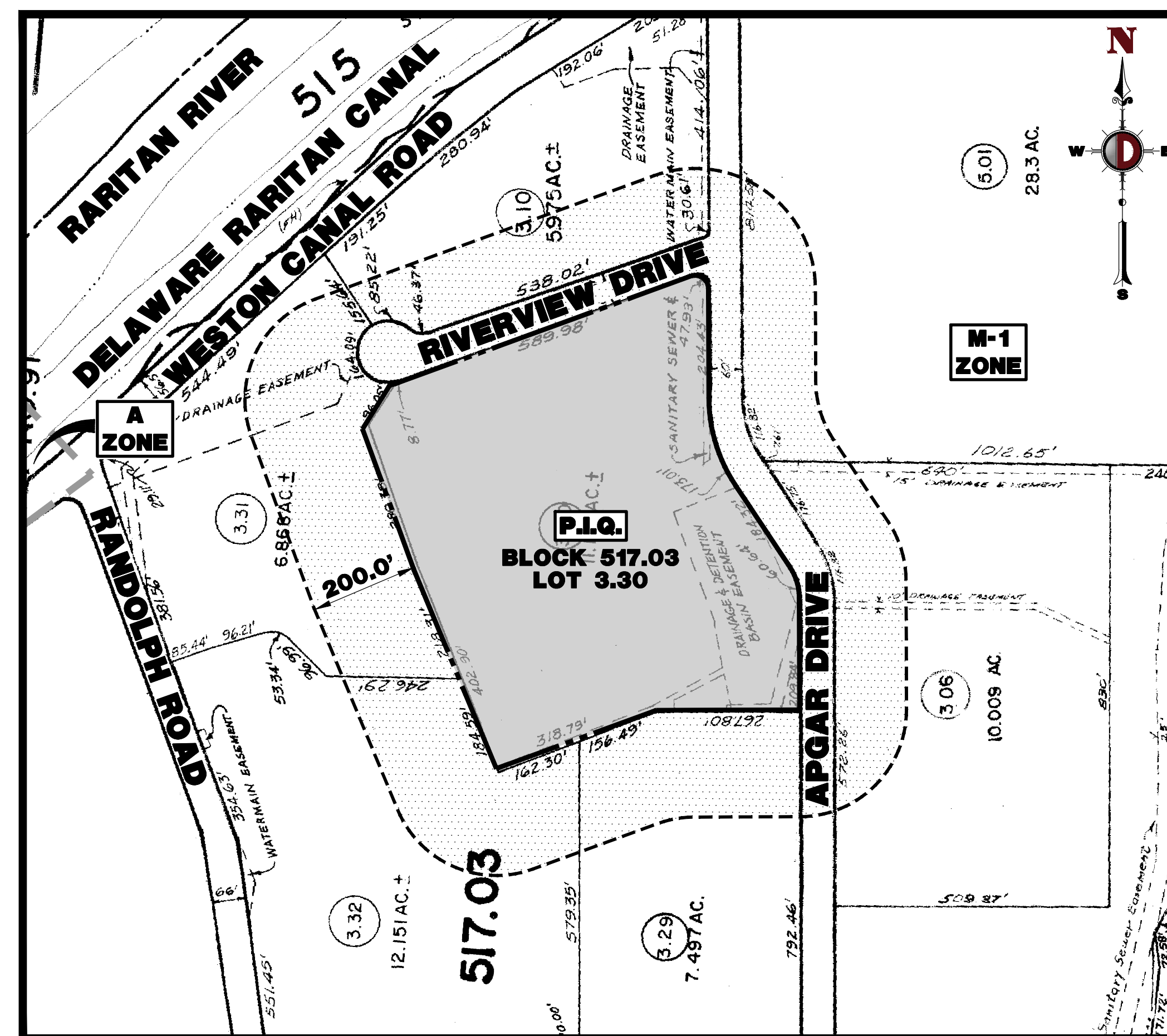
| PROPERTY OWNER | BLOCK | LOT |
|------------------------------------------------------------------------------------------------|--------|-------|
| SEE CAPITAL HOLDING, LLC 100 APCAR DRIVE SOMERSET, NJ 08873 | 517.03 | 3.29 |
| PSE&G COMPANY C/O PROPERTY TAXES 80 PARK PLAZA-5TH FLOOR NEWARK, NJ 07102 | 517.01 | 5.01 |
| PIPER HOLDINGS LLC C/O APCAR BROS. IN PO BOX 803 WHITEHOUSE STATION, NJ 08889 | 517.01 | 3.06 |
| HIGHVIEW II AT APCAR, LLC C/O F. GREX 33 COTTAGE LANE EAST BRUNSWICK, NJ 08816 | 517.03 | 3.12 |
| THE CENTER SCHOOL 2 RIVERVIEW DRIVE SOMERSET, NJ 08873 | 517.03 | 3.10 |
| WANG, JAMES J-HU & GRACE Y C ETAL 953 PAPER ROAD BRIDGEWATER, NJ 08807 | 517.03 | 3.13 |
| CEMETERY RANDOLPH ROAD SOMERSET, NJ 08873 | 516.01 | 12 |
| PILLAR OF FIRE WESTON CANAL ROAD ZARETSKI, NJ 08890 | 516.01 | 11.01 |
| STATE OF NJ DEP C/O NJ STATE PARK SVC BOX 404 - 501 E. STATE STREET TRENTON, NJ 08605 | 5154 | |

ALSO TO BE NOTICED:

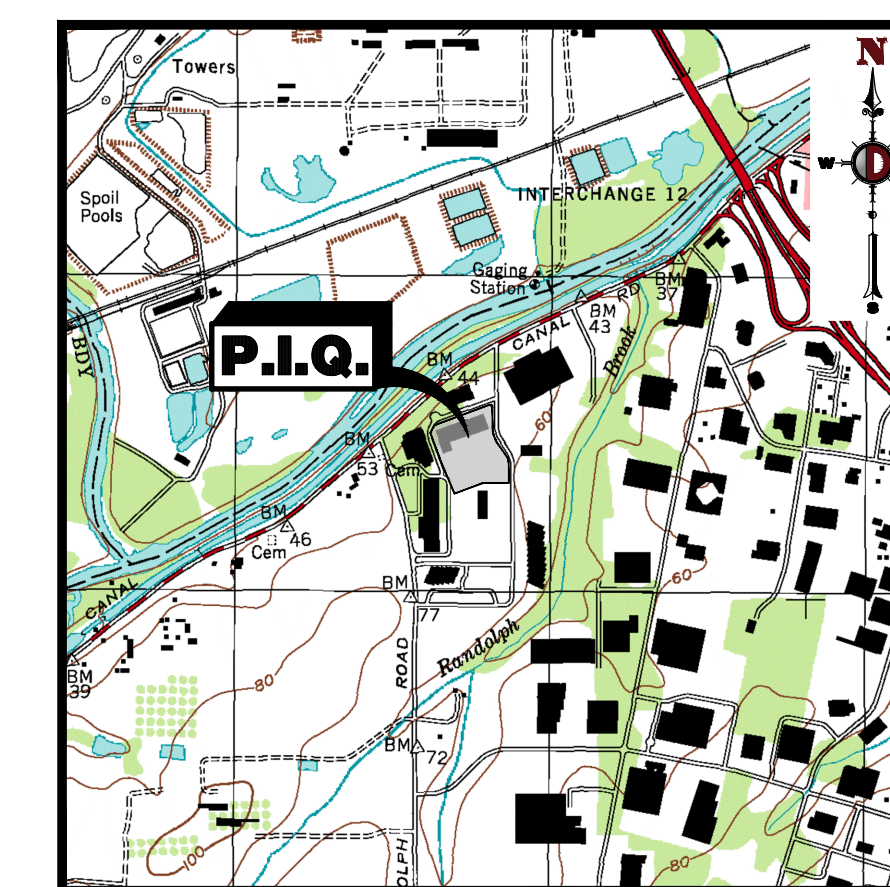
RIGHT-OF-WAY DEPARTMENT
BUCKETE PIST LINE COMPANY
PO BOX 358
EMMAUS, PA 18049-0358

BUSINESS MANAGER
COMCAST CABLE
279 AMWELL ROAD
HILLSBOROUGH, NJ 08844

SUNCOO PAVILION LP
RIGHT OF WAY DEPT
MONTICELLO COMPLEX
525 FRIEDMAN ROAD
SHIRING SPRING, PA 19068



AREA MAP
1" = 200'

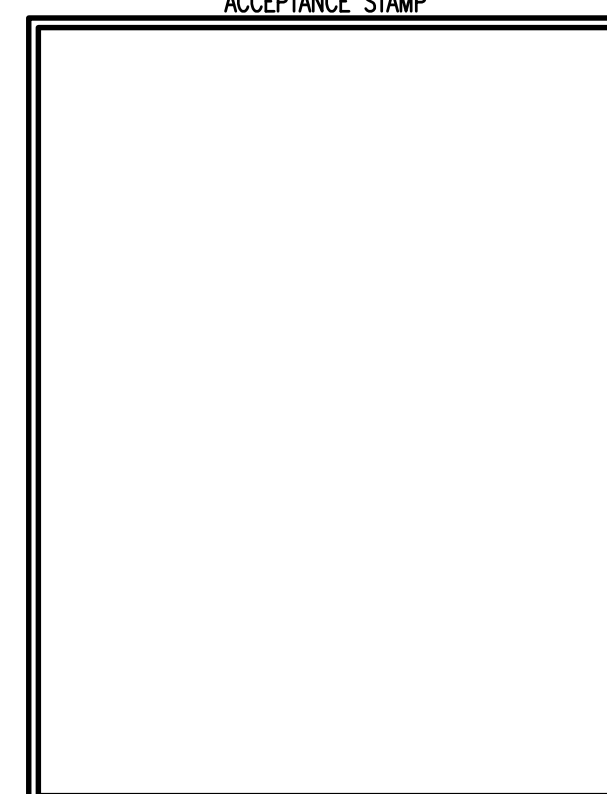


KEY MAP
1" = 2000'

DRAWING INDEX

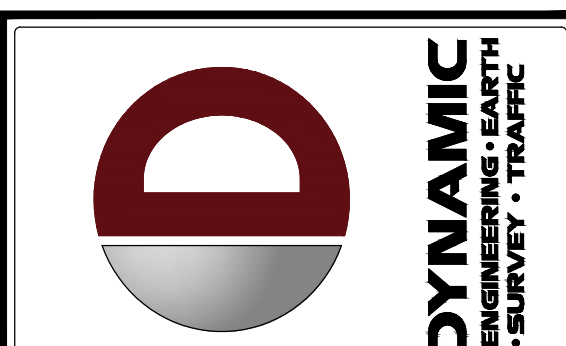
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SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION
UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS
SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET
COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION
SHOULD NOT BE BASED ON THESE PLANS UNTIL THE
PLANS ARE
ACCEPTED BY THE COUNTY.
ACCEPTANCE OF THESE PLANS EXPIRES
TWO (2) YEARS FROM THE STAMPED DATED.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM



| REV. | DATE | COMMENTS |
|------|----------|----------------------------------------------|
| 1 | 12/20/19 | REV. PER TOWNSHIP COMPLETENESS, SDO AND DRCC |

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <p>THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION</p> | <p>CONSTRUCTION CHECK _____ DATE _____</p> |
| <p>PROJECT: IVY RIVER PROPERTY, LLC Proposed Warehouse Facilities 1 RIVERVIEW DRIVE BLOCK 517.03, LOT 3.30 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY</p> | <p>CONSTRUCTION CHECK _____ DATE _____</p> |

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JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

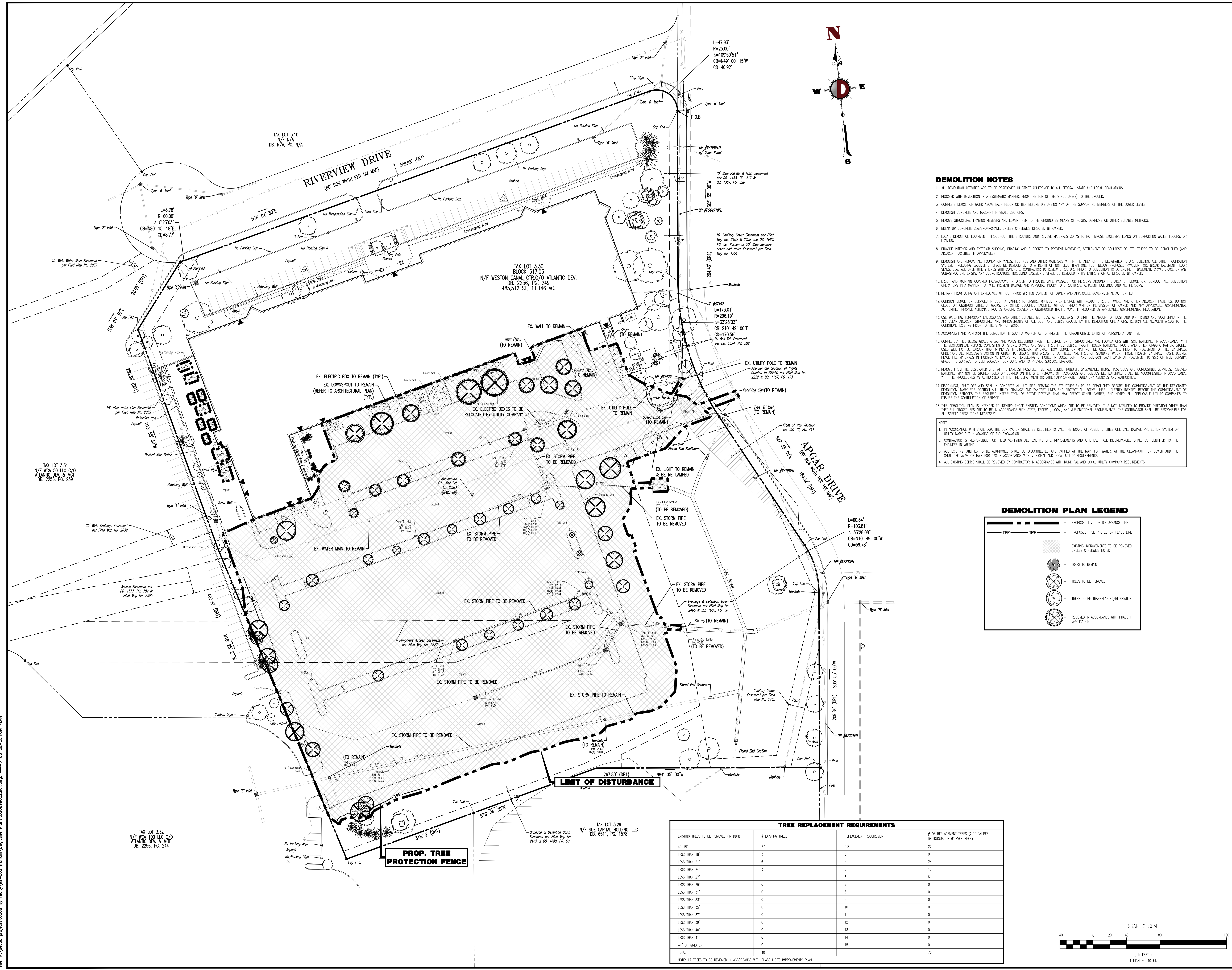
ROBERT P. FREUD
Robert P. Freud
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

TITLE:
COVER SHEET

| | | |
|-------------------------|------------------|---------------|
| SCALE BY AS SHOWN | DATE: 08/05/2019 | DRAWN BY: JAR |
| PROJECT No: 0206-99-002 | CHECKED BY: RPF | |

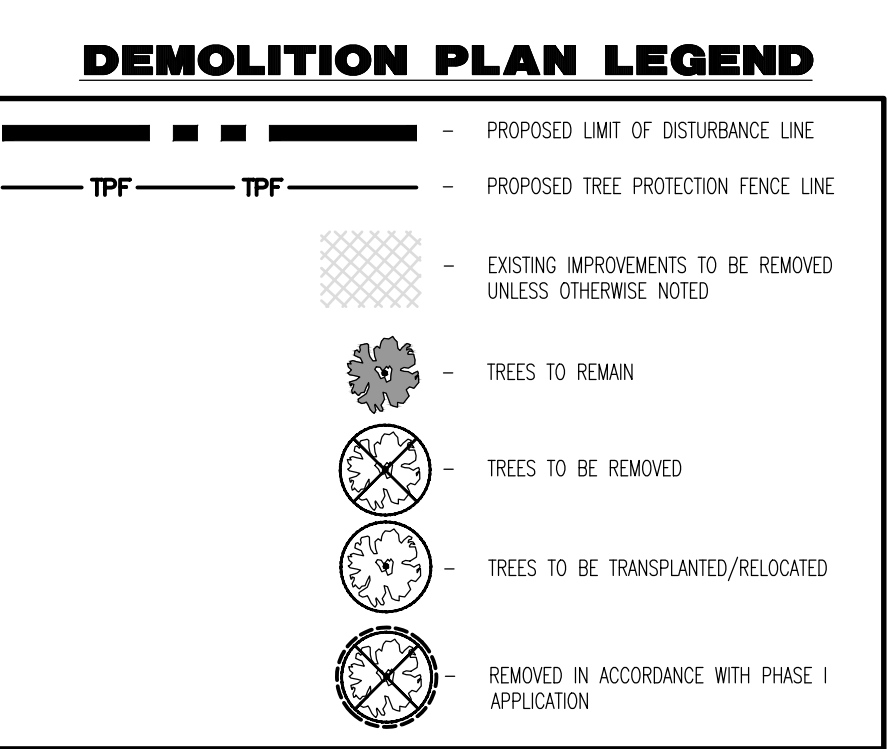
SHEET No: **1** Rev. #:

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- DEMOLITION NOTES**
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 - COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
 - DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
 - REMOVE STRUCTURAL TRIMMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
 - BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
 - LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 - PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
 - DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING, ALL OTHER FOUNDATION SYSTEMS, INCLUDING WRECKERS SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PARKING OR BELOW 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 DRISHEMETS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
 - EJECT AND MAINTAIN COVERED PIPES/SEWERS 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.
 - REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 - CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMAL 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 MARKS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
 - 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.
 - ACCUMULATED AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - 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 INDIVIDUAL LAYERS NOT EXCEEDING 6 INCHES IN LOCAL DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 - 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, SOIL OR BURIED 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.
 - 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 ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
 - 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.

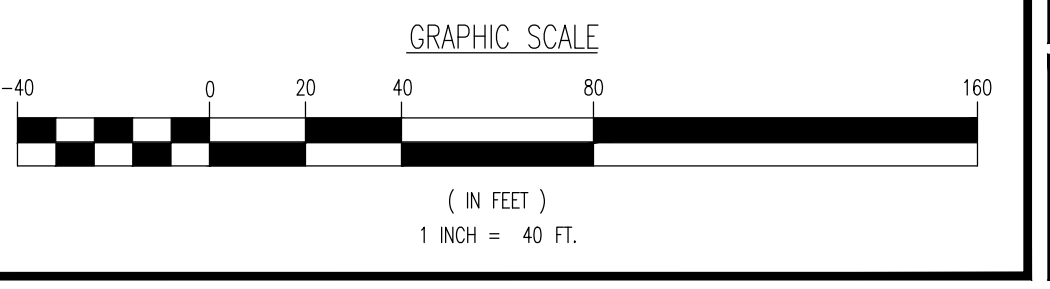
- NOTES**
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 - 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.
 - ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.



TREE REPLACEMENT REQUIREMENTS

| EXISTING TREES TO BE REMOVED (IN DBH) | # EXISTING TREES | REPLACEMENT REQUIREMENT | # OF REPLACEMENT TREES (2 1/2" CALIPER DECIDUOUS OR 6" EVERGREEN) |
|---------------------------------------|------------------|-------------------------|-------------------------------------------------------------------|
| 4"-15" | 27 | 0.8 | 22 |
| LESS THAN 18" | 3 | 3 | 9 |
| LESS THAN 21" | 6 | 4 | 24 |
| LESS THAN 24" | 3 | 5 | 15 |
| LESS THAN 27" | 1 | 6 | 6 |
| LESS THAN 30" | 0 | 7 | 0 |
| LESS THAN 31" | 0 | 8 | 0 |
| LESS THAN 35" | 0 | 9 | 0 |
| LESS THAN 35" | 0 | 10 | 0 |
| LESS THAN 37" | 0 | 11 | 0 |
| LESS THAN 39" | 0 | 12 | 0 |
| LESS THAN 40" | 0 | 13 | 0 |
| LESS THAN 41" | 0 | 14 | 0 |
| 41" OR GREATER | 0 | 15 | 0 |
| TOTAL | 40 | | 76 |

NOTE: 17 TREES TO BE REMOVED IN ACCORDANCE WITH PHASE I SITE IMPROVEMENTS PLAN



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ROBERT P. FREUD
Robert P. Freud
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NEW JERSEY LICENSE No. 41938

TITLE:
DEMOLITION PLAN

SCALE: (H) 1"=40' (V) 08/05/2019
DRAWN BY: JAR
CHECKED BY: RPF

PROJECT No: 0206-99-002

SHEET No: **3** Rev: #

Planfile: 02/08/20 - 406_Plan_Dyn - 03 DEMOLITION PLAN
File: P:\proj\projects\0206 by really\03 DEMOLITION PLAN\Drawings\Site Plans\020699002391.dwg --> 03 DEMOLITION PLAN
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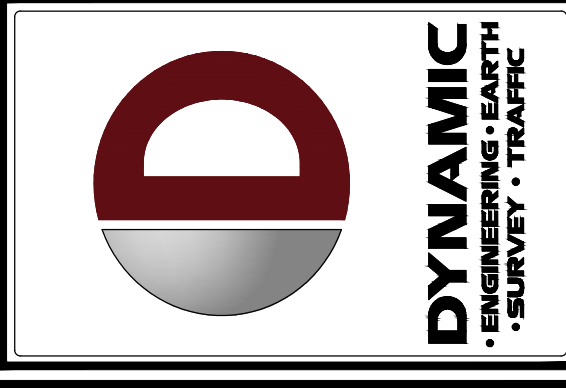


Table with columns: NO., DATE, REVISION, COMMENTS. Includes revision history for the plan.

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JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975

ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938

TITLE: LANDSCAPE PLAN. SHEET No. 7 OF 23. SEE SHEET 13 OF 23 FOR LANDSCAPE PLAN DETAILS.

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 OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO INSTALLATION.

PLANTING SPECIFICATIONS

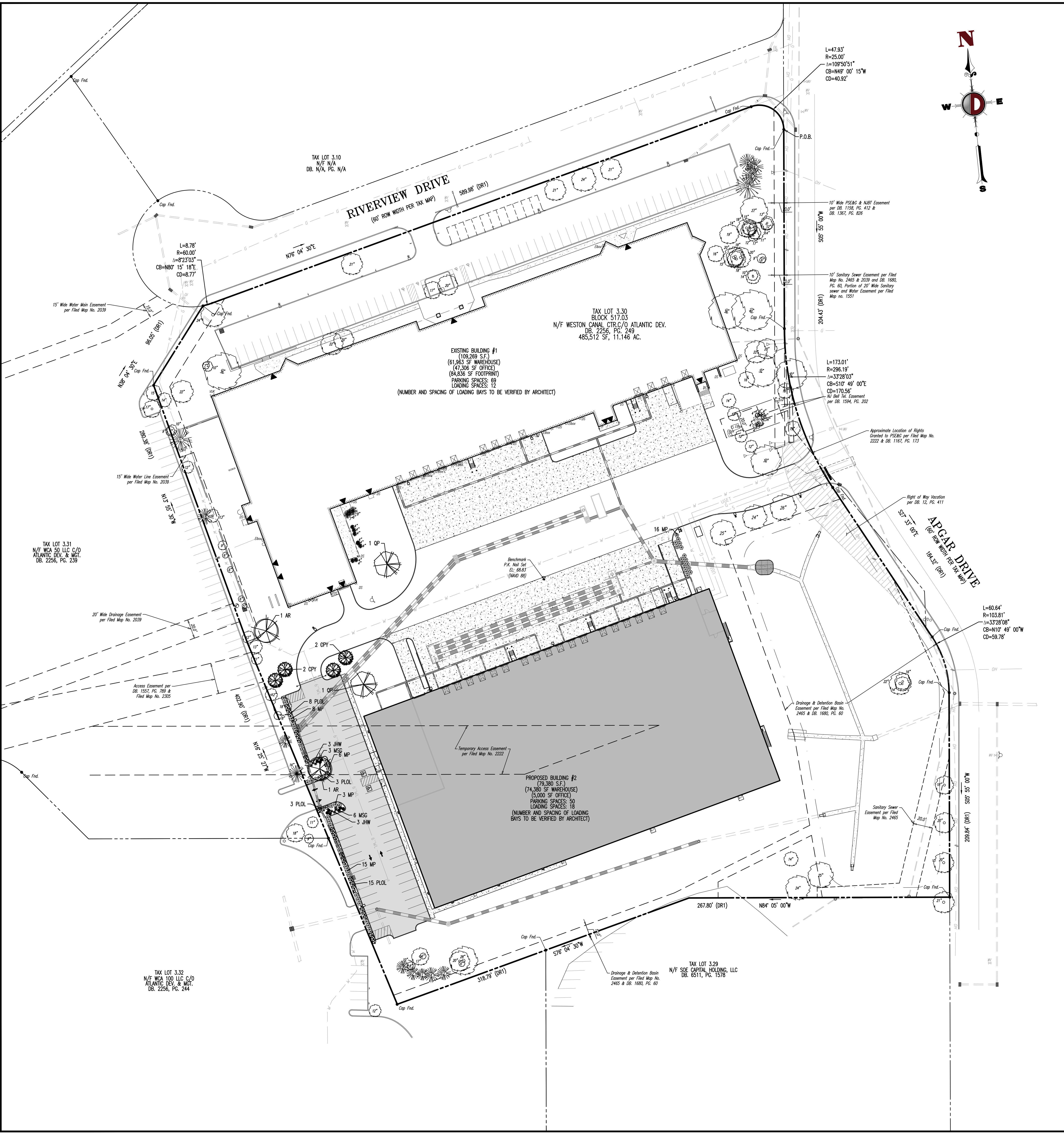
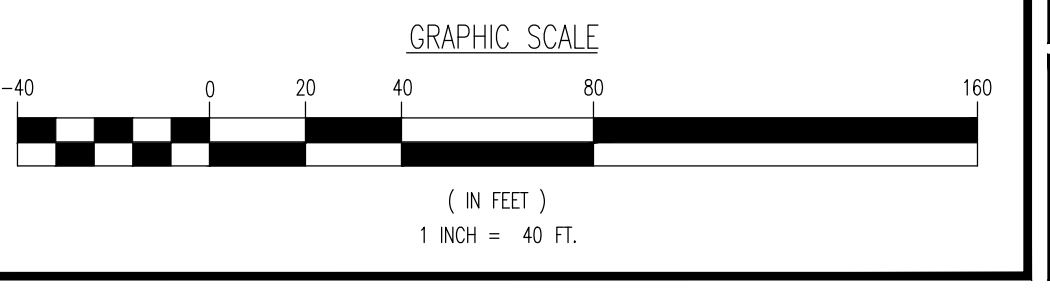
- 1. SCOPE OF WORK: THE WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPROPRIATE NECESSARY TO THE PROPER COMPLETION OF THIS PROJECT. 2. MATERIALS: ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (DOT) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.

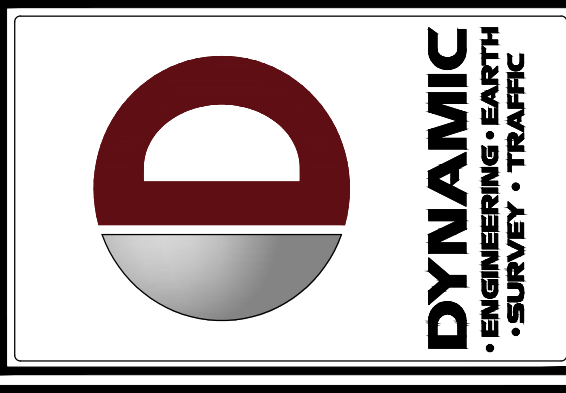
LANDSCAPE/BUFFER REQUIREMENTS

- 1. 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, 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 PROMOTE TO THE A.R.D. (S 112 SCHEDULE 6) (N/A).

LANDSCAPE SCHEDULE table with columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, REMARKS. Lists plants like SHADE TREES, ORNAMENTAL TREES, EVERGREEN SHRUBS, etc.

SEE SHEET 13 OF 23 FOR LANDSCAPE PLAN DETAILS

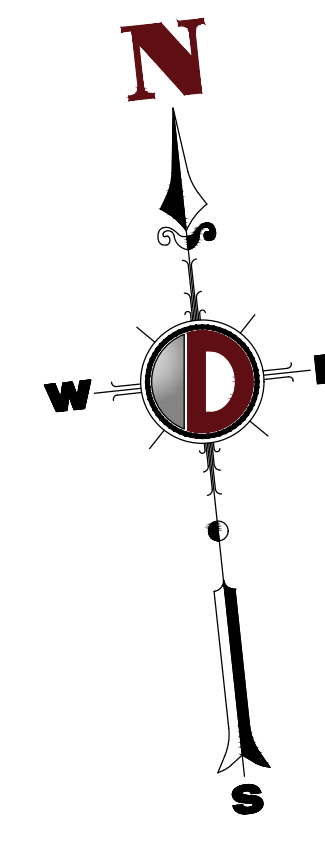




Revision table with columns: REV., DATE, COMMENTS.

GENERAL NOTES

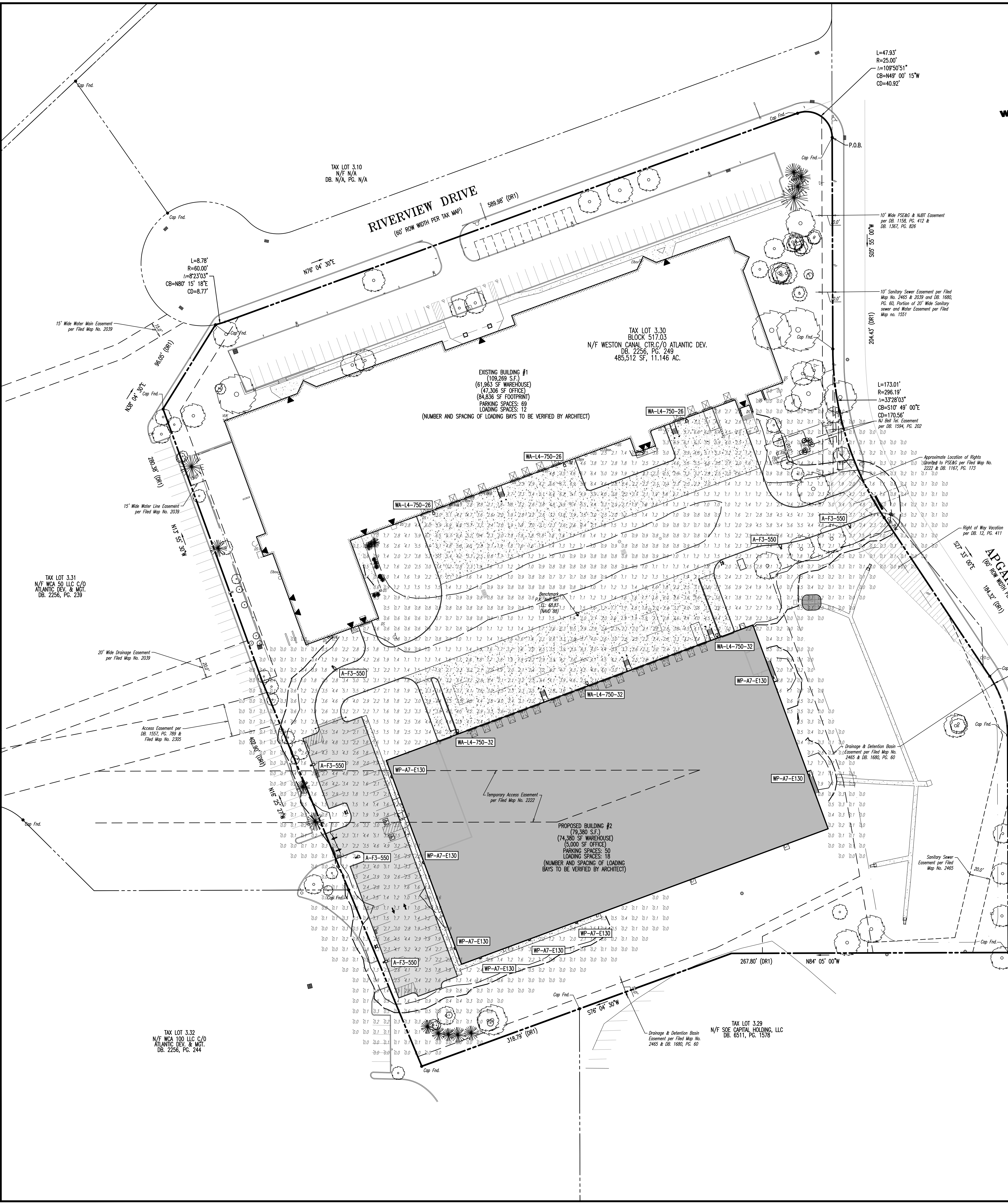
- 1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS...
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA...
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYWIRE POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR LIGHTING DIAGRAM.



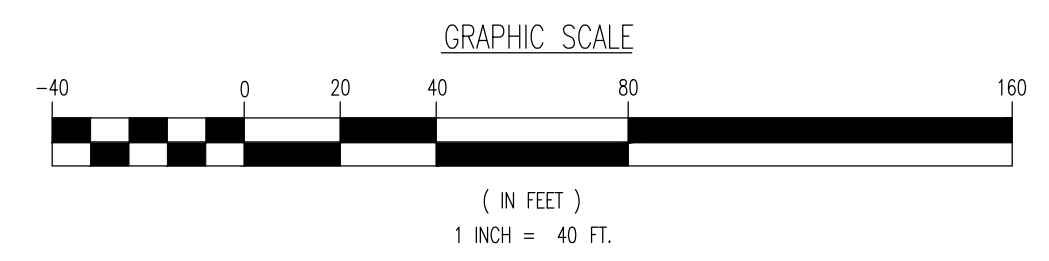
LIGHTING LUMINAIRE SCHEDULE table with columns: SYMBOL, QUANTITY, LABEL, MOUNTING HEIGHT, ARRANGEMENT, LIGHT LOSS FACTOR, MANUFACTURER, DESCRIPTION, IES FILE.

50 CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 1.0 FC. (M) = FLUSH MOUNT FOUNDATION (FED) = PEDESTAL FOUNDATION. THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA...

STATISTICAL AREA SUMMARY table with columns: LABEL, AVERAGE, MAXIMUM, MINIMUM, AVG./MIN., MAX./MIN.



SEE SHEET 13 OF 23 FOR LIGHTING PLAN DETAILS



Vertical text on the left side of the page containing project and drawing information.

Project information block including 'PROTECT YOURSELF' warning, '811 Call before you dig' logo, and contact details for IVY RIVER PROPERTY, LLC.

DYNAMIC ENGINEERING logo and contact information: 1904 Main Street, Lake Como, NJ 07719. Phone: 732.974.0198 | Fax: 732.974.3521.

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JOHN A. PALUS, PROFESSIONAL ENGINEER, NEW JERSEY LICENSE No. 41975

ROBERT P. FREUD, PROFESSIONAL ENGINEER, NEW JERSEY LICENSE No. 41938

TITLE: LIGHTING PLAN

SCALE: (H) 1"=40' DATE: 08/05/2019 DRAWN BY: JAR DESIGNED BY: JAR PROJECT NO: 0206-99-002 CHECKED BY: RPF

SHEET No: 8 OF 23

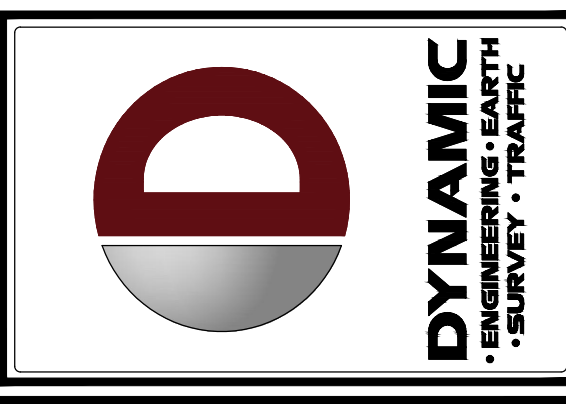


Table with columns: NO., DATE, COMMENTS, REV.

Table with columns: CONSTRUCTION CHECK, DATE, CONSTRUCTION CHECK, DATE

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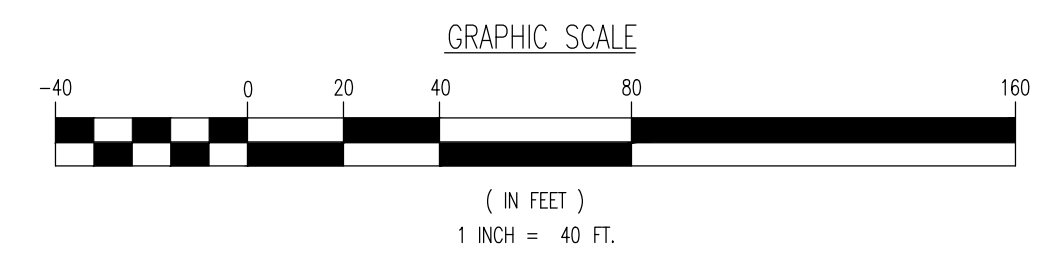
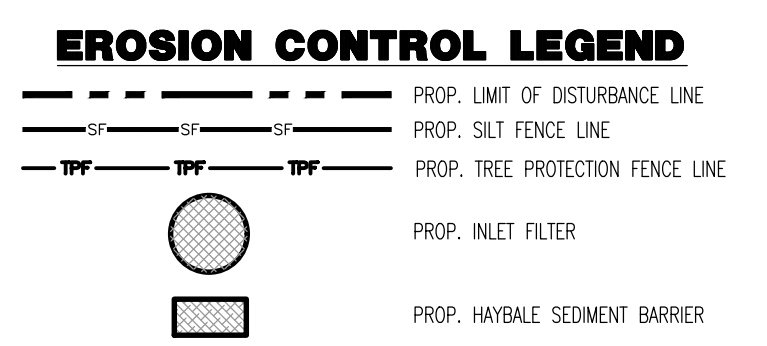
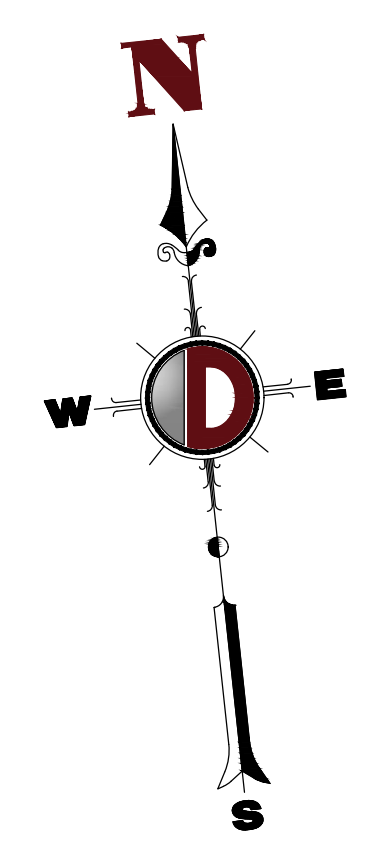
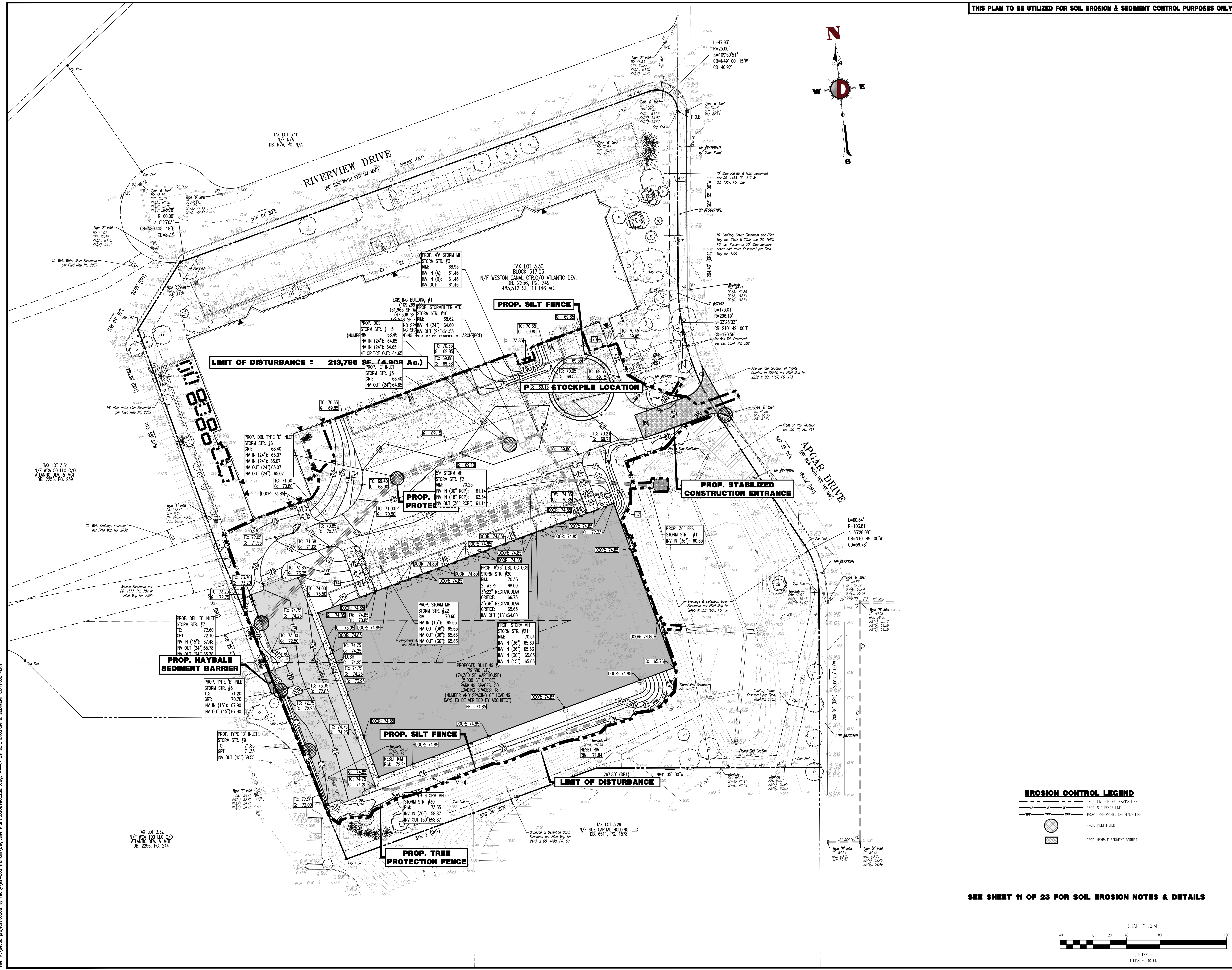
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TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: (H) 1"=40' DATE: 08/05/2019 DRAWN BY: DESIGNED BY: PROJECT NO: 0206-99-002 CHECKED BY: SHEET NO: 9 OF 23



SEE SHEET 11 OF 23 FOR SOIL EROSION NOTES & DETAILS

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