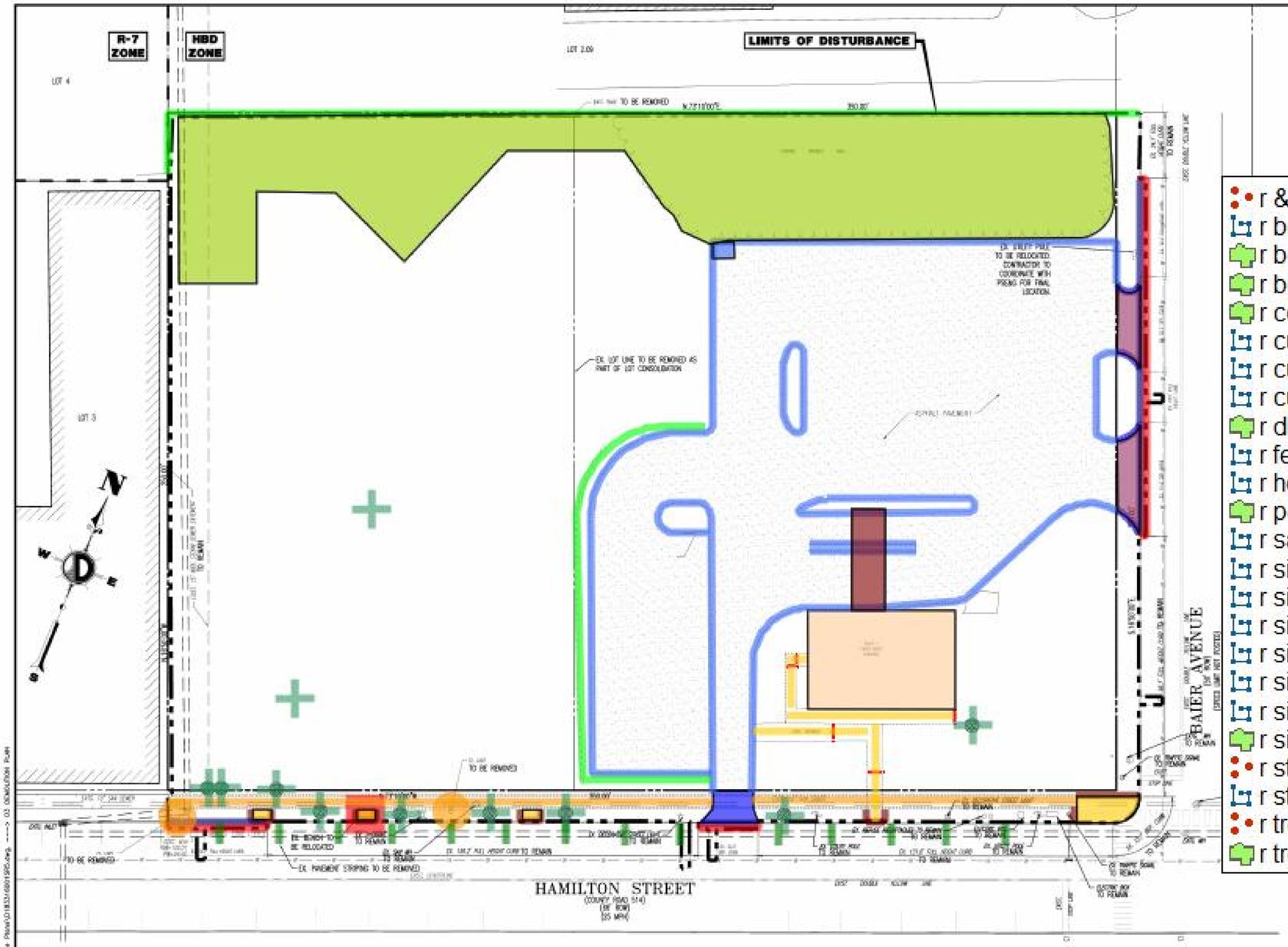


DEMOLITION NOTES

1. ALL CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A DEFINITIVE 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 BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LIMIT DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED, ADJACENT FACILITIES, IF APPLICABLE.
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE ARTA OF THE PROPOSED FUTURE BUILDING. ALL OTHER FOUNDATIONS, BUILDING ENCLOSURES SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED FINISHED GRADE OF NEW BUILDINGS OR PAVED AREAS. ALL SUCH DEBRIS SHALL BE REMOVED FROM THE SITE. WITH CONTRACTS, CONTRACTOR TO REVIEW STRUCTURE AND DEMOLITION PLANS TO DETERMINE IF ADDITIONAL DEMOLITION SHALL BE REQUIRED TO COMPLY WITH SUB-GRADE LEVELS. ANY SUB-GRADE BUILDING ENCLOSURES SHALL BE REMOVED TO THE EXTENT OF AS DIRECTED BY OWNER.

r & rel. bench	1.0 EA
r brick band at sidewalk	93.5 FT
r building canopy	463.1 SQ FT
r building, 1 story brick	1988.7 SQ FT
r conc. driveway apron	191.8 SQ FT
r curb municipal	43.9 FT
r curb municipal & pave x 2'	190.5 FT
r curb site	1122.9 FT
r dumpster pad	47.0 SQ FT
r fence CL	380.7 FT
r hedgerow	210.5 FT
r pave municipal	462.6 SQ FT
r saw cut street pave	202.5 FT
r sidewalk x 4'	15.8 FT
r sidewalk x 4' w/ (2) brick band	320.1 FT
r sidewalk x 4'-8:	7.8 FT
r sidewalk x 5'-6"	62.2 FT
r sidewalk x 6'	36.3 FT
r sidewalk x 6'-4"	41.8 FT
r sidewalk x area	287.6 SQ FT
r street light	2.0 EA
r striping in street	112.0 FT
r tree, size unk.	11.0 EA
r trees x area	13416.9 SQ FT

DEMOLITION PLAN LEGEND

TREE TO BE REMOVED

TREE TO BE TRANSPLANTED/RELOCATED

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY
NEW JERSEY STATE UNDERGROUND INFRASTRUCTURE SAFETY COUNCIL
WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE SURFACE SURFACE, MATERIALS, OR THE SOIL.

GRAPHIC SCALE

1 INCH = 20 FT.

Date	Comments
10/12/17	REV. PER TOWNSHIP COMMENTS
10/24/17	REV. PER REVISED TOWN COMMENTS
11/07/17	REV. PER COUNTY COMMENTS
11/13/17	REV. PER PROJECT ENGINEER & REVISED COMMENTS
11/20/17	REV. PER REVISED COMMENTS, COMPT & SPCC COMMENTS
12/12/17	REV. PER REVISED COMMENTS, COMPT & SPCC COMMENTS
01/22/18	REV. PER REVISED COMMENTS, COMPT & SPCC COMMENTS

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PLANNING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING

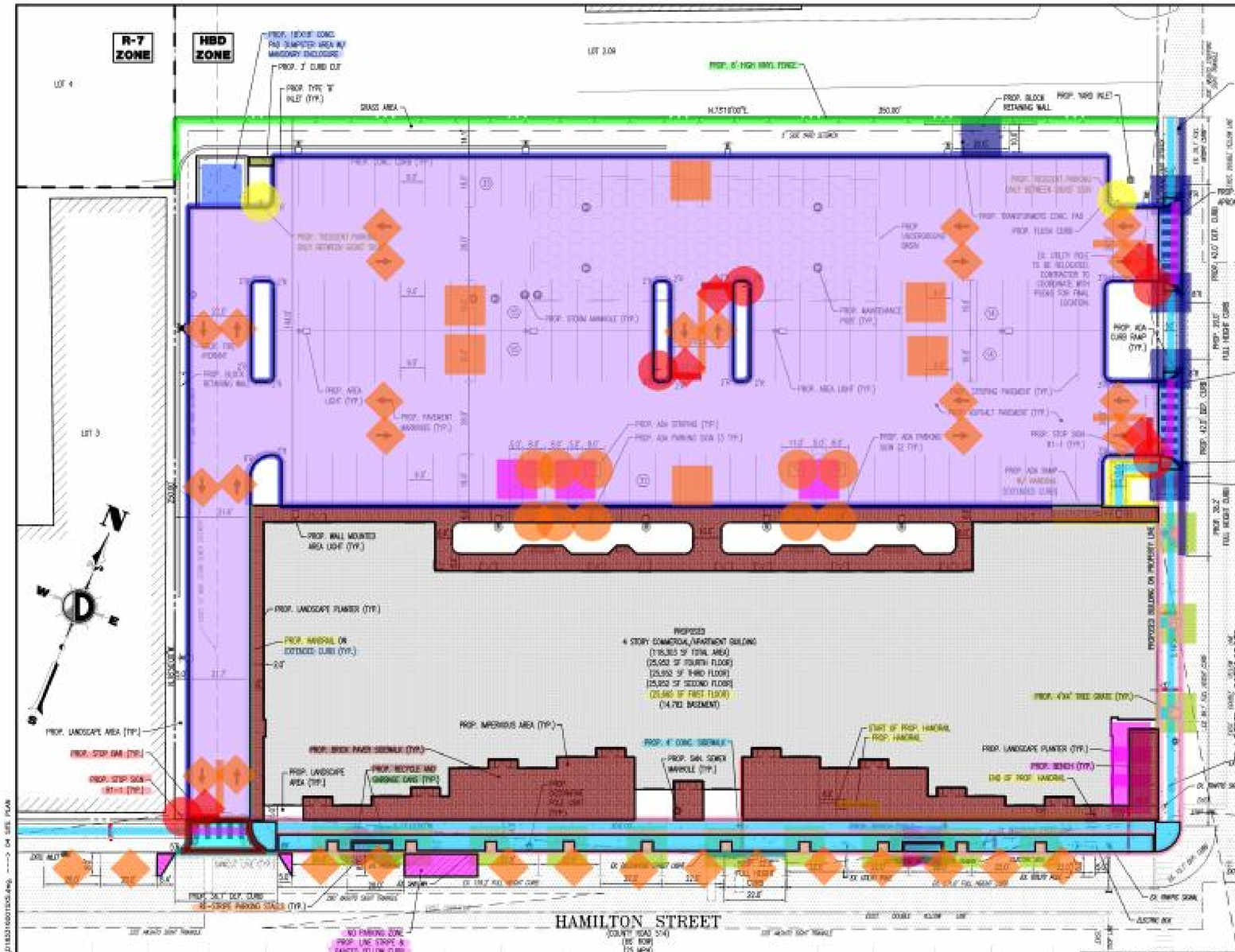
TITLE: DEMOLITION PLAN

PROJECT: HAMILTON COMMONS
PROPOSED RETAIL/APARTMENT BUILDING
BLOCK 219, LOTS 1.01 & 2.04
695-697 HAMILTON STREET
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No.	1933-10-001
DRAWN BY	CAM/VTA
DESIGNED BY	MSG
CHECKED BY	TJM
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
DYE Client Code	1933

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41375
PENNSYLVANIA LICENSE No. 037146
NEW YORK LICENSE No. 087043
IOWA LICENSE No. 19886

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40174



GENERAL NOTES

PROTECT YOURSE

amen bench	4.0 EA
amen handrail	324.6 FT
amen recycle can	2.0 EA
amen trash can	2.0 EA
amen tree grate, 4' x 4'	13.0 EA
co brick paver band	1416.3 FT
co brick paver band @ county driveway apron	74.6 FT
co brick paver walk	7996.8 SQ FT
co curb concrete	1269.7 FT
co curb county	25.8 FT
co curb county w/ pave patch x 2'	64.9 FT
co curb municipal	42.7 FT
co curb municipal w/ pave patch x 2'	156.4 FT
co driveway apron in county R.O.W.	219.9 SQ FT
co driveway apron in Muni. R.O.W.	477.4 SQ FT
co dumpster pad, 18' x 18'	1.0 EA
co extended curb	129.3 FT
co sidewalk domes, 5' x 2'	3.0 EA
co sidewalk domes, 7' x 2'	1.0 EA
co sidewalk x 3'-9"	12.0 FT
co sidewalk x 4'	312.8 FT
co sidewalk x 5'	85.2 FT
co sidewalk x 5'-6"	60.8 FT
co sidewalk x 7'	113.6 FT
co sidewalk x area	1842.5 SQ FT
co transformer pad, 10' x 20'	1.0 EA
fe vinyl x 8'	370.9 FT
p pave standard	42360.7 SQ FT
sgn "Resident Parking Only Between Signs	2.0 EA
sgn R1-1	5.0 EA
sgn R7-8	5.0 EA
str 4" white line	87.1 FT
str crosshatch 5' x 18'	3.0 EA
str crosshatch x area	259.1 SQ FT
str crosswalk x 6'	78.0 FT
str directional arrow	20.0 EA
str handicap logo	5.0 EA
str lettering "STOP"	5.0 EA
str parallel parking on County 514	14.0 EA
str parking x 14	2.0 EA
str parking x 15	2.0 EA
str parking x 31	1.0 EA
str parking x 33	1.0 EA
str stop bar x 24"	59.0 FT
co flume	25.9 SQ FT

TOWNSHIP OF FRANKLI

GENERAL NOTES (CONTINUED)

SIGNAGE TABLE

SIGN	REQUIREMENTS		ALLOWABLE SIGNAGE					
			RESIDIAL #1	RESIDIAL #2	RETAIL #1	RETAIL #2	RETAIL #3	RETAIL #4
FREESTANDING	NUMBER OF SIGNS	NOT PERMITTED	NUMBER OF SIGNS					
WALL MOUNTED	NUMBER OF FACADE SIGNS	1 PER BUSINESS	NUMBER OF SIGNS	1	1	1	1	1
	MAXIMUM FACADE SIGN AREA	1.1 SF PER LINEAR FOOT OF BUSINESS FRONTAGE OR 40 SF, WHICHEVER IS LESS	FRONTAGE	36' 4"	27' 6"	36' 4"	27' 6"	27' 6"
			MAX. ALLOWABLE SIGN AREA	40 SF	31.2 SF	40 SF	31.2 SF	31.2 SF
	MAXIMUM SIGN HEIGHT	16 FT	MAX. ALLOWABLE SIGN HEIGHT	16' 0"	16' 0"	16' 0"	16' 0"	16' 0"
	MINIMUM CLEARANCE	8 FT	MIN. PERMITTED MIN CLEARANCE	8' 0"	8' 0"	8' 0"	8' 0"	8' 0"
	MAXIMUM HORIZONTAL DIM	75% OF THE BUSINESS FRONTAGE, NOT TO EXCEED 30 FT	MAX. ALLOWABLE HORIZONTAL DIMENSION	30' 0"	30' 0"	30' 0"	30' 0"	30' 0"
	MAXIMUM VERTICAL DIM	3 FT	MAX. ALLOWABLE VERTICAL DIMENSION	3' 0"	3' 0"	3' 0"	3' 0"	3' 0"
	ILLUMINATION	INDIRECT (1)	ILLUMINATION	INTERNAL	INTERNAL	INTERNAL	INTERNAL	INTERNAL
SECONDARY WALL MOUNTED (CORNER BUSINESS)	NUMBER OF FACADE SIGNS	1 INDIRECT (1)	MAX. ALLOWABLE NUMBER OF SIGNS	1	N/A	N/A	N/A	N/A
	MAXIMUM FACADE SIGN AREA	24 SF	MAX. ALLOWABLE SIGN AREA	24 SF	N/A	N/A	N/A	N/A
	MAXIMUM HORIZONTAL DIM	NO GREATER THAN WIDTH OF BUSINESS IN WHICH	MAX. ALLOWABLE HORIZONTAL DIMENSION	10' 0"	N/A	N/A	N/A	N/A
SECONDARY WALL MOUNTED (SIDE OR REAR PUBLIC ENTRANCE)	NUMBER OF FACADE SIGNS	1 INDIRECT (1)	NUMBER OF SIGNS	1	1	1	1	1
	MAXIMUM FACADE SIGN AREA	9 SF	MAX. ALLOWABLE SIGN AREA	9 SF	9 SF	9 SF	9 SF	9 SF
	MAXIMUM SIGN HEIGHT	16 FT	MAX. ALLOWABLE SIGN HEIGHT	16' 0"	16' 0"	16' 0"	16' 0"	16' 0"
	MINIMUM CLEARANCE	8 FT	MIN. PERMITTED MIN CLEARANCE	8' 0"	8' 0"	8' 0"	8' 0"	8' 0"
	MAXIMUM HORIZONTAL DIM	5 FT	MAX. ALLOWABLE HORIZONTAL DIMENSION	5' 0"	5' 0"	5' 0"	5' 0"	5' 0"
	MAXIMUM VERTICAL DIM	3 FT	MAX. ALLOWABLE VERTICAL DIMENSION	3' 0"	3' 0"	3' 0"	3' 0"	3' 0"

NS = NOT STANDARD N/A = NOT APPLICABLE (1) ILLUSTRATING NON-CONFORMANCE (V) VAR REQ

NOTES:
1. THE SIGN MAY BE INTERNALLY OR INDIRECTLY ILLUMINATED. (§613-11.4.E(7))
2. GROUND-FLOOR BUSINESS USES LOCATED ON CORNER LOTS AND HAVING A SECOND FACADE WITH A STREET WINDOW FRONTING ON A PUBLIC STREET SHALL BE PERMITTED TO HAVE ONE ADDITIONAL SIGN ON THE FACADE OF THE BUILDING FACING THE SIDE STREET. (§613-11.4.E(1))
3. GROUND-FLOOR BUSINESS USES HAVING A SIDE OR REAR PUBLIC ENTRANCE FRONTING ON A PARKING LOT SHALL BE PERMITTED TO HAVE ONE ADDITIONAL SIGN ON THE FACADE OF THE BUILDING FACING THE PARKING LOT. (§613-11.4.E(2))

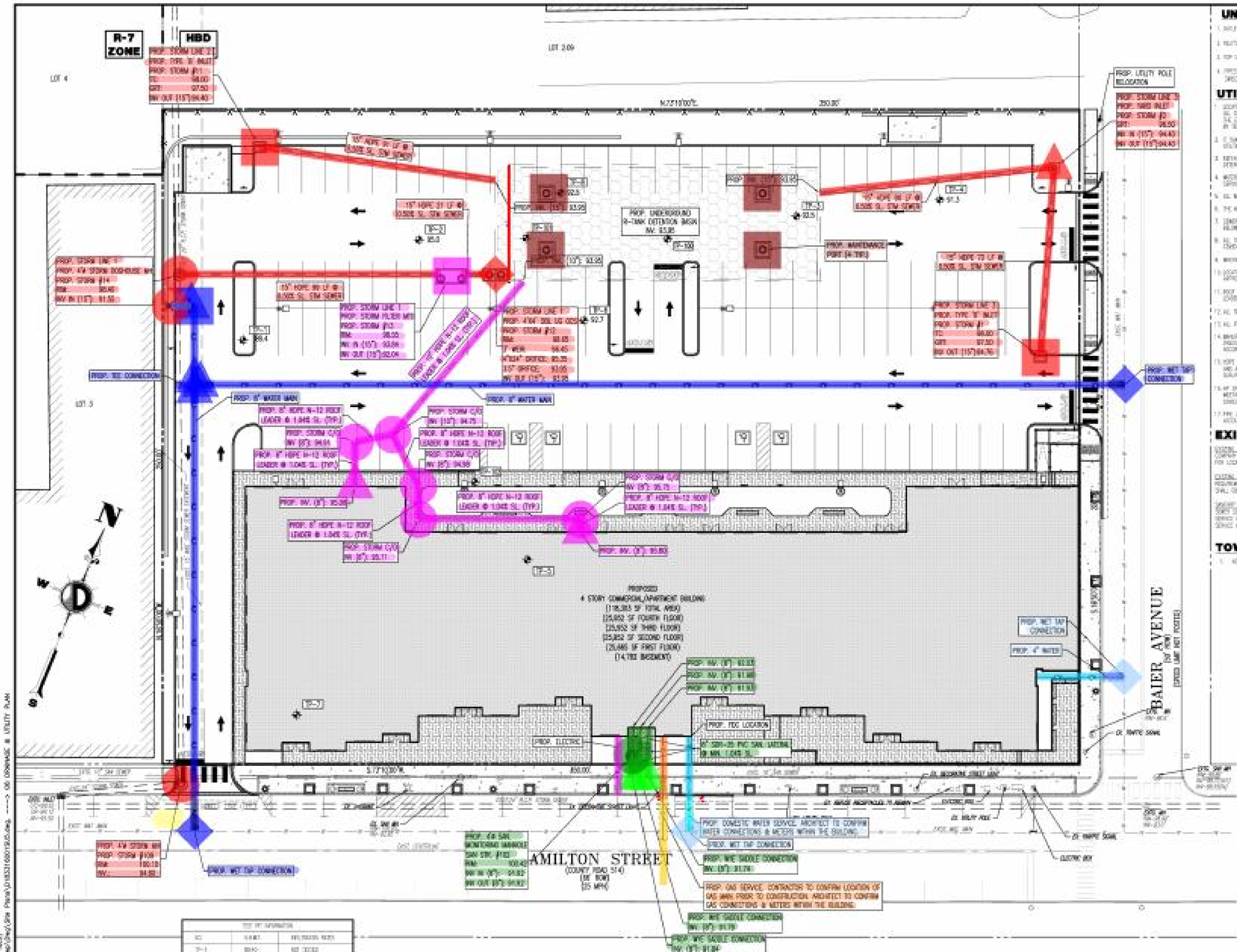
GRAPHIC SCALE

DYNAMIC ENGINEERING

SITE PLAN

HAMILTON COMMONS
PROPOSED MIXED USE/APARTMENT BUILDING

JOHN A. PALUS | THOMAS J. MULLER



UNDERGROUND DETENTION/INFILTRATION BASIN MAINTENANCE NOTES

san 08" PVC SDR 35 (8-10)	56.0 FT
san 24" x 24" x 8" saddle wye	3.0 EA
san M/H (8-10 deep)	1.0 EA
st 08" HDPE roof leader (4-6 deep)	132.4 FT
st 10" HDPE roof leader (4-6 deep)	77.0 FT
st 15" HDPE (0-4 deep)	253.7 FT
st 15" HDPE (4-6 deep)	11.0 FT
st 15" HDPE (6-8 deep)	100.0 FT
st C/O, 08"	4.0 EA
st C/O, 10"	1.0 EA
st d/s conn.	2.0 EA
st inlet, Type "B" (0-4 deep)	2.0 EA
st inlet, Yard (0-4 deep)	1.0 EA
st M/H, doghouse (6-8 deep)	1.0 EA
st M/H, doghouse or raise +0.09 (4...	1.0 EA
st OCS, dbl 4' x 4', 4.7' deep	1.0 EA
st Stromfilter MTD	1.0 EA
st UDB maint. port	4.0 EA
ut trench etc	22.1 FT
ut trench gas	24.0 FT
ut trench gas in ex. pave	33.0 FT
w 08" 90 bend	1.0 EA
w 08" gv& box	3.0 EA
w 08" x 06" reducer	1.0 EA
w 08" x 08" x 08" tee	1.0 EA
w __" x __" x 04" TS&V	2.0 EA
w __" x __" x 08" TS&V	2.0 EA
w hydrant	1.0 EA
wp 04" DIP	49.0 FT
wp 04" DIP in ex. county pave	11.9 FT
wp 04" DIP in ex. muni pave	8.1 FT
wp 06" DIP	8.0 FT
wp 08" DIP	537.0 FT
wp 08" DIP in ex. county pave	13.6 FT
wp 08" DIP in ex. muni pave	6.3 FT

ID	START	INVERTS/RIM NOTES
T-1	88.40	60" TECO
T-2	90.00	60" TECO
T-3	90.50	60" TECO
T-4	91.00	60" TECO
T-5	90.90	60" TECO
T-6	90.70	60" TECO
T-7	90.30	60" TECO
T-8	90.50	60" TECO
T-9B	94.20	< 3.0 ft /SB
T-10	91.00	3.0 ft /SB
T-10B	90.70	< 3.0 ft /SB

NOTES:
1. INFILTRATION BASED ON REPORT OF STORMWATER DATA BY INFILTRATION BASED ON 2, 2014 AND SUPPLEMENTAL STORMWATER MANAGEMENT EVALUATION & FEASIBILITY STUDY, SERVICES, DATA PREPARED BY DYNAMIC SERVICES LLC.
2. START - ESTIMATED DESIGNAL HIGH WATER TABLE

GRAPHIC SCALE

(1 INCH = 20 FT)

TITLE:	DRAINAGE & UTILITY PLAN
PROJECT:	HAMILTON COMMONS PROPOSED RETAIL/APARTMENT BUILDING BLOCK 319, LOTS 1.01 & 2.04 695-697 HAMILTON STREET TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY
JOB No.	1833-16-001
DATE	03/03/16
DRAWN BY	CAM/KTA
SCALE	(A 1"=20' H)
DESIGNED BY	MKS
REVIEWED BY	TJM
SHEET No.	6
OF	22
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
CDC Client Code: 1833	Rev. # 5

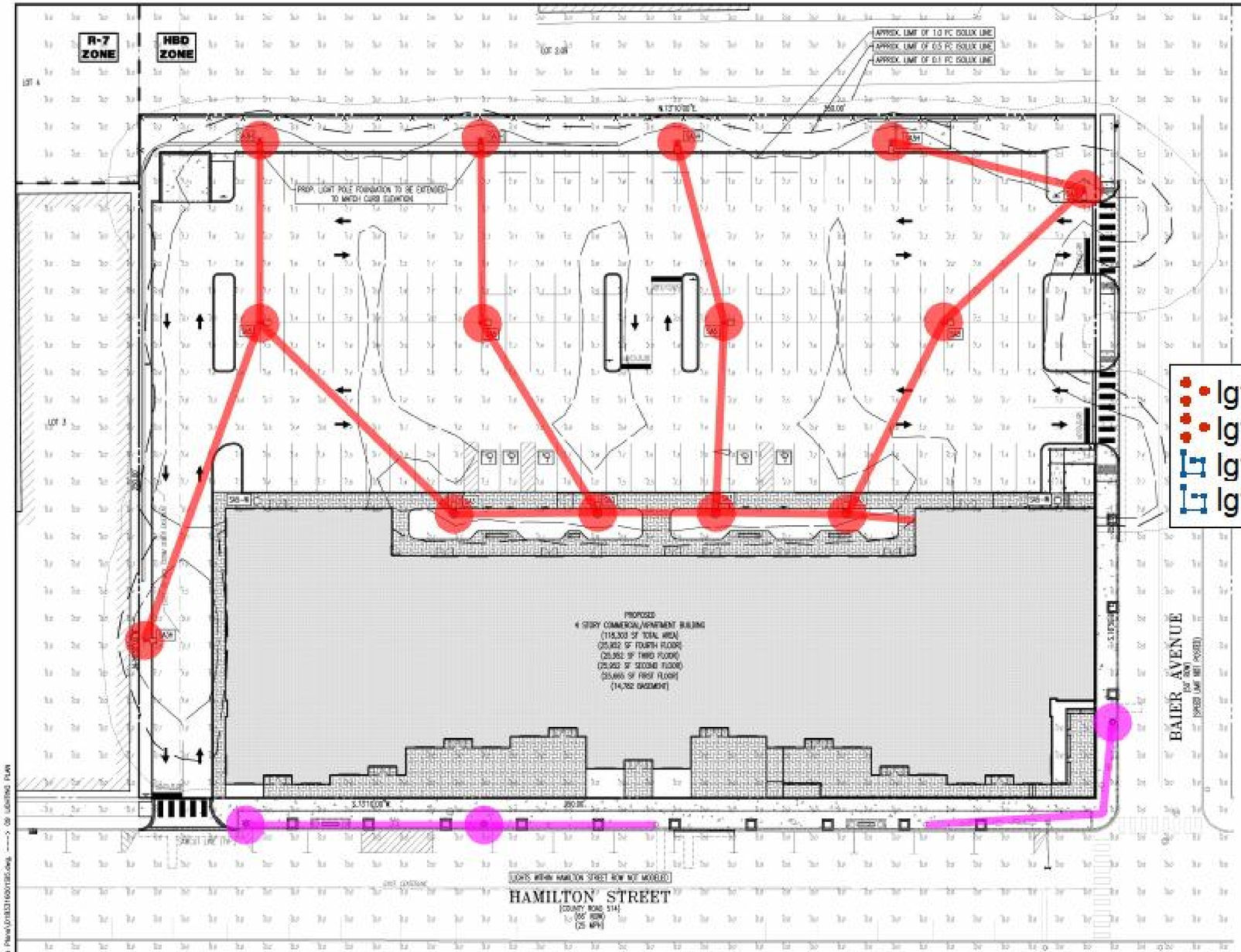
JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41375
PENNSYLVANIA LICENSE No. 075361
NEW YORK LICENSE No. 087843
TEXAS LICENSE No. 118094

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40434

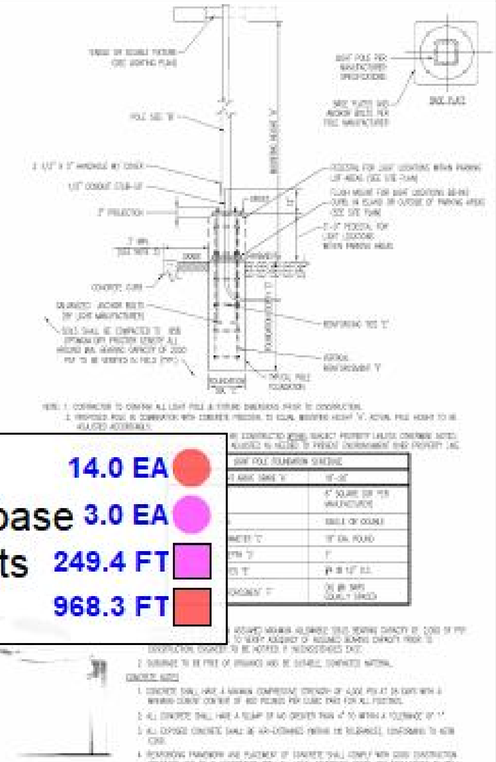
Thomas J. Muller

Plotted: 10/12/17 - 8:06 AM, By: KRuta, -- Product Ver: 22.0a (LMS Tech)
File: P:\active projects\1833 enterprise management, llc\16-001 hamilton hwy\dwg\site plans\p1833160010620.dwg ---> 06 DRAINAGE & UTILITY PLAN

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

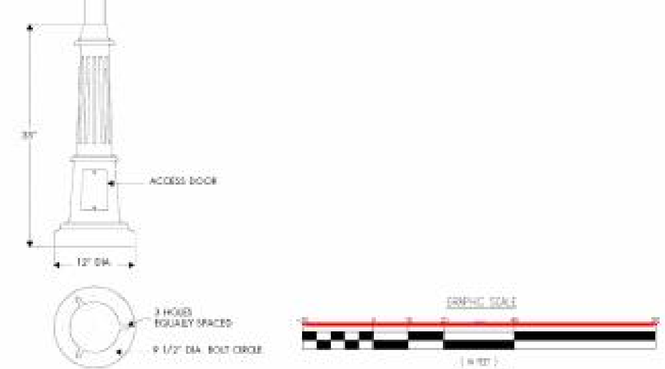


- lgt light pole base **14.0 EA**
- lgt muni. light pole base **3.0 EA**
- lgt trench muni. lights **249.4 FT**
- lgt trench lights **968.3 FT**



AREA LIGHT DETAIL

NOT TO SCALE



LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	DIMMING
	4	SA	16 FT	SINGLE	0.850	ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC (ELA)	ELA WALL_SCALE_LENSED_CO	WHERE-TO-CIRCUIT.ELES
	2	SA1-R	16 FT	SINGLE	0.850	ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC (ELA)	ELA WALL_SCALE_LENSED_CO	WHERE-TO-CIRCUIT.ELES
	4	SA2R	16 FT	SINGLE	0.850	ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC (ELA)	ELA WALL_SCALE_LENSED_CO_WD	WHERE-TO-CIRCUIT-WIRED
	3	SA3	16 FT	SINGLE	0.850	ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC (ELA)	ELA WALL_SCALE_LENSED_CO	WHERE-TO-CIRCUIT.ELES

STATISTICAL AREA SUMMARY

LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN	MAX/MIN
PARKING LOT	1.45	3.7	0.3	4.83	12.33
STLOOD	4.00	7.8	0	N/A	N/A

SEE SHEET 19 OF 22 FOR LIGHTING DETAILS

GENERAL NOTES

1. THE LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER LABORY CONDITIONS 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 MANUFACTURING, ELECTRICAL VOLTAGE, TOLERANCES IN LAMPS AND OTHER RELATED VARIABLES AND FIELD CONDITIONS.
2. ALL EXISTING OPERATING LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS. EACH WITH A LIGHT METER DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHTING LEVELS MAY OR MAY NOT THE LIGHTING LEVELS SHOWN ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CURBERS SHALL BE INSTALLED A MINIMUM OF 3 FEET ON ALL SIDEWALL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR LIGHTING SHEETS.

PROTECT YOURSELF

A PHONE CALL CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
TAKE CARE OF YOUR LOVED, VALUABLE INSTALLATION BY CONTACTING, DESIGNERS, OR ANY PERSON PREPARING TO EXCAVATE THE SURVEYS CONTACT NEW-JERSEY IN THE STATE

Rev.	Date	Description	By
7	05/12/17	REV. PER TOWNSHIP COMMENTS	DJM
6	03/20/17	REV. PER APPROVAL FOR COMMENT TO COUNTY TOWNSHIP	DJM
5	02/20/17	REV. PER PROJECT ENGINEER & REVISED COMMENTS	DJM
4	01/23/17	REV. PER REVISED PARKING, SIGNAGE & PROJ. COMMENTS	DJM
3	12/12/16	REV. PER REVISED PARKING, SIGNAGE & PROJ. COMMENTS	DJM
2	11/11/16	REV. PER REVISED PARKING, SIGNAGE, CURB, ETC. & PROJ. COMMENTS	DJM
1	07/12/16	REV. PER REVISED PARKING, SIGNAGE, CURB, ETC. & PROJ. COMMENTS	DJM

THIS PLAN SET OR ANY PORTION THEREOF MUST NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

TITLE: LIGHTING PLAN

PROJECT: HAMILTON COMMONS
PROPOSED RETAIL/APARTMENT BUILDING
BLOCK 213, LOTS 1.01 & 2.04
695-697 HAMILTON STREET
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No. 1833-16-001
DATE 05/03/16
DRAWN BY DJM/KTW
SCALE 1"=20'
DESIGNED BY MGS
CHECKED BY TJM
SHEET No. 9 OF 22
CONSTRUCTION DATE
CONSTRUCTION DATE

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41378
PENNSYLVANIA LICENSE No. 075370
TEXAS LICENSE No. 106760
TOKYO LICENSE No. 0870402
TOKAI DOMICILE No. 19990

THOMAS J. MULLER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40174

CC Client Code: 1833

Rev. 8 0

Plotted: 10/12/17 - 8:46 AM, By: KWTW, -- Product Ver: 22.0a (LMS Tech)
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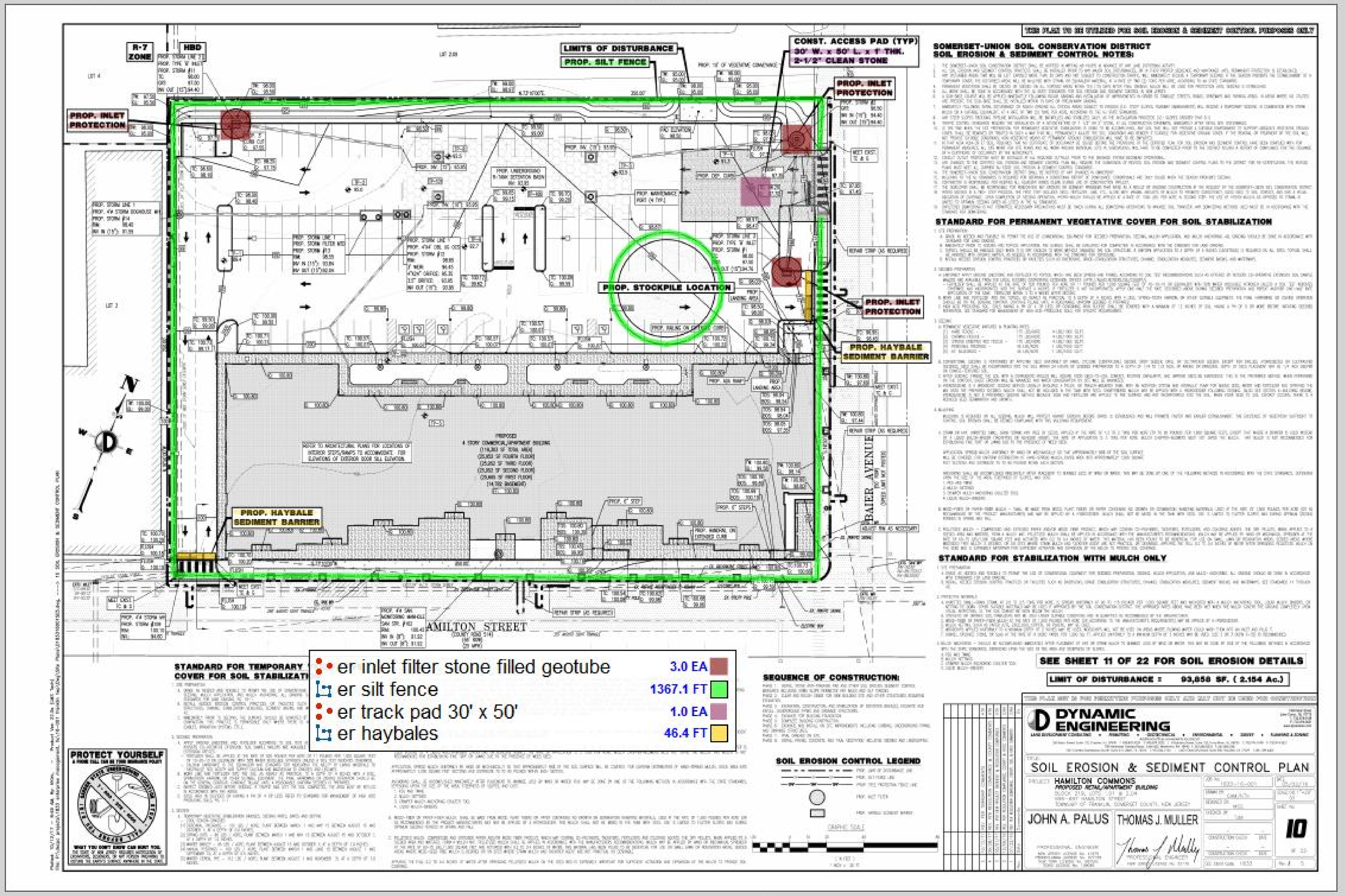
1" = 20' 0"

36.00 x 24.00



Measurement Type : Imperial