TOWNSHIP of HOPEWELL

MERCER COUNTY

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

PROJECT / APPLICATION

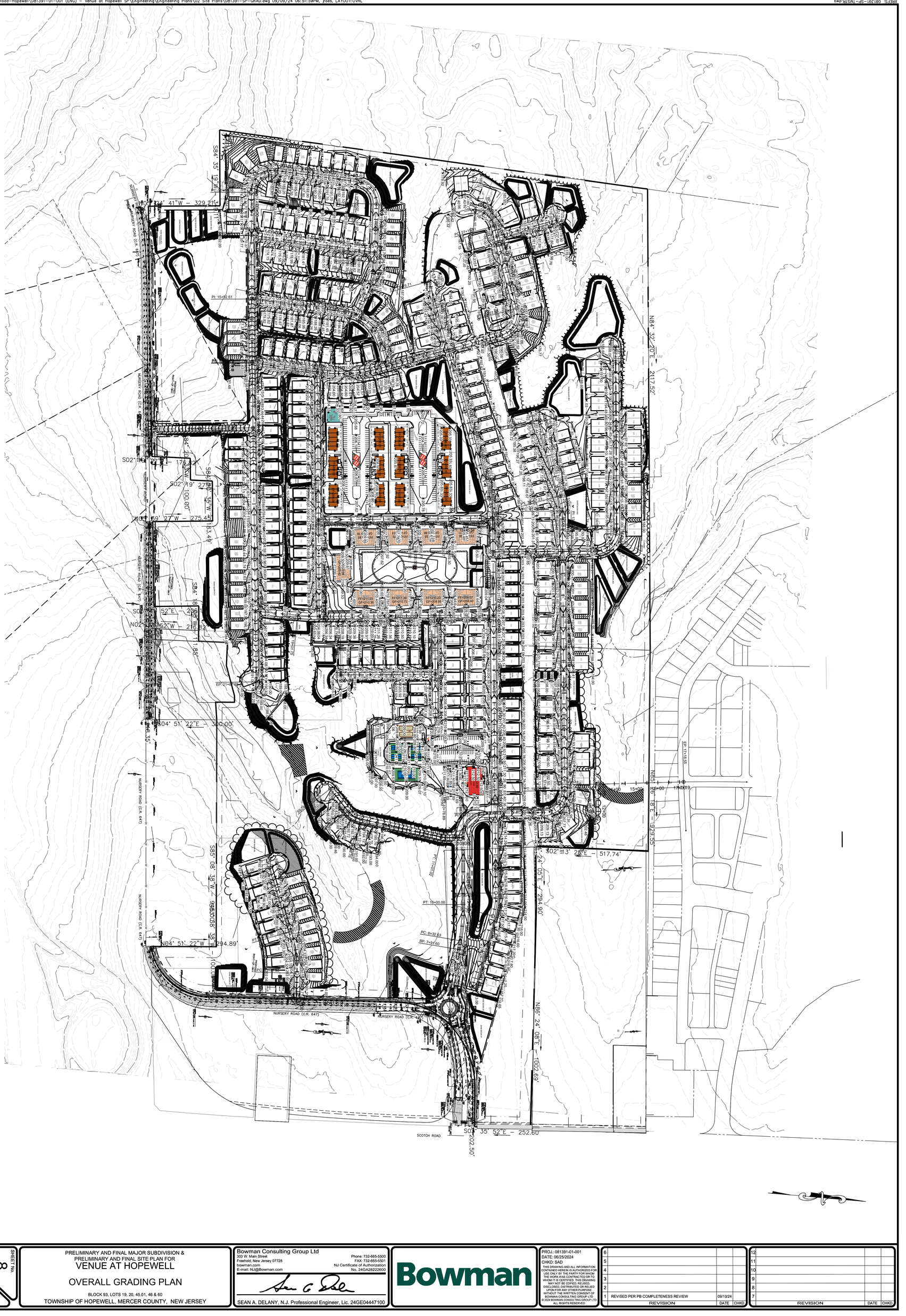
BLOCK:	93
LOT:	19, 20, 45.01, 46, p/o 60
ADDRESS:	61 NURSERY RD., SCOTCH RD., NURSERY RD., NURSERY RD., 137 NURSERY RD.
PROJECT NAME:	MAJOR SUBDIVISION, PRELIMINARY/FINAL AND SITE PLAN, PRELIMINARY/FINAL (VENUE AT HOPEWELL)

PLANS

GRADING AND UTILITIES

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-GRAD.dwg 09/09/24 06:51:59PM, jvoes, LAYOUT:OVRL

XREFs: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
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081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg



SHEET No. 8 OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL OVERALL GRADING PLAN BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	Bowman Consulting Group Ltd 303 W. Main Street Freehold, New Jersey 07728 bowman.com E-mail: NJ@Bowman.com Phone: 732-665-5500 FAX: 732-665-5501 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET C

SEE SHEET B

SEE SHEET D

50' RIPARIAN BUFFER

PROPOSED R.O.W.

SWM BASIN #4

SWM BASIN #5

SWM BASIN #2

SWM BASIN #1

NURSERY ROAD (C.R. 647)

SCOTCH ROAD

PROJECT LIMIT 69+50

BLOCK 93 LOT 60 N/F DEER VALLEY REALTY, INC. DB. 3404, PG. 119

N86° 24' 08"E - 1002.69'

EDGE OF PAVEMENT

BELGIAN BLOCK CURB

CONC. WALK

D.W.P.

GRASS AREA

SAWCUT

LOM

15" RCP

CONC. CULVERT

SCALE: 1"=30'

0 30 60 120 ft.

SHEET No.	OF
8A	

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN A

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

Bowman

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081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg

SEE SHEET E

STREAM CORRIDOR 150' BUFFER LINE

STREAM CORRIDOR BUFFER REDUCTION 11,989 SF (0.28 AC)

N85° 26' 18"E - 929.55'

SWM BASIN #57

SWM BASIN #58

ROAD B

ROAD C

SEE SHEET C

SWM BASIN #3

S02° 13' 25"E - 517.74'

N84° 24' 05"E - 294.90'

SEE SHEET A

FF=212.50

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN B

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8B OF

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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SEE SHEET B

ROAD C

SWM BASIN #3

ROAD B

FF=212.50
CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

OPEN SPACE / LAWN

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x64')

SEE SHEET F

ROAD A

SEE SHEET A

SWM BASIN #4

SWM BASIN #5

50' WETLANDS BUFFER

50' RIPARIAN BUFFER, TYP.
(TO BE VERIFIED BY NJDEP)

50' RIPARIAN BUFFER

EXISTING TOP OF BANK (TYP.)

PROPOSED RIGHT-OF-WAY

STREAM CORRIDOR 150' BUFFER LINE

STREAM CORRIDOR BUFFER REDUCTION
19,445 SF (0.45 AC.)

WETLANDS LINE

DITCH

SEE SHEET D

SEE SHEET A

SEE SHEET D

GRAVEL DRIVEWAY

ASPHALT PAVEMENT

SCALE: 1"=30'
0 30 60 120 ft.

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DWG. 08139-GRAD
CHKD. SAD

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Bowman

Bowman Consulting Group Ltd
Suite 101, 1 Lake Street
Flanhold, New Jersey 07728
Phone: 732-865-5500
FAX: 732-865-5501
N.J. Certificate of Authorization No. 24GA28229600
Email: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN C

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
8C
OF

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
GRADING PLAN D
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8D OF

Bowman Consulting Group Ltd
30 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
Bowman.com
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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SEE SHEET A
SEE SHEET C
SEE SHEET P
SEE SHEET G

NURSERY ROAD (C.R. 647)
NURSERY ROAD
ROAD G
SWM BASIN #6
SWM BASIN #7
SWM BASIN #8
SWM BASIN #9
SWM BASIN #10
50' WETLANDS BUFFER PROPOSED RIGHT-OF-WAY
50' RIPARIAN BUFFER
50' WETLANDS BUFFER
STREAM CORRIDOR BUFFER REDUCTION 20.44 SQFT (0.47 AC)
STREAM CORRIDOR BUFFER REDUCTION 50 SQFT (0.13 AC)
STREAM CORRIDOR BUFFER REDUCTION 12.26 AC)
STREAM CORRIDOR 150' BUFFER LINE
100' DRCC BUFFER
EXISTING TOP OF BANK (TYP.)
EXISTING TOP OF BANK (TYP.)
PROPOSED TOP OF BANK (TYP.)
PROPOSED RIPARIAN BUFFER (TYP. TO BE DELINEATED BY NJDEP)
EDGE OF PAVEMENT
DITCH
SWALE
WETLANDS 0.118 AC
BLOCK 93 LOT 20 DEER VALLEY REALTY, INC. DB. 6330, PG. 881
BLOCK 93 LOT 27 N/F BURD JAMES & KIMBERLY
BLOCK 93 LOT 30 N/F HUNTER
BLOCK 93 LOT 34
BLOCK 93 LOT 46 N/F DEER VALLEY REALTY, INC. DB. 6330, PG. 1140
BLOCK 93 LOT 93 N/F DEER VALLEY REALTY, INC. DB. 6330, PG. 1140

SCALE 1"=30'
0 30 60

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SEE SHEET B

SEE SHEET A

SEE SHEET F

ROAD A

ROAD B

ROAD C

SWM BASIN #49

SWM BASIN #50

SWM BASIN #51

SWM BASIN #52

SWM BASIN #53

SWM BASIN #54

SWM BASIN #55

SWM BASIN #56

SWM BASIN #39

SWM BASIN #40

10' BUFFER LINE

FLOOD HAZARD AREA

100' DRCC BUFFER

EXISTING STREAM

STREAM CORRIDOR BUFFER REDUCTION
10,304 SF (0.24 AC)

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED RETAINING WALL (TYP.)

PROPOSED RETAIN 187 WALL

45° 180° 45° REND

PC: 14+68.97
HYD.
195.00 195.81
6" WATER VALVE

PI: 13+40.19
SIGN
NTED
P.)

PI: 13+20.12

TW 193.4
BW 192.50

TW 195.00
BW 189.95

TW 195.00
BW 194.50

TW 195.00
BW 194.00

20' REAR YARD SETBACK

PROPOSED RETAINING WALL (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

CURB RAMP TYPE D

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE A (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

6" WATER VALVE

12" DIP WATER MAIN

TRANSITION FROM 6" CE TO MOUNTABLE GRANITE BLOCK CURB

10' SIDEYARD SETBACK

FRONT YARD SETBACK

BP: 10+00.00

PROPOSED GAS PIPE-200.68
BOTTOM OF GAS PIPE-195.51
TOP OF WATER MAIN-197.51

FF=212.50
CLUBHOUSE

0 30' 60' 120 ft.

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Bowman

Bowman Consulting Group Ltd
Suite 101, 1 Commerce Blvd
Freehold, New Jersey 07728
Phone: 732-665-6000
FAX: 732-665-6001
NJ Certificate of Authorization
No. 24GA28222600
Email: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN E

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
8E
OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

GRADING PLAN F

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8F OF

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
Chris.Holmes@AlfMcCrone.com
NJ Cert. No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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SEE SHEET C

SEE SHEET E

SEE SHEET G

SEE SHEET I

ROAD C

ROAD D

ROAD 10

ROAD 11

FF=212.50
CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

OPEN SPACE / LAWN

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

BOCCE BALL COURT 1

BOCCE BALL COURT 2

DOG PARK - LARGE DOGS 7,680 SF (60'x128')

DOG PARK - SMALL DOGS 3,600 SF (60'x60')

SWM BASIN #11

SWM BASIN #12

SWM BASIN #13

SWM BASIN #14

SWM BASIN #40

FF=209.07
GF=208.40

FF=210.23
GF=209.56

FF=211.39
GF=210.72

FF=211.03
GF=210.36

120 lin.

SCALE: 1" = 30'

XREFS: 081391-SP-TMSTR.dwg
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XREFs: 081391-SP-TOPO.dwg, 081391-SP-SITE.dwg, 081077_01 Deer Valley--Hopewell--sheets 2--13.dwg

FF=210.09
GF=209.42

ROAD F

ROAD E

SWM BASIN #14

SWM BASIN #13

SWM BASIN #15

SWM BASIN #16

SWM BASIN #17

SEE SHEET F

SEE SHEET D

SEE SHEET O

STREAM CORRIDOR BUFFER REDUCTION
12,367 SF (0.28 AC)

STREAM CORRIDOR BUFFER REDUCTION
1904 SF (0.04 AC)

EXISTING STREAM

FLOOD HAZARD AREA

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

STREAM CORRIDOR 150' BUFFER LINE

50' RIPARIAN BUFFER, TYP.
(TO BE VERIFIED BY NJDEP)

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP, FILE NO. 1106-19-0002.1 FWW 190001 (WETLANDS 'G' LINE) (REF. #6)

PROPOSED RIGHT-OF-WAY

S04° 51' 22"E — 300.00'

S41° 52' E — 206.45'

N52° W — 216.82'

SCALE: 1"=30'
0 30 60 120 ft.

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Bowman Consulting Group, Ltd
Suite 101
Freehold, New Jersey 07728
Phone: 732-665-5000
FAX: 732-665-5551
NJ Certificate of Authorization
No. 24GA28222600
E-mail: NJ@Bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN G

BLOCK 93, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
8G
OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

GRADING PLAN H

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

SHEET No. 8H OF

Bowman Consulting Group Ltd
300 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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XREFS: 081391-SP-INSTR.dwg
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SEE SHEET L

ROAD 6

ROAD C

SEE SHEET H

SWM BASIN #34

SWM BASIN #35

SWM BASIN #36

SWM BASIN #42

SWM BASIN #37

SHEET J

ROAD 9

SWM BASIN #38

SWM BASIN #39

SWM BASIN #40

SEE SHEET F

ROAD C

SHEET No. 18 OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL GRADING PLAN I BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	Bowman Consulting Group Ltd 303 W. Main Street Freehold, New Jersey 07728 bowman.com E-mail: NJ@Bowman.com Phone: 732-665-5500 FAX: 732-665-5501 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100	Bowman

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V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-GRAD.dwg 09/09/24 05:53:24PM, jroes, LAYOUT:GRAD PLAN J
XREFs: 081391-SP-INSTR.dwg
081391_XBase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg

SEE SHEET M

SEE SHEET O

SEE SHEET L

SEE SHEET O

ROAD 6

ROAD 7

ROAD F

ROAD E

PROPOSED RIGHT-OF-WAY

SWM BASIN #118

SWM BASIN #119

SWM BASIN #38

FF=208.50

FF=209.00

FF=210.09

GF=209.42

WETLANDS (0.5 AC TO REMAIN)

50' WETLANDS BUFFER

50' RIPARIAN

ABOVE GROUND POOL

METAL WIRE FENCE

RAILROAD TIE WALL

S02° 19' 27"E - 10.51'

SCALE: 1"=30'

0 30 60 120 ft.

SHEET No.	
8J	OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN J

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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XREFS: 081391-SP-TMSTR.dwg
081391_XS-base.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET L

SEE SHEET H

ROAD 1

ROAD 6

SWM BASIN #43

SWM BASIN #44

SWM BASIN #45

SWM BASIN #46

SWM BASIN

6" WATER VALVE

8" WATER VALVE

6" FIRE SERVICE

4" DOMESTIC SERVICE

WETLANDS 0.19 AC (TO BE FILLED)

50' WETLANDS BUFFER

EXISTING STREAM

N84° 32' 20"E 211.72'

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA2822600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
GRADING PLAN L

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

SHEET No. 18 OF

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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SEE SHEET K

SEE SHEET L

SEE SHEET M

ROAD 6

ROAD 3

ROAD C

ROAD 2

SWM BASIN #33

SWM BASIN #30

SWM BASIN #29

SWM BASIN #31

SWM BASIN #32

WETLANDS 0.44 AC (TO BE FILLED)

XREFS: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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XREFS: 081391-SP-TMSTR.dwg
081391_XS-base.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET N

SEE SHEET J

ROAD 2

ROAD 4

ROAD 5

SWM BASIN #20

SWM BASIN #21

SWM BASIN #22

SWM BASIN #24

SWM BASIN #25

SWM BASIN #26

SWM BASIN #27

SWM BASIN #28

S84° 55' 59" W - 395.91'

N84° 41' 41"W - 739.21'

8" WATER VALVE

PC: 20+93.38

PI: 18+45.56

PI: 15+42.00

SCALE: 1"=30'

0 30 60 120 ft.

SHEET No. 8M OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN M

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com

Phone: 732-665-5500
FAX: 732-665-5501
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SEE SHEET M

SWM BASIN #24

SWM BASIN #23

NURSERY ROAD

NURSERY ROAD (C.R. 647)

PROJECT LIMIT 14+00

PROPOSED RIGHT-OF-WAY

SEE SHEET O

SEE SHEET J

SEE SHEET G

SEE SHEET N

SEE SHEET D

NURSERY ROAD

CONSTRUCT 9" x 18" CONCRETE VERTICAL CURB

CONSTRUCT CONCRETE SIDEWALK, 4" THICK

CONSTRUCT 9" x 18" CONCRETE VERTICAL CURB CONCRETE SIDEWALK CONCRETE RAMP, TYPE 7

CONSTRUCT 9" x 18" CONCRETE VERTICAL CURB CONCRETE SIDEWALK CONCRETE RAMP, TYPE 5 DETECTABLE WARNING SURFACE

CONSTRUCT TOPSOILING, 4" THICK FERTILIZING AND SEEDING, TYPE A-3 STRAW MULCHING

CONSTRUCT EXCAVATION, UNCLASSIFIED HMA 9.5M64 SURFACE COURSE, 2" THICK HMA 19M64 BASE COURSE, 8" THICK DENSE GRADED AGGREGATE, 8" THICK

CONSTRUCT MILLING, 3" OR LESS HMA 9.5M64 SURFACE COURSE, 2" THICK

CONSTRUCT CONCRETE SIDEWALK, 4" THICK

LIMIT OF GRADING

LIMIT OF MILLING

MAINTAIN EX. UTILITY POLE

REMOVE EX. UTILITY POLE

PROPOSED UPLIGHTS FOR ID SIGN (TYP. OF 2)

PROPOSED MONUMENT ID SIGN WITH UPLIGHTING

TO REMAIN EXISTING DRIVEWAY

WETLANDS 0.13 AC (TO REMAIN)

EDGE OF PAVEMENT

SECONDARY ACCESS

45° BEND

22.5° BEND

SCALE: 1"=30'

0 30 60 120 ft.

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Bowman Consulting Group Ltd
300 Market Street, Suite 300
Freehold, New Jersey 07728
Phone: 732-665-6000
FAX: 732-665-6001
N.J. Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN N, O & P

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8N OF

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V:\08139\ - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-GRAD.dwg 09/09/24 07:04:16PM, Yoshi, LAYOUT(GRAD PLAN N-O-P

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XREFs: 081391-SP-TMP.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg


NURSERY ROAD (C.R. 647)
(A.K.A. MERCER COUNTY ROUTE 647)
(VARIABLE WIDTH R.O.W.)
BROOKSIDE DRIVE
SCOTCH ROAD
(VARIABLE WIDTH R.O.W.)
ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
ROAD 'E'
ROAD 'F'
ROAD 'G'
ROAD 'H'
ROAD 'I'
ROAD 'J'
ROAD 'K'
ROAD 'L'
ROAD 'M'
ROAD 'N'
ROAD 'O'
ROAD 'P'
ROAD 'Q'
ROAD 'R'
ROAD 'S'
ROAD 'T'
ROAD 'U'
ROAD 'V'
ROAD 'W'
ROAD 'X'
ROAD 'Y'
ROAD 'Z'
FF=211.03
GF=210.36
FF=211.39
GF=210.72
FF=210.23
GF=209.56
FF=209.07
GF=208.40
FF=208.36
GF=208.71
FF=207.35
GF=208.68
FF=209.70
GF=208.03
FF=209.85
GF=208.50
FF=209.85
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XREFs: 081391-SP-TMSTR.dwg
081391_PBASE.dwg
081391_XS-base.dwg
081017-01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET C

SEE SHEET B

SEE SHEET D

PROPOSED RIGHT-OF-WAY

50' RIPARIAN BUFFER

NURSERY ROAD (C.R. 647)

SCOTCH ROAD

SCOTCH ROAD (VARIABLE WIDTH R.O.W.)

PROJECT LIMIT 69+50

SWM BASIN #1
BOTTOM BASIN: 209'

SWM BASIN #2
BOTTOM BASIN: 209'

SWM BASIN #4
BOTTOM BASIN: 200'

SWM BASIN #5
BOTTOM BASIN: 200'

N/F DEER VALLEY REALTY, INC. BLOCK 93 LOT 60 DB. 3404, PG. 119

N86° 24' 08"E - 1002.69'

EDGE OF PAVEMENT

BELGIAN BLOCK CURB

CONC. CURB

CONC. WALK

D.W.P.

GRASS AREA

SAWCUT

LOM

CONC. CULVERT

15" RCP

24" RCP

18" RCP

SCALE: 1"=30'

0 30 60 120 ft.

SHEET No.	OF
9A	

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILIYT PLAN A

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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XREFS: 081391-SP-TMDS.dwg
081391_Plat.dwg
081391_Plat_ESE.dwg
081077-01 Deer Valley-Hopewell-sheets 2~13.dwg

N85° 26' 18"E – 929.55'

50' RIPARIAN BUFFER

STREAM CORRIDOR 150' BUFFER LINE

STREAM CORRIDOR BUFFER REDUCTION
11,089 SF (0.25 AC)

SEE SHEET E

SEE SHEET B

50' WETLANDS BUFFER
PER NJDEP LOI APPROVAL
1106-19-0003.1 FWW 190001

50' WETLANDS BUFFER
PER NJDEP LOI APPROVAL
1106-19-0003.1 FWW 190001

EXISTING TOP OF BANK (TYP.)

50' WETLANDS BUFFER
PER NJDEP LOI APPROVAL
1106-19-0003.1 FWW 190001

FRESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP
FILE NO.: 1106-19-0003.1 FWW 190001
(WETLANDS 'B' AND 'BB' LINES)
(REF. #8)

FRESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP
FILE NO.: 1106-19-0003.1 FWW 190001
(WETLANDS 'B' AND 'BB' LINES)
(REF. #8)

S02° 13' 25"E – 917.74'

N84° 24' 05"E – 294.90'

INLET A441 RIM
GR. 195.00
I.E. 191.70 (A442)
I.E. 191.70 (A10A)

INLET A442 RIM
GR. 195.95
I.E. 192.70 (A444)
I.E. 192.70 (A441)

85 L.F. 15" RCP @ 1.18%

170 L.F. 15" RCP @ 0.41%

STM MH A10A
RIM 200.50
I.E. 191.00 (A441)
I.E. -4.58 (10)

INLET A275 (207)
GR. 0.00
I.E. -6.54 (A275 (206))
I.E. -4.89 (A275 (209))
I.E. -6.64 (A275 (208))

??? A275 (208)
??? -4.73
I.E. -6.94 (A275 (207))

50 L.F. 18" RCP @ 0.50%

35 L.F. 15" RCP @ 0.50%

185 L.F. 18" RCP @ 0.50%

SWM BASIN
#3
BOTTOM BASIN: 199'

HEADWALL 1
I.E. -4.44

INLET A275 (209)
GR. 199.00
I.E. -4.71 (A275 (207))

INLET A275 (206)
GR. 0.00
I.E. -5.77 (A275 (205))
I.E. -5.87 (A275 (207))

SMH S56
RIM 209.46
I.E. 197.47 (S51)
I.E. 197.37 (S49)

SMH S51
RIM 205.99
I.E. 199.00 (S52)
I.E. 198.90 (S50)

212 L.F. 18" RCP @ 0.50%

45° BEND

22.5° BEND

278 L.F. 8" PVC @ 2.20%

55 L.F. 15" RCP @ 0.51%

INLET A514
GR. 202.24
I.E. 198.22 (A513)
I.E. 199.62 (A440)

INLET A103
GR. 204.00
I.E. 200.86 (A104)
I.E. 200.86 ()

INLET A104
GR. 204.00
I.E. 201.00 (A103)

SMH S50
RIM 204.46
I.E. 197.47 (S51)
I.E. 197.37 (S49)

STM MH A513
RIM 200.40
I.E. 197.20 (A514)
I.E. 197.22 (A439)

62 L.F. 15" RCP @ 0.48%

INLET A440 RIM
GR. 202.50
I.E. 199.92 (A514)

INLET A275 (205)
GR. 0.00
I.E. -4.71 (A275 (206))

SWM BASIN
#57
BOTTOM BASIN: 202'

SMH S52
RIM 207.28
I.E. 200.29 (S96)
I.E. 200.19 (S51)

SMH S96
RIM 208.49
I.E. 201.50 (S52)

PC: 17+43.88

6" WATER VALVE

TOP OF GAS PIPE-206.72
BOTTOM OF GAS PIPE-205.55
TOP OF WATER MAIN-203.55

INLET A383 RIM
GR. 206.90
I.E. 203.65 (A384)
I.E. 203.65 (A382)

INLET A384 RIM
GR. 207.70
I.E. 204.45 (A385)
I.E. 204.45 (A383)

INLET A385 RIM
GR. 208.50
I.E. 205.25 (A386)
I.E. 205.25 (A384)

INLET A386 RIM
GR. 209.00
I.E. 205.75 (A385)

INLET A387 RIM
GR. 209.98
I.E. 206.71 (A386)

55 L.F. 15" RCP @ 1.45%

55 L.F. 15" RCP @ 1.45%

55 L.F. 15" RCP @ 0.91%

65 L.F. 15" RCP @ 1.51%

ROAD B

ROAD C

SEE SHEET B

SEE SHEET C

INLET A120
GR. 212.40
I.E. 208.94 (A121)

INLET A121
GR. 212.75
I.E. 209.15 (A120)
I.E. 208.9

PC: 15+06.31

PT: 15+41.22

12" DIP WATER MAIN

294 L.F. 8" PVC @ 0.40%

SMH S57
RIM 211.38
I.E. 201.87 (S53)
I.E. 201.77 (S56)

147 L.F. 8" PVC @ 0.40%

SMH S53
RIM 212.86
I.E. 202.56 (S58)

STM MH A615
RIM 0.00
I.E. 202.68 (A615)

6" WATER VALVE

HEADWALL 2A

45° BEND

SWM BASIN
#3
BOTTOM BASIN: 213'

INLET A275 (111)
GR. 213.00
I.E. -4.71 (A275 (112))

SMH S58
RIM 216.70
I.E. 204.38 (S61)
I.E. 204.28 (S59)

SMH S59
RIM 216.70
I.E. 204.38 (S61)
I.E. 204.18 (S53)

11.25° BEND

INLET A435 RIM
GR. 215.40
I.E. 212.15 (2B)

HEADWALL 2B
I.E. 211.62

SMH S61
RIM 215.04
I.E. 205.32 (S62)
I.E. 205.22 (S59)

12" DIP WATER MAIN

184 L.F. 8" PVC @ 0.40%

6" WATER VALVE

29 L.F. 15" RCP @ 1.10%

HEADW

FF=212.50

BLOCK 93
LOT 60
N/F DEER VALLEY REALTY, INC.
DB. 3404, PG. 119 D

BLOCK 93
LOT 44
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 115

SCALE: 1" = 30'
0 30 60 120 ft.

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DES. 08/16/2024
CHKD. SAD

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Bowman

Bowman Consulting Group Ltd
Phone: 732-865-5600
FAX: 732-865-5601
NJ Certificate of Authorization No. 24GA28222600
Freehold, New Jersey 07728
www.bowman.com
E-mail: NJ@Bowman.com

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN B

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
9B
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 – Nursery Road-Hopewell\081391-01-001 (ENG) – Venue at Hopewell\3PA\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 09/10/24 08:25:49AM jyates

SEE SHEET B

SEE SHEET C

ROAD C

ROAD B

ROAD A

SEE SHEET C

SEE SHEET D

FF=212.50

SWM BASIN #3
BOTTOM BASIN: 213'

SWM BASIN #4
BOTTOM BASIN: 200'

SWM BASIN #5
BOTTOM BASIN: 200'

50' WETLANDS BUFFER

50' RIPARIAN BUFFER, TYP.
(TO BE VERIFIED BY NJDEP)

50' RIPARIAN BUFFER

PROPOSED RIGHT-OF-WAY

EXISTING TOP OF BANK (TYP.)

WETLANDS LINE

STREAM CORRIDOR 150' BUFFER LINE

STREAM CORRIDOR BUFFER REDUCTION
19,445 SF (0.45 AC)

GRAVEL DRIVEWAY

ASPHALT PAVEMENT

DITCH

PICKLEBALL COURT (40x64')

INLET A435 RIM GR. 215.40 I.E. 212.15 (2B)

INLET A120 GR. 212.40 I.E. 208.94 (A121)

INLET A121 GR. 212.75 I.E. 209.14 (A120) I.E. 208.9 (A122)

INLET A275 (111) GR. 213.00 I.E. -4.71 (A275 (112))

INLET A275 (217) GR. -2.81 I.E. -5.02 (A275 (107)) I.E. -6.09 (A275 (109)) I.E. -5.02 (A275 (108))

INLET A275 (113) GR. 200.00 I.E. 8.00 ()

INLET A275 (115) GR. 200.00 2 I.E. 8.00 ()

INLET A519 TYPE B GR. 210.00 I.E. 206.75 (A518)

INLET A611 GR. 0.00 I.E. -4.79 (A612) I.E. -8.89 (A600)

INLET A119 GR. 212.70 I.E. 209.45 (A118)

SMH S57 RIM 211.38 I.E. 201.87 (S53) I.E. 201.77 (S56)

SMH S53 RIM 212.86 I.E. 202.56 (S58) I.E. 202.46 (S57)

SMH S58 RIM 216.79 I.E. 203.84 (S59) I.E. 203.74 (S53)

SMH S59 RIM 216.70 I.E. 204.38 (S61) I.E. 204.28 (S58)

SMH S61 RIM 215.04 I.E. 205.32 (S62) I.E. 205.22 (S59)

SMH S62 RIM 213.10 I.E. 206.10 (SHIFT INLET A GR. 210 I.E. -4.7

STM MH A616 RIM 0.00 I.E. 0.54 (A615)

STM MH A615 RIM 213.00 I.E. 5.05 (A612)

STM MH A613 RIM 0.00 I.E. -9.50 (A612) I.E. -8.62 (A614)

STM MH A614 RIM 0.00 I.E. -10.53 (A613)

STM MH A606 RIM 0.00 I.E. 8.06 (A605)

STM MH A609 RIM 0.00 I.E. 0.54 (A608)

STM MH A608 RIM 0.00 I.E. 0.44 (A607)

STM MH A607 RIM 0.00 I.E. 0.44 (A606) I.E. 0.25 (A604)

SMH S116 RIM 196.13 STM MH A610 (S117) RIM 0.00 I.E. 0.54 (A609)

SMH S117 RIM 191.56 I.E. 182.09 (S116) I.E. 181.99 (S118)

SMH S118 RIM 188.38 I.E. 177.02 (S117) I.E. 157.20 (S125)

SMH S125 RIM 159.89 I.E. 156.81 (S118) I.E. 156.71 (S126)

??? A275 (112) ??? -3.11 I.E. -5.32 (A275 (111))

??? A275 (108) ??? -3.51 I.E. -5.72 (A275 (217))

??? A275 (116) ??? -2.85

HEADWALL 2A

HEADWALL 2B I.E. 211.62

HEADWALL 2C I.E. 209.00

12" DIP WATER MAIN

6" WATER VALVE

147 L.F. 8" PVC @ 0.40%

194 L.F. 8" PVC @ 0.40%

240 L.F. 8" PVC @ 0.40%

294 L.F. 8" PVC @ 0.40%

105 L.F. 8" PVC @ 0.40%

29 L.F. 15" RCP @ 1.00%

150 L.F. 18" RCP

302 L.F. 15" RCP @ 0.63%

131 L.F. 15" RCP @ 0.50%

70 L.F. 15" RCP @ 0.50%

65 L.F. 15" RCP @ 0.50%

26 L.F. 15" RCP @ 0.50%

272 L.F. 15" RCP @ 0.50%

165 L.F. 18" RCP @ 0.50%

106 L.F. 8" PVC @ 4.76%

39 L.F. 18" RCP @ 1.27%

45° BEND

11.25° BEND

22.5° BEND

PI: 15+06.31

PC: 10+78.89

BP: 10+00.00

PT: 10+00.00

PC: 2+32.00

PT: 3+32.00

PC: 3+83.11

PT: 4+83.11

PC: 2+48.69

PT: 3+48.69

PC: 0+00.00

PT: 1+00.00

PC: 0+00.00

PT: 0+39.27

PC: 0+00.00

PT: 0+39.27

PC: 0+00.00

PT: 0+39.27

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
UTILITY PLAN D
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 9D OF

Bowman Consulting Group Ltd
30 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
Chris.Cosham.com
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

Bowman

REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	
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PROJ. 081391-01-001
DATE: 06/25/2024
CHKD: SAD

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SEE SHEET C
SEE SHEET D
SEE SHEET D
SEE SHEET P
SEE SHEET G
SEE SHEET D

NURSERY ROAD (C.R. 647)
NURSERY ROAD
ROAD C
SWM BASIN #6 BOTTOM BASIN: 199
SWM BASIN #7 BOTTOM BASIN: 207'
SWM BASIN #8 BOTTOM BASIN: 179'
SWM BASIN #9 BOTTOM BASIN: 182
SWM BASIN #10 BOTTOM BASIN: 178
50' WETLANDS BUFFER
50' RIPARIAN BUFFER
50' WETLANDS BUFFER PROPOSED RIGHT-OF-WAY
STREAM CORRIDOR BUFFER REDUCTION 20,644 SQFT (0.47 AC)
STREAM CORRIDOR BUFFER REDUCTION SQFT (0.13 AC)
STREAM CORRIDOR BUFFER REDUCTION (0.26 AC)
STREAM CORRIDOR 150' BUFFER LINE
STREAM CORRIDOR BUFFER REDUCTION 19,445 SF (0.45 AC)
EXISTING TOP OF BANK (TYP.)
EXISTING TOP OF BANK (TYP.) (TO BE MODIFIED BY OTHERS)
DITCH
BLOCK 93 LOT 20 DEER VALLEY REALTY, INC. DB. 6330 PG. 884
BLOCK 93 LOT 45.01 N/F DEER VALLEY REALTY, INC. DB. 6330 PG. 884
BLOCK 93 LOT 46 N/F DEER VALLEY REALTY, INC. DB. 6330 PG. 884
BLOCK 93 LOT 60 N/F BURD JAMES & ELIZABETH
BLOCK 93 LOT 34
BLOCK 93 LOT 27
BLOCK 93 LOT 30

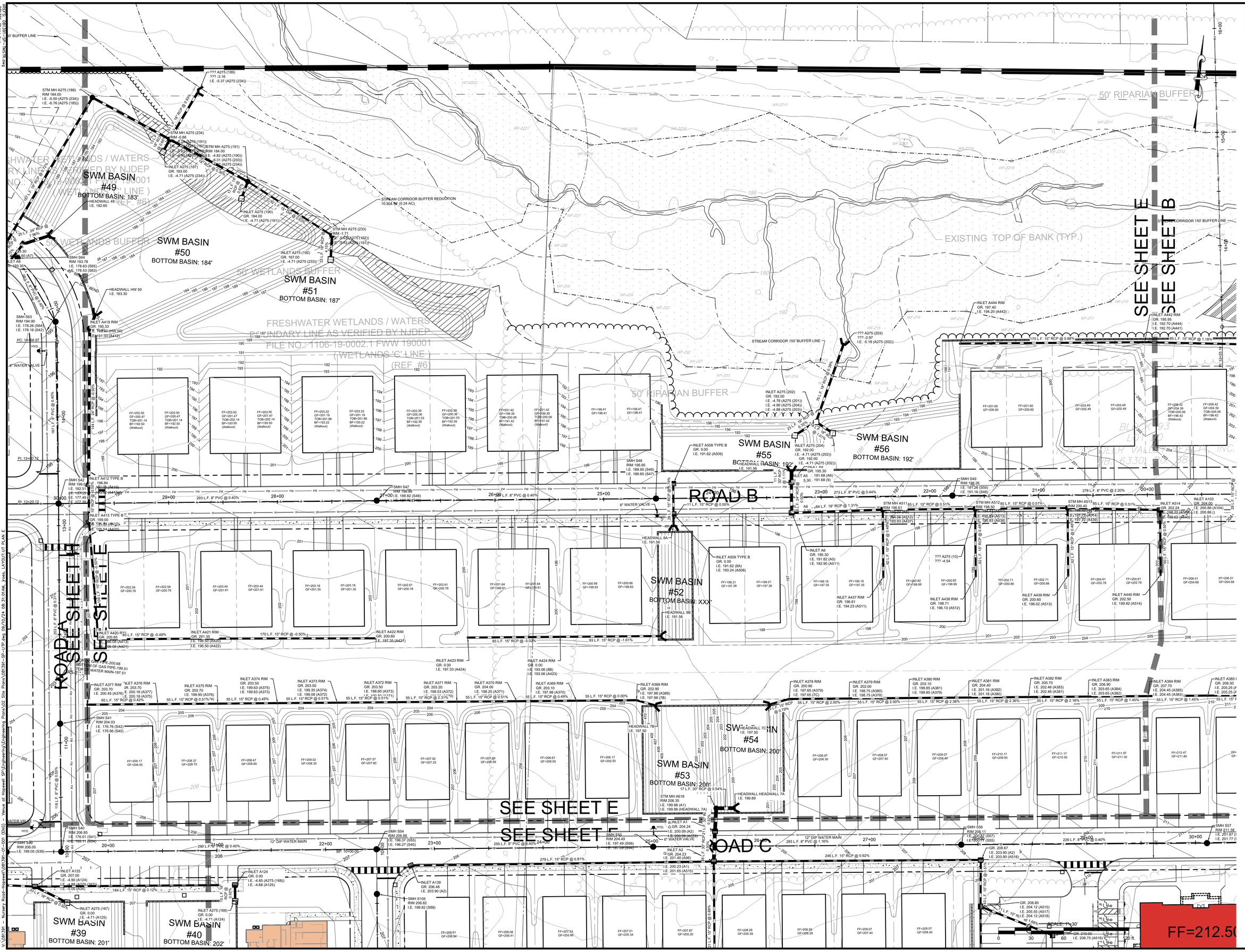
SCALE: 1"=30'
0 30 60

XREFS: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

Page Setup: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 09/10/24 08:28:43AM, Yoes, LAYOUT: UT PLAN D

XREFs: 081391-SP-TNDS.dwg
081391_Plat35.dwg
081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
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NO.	REVISION	DATE	CHKD
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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	

PROJ. 081391-01-001
DWG. 081391-SP24
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Bowman

Bowman Consulting Group Ltd
Suite 101
Freehold, New Jersey 07728
Phone: 732-665-5000
FAX: 732-665-5551
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, NJJ Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN E

BLOCK 69, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
9E
OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
UTILITY PLAN F

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 9F OF

Bowman Consulting Group Ltd
300 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
NJ Certificate of Authorization No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	
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PROJ. 081391-01-001
DATE: 06/25/2024
CHKD: SAD

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SEE SHEET F
SEE SHEET C
SEE SHEET E
SEE SHEET F
SEE SHEET G
SEE SHEET I
SEE SHEET F
FF=212.50
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
SWM BASIN #11
BOTTOM BASIN: 180'
SWM BASIN #13
SWM BASIN #14
BOTTOM BASIN: 192'
SWM BASIN #12
SWM BASIN #53
BOTTOM BASIN: 200'
SWM BASIN #40
BOTTOM BASIN: 202'
ROAD C
ROAD D
ROAD 44
ROAD 10
FF=209.07
GF=208.40
FF=210.23
GF=209.56
FF=211.39
GF=210.72
FF=211.03
GF=210.36
FF=209.09
GF=208.42
FF=209.42
GF=208.75
SCALE: 1" = 120 ft.

XREFS: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

Page Setup: ---- PlotStyleTable: BCC-N-4.ctb
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FF=210.09
GF=209.42

ROAD F

ROAD E

SEE SHEET F
SEE SHEET G

SEE SHEET J
SEE SHEET D

SEE SHEET G
SEE SHEET O

SWM BASIN #14
BOTTOM BASIN: 192'

SWM BASIN #13
BOTTOM BASIN: 192'

SWM BASIN #15
BOTTOM BASIN: 196'

SWM BASIN #16
BOTTOM BASIN: 178'

SWM BASIN #17
BOTTOM BASIN: 179.00

SWM BASIN #18
BOTTOM BASIN: 182.00

244 L.F. 15" RCP @ 0.63%
290 L.F. 8" PVC @ 0.40%
288 L.F. 8" PVC @ 0.40%
274 L.F. 8" PVC @ 0.40%
341 L.F. 24" RCP @ 2.04%
43 L.F. 15" RCP @ 1.58%
55 L.F. 15" RCP @ 1.73%
144 L.F. 15" RCP @ 1.00%
87 L.F. 18" RCP @ 0.40%
70 L.F. 18" RCP @ 0.50%
184 L.F. 15" RCP @ 0.51%
20 L.F. 15" RCP @ 0.90%
61 L.F. 15" RCP @ 0.50%
55 L.F. 15" RCP @ 2.35%
55 L.F. 15" RCP @ 2.36%
55 L.F. 15" RCP @ 2.35%
55 L.F. 15" RCP @ 4.76%
33 L.F. 15" RCP @ 0.48%
26 L.F. 18" RCP @ 0.51%
28 L.F. 18" RCP @ 2.17%
62 L.F. 30" RCP @ 10.05%
210 L.F. 8" DIP @ 0.40%
67 L.F. 8" PVC @ 0.49%
57 L.F. 18" RCP @ 0.35%
299 L.F. 8" PVC @ 0.40%
141 L.F. 8" DIP @ 0.40%
11.25° BEND
22.5° BEND
6" WATER VALVE
EP. 4+45.75
EP. 20+66.82
EP. 21+67.82
EP. 21+24.84

INLET A345 TYPE B GR. 208.77 I.E. 5.00 (A346)
INLET A346 TYPE B GR. 205.12 I.E. 5.00 (A346)
INLET A348 TYPE B GR. 204.63 I.E. 5.47 (A348)
INLET A349 TYPE B GR. 204.61 I.E. 5.47 (A348)
INLET A347 TYPE B GR. 204.24 I.E. 5.00 (A346)
SMH S86 RIM 207.86 I.E. 183.14 (S85) I.E. 172.40 (S107)
SMH S85 RIM 204.00 I.E. 184.40 (S87) I.E. 184.30 (S86)
INLET A502 RIM GR. 196.50 I.E. 192.26 (A501) I.E. 191.89 (A503)
INLET A501 RIM GR. 195.30 I.E. 193.00 (A502) I.E. 192.05 (A500)
STM MH A500 RIM RIM 196.27 I.E. 191.37 (A501) I.E. 191.37 (i) HEADWALL 6B
HEADWALL 6A I.E. 191.30
INLET A29 TYPE B GR. 195.48 I.E. 191.48 (6A)
INLET A275 (135) GR. 192.00 I.E. 189.25 (S84)
??? A275 (136) ???' -2.78 I.E. 188.99 (A275 (135))
INLET A275 (137) GR. 192.00 I.E. 188.25 (A275 (133))
??? A275 (134) ??? 196.00 I.E. 187.75 (A275 (133))
??? A275 (133) ??? 202.50 I.E. 190.86 () I.E. 188.16 (A275 (137)) I.E. 191.90 (A275 (139)) I.E. 188.10 (A275 (134))
??? NETWORK - (4)4 ???' -2.92
INLET A275 (139) GR. 196.00 I.E. 192.25 (A275 (133))
INLET A275 (125) GR. 180.00 I.E. -4.71 (A275 (126))
??? A275 (126) ??? 174.00 I.E. -5.36 (A275 (125))
??? A275 (142) ???' -2.73 I.E. -4.94 (A275 (141))
INLET A275 (141) GR. 178.00 I.E. -4.71 (A275 (142))
STM MH A617 RIM -0.79 ???' 75.41 ???' 75.26 (A387)
HEADWALL 4 I.E. 177.30
SMH S126 RIM 158.90 I.E. 156.81 (S125) I.E. 156.71 (S128)
SMH S125 RIM 159.89 I.E. 156.81 (S118) I.E. 156.71 (S126)
INLET A275 (143) GR. 179.00 I.E. -4.71 (A275 (144))
??? A275 (144) ???' -2.70
STREAM CORRIDO I.E. -4.91 (A275 (143))
INLET A249 GR. 206.48 I.E. -4.72 (A248) I.E55 L.F. 15" RCP @ 0.50%
INLET A250 GR. 205.64 I.E. -5.09 (A249) I.E.55 L.F. 15" RCP @ 0.50%
INLET A251 GR. 204.82 I.E. -5.47 (A250) I.55 L.F. 15" RCP @ 0.50%
INLET A252 GR. 203.99 I.E. -5.84 (A251) I.55 L.F. 15" RCP @ 0.50%
INLET A253 GR. 203.17 I.E. -6.22 (A252) I.53 L.F. 15" RCP @ 0.50%
INLET A254 GR. 201.50 I.E. -6.58 (A253) I.23 L.F. 15" RCP @ 0.50%
INLET A26 R. 199.94 I.E. -6.81 (A254) I.31 L.F. 15" RCP @ 0.50%
INLET A182 GR. 201.25 I.E. 198.00 (A183)
INLET A183 GR. 200.42 I.E. 197.17 (A184)
INLET A184 GR. 199.60 I.E. 196.35 (A185)
INLET A185 GR. 198.78 I.E. 195.53 (A186)
INLET A186 GR. 197.95 I.E. 194.70 (A187) I.E. 194.70 (A185) 61 L.F. 15" RCP @ 3.22%
INLET A187 GR. 196.00 I.E. 192.75 (A186) I.E. 192.75 (A505)
INLET A25 GR. 199.80 I.E. 197.86 (A26) I.E. 197.86 (A275 (2))
??? A275 (2) ??? 199.57 I.E. 197.63 (A25)
INLET A505 GR. 197.21 I.E. 192.94 (A506) I.E. 192.27 (A187) I.E. 192.14 (A502)
STM MH A502 RIM 196.96 I.E. 194.07 (A503) I.E. 192.27 (A505) I.E. 185.20 (A500) GR. 197.37 I.E. 194.56 (A504) I.E. 193.46 (A502)
INLET A504 GR. 197.80 I.E. 194.07 (A503)
INLET A507 GR. 196.50 I.E. 193.25 (A506) GR. 197.45 I.E. 193.09 (A507) I.E. 193.09 (A505)
INLET A353 GR. 193.74 I.E. 190.49 (A354)
INLET A354 GR. 192.45 I.E. 189.20 (A355) I.E. 189.20 (A353)
INLET A355 GR. 191.16 I.E. 187.91 (A356) I.E. 187.91 (A354)
INLET A356 GR. 189.87 I.E. 186.62 (A357) I.E. 186.62 (A355)
INLET A357 GR. 188.50 I.E. 184.00 (A617) I.E. 185.20 (A500) I.E. 184.00 (A356)
INLET A500 GR. 189.85 I.E. 192.14 (A502) I.E. 186.00 (A501) I.E. 184.00 (A357)
SMH S83 RIM 191.14 I.E. 154.12 (S84) I.E. 154.02 (S82)
SMH S84 RIM 155.39 I.E. 154.29 (ST-INLET A501 I.E. 154.45 (S83) GR. 189.25 I.E. 185.20 (A500)

FF=209.53 GF=208.89
FF=208.70 GF=208.03
FF=207.88 GF=207.21
FF=207.05 GF=206.38
FF=206.29 GF=205.62
FF=204.63 GF=203.96
FF=204.52 GF=202.85
FF=202.37 GF=201.70
FF=201.17 GF=200.50
FF=205.90 GF=203.74 TOB=204.90 BF=195.90 (Walkout)
FF=204.66 GF=202.63 TOB=203.30 BF=194.66 (Walkout)
FF=203.48 GF=201.45 TOB=202.12 BF=193.48 (Walkout)
FF=202.30 GF=200.27 TOP=200.94 BF=192.30 (Walkout)
FF=201.12 GF=199.09 TOB=199.76 BF=191.12 (Walkout)
FF=199.93 GF=197.90 TOB=198.57 BF=189.93 (Walkout)
FF=198.75 GF=196.72 TOB=197.39 BF=188.75 (Walkout)
FF=197.67 GF=195.64
INLET A507
FF=195.93 GF=195.26
FF=194.75 GF=194.08
FF=193.57 GF=192.90
FF=192.40 GF=191.73
FF=192.27 GF=191.60
FF=310.22 GF=309.55 TOB=309.72 BF=301.22 (Walkout)
FF=309.37 GF=308.70 TOB=308.87 BF=300.37 (Walkout)
FF=307.01 GF=306.34 TOB=306.51 BF=298.01 (Walkout)

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'G' LINE) (REF. #7)
FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'L' AND 'K' LINES) (REF. #7)
FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'M' LINE) (REF. #7)
FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'G' LINE) (REF. #6)
WF-L6 TO WF-L7 (NEW) PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING
WF-L8(NEW) TO WF-L7(NEW) PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING
WF-L7(NEW) TO WF-L8 PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING
WF-L8 TO WF-L9 PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING
WF-L9 TO WF-L10 PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING
WF-L10 TO

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 09/10/24 08:35:06AM, jroes, LAYOUT:UT PLAN H
XREFS: 081391-SP-TMSTR.dwg
081391_PBASE.dwg
081391_XG44.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET K
SEE SHEET H

SEE SHEET H
SEE SHEET I

SEE SHEET H

SWM BASIN #41
BOTTOM BASIN: 182'

SWM BASIN #39
BOTTOM BASIN: 201'

SWM BASIN #47
BOTTOM BASIN: 189'

SWM BASIN #48
BOTTOM BASIN: 187'

SWM BASIN #49
BOTTOM BASIN: 183'

ROAD A

ROAD B

50' WETLANDS BUFFER

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP LETTER NO.: FILE NO. 1910-19-0002.1 FWW 190001 (WETLANDS TYP. LINE)

EXISTING GROUND GAS MAIN EASEMENT

STREAM CORRIDOR 150' BUFFER LINE

100' RIPARIAN BUFFER (BY NJDEP)

TOP OF BANK (TYP.)

SCALE 1"=30'

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

UTILITY PLAN H

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 9H OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN I

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BLOCK 83, LOTS 19, 20, 45.01, 46 & 60

SHEET No. 16 OF

Bowman Consulting Group Ltd
30 W. Main Street
Freehold, New Jersey 07728
Phone: 732-665-6000
FAX: 732-665-6001
Somerset Office
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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SEE SHEET I

SEE SHEET F

SEE SHEET H

SEE SHEET J

SEE SHEET G

SEE SHEET K

ROAD A

ROAD B

ROAD C

ROAD D

SWM BASIN #40 BOTTOM BASIN: 202'

SWM BASIN #39 BOTTOM BASIN: 201'

SWM BASIN #38 BOTTOM BASIN: 205'

SWM BASIN #37 BOTTOM BASIN: 194'

SWM BASIN #36 BOTTOM BASIN: 191'

SWM BASIN #35 BOTTOM BASIN: 190'

SWM BASIN #34 BOTTOM BASIN: 191'

SWM BASIN #41 BOTTOM BASIN: 182'

SWM BASIN BOTTOM BASIN: 181'

LOT 19

DEER VALLEY REALTY, INC.

RESTRICTED WETLANDS BUFFER AREA (TYP.)

50' WETLANDS BUFFER

12' WATER MAIN

6" WATER MAIN

8" SANITARY SEWER

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

UTILITY PLAN J

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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Bowman Consulting Group Ltd
300 W. Main Street
Freehold, New Jersey 07728
NJ Certificate of Authorization No. 24GA28222600
Phone: 732-665-6500
FAX: 732-665-6501
Domain.com
E-mail: N.J@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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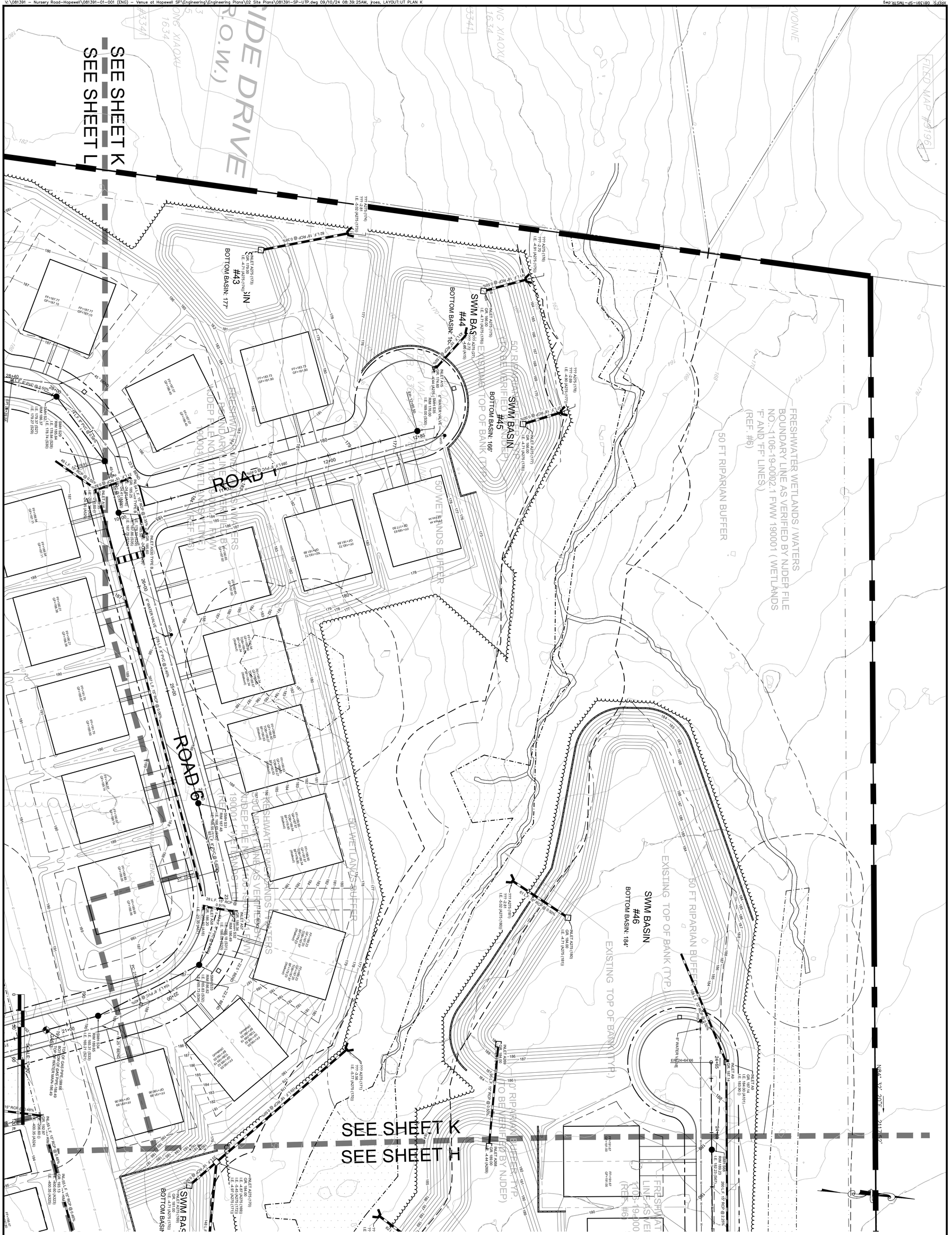
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Bowman Consulting Group Ltd
Phone: 732-865-5600
FAX: 732-865-5601
Bridgewater, New Jersey 08807
Freehold, New Jersey 07728
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@Bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN L

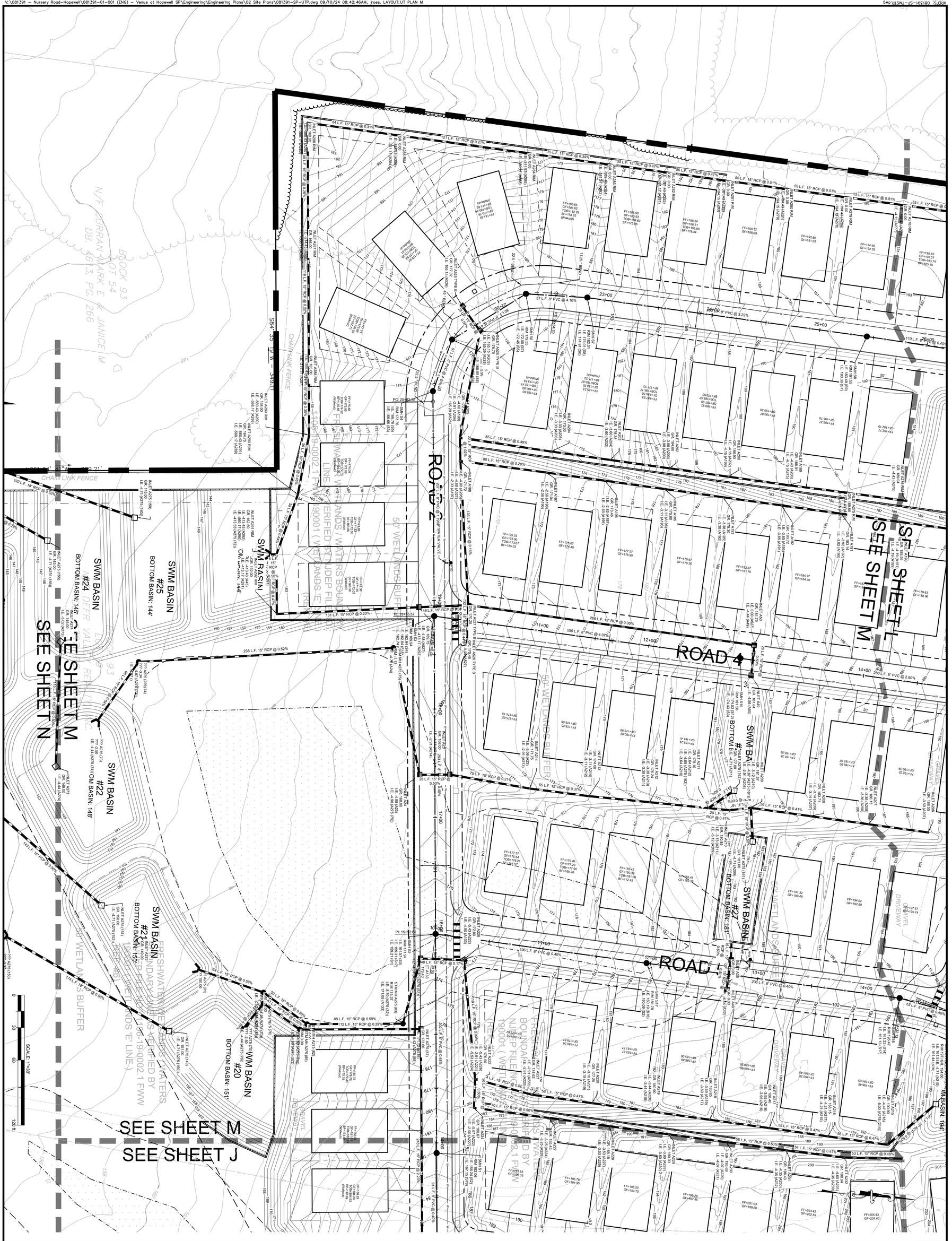
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
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VENUE AT HOPEWELL

UTILITY PLAN M

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
303 W. Main Street
Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization No. 24GA28222600

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Bowman Consulting Group, Ltd
Mack-Cali Plaza
Freehold, New Jersey 07728
Phone: 732-665-5000
FAX: 732-665-5001
NJ Certificate of Authorization
No. 24GA28222600
E-mail: NJ@Bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN N

BLOCK 93, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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