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.

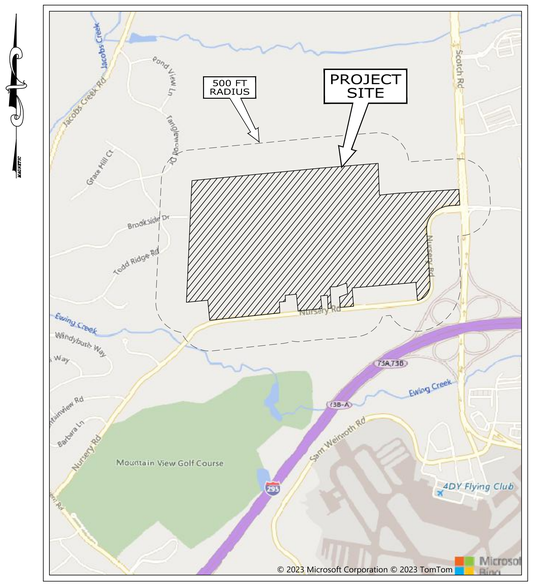
PROJECT NAME: MAJOR SUBDIVISION, PRELIMINARY/FINAL AND SITE PLAN, PRELIMINARY/FINAL (VENUE AT HOPEWELL)

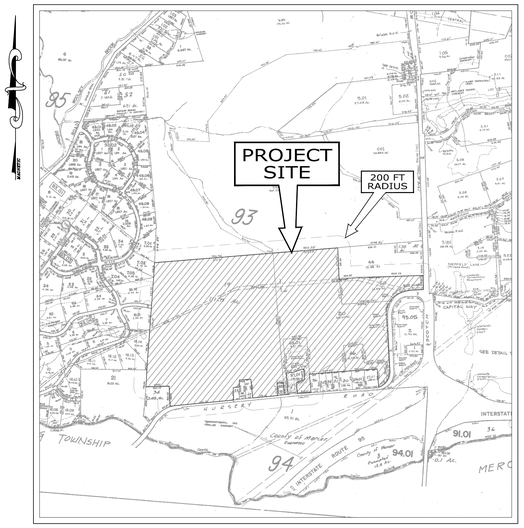
PLANS Submitted 12/18/24

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

INDEX OF SHEETS

SHEET	DESCRIPTION	DATE	LAST REVISION
1	COVER SHEET	06/25/24	12/18/2024
2	GENERAL NOTES AND ZONING PLAN	06/25/24	12/18/2024
3	SITE ORIENTATION PLAN	06/25/24	12/18/2024
4A-4P	DEMOLITION / SITE PREPARATION PLAN	06/25/24	12/18/2024
5	TREE REMOVAL PLAN	06/25/24	12/18/2024
6	(SHEET INTENTIONALLY OMITTED)		
7	OVERALL SITE PLAN	06/25/24	12/18/2024
7A-7N	LAYOUT AND DIMENSIONING PLAN	06/25/24	12/18/2024
8	OVERALL GRADING PLAN	06/25/24	12/18/2024
8A-8N	GRADING PLAN	06/25/24	12/18/2024
9	OVERALL CURB RAMP PLAN	06/25/24	12/18/2024
9A-9E	CURB RAMP PLAN	06/25/24	12/18/2024
10	OVERALL DRAINAGE PLAN	06/25/24	12/18/2024
10A-10N	DRAINAGE PLAN	06/25/24	12/18/2024
11	OVERALL UTILITY PLAN	06/25/24	12/18/2024
11A-11N	UTILITY PLAN	06/25/24	12/18/2024
12A-12F	ROADWAY PROFILES	06/25/24	12/18/2024
13A	UTILITY PROFILES	06/25/24	12/18/2024
14	OVERALL LANDSCAPE PLAN	06/25/24	12/18/2024
14A-14N	LANDSCAPE AND TREE REPLACEMENT PLAN	06/25/24	12/18/2024
15	OVERALL LIGHTING PLAN	06/25/24	12/18/2024
15A-15N	LIGHTING PLAN	06/25/24	12/18/2024
16A-16N	SOIL EROSION & SEDIMENT CONTROL PLAN	06/25/24	12/18/2024
17A-17B	SOIL EROSION & SEDIMENT CONTROL DETAILS / NOTES	06/25/24	12/18/2024
18A-18C	CONSTRUCTION DETAILS - SITE	06/25/24	12/18/2024
18D-18I	CONSTRUCTION DETAILS - UTILITY	06/25/24	12/18/2024
19A-19D	CONSTRUCTION DETAILS - LANDSCAPE	06/25/24	12/18/2024
20A-20C	CONSTRUCTION DETAILS - LIGHTING	06/25/24	12/18/2024
21A-21H	SANITARY SEWER PUMP STATION PLANS	06/25/24	12/18/2024
22	SALES TRAILER AND MODEL HOME PARK SITE PLAN	06/25/24	12/18/2024
23A-23B	CONSTRUCTION TRAILER LOCATION PLAN	06/25/24	12/18/2024
24	OVERALL FIRE TRUCK TURNING EXHIBIT	06/25/24	12/18/2024
24A-24D	FIRE TRUCK TURNING EXHIBIT	06/25/24	12/18/2024


500 FT RADIUS
PROJECT SITE
Jacobs Creek
Scotch Rd
Grass Hill Ct
Broadwater Dr
Todd Ridge Rd
Ewing Creek
Windybush Way
Hummer Rd
Barbara Ln
Nursery Rd
Mountain View Golf Course
Sam Weinroth Rd
4DY Flying Club
CR 546
CR 579
CR 579
CR 546
CR 546
CR 546



KEY MAP

REFERENCE:
HOPEWELL TOWNSHIP TAX MAP SHEET 22 DATED AUG. 5, 1941

SCALE: 1"=1,000'

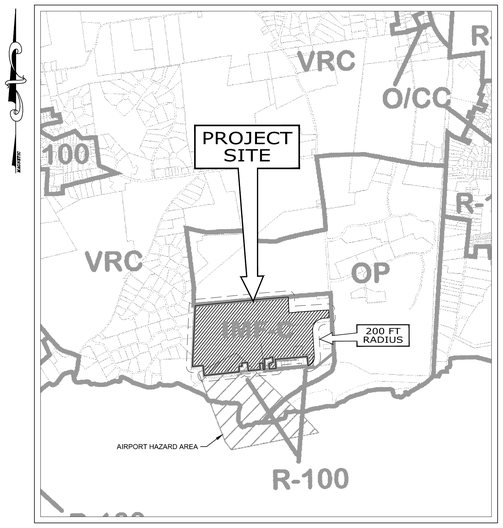
0 1,000 2,000 4,000 ft.



AERIAL MAP

SCALE: 1"=1,000'

0 1,000 2,000 4,000 ft.



ZONING MAP

REFERENCE:
HOPEWELL TOWNSHIP ZONING MAP DATED MAY 2006 AND MODIFIED PER ORD 19-1717

SCALE: 1"=2,000'

0 2,000 4,000 8,000 ft.

GENERAL NOTES

1. Boundary and Topographic Information shown hereon taken from a map entitled "ALTA / NSPS LAND TITLE SURVEY, BLOCK 93 LOTS 19, 20, 45.01, 46 & 60" prepared by Martin F Tirella, NJPLS No.24GS02747700, Bowman Consulting Group, Ltd., dated 10/15/2019 and revised thru 09/29/21.
2. Horizontal Datum is based upon the New Jersey State Plan Coordinate System NAD83.
3. Vertical Datum is NAVD88.
4. Limits of Freshwater Wetlands and/or Wetland Transition Areas shown hereon are as delineated by Envirotactics, Inc. on June 2, 2023 and approced by the New Jersey Department of Environmental Protection pursuant to a Letter of Interpretation: Line Verficiation File No. 1106-19-0002.2, Activity No. FWW200001 dated 04/13/2022.
5. Limit of Floodplains and/or Floodways shown hereon have been determined by Bowman Consulting Group, Ltd, pursuant to Method 6 of the State's Flood Hazard Area Control Act Rules and is subject to verification by the New Jersey Department of Environmental Protection.
   A) All or a portion of this site lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact the Division of Land Use Regulation at 69-777-0454 for more information prior to any construction onsite.
5. Underground utilities shown hereon are approximate and based solely upon above ground observations, mark-outs and/or plans provided by utility companies. The accuracy or completeness of the information shown regarding underground utilities is not guaranteed by the engineer. Connections between structures, if and where shown, may not represent actual below ground conditions. Contractor and subcontractors are responsible for ordering mark-outs, coordination with the various utility companies and for making their own determination as to the location and depth of all underground utilities prior to any construction to assure disturbance and/or disruption of existing utilities is avoided where possible and minimized in all cases. As the exact elevation of existing utilities may be unknown to engineer, contractor is advised that the potential for conflicts with proposed work may exist. Exploratory excavations, contract contingencies or exclusions with Owner should be made to accommodate such an event. In the event the Contractor identifies a conflict between the proposed work and existing utilities, the conflict shall be brought to the attention of Bowman Consulting Group and the Owner prior to any work being performed,
   a. The Contractor shall determine the location and depth of the existing utility to which connection is being made before laying any pipe, conduit, etc. Discrepancies shall be reported to Bowman Consulting Group.
   a. Any temporary interruption of service to the site and/or adjacent properties shall be pre-approved in writing (email) by the respective utility.
   b. Electric, telephone, cable television and all other utility services shall be installed underground at locations determined by each respective utility entity, subject to any required municipal approval, regardless of whether or not the utilities are shown on the plans. The Contractor shall coordinate the construction of all utility mains and services with each utility entity and provide whatever construction support is required for achieving utility service. The Contractor is advised to contact each respective utility company prior to construction to identify and coordinate any scheduling requirements.
   c. Should it be required to excavate one or more trenches in existing roadways, backfilling and pavement replacement/repair shall be in accordance with the specifications of the municipality or county, as applicable. Verification of backfill requirements shall be made prior to bid.
6. A) Refer to the report entitled Report of Preliminary Subsurface Exploration & Geotechnical Engineering Assessment by French & Parrello Associates dated September 22, 2022 concerning subsurface soils conditions.
   B) Contractors and subcontractors are responsible for making their own determinations regarding subsurface conditions, including but not limited to soil characteristics, as well as depth to rock and groundwater. Bowman Consulting Group was not contracted to make any such determinations.
7. A) The site is currently used as a landscape nursery for growing trees and shrubs.
   B) The engineer signing this plan is not qualified to make a determination as to the presence or absence of contamination or other environmental conditions on the site. Therefore, no statement is being made or implied by the fact that no evidence of contamination or other environmental conditions is shown on this plan.
8. The Owner shall provide a copy of all permits and approvals issued for the project to the Contractor. The Contractor shall be responsible for reading and complying with the terms and conditions of all permits, approvals and authorizations issued by the various regulatory authorities for the project. The Contractor is also responsible for confirming with the Engineer that the permits and approvals provided by the Owner is complete.
   Responsibility for any additional permits required as construction progresses, such as building permits (including building permits for retaining walls) and road opening permits shall be coordinated between the Contractor and Owner.
9. Prior to any construction or site preparation activity, the Contractor shall complete the following:
   - Verify the plans contain the raised seal of the engineer and display the latest revision as "Issued for Construction." The use of any other plans is at the Contractor's risk.
   - Verify the information shown on these plans is consistent with the information shown on all other plans (architectural, landscaping, etc.) being used for construction of the project. Also, verify the plans are consistent with all conditions and requirements set forth in the permits. Report any discrepancies/inconsistencies to the Owner and Bowman Consulting Group prior to any construction.
   - Determine all applicable specifications, as well as all requirements for shop drawings, inspections and testing applicable to project by contacting the local building official, municipal engineer and each affected utility company (or agency). In the event of a conflict between any specifications and the information shown on these plans, Bowman Consulting Group and the Owner shall be notified in order to resolve the conflict prior to any construction.
   - Contact the local police department relevant to any work to be performed in or near public streets, as well as ingress and egress requirements during construction, Traffic control requirements shall be established between the Contractor and police department at this time,
11. These plans are intended specifically and solely for the subject project and shall not be used for any other purpose. The copying or modification of these plans or any portion thereof is a violation of copyright law.
12. Contractor shall consider the information provided on the full set of plans for the construction of all project elements. Notes and information provided on one drawing may also be relevant to information or details provided on another drawing.
13. Relevant documentation pertaining to any product proposed by the Contractor on the basis of an "approved equal" shall be submitted to the municipal engineer and Bowman Consulting Group at least two weeks in advance of ordering product. The product must be approved for incorporation into the project by both the municipal engineer and Bowman Consulting Group.
14. All confirmations/verifications between the Contractor, Owner and/or Engineer shall be via email or other written form(s) of communication.
15. Contractor to notify the applicable Soil Conservation District in writing at least 72 hours prior to any site preparation or construction activities.
16. Contractor to call the New Jersey One Call System (800-272-1000) to have all underground utilities located prior to any site disturbance.
17. The Contractor shall provide the Owner and Bowman Consulting Group with a list of all shop drawings, inspections, testing, certifications, as-built plans and similar post-construction approval requirements pertaining to the project. The list shall also identify the specific individual responsible for performing each test and/or providing each certification and/or as-built map. In particular, should NJDEP permits apply to any utility construction and should the permit require a certification of the work upon completion, the Contractor shall determine the individual responsible for providing the certification. The Contractor shall then be responsible for coordinating with each individual identified on the list and scheduling his work to assure each individual has sufficient opportunity to conduct the required tests, obtain required measurements and/or perform any services or work required to prepare the required post-construction approval documents.
18. Contractor to coordinate all work with all utility companies and/or public agencies providing utility service, as applicable, and abide by all of their requirements relevant to the performance and inspection of all work affecting their utilities, including complying with any and all testing requirements. In the event requirements or specifications of the utility company or public authority conflict with the plans, the municipal requirements shall govern. In such case, the Contractor shall advise the Owner and Engineer prior to proceeding with any work.
19. In addition to the inspections required by the municipality and utility entities, the stormwater management facilities designed to infiltrate runoff shall also be inspected by Bowman Consulting Group in accordance with the provisions specified on the details for such systems, The Contractor shall contact Bowman Consulting Group to coordinate the scheduling of such inspections at least two weeks prior to the commencement of construction for such facilities.
20. As this project disturbs more than one acre, all work is subject to an NJDEP 5G3 Construction Activity General Permit. A Stormwater Pollution Prevention Plan (SWPPP) is required to be prepared before the start of construction. Prior to any construction, the Contractor shall obtain and read the SWPPP. Prior to any site disturbance, the Owner and Contractor must execute the SWPPP Agreements which assign responsibility for compliance with the General Permit,
21. Contractor to coordinate with the Owner relevant to the scheduling of all work and any restrictions thereto, (such as maintaining operations at the site or ingress/egress restrictions, etc.). Any requirements for phasing and/or multiple mobilizations shall be identified and resolved prior to commencement of the work.
22. It is the Contractor's responsibility to protect all property markers and monuments from disturbance throughout construction, Notify the Owner immediately should any property markers or monuments be inadvertently disturbed or damaged.
23. Prior to any construction, the horizontal limits of the work (Limits of Disturbance - LOD) shall be established and delineated on-site, Disturbance beyond these permitted limits exposes the contractor to fines and penalties by regulatory agencies,
24. The exact location of all work shall be established from the control points and all stakeout shall be referenced from baselines established from the control points. All dimensions and distances, both horizontal and vertical, shall be verified for consistency with the plans by the entity responsible for layout prior to the construction of each project element, In the event of any discrepancies between the layout and dimensions/distances shown on the plans, the layout entity shall notify Bowman Consulting Group for resolution of the discrepancy prior to any construction for the specific element.
25. Information for field layout shall be taken from the plans. Graphical information as may also be provided via electronic files is intended as drawing data only and is not to serve as basis for survey layout. Standard practice requires the layout entity check dimensional data for consistency and to make survey calculations as customary for layout.
26. The location and inverts of all existing storm and sanitary sewers shown hereon shall be verified by the Contractor prior to any construction. Any discrepancies shall be reported to Bowman Consulting Group immediately and no construction shall commence until any such discrepancies are resolved. Storm and sanitary sewer layout and construction shall proceed from downstream to upstream throughout the entire project.
27. The intent of the plans is to provide a smooth transition, maintaining effective positive drainage, at all locations where the proposed construction is to connect to existing infrastructure, such as for curb, pavement, and sidewalk, The entity responsible for stakeout shall--prior to any construction---verify the intended smooth connections will be achieved. Unless otherwise noted on the plans or directed by the inspecting authority, smooth transitions shall be considered to meet the following minimum criteria:
   - No low points or "bird baths" will be created, except at locations where drainage inlets exist or will be constructed,
   - All final grades will have a minimum slope of 0,5%.
   - Abrupt changes in grade are avoided, except as dictated by curb ramp details. Slope changes exceeding 2,0% shall be considered abrupt for the purpose of this requirement.

   In the event the entity responsible for layout should determine a smooth transition cannot be achieved at one or more locations, Bowman Consulting Group shall be notified for resolution prior to any construction.
28. Contractor is responsible for their own verification of existing topographic information, should there be any suspected discrepancies with the topography depicted on the plans and actual physical conditions. Any confirmed discrepancy identified by the Contractor's verification shall be reported to the Engineer for resolution prior to any site disturbance. Once any site disturbance occurs, the Contractor shall have no claim for extra work based upon suspected or confirmed topographic discrepancies,
29. The Contractor is solely responsible for construction site safety and for determining the means and methods for all construction activities. All safety precautions must be undertaken and maintained as required by local, State and Federal codes.
30. Contractor to comply with the traffic control plan, if provided. If a traffic control plan is not provided, the Contractor shall determine and comply with any and all traffic control requirements of the local police department and any public agency having jurisdiction relevant to any construction in or near public streets as well as for ingress and egress during construction.
31. The Contractor shall provide necessary barricades, sufficient lights, signs, and other traffic control measures as may be necessary within the project for the protection and safety of the public. All such traffic control devices shall be maintained in satisfactory condition throughout the construction period.
32. The plan has been designed with the intent to comply with all applicable requirements for barrier free access, including the satisfying of all requirements of the New Jersey International Building Code, Chapter 11, as well as the Americans with Disabilities Act (ADA). In general, barrier free access for site construction is to be provided (between all parking spaces designated as ADA and the front door of adjacent buildings). However, prior to construction, the Contractor shall verify the routes required to be barrier free with the local building code official, Should any identified routes conflict with the grading shown on the plans, the Contractor shall notify Bowman Consulting Group for resolution prior to any construction.
33. The Contractor is responsible for the completed construction along barrier free routes complying with all applicable requirements of NJIBC Chap 11, whether specifically stated on the plans or not. In particular, the following requirements are noted:
   a. Slopes within accessible parking spaces and adjacent access aisles shall not exceed two percent (2,0%) in any direction,
   b. Slopes for curb ramps shall not exceed 1:12 (8.3%)
   c. The exterior side of all doorways and both sides of accessible gates shall have a landing sloped for positive drainage at two percent (2.0%) max. For doors & gates with a straight approach sidewalk, the landing shall be a minimum of 5' long before breaking grade to a sloped sidewalk. The width shall be as shown on the plans, If there is a discrepancy between architectural plans and site plans, the contractor shall notify Bowman Consulting Group for resolution of the discrepancy prior to any construction to the construction or associated walkway. Note that the width is not necessarily centered on the door or gate, as minimum clearances are required on the handle side (opposite the hinge side).
   d. Each barrier free route shall provide for a minimum four foot unobstructed (car overhangs at curbs must be considered) width with a longitudinal (direction of route) slope no greater than 1:20 (5%), Cross slope shall not exceed two percent (2.0%), In turning areas, cross slope must be less than 2.0 % in all directions. Where shown on the plans and/or where the grading along the path of travel exceeds 5%, a ramp with a maximum slope of 1:12 (8.3%) shall be constructed, having a maximum rise of 30 inches. Hand rails complying with NJIBC Chap 11 requirements shall be installed for all such ramps, except curb ramps at pavement edges,
   e. Refer to the detail sheets for landings at curb ramps, All other ramps shall be provided with landings at each end and each landing shall be at least five feet long with a width matching the width of the ramp. Landings shall slope no more than two percent (2.0%) in any direction.

      The Contractor is responsible for assuring all construction along barrier free routes complies with all requirements.
35. Prior to the actual pouring of concrete along barrier free routes, the Contractor shall check all formwork to verify compliance with the applicable barrier free requirements and request confirmation of same by the inspecting authority,
36. Unless indicated otherwise in the plan, all sidewalk shall be a minimum of four feet wide, except adjacent to the end of parking stalls where sidewalk shall be a minimum of six feet in width,
37. The details shown on these plans for retaining walls and (insert other project specific structures, if any) have been prepared for the purpose of Preliminary/Final Municipal agency review and approval. Structural designs for all walls must be procured by the Contractor (or Owner) and prepared by an engineer licensed in New Jersey. The wall design must abide by any specifications relevant to type of wall, color and/or texture (list other approved attributes, if any). A building permit is required for any wall exceeding four feet in height.
38. A building permit is required for all walls four or more feet in height. Contractor (Owner) is responsible for securing said permit(s).
39. Bottom of wall elevations (BW) shown on the plans indicate ground elevation at toe of wall upon completion of construction, Footing elevations to be taken from the structural plans procured by the Contractor (Owner).
40. It is not the intent of these plans to provide structural design for any pre-cast or cast in place concrete structure. All structural design of pre-cast and/or cast-in-place concrete structures shall be prepared by a Professional Engineer retained by the Contractor.
41. Post-construction certification as to the construction of a retaining wall or other structural components to be provided by a professional engineer engaged by the Contractor (Owner).
42. Where shop drawings are specified on the plans or required by an inspecting authority, at least three copies of the drawings shall be provided to Bowman Consulting Group for approval. Contractor to determine the number of copies required by the inspecting authority. All shop drawings are to be prepared by a New Jersey professional engineer.
43. All construction shall conform to the requirements of any applicable Federal, State or Local law, regulation and/or ordinance.
44. Unless otherwise noted, all materials and workmanship shall conform to the New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
45. Contractor shall complete all work in a workmanlike manner to the full satisfaction of the Owner.
46. Contractor shall be responsible for site clean-up following completion of construction. All disposal of debris shall be in accordance with applicable local, county, state and federal regulations.
47. Any damage to existing infrastructure, including but not limited to, pavement, sidewalks, curb, lighting facilities, utilities, or landscaping, due to the actions of the Contractor shall be repaired by the Contractor (at his sole expense) to the satisfaction of the owner of the damaged item.
48. All equipment, materials, etc. shall be confined to the project site, No encroachment onto public right-of-ways or adjacent properties is permitted unless specified on the plans or granted to the Contractor in writing.
49. Any omissions in the standard details or lack of information must be brought to the attention of Bowman Consulting Group prior to construction.
50. Existing pavement shall be saw cut in straight lines to the full depth of the existing asphalt (except at the edge of butt joints).
51. The frame and grates of all inlets, manholes and sewer cleanout boxes shall be adjusted as necessary to match proposed grades. All such elevation adjustments shall be performed in accordance with all applicable specifications and regulations.
52. All on-site water main shall have a minimum cover of 4 feet.
53. Sanitary sewer shall be separated from water mains by a distance of at least 10 feet horizontally or 18-inches vertically, if horizontal separation is not possible.
54. All storm and sanitary sewer pipe lengths shown hereon are from center of structure to center of structure, unless otherwise indicated,
55. All materials and construction shall conform to the requirements specified in the Residential Site Improvement Standards (NJAC 5:21), latest edition,
56. All RCP to be reinforced concrete pipe conforming to ASTM C-76, Class III. Wall B, unless otherwise indicated.
57. All HDPE to be N-12 double walled, (soil tight, water tight) corrugated pipe as manufactured by Advanced Drainage Systems, or approved equal.
58. All PVC sanitary sewer pipe shall be SDR-35 PVC or approved equal. Service connections shall be PVC Schedule 40 or approved equal,
59. All water main pipe shall be cement lined ductile iron pipe, Class 52, unless otherwise noted on the plan or required by the water purveyor.
60. All roof leader drains to be 6-inch Schedule 40 PVC, unless otherwise noted on the plans. All leader drains to be installed with two foot minimum cover,
61. All roof drains shall be connected to the storm sewer system unless otherwise shown on the plans.
62. All pipe shall be installed in accordance to applicable manufacturers' specifications.
63. Fire lanes shall be provided in accordance with fire official's requirements.
64. Irrigation proposed for all areas of disturbance onsite.

LEGEND

- PROPOSED STORMWATER LINE
- PROPOSED SANITARY LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED WATER LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED RETAINING WALL
- PROPOSED BLOCK LIMIT LINE
- PROPOSED PHASE LIMIT LINE
- PROPOSED GUIDE RAIL
- PROPOSED SPLIT RAIL FENCE
- PROPOSED 'B' INLET
- PROPOSED 'E' INLET
- PROPOSED YARD INLET
- PROPOSED MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED WATER METER
- PROPOSED CURB STOP
- PROPOSED CLEANOUT
- PROPOSED SIGN
- PROPOSED STREET SIGN

ZONING TABLE

ZONE:	IMF-C INCLUSIONARY MULTIFAMILY AND COMMERCIAL DISTRICT
PERMITTED USE:	SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI ATTACHED (DUPLEXES), SINGLE FAMILY ATTACHED (TOWNHOMES) & MULTIFAMILY (STACKED TOWNHOUSES OR FLATS)
EXISTING USE:	FARM (LOTS 19, 20 & 60) & VACANT (LOTS 45.01 & 46)
PROPOSED USE:	SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI ATTACHED (DUPLEXES), & MULTIFAMILY (STACKED TOWNHOUSES/FLATS)

ZONING STANDARD	STANDARD	PROVIDED	CONFORMANCE
Max Units in Zone	625	600	CONFORMS
Min Affordable	20% (125 max for zone)	120 (20%)	CONFORMS
Max. Res Density (Gross, no Deductions)	5 Du/Ac	0.31 DU/AC	CONFORMS
Min. Tract Area (Gross, No Deductions)	100 Ac.	185.51 AC	CONFORMS
Min, Tract Frontage	750 Ft.	9,039.62 FT	CONFORMS
Min. Tract Depth	1,000 Ft.	2,280 FT	CONFORMS
Min. Perimeter Buffers*:			
Proposed Single Family Abutting Residential Lots	25 Ft.	25 FT	CONFORMS
Proposed Multi Family Abutting Residential Lots	50 Ft.	N/A	CONFORMS
Abutting Existing Roads	50 Ft.	50 FT	CONFORMS
Min. Open Space**	20%	25% (w/out SW Basins/Rec areas)	CONFORMS
Min. Boulevard ROW Width	80 Ft.	80 FT	CONFORMS
Min. Drive Aisle Width for Two Way Traffic	24 Ft.	24 FT	CONFORMS
Min Parking Area Setback From Bldgs***	20 Ft.	26 FT	CONFORMS
Min Parking Area Setback From Streets***	50 Ft.	50 FT	CONFORMS
Single Family Detached Units			
Setback to Scotch Road	200 Ft.	288 FT	CONFORMS
Setback to Nursery Road	75 Ft.	83 FT	CONFORMS
Min Lot Area (Gross, No Deductions)	5,500 S.F.	6,050 SF	CONFORMS
Min Lot Width (Interior Lot)	50 Ft.	55 FT	CONFORMS
Min, Lot Width (Corner Lot)	60 Ft.	65 FT	CONFORMS
Min. Lot Depth	110 Ft.	110 FT	CONFORMS
Min. Front Yard Setback from Back of Curb / Sidewalk	20 Ft.	24 FT	CONFORMS
Min, Side Yard Setback	5 Ft one side, 15 Ft combined	7.5 FT / 15 FT	CONFORMS
Min. Rear Yard Setback	20 Ft.	20 FT	CONFORMS
Min, Rear Yard Setback If Lot contains a tract Perim, Buffer)	10 Ft.	10 FT	CONFORMS
Max. Lot Coverage	60%	60% MAX	CONFORMS
Max. Bldg Height	35 Ft / 2.5 Stories	32'-7" / 2.5 Stories	CONFORMS
Single Family Semiattached (Duplex) Units			
Setback to Scotch Road	200 Ft.	213 FT	CONFORMS
Setback to Nursery Road	75 Ft.	N/A	CONFORMS
Min Lot Area (Gross, No Deductions)	4,675 S.F.	4,675 SF	CONFORMS
Min Lot Width (Interior Lot)	42.5 Ft	42.5 FT	CONFORMS
Min, Lot Width (Corner Lot)	52.5 Ft.	52.5 FT	CONFORMS
Min. Lot Depth	110 Ft.	110 FT	CONFORMS
Min. Front Yard Setback from Back of Curb / Sidewalk	20 Ft.	24 FT	CONFORMS
Min. Side Yard Setback	10 Ft (Zero if Connected)	10 FT / 0 FT INTERIOR	CONFORMS
Min. Rear Yard Setback	20 Ft.	20 FT	CONFORMS
Min, Rear Yard Setback If Lot contains a tract Perim. Buffer)	10 Ft.	10 FT	CONFORMS
Max. Lot Coverage	60%	60% MAX.	CONFORMS
Max. Bldg Height	35 Ft / 2.5 Stories	26'-2 1/4" / 2 Stories	CONFORMS
Multifamily Bldgs (Stacked Townhouses or Stacked flats)			
Setback to Scotch Road	200 Ft.	N/A	CONFORMS
Setback to Nursery Road	200 Ft.	N/A	CONFORMS
Min Width for Individual Unit	16 Ft	20 FT	CONFORMS
Min. Depth of Individual Unit	60 Ft.	74 ft	CONFORMS
Min. Min Setback from Back of Curb or Back of Sidewalk	20 Ft.	20 FT.	CONFORMS
Min. Dist to Other Bldgs			
Front to Front	50 Ft.	170 FT	CONFORMS
Front to Side	40 Ft.	106 FT	CONFORMS
Side to Side	20 Ft.	22 FT	CONFORMS
Rear to Rear	50 Ft.	50 FT	CONFORMS
Rear to Side	30 Ft.	52 FT	CONFORMS
Max. Units per Market Rate Bldg (Stacked Townhouses)	18	N/A	CONFORMS
Max. Units per Market Rate Bldg (Stacked Flats)	24	10 UNITS	CONFORMS
Max. Units per Affordable Bldg (Stacked Townhouses)	27	N/A	CONFORMS
Max. Units per Affordable Bldg (Stacked Flats)	45	10 UNITS	CONFORMS
Max. Lot Coverage	60%	60% MAX	CONFORMS
Max. Bldg Height	45 Ft / 3 Stories	44'-1" / 3 Stories	CONFORMS
Parking Requirements (RSIS)			
Single Family - 3 bedrooms (272 units)	2.5 spaces / unit = 680 spaces	3.0 spaces / unit = 816 spaces	CONFORMS
Duplex - 3 bedrooms (118 units)	2.0 spaces / unit = 236 spaces	2.0 spaces / unit = 236 spaces	CONFORMS
10-Plex - 2 bedrooms (90 units)	2.0 spaces / unit = 180 spaces	2.0 spaces / unit + 20 parallel = 200 spaces	CONFORMS
Affordable - 1 bedroom (120 units)	1.8 spaces / unit = 216 spaces	216 spaces	CONFORMS
Total Parking Required	1,312 spaces	1,468 spaces	CONFORMS
Total ADA Spaces Required	210 units = 7 ADA spaces (Per N.J.A.C. 5:23-7.9)	16 ADA spaces	CONFORMS

* Perimeter buffers may be established within the boundaries of individual lots or may be established as a separate lot within the tract. All required building setbacks on lots containing perimeter buffers shall be measured in addition to the required buffer. All required perimeter buffers shall be contained within a conservation easement
** Open space may include wetlands, wetland buffers, riparian zone, stormwater management basins, and outdoor recreation space. Perimeter buffers shall not be counted towards minimum open space requirements
*** Not including driveways serving individual units.

811 Know what's below. Call before you dig.

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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REVISIONS

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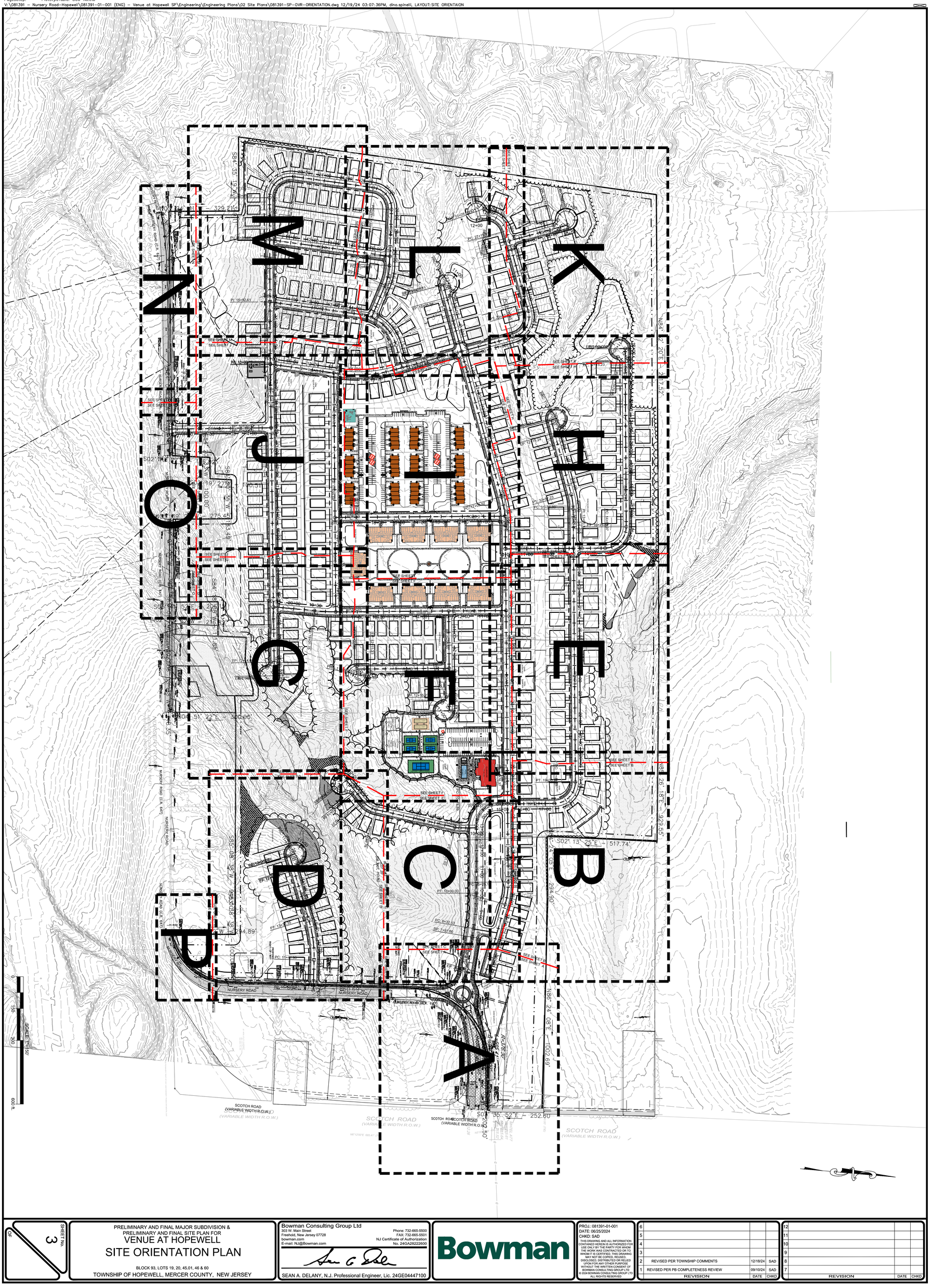
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No. 24GA28522600
Bowman Consulting Group Ltd
300 Connell Drive, Suite 2000
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SEAN A. DELANY, N.J. Professional Engineer Lic. 24GE04447100

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

SHEET No. 2 OF

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SHEET No. 3 OF

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

SITE ORIENTATION PLAN

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

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N86°24'08"E 1,002.69' (SURVEY)

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

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

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

DECLARATION OF TAKING BY THE STATE OF NEW JERSEY, COMMISSIONER OF TRANSPORTATION DB. 3938, PG. 16

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

50' RIPARIAN BUFFER

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

TOP OF BANK

EDGE OF PAVEMENT

CONC. CULVERT

L=586.36'
R=375.42'
Δ=89°05'56"
CH=S40°56'47"W
CL=528.14'
(SURVEY)

S85°30'52"W 202.50' (SURVEY)

S3°35'52"E 252.60' (SURVEY)

S3°35'52"E
252.60' (SURVEY)

BEGIN BELGIAN BLOCK CURB

GRASS PAVER

BELGIAN BLOCK CURB

CONC. WALK

DETECTABLE WARNING PAD

BELGIAN BLOCK CURB

P.O.B. EASEMENT

L=109.23'
R=5,689.65'
Δ=1°06'00"
(DEED)

S3°46'51"E 78.36' (DEED)

S3°06'00"W 357.42' (DEED)

OTCH ROAD
BLE WIDTH R.O.W.)

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

SHEET No. 4A OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL DEMOLITION AND SITE PREPARATION 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. 24GA2822600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100	Bowman

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N85°26'18"E 929.55' (SURVEY)

50' RIPARIAN BUFFER

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)

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)

EXISTING TOP OF BANK (TYP.)

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

BLOCK 93
LOT 20
F CO DEER VALLEY REALTY, INC.
DB. 6330, PG. 884

S21°13'25"E 517.74' (SURVEY)

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

N84°24'05"E 294.90' (SURVEY)

N84°24'05"E 294.90' (SURVEY)

S89°31'00"W 1,212.00' (DEED)

50' WIDE RIGHT-OF-WAY EASEMENT
TO SUN PIPE LINE COMPANY
(DB. 1217, PG. 70)

50'

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

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

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

DECLARATION OF TAKING BY TH
COMMISSIO

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

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

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

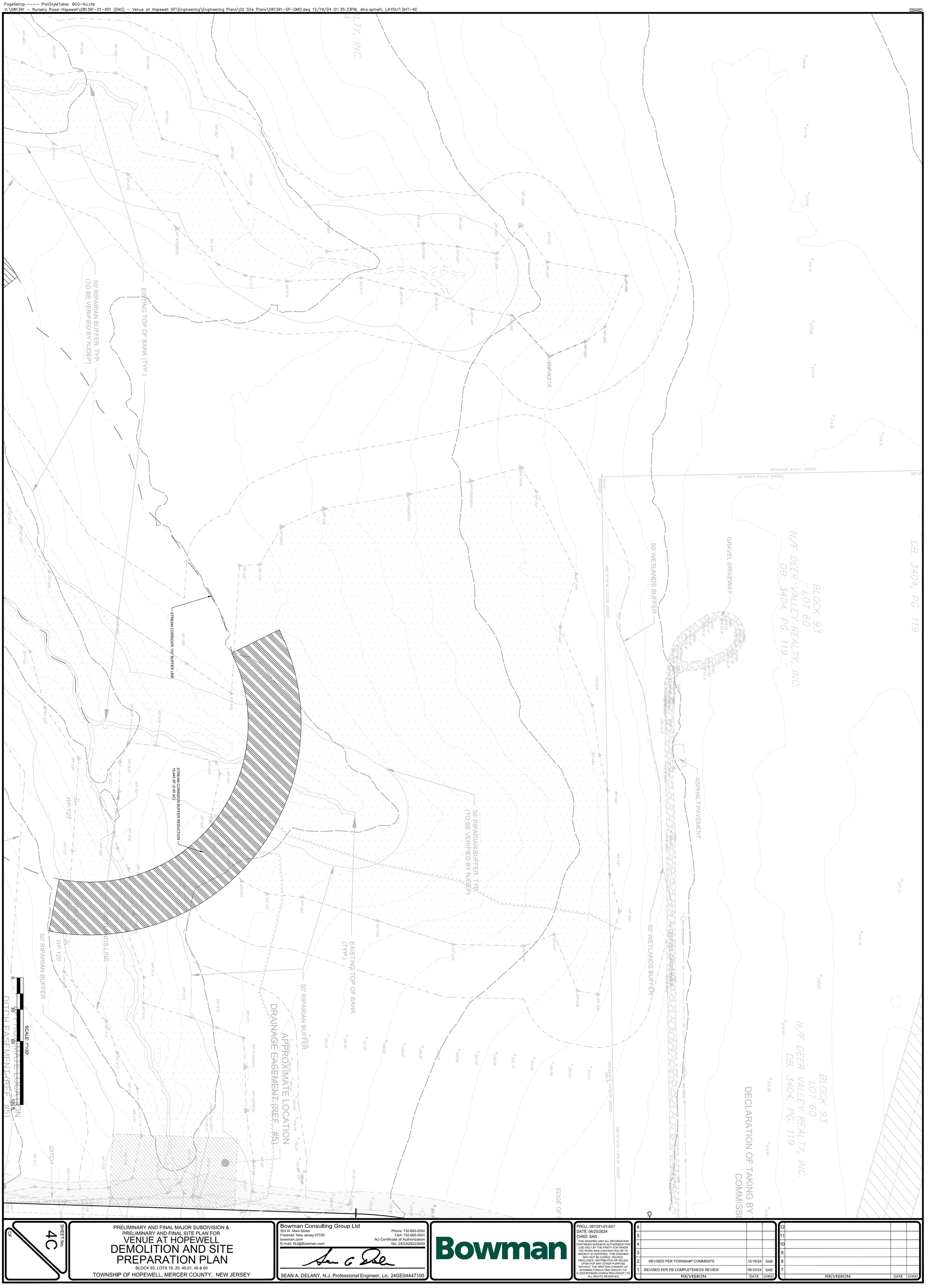
BLOCK 93, LOTS 19.20, 44.01, 44.02, 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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OF	

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

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

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BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

N2°44'51"W 2,293.10' (DEED)

50' WIDE ACCESS EASEMENT IN FAVOR
OF LOT 45, BLOCK 3
DB. 1519, PG. 229

CONSERVATION EASEMENT "B"
ON LOT 45.01, BLOCK 93

50' WETLANDS BUFFER

BLOCK 93
LOT 20
N/F DEER VALLEY REALTY, INC.
DB. 6330, PG. 884

50' RIPARIAN
(TO BE VERI

EXISTING

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

SHEET No. 4F OF

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

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SHEET No. 4G OF

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

VENUE AT HOPEWELL

DEMOLITION AND SITE PREPARATION PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 4H OF

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

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REMOVE EXISTING SHED

REMOVE EXISTING OIL TANKS

REMOVE EXISTING BUILDING

METAL BUILDING

ABOVE GROUND OIL TANKS

FRAME SHED

50' WETLANDS BUFFER

WATERS (FIED BY 19-0002.1 'Z' LINE) (REF. #6)

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

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

SHEET No. 41 OF

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

Bowman Consulting Group Ltd
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bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
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NJ Certificate of Authorization
No. 24GA2822600

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

Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
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REMOVE GRAVEL DRIVEWAY

REMOVE GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

REMOVE EXISTING SHED

METAL BUILDING

REMOVE EXISTING BUILDING

ABOVE GROUND OIL TANKS

REMOVE EXISTING OIL TANKS

FRAME SHED

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

50' WETLANDS BUFFER

BLOCK 93 LOT 19 N/F DEER VALLEY REALTY, INC. DB. 6367, PG. 1787

REMOVE ASPHALT DRIVEWAY

S2°19'27"E 176.82' (SURVEY)

S84°20'33"W 100.00' (SURVEY)

RAILROAD TIE WALL

ABOVE GROUND POOL

REMOVE ABOVE GROUND POOL

S2°19'27"E 100.51' (SURVEY)

BLOCK 93 LOT 33 DB. 1004 PG. 776

BLOCK 93 LOT 48 DB. 5856 PG. 70

BLOCK 93 LOT 47

METAL WIRE FENCE

S84°20'33"W 183.49' (SURVEY)

N5°39'27"W 275.45' (SURVEY)

0 30 60 120 ft.

SCALE: 1"=30'

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

50' RIPARIAN BUFFER (TO BE VERIFIED)

50' WETLANDS BUFFER

SHEET No. 4J OF

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, 45,01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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DE DRIVE
O.W.)

FILED MAP #3196

N2°43'01"E 1,447.18' (SURVEY)

N2°58'03"E 150.97' (SURVEY)

N2°58'03"E 150.97' (SURVEY)

XIAOXU

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

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

EXISTING TOP OF BANK (TYP.)

50' WETLANDS BUFFER

50 FT RIPARIAN BUFFER

FRESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP
FILE NO.: 1106-19-0002.1 FWW 190001 (
WETLANDS 'F' AND 'FF' LINES)
(REF. #6)

REMOVE EXISTING CHAIN LINK FENCE

50' WIDE RIGHT-OF-WAY EASEMENT
ON LOT 19 IN FAVOR OF SUNOCO
(SEE NOTE)

CHAIN LINK FENCE

FRESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP
FILE NO.: 1106-19-0002.1 FWW 190001 (
WETLANDS 'F' AND 'FF' LINES)
(REF. #6)

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 'Y' LINE)
(REF. #6)

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

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

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N2°43'01"E 1,447.18' (SURVEY)

N2°43'01"E

CHAIN LINK FENCE

50' RIPARIAN BUFFER

EXISTING 50 FOOT GAS MAIN EASEMENT

EXISTING TOP OF BANK (TYP.)

50' RIPARIAN BUFFER

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

REMOVE EXISTING BUILDING

REMOVE CHAIN LINK FENCE

REMOVE CHAIN LINK FENCE

REMOVE EXISTING SHED

REMOVE GRAVEL DRIVEWAY

REMOVE GRAVEL DRIVEWAY

REMOVE EXISTING CHAIN LINK FENCE

REMOVE EXISTING SHED

FRAME BUILDING

GRAVEL DRIVEWAY

HORSE TRAILER

FRAME SHED

ABOVE GROUND POOL

50' WIDE RIGHT-OF-WAY EASEMENT
ON LOT 19 IN FAVOR OF SUNOCO
(SEE NOTE)

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

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

SCALE: 1"=30'

0 30 60 120 ft.

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

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

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REMOVE EXISTING SHED
REMOVE GRAVEL DRIVEWAY
REMOVE GRAVEL DRIVEWAY
REMOVE GRAVEL DRIVEWAY
REMOVE CHAIN LINK FENCE
GRAVEL DRIVEWAY
50' WETLANDS BUFFER
FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'E' LINE) (REF. #6)
50' WETLANDS BUFFER
FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'E' LINE) (REF. #6)
50' WETLANDS BUFFER
50' WETLANDS BUFFER
CHAIN LINK FENCE
N/F DEER VALLEY REALTY, INC. BLOCK 93 LOT 19 DB. 6367, PG. 178
N/F CORRAINE MARK E & JANICE M BLOCK 93 LOT 54 DB. 3613, PG. 266
N52°24'41"W 329.21' (SURVEY)
S84°35'19"W 349.11' (SURVEY)
N2°42'29"E 387.56' (SURVEY)
SCALE: 1"=30'
0 30 60 120 ft.

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

50' WETLANDS BUFFER

GRAVEL DRIVEWAY

REMOVE GRAVEL DRIVEWAY

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

50' WETLANDS BUFFER

REMOVE GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

50' WETLANDS BUFFER

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

50' WETLANDS BUFFER

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

CHAIN LINK FENCE

(SURVEY)

IRON ROD FND (TRENTON ENG)

N5°24'41"W 329.21' (SURVEY)

N5°24'41"W 329.21' (SURVEY)

JANICE M
66

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

BLOCK 9
LOT 19
N/F DEER VALLEY
DB. 6367, PG.

ASPHALT DRIVEWAY

DITCH

S84°04'20"W
1,150.19' (SURVEY)

EDGE OF PAVEMENT

GUY WIRE

65039 HW

12" PIPE

DITCH

12" PIPE
INV.=149.72

12" PIPE

12" PIPE
INV.=150.38

CONC. HEADWALL

12" PIPE
INV.=143.53

EDGE OF PAVEMENT

"DEER CROSSING"

IRON ROD FND (TRENTON ENG)

10000 SEARCH

10073 SEARCH

NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)
(VARIABLE WIDTH R.O.W.)

NUR
(A.K.A. MERCE
(VARIAB

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

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

VENUE AT HOPEWELL

DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 17.20, 40.01, 46 & 66

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

VENUE AT HOPEWELL

DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, 42.01, 44 & 66
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 40 OF

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

50' WETLANDS BUFFER

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

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 'G' LINE) (REF. #6)

STREAM CORRIDOR 150' BUFFER LINE

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

S84°20'35"W 183.49' (SURVEY)

S2°19'27"E 100.51' (SURVEY)

S84°20'33"W 100.00' (SURVEY)

S2°19'27"E 176.82' (SURVEY)

N5°39'27"W 275.45' (SURVEY)

S84°04'20"W 390.34' (SURVEY)

S5°41'52"E 206.15' (SURVEY)

S84°18'08"W 111.85' (SURVEY)

S85°08'3 50.04' (SURV

REMOVE ASPHALT DRIVEWAY

REMOVE ABOVE GROUND POOL

REMOVE ASPHALT DRIVEWAY

REMOVE ASPHALT DRIVEWAY

RAILROAD TIE WALL

METAL WIRE FENCE

ASPHALT DRIVEWAY

STONE DRIVEWAY

ASPHALT DRIVEWAY

RAILROAD TIE WALL

EDGE OF PAVEMENT

EDGE OF PAVEMENT

CONC. HEADWALL

METAL GUIDE RAIL

METAL GUIDE RAIL

RIP-RAP AREA

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

BLOCK 93
LOT 33
DB. 6133, PG. 1004

BLOCK 93
LOT 48
DB. 3716, PG. 70

BLOCK 93
LOT 47
DB. 5856, PG. 78

BLOCK 93
LOT 42
DB. 4040, PG. 246

NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)
(VARIABLE WIDTH R.O.W.)

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NURSERY ROAD

EDGE OF PAVEMENT

RAILROAD TIE WALL

ASPHALT DRIVEWAY

PAVER DRIVEWAY

BLOCK 93
LOT 30
N/F WEINTRAUB
EDWARD & LISA
DB. 6291, PG. 414

BLOCK 93
LOT 27
N/F BURD JAMES C
& DEBRA A.
DB. 2421, PG. 548

BLOCK 93
LOT 28

BLOCK 93
LOT 46
N/F DEER VALLEY REALTY, INC.
DB. 6161, PG. 1140

N/F DEER VALLEY REALTY, INC.
DB. 6161, PG. 1140

BLOCK 93

STREAM CORRIDOR BUFFER REDUCTION
2,644 SF (0.07 AC)

6,773 SF (0.17 AC)

STREAM CORRIDOR 150' BUFFER LINE

EXISTING TOP OF BANK (TYP.)

EXISTING TOE OF BANK (TYP.)

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

25' WIDE UTILITY
DB.
DB.

DITCH

S83°38'38"W
100.00' (SURVEY)

N4°51'22"W 294.89' (SURVEY)

S3°37'17"E 860.69' (SURVEY)

L=372.52'
R=272.56'
Δ=77°54'38"
CH=S35°20'02"W
CL=344.47'
(SURVEY)

S5°02'21"E 400.00' (DEED)
N5°02'21"W 400.00' (DEED)

S5°02'21"E 300.00' (DEED)
N5°02'21"W 300.00' (DEED)

N5°02'21"W
296.11' (DEED)

S84°57'39"W 100.00' (DEED)

S84°57'39"W 400.00' (DEED)

S83°57'39"W 100.00' (DEED)

S83°57'39"W 200.00' (DEED)

S83°57'39"W 827.36' (DEED)

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN
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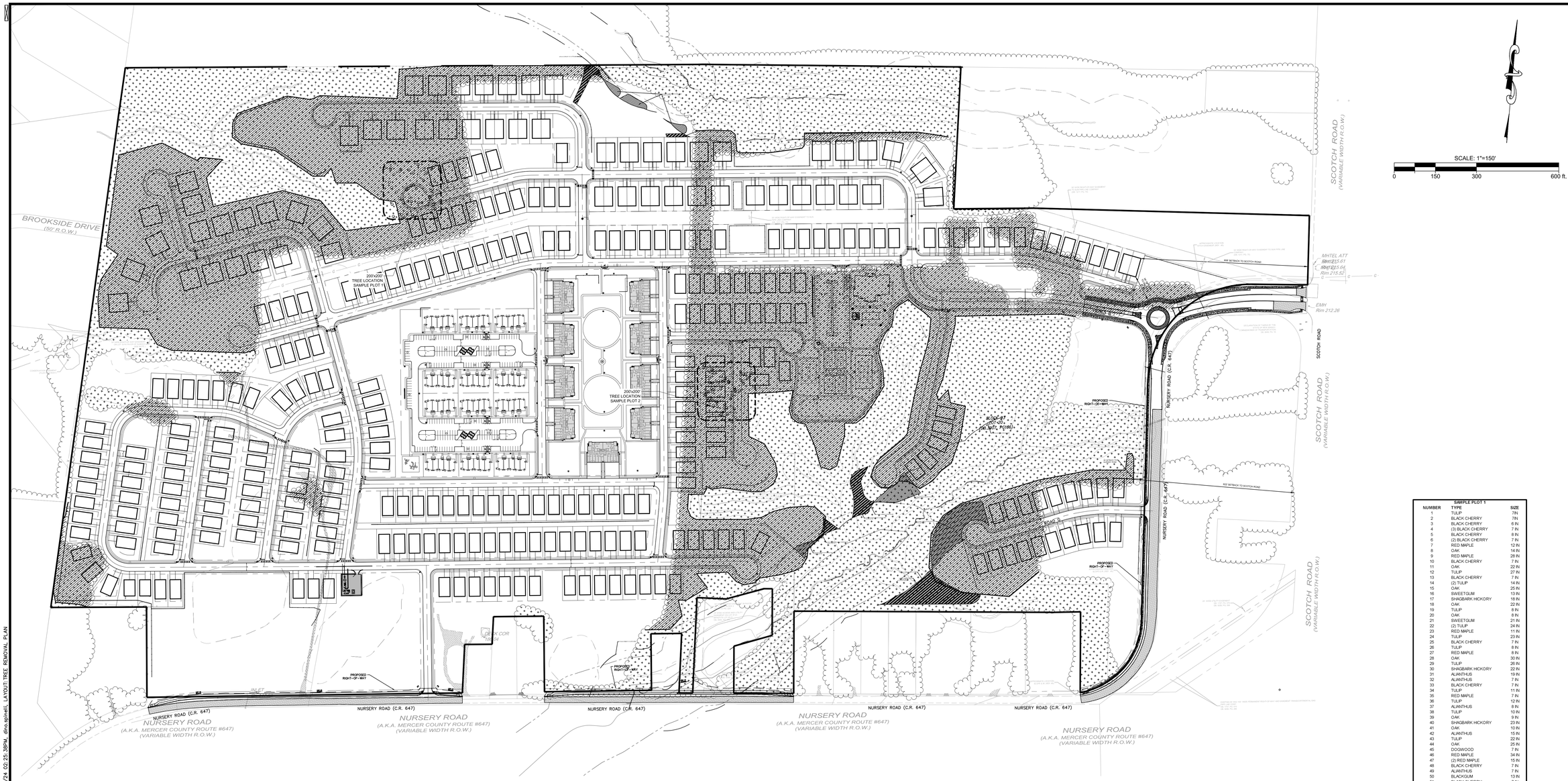
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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LEGEND:

EXISTING TREE AREA: 80.40 AC (3,502,084 SF)

EXISTING TREE AREA TO BE REMOVED: 43.45 AC (1,892,891 SF)

EXISTING TREE AREA TO REMAIN: 36.95 AC (1,609,193 SF)

TREE REMOVAL AND REPLACEMENT QUANTITY CALCULATION

SIZE	PLOT 1 & 2 TOTAL TREE QUANTITY	AVERAGE TREE QUANTITY PER AC	TREE REMOVAL AREA TOTAL TREE QUANTITY (TOTAL REMOVAL AREA X AVG TREE QTY)	TREE REPLACEMENT RATIO	REQUIRED NUMBER OF REPLACEMENT TREES	REPLACEMENT TREES PROVIDED ON SITE (STREET AND BUFFER TREES)	REPLACEMENT TREES PROVIDED ON SITE (SUPPLEMENTED WITH BIORETENTION TREES)	TREE ESCROW FUND CONTRIBUTION (PER EACH REMOVED TREE)	TOTAL TREE ESCROW FUND REQUIRED
SMALLER THAN 10"	43	23.4	1017	0	0				
10" UP TO 16"	46	25.0	1088	2 (2"-2 ½" CAL)	2176	204	1972	$480.00	
17" UP TO 23"	14	7.6	331	2 (3" CAL)	662	165	497	$840.00	
24" UP TO 30"	12	6.5	284	4 (3 ½"-4" CAL)	1136	860	276	$1680.00	
GREATER THAN 30"	1	0.5	24	5 (3 ½"-4" CAL)	120	0	120	$2100.00	
REPLACEMENT TREES REQUIRED					4094				
TOTAL REPLACEMENT TREES TO BE PLANTED (REFER TO LANDSCAPE PLAN)						1229	2865		

* QUANTITIES DO NOT INCLUDE DEAD OR INVASIVE TREES.

GENERAL NOTES:

1. TYPICAL HOME FOUNDATION PLANTING AND OTHER ON LOT LANDSCAPING EXLCUDED FROM CALCULATIONS.
2. TOTAL OF SAMPLE PLOT IS 80,000 SF (1.8365 ACRES)

NOTE:
PLAN, SITE DESIGN AND UNIT COUNT ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS, FINAL LOCATIONS OF HOMES AND UTILITIES, RECREATION DESIGN, TOWN REQUIREMENTS AND DISBURSING AFFORDABLE HOMES WITHIN THE SITE.

SAMPLE PLOT 1

NUMBER	TYPE	SIZE
1	TULIP	7IN
2	BLACK CHERRY	7IN
3	BLACK CHERRY	6 IN
4	(3) BLACK CHERRY	7 IN
5	BLACK CHERRY	8 IN
6	(2) BLACK CHERRY	7 IN
7	RED MAPLE	12 IN
8	OAK	14 IN
9	RED MAPLE	28 IN
10	BLACK CHERRY	7 IN
11	OAK	22 IN
12	TULIP	27 IN
13	BLACK CHERRY	7 IN
14	(2) TULIP	14 IN
15	OAK	25 IN
16	SWEETGUM	13 IN
17	SHAGBARK HICKORY	18 IN
18	OAK	22 IN
19	TULIP	8 IN
20	OAK	8 IN
21	SWEETGUM	21 IN
22	(2) TULIP	24 IN
23	RED MAPLE	11 IN
24	TULIP	23 IN
25	BLACK CHERRY	7 IN
26	TULIP	8 IN
27	RED MAPLE	8 IN
28	OAK	30 IN
29	TULIP	26 IN
30	SHAGBARK HICKORY	22 IN
31	ALIANTHUS	19 IN
32	ALIANTHUS	7 IN
33	BLACK CHERRY	7 IN
34	TULIP	11 IN
35	RED MAPLE	7 IN
36	TULIP	12 IN
37	ALIANTHUS	8 IN
38	TULIP	10 IN
39	OAK	9 IN
40	SHAGBARK HICKORY	23 IN
41	OAK	10 IN
42	ALIANTHUS	15 IN
43	TULIP	22 IN
44	OAK	25 IN
45	DOGWOOD	7 IN
46	RED MAPLE	34 IN
47	(2) RED MAPLE	15 IN
48	BLACK CHERRY	7 IN
49	ALIANTHUS	7 IN
50	BLACKGUM	13 IN
51	BLACK CHERRY	7 IN
52	RED MAPLE	11 IN
53	OAK	26 IN
54	ALIANTHUS	6 IN
55	TULIP	14 IN

SAMPLE PLOT 2

NUMBER	TYPE	SIZE
100	ALIANTHUS	12 IN
101	OAK	12 IN
102	(2) ALIANTHUS	13 IN
103	ALIANTHUS	15 IN
104	(2) ALIANTHUS	8 IN
105	OAK	19 IN
106	OAK	16 IN
107	CEDAR	7 IN
108	(2) ALIANTHUS	13 IN
109	SASSAFRAS	12 IN
110	RED MAPLE	13 IN
111	OAK	26 IN
112	ALIANTHUS	15 IN
113	CEDAR	7 IN
114	CEDAR	11 IN
115	ALIANTHUS	9 IN
116	BLACK CHERRY	12 IN
117	ALIANTHUS	7 IN
118	CEDAR	7 IN
119	RED MAPLE	16 IN
120	RED MAPLE	10 IN
121	ALIANTHUS	11 IN
122	OAK	10 IN
123	BLACK CHERRY	9 IN
124	BLACK CHERRY	7 IN
125	RED MAPLE	11 IN
126	RED MAPLE	13 IN
127	BLACK CHERRY	7 IN
128	OAK	26 IN
129	RED MAPLE	9 IN
130	BLACK CHERRY	7 IN
131	ALIANTHUS	10 IN
132	BLACK CHERRY	11 IN
133	BLACK CHERRY	8 IN
134	BLACK CHERRY	24 IN
135	CEDAR	8 IN
136	ALIANTHUS	8 IN
137	ALIANTHUS	13 IN
138	(2) ALIANTHUS	18 IN & 15 IN
139	OAK	19 IN
140	RED MAPLE	16 IN
141	ALIANTHUS	12 IN
142	RED MAPLE	13 IN
143	ALIANTHUS	10 IN
144	ALIANTHUS	8 IN
145	RED MAPLE	11 IN
146	OAK	20 IN
147	BLACK CHERRY	11 IN
148	SASSAFRAS	12 IN
149	RED MAPLE	7 IN
150	ALIANTHUS	8 IN
151	SASSAFRAS	10 IN
152	OAK	24 IN
153	BLACK CHERRY	11 IN
154	RED MAPLE	12 IN
155	ALIANTHUS	15 IN
156	CEDAR	7 IN
157	SASSAFRAS	14 IN
158	ALIANTHUS	8 IN
159	CEDAR	7 IN
160	ALIANTHUS	18 IN

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

TREE REMOVAL PLAN

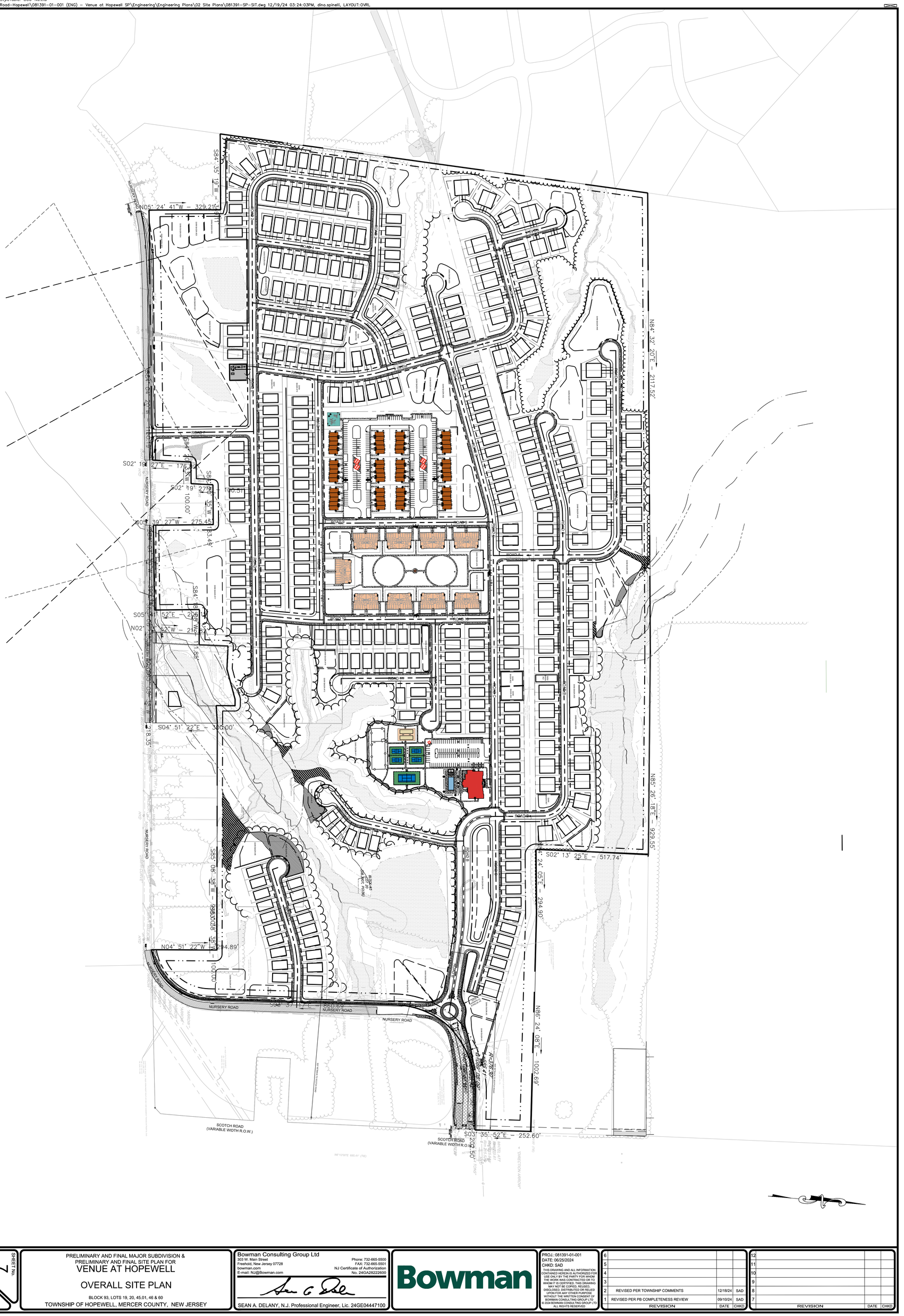
BLOCK 90, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 5 OF

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SHEET No. 7 OF

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

OVERALL SITE PLAN

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

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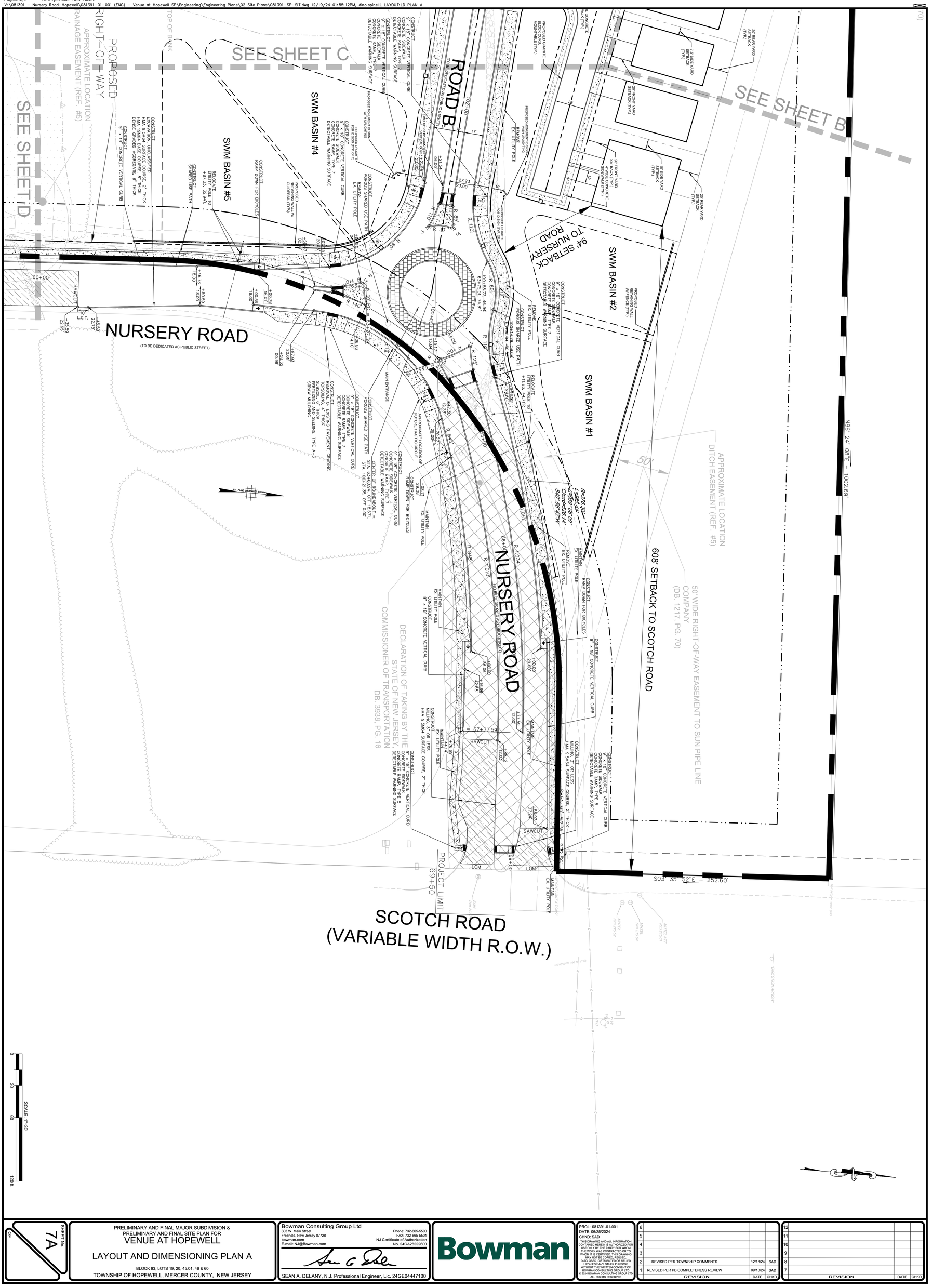
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN A

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 7A OF

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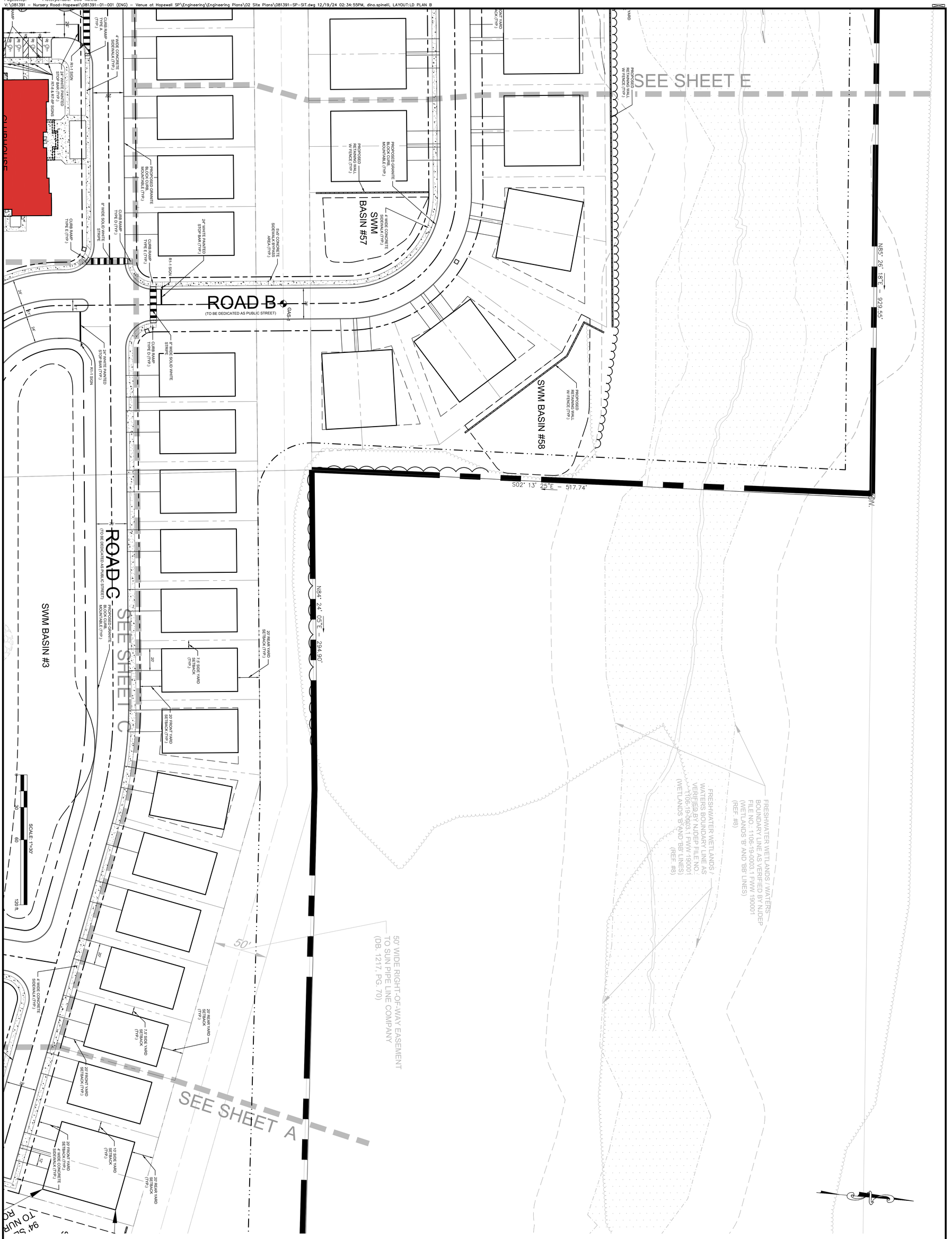
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SHEET No. 7B OF

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

LAYOUT AND DIMENSIONING PLAN B

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

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SEE SHEET B

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #3

CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

OPEN SPACE / LAWN

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x84')

PROPOSED RETAINING WALL W/ FENCE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE D (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

R7-8 & R7-8P SIGNS

8" WIDE SOLID WHITE STRIPE

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

20' FRONT YARD SETBACK (TYP.)

7.5' FRONT YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

94' SETBACK TO NURSERY ROAD

PROPOSED MONUMENT ID SIGN WITH UPLIGHTING

PROPOSED UPLIGHTS FOR ID SIGN (TYP. OF 2)

REMOVE EX. UTILITY POLE

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

CONSTRUCT POROUS SHARED USE PATH

CONSTRUCT RAMP DOWN FOR BICYCLES

SWM BASIN #4

SWM BASIN #5

RELOCATE UTILITY POLE TO +87.33, 32.94'L

CONSTRUCT SHARED USE PATH

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

CONSTRUCT 9" x 18" CONCRETE VERTICAL CURB

CONSTRUCT CONCRETE SIDEWALK, 4" THICK

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

EXISTING TOP OF BANK (TYP.)

PROPOSED RIGHT-OF-WAY

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

69' SETBACK TO NURSERY ROAD

BLOCK 93
LOT 20
(DB.3907, PG136)

STREAM CORRIDOR 150' BUFFER LINE

SEE SHEET A

SEE SHEET D

SEE SHEET F

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

No.	REVISION	DATE	CHKD
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN C

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

SHEET No.
7C
OF

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SEE SHEET G

SWM BASIN #10

STREAM CORRIDOR BUFFER COMPENSATION 7,934 SF (0.18 AC)

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

EXISTING TOP OF BANK (TYP.)

STREAM CORRIDOR BUFFER REDUCTION 6272 SF (0.19 AC)

STREAM CORRIDOR BUFFER REDUCTION 20,944 SF (0.47 AC)

100' DRCC BUFFER

STREAM CORRIDOR BUFFER COMPENSATION 20,722 SF (0.48 AC)

STREAM CORRIDOR 150' BUFFER LINE

FLOOD HAZARD AREA

SWM BASIN #8

SWM BASIN #9

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #6

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #7

ROAD G
(TO BE DEDICATED AS PUBLIC STREET)

WETLANDS 0.18 AC

PROPOSED RIGHT-OF-WAY
APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #5)

BLOCK 93
LOT 20
(DB 3907, PG136)

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)

69' SETBACK TO NURSERY ROAD

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET P

SEE SHEET C

SEE SHEET A

SCALE 1"=30'

SHEET No. 7D OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL LAYOUT AND DIMENSIONING PLAN D 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	PROJ.: 081391-01-001 DATE: 06/25/2024 CHKD: SAD THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD. © 2024 BOWMAN CONSULTING GROUP LTD ALL RIGHTS RESERVED	2 REVISED PER TOWNSHIP COMMENTS 12/18/24 SAD 1 REVISED PER PB COMPLETENESS REVIEW 09/10/24 SAD REVISION DATE CHKD

0' BUFFER LINE

FLOOD HAZARD AREA

100' DRCC BUFFER

STREAM CORRIDOR BUFFER COMPENSATION 4,181 SF (0.10 AC)

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

SWM BASIN #49

STREAM CORRIDOR BUFFER REDUCTION 5,042 SF (0.12 AC)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #50

SWM BASIN #51

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

STREAM CORRIDOR BUFFER COMPENSATION 874 SF (0.02 AC)

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

EXISTING STREAM

SEE SHEET B

STREAM CORRIDOR 150' BUFFER LINE

20' REAR YARD SETBACK (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

10' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #55

SWM BASIN #56

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

SIGN

CURB RAMP TYPE D (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

ROAD B

(TO BE DEDICATED AS PUBLIC STREET)

4' WIDE CONCRETE SIDEWALK (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE E (TYP.)

8" WIDE SOLID WHITE STRIPE

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

SWM BASIN #52

PROPOSED RETAINING WALL (TYP.)

PROPOSED GRANI BLOCK CURB, MOUNTABLE (TYP.

PROPOSED RETAINING WALL W/ FENCE (TYP.)

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

GAS

ROAD A

(TO BE DEDICATED AS PUBLIC STREET)

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

SWM BASIN #53

SWM BASIN #54

PROPOSED RETAINING WALL W/ FENCE (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SEE SHEET F

ROAD C

(TO BE DEDICATED AS PUBLIC STREET)

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE 'B' (TYP.)

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

10' TRANSITION FROM 6" FACE TO MOUNTABLE GRANITE BLOCK CURB

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE A (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

8" WIDE SOLID WHITE STRIPE

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

R7-8 & R7-8P SIGNS

PROPOSED RETAINING WALL W/ FENCE (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #39

SWM BASIN #40

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

SCALE: 1"=30'

0 30 60 120 ft.

CURB RAMP TYPE B (TYP.)

CLUBHOUSE

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DATE: 5/6/2024
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NJ Certificate of Authorization No. 24GA28222600

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

LAYOUT AND DIMENSIONING PLAN E

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7E
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\08139 – Nursery Road-Hopewell\08139-01-001 (ENG) – Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-SIT.dwg 12/19/24 01:13:47PM, dino.spinelli, LAYOUT (2) PLAN E

SEE $HEET E

BASIN #39

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

8" WIDE SOLID WHITE STRIPE
24" WHITE PAINTED STOP BAR (TYP.)
CURB RAMP TYPE 'B' (TYP.)
CURB RAMP TYPE E (TYP.)
R1-1 SIGN
PROPOSED RETAINING WALL W/ FENCE (TYP.)
SWM BASIN #40
ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)
5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)
PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)
10' TRANSITION FROM 6" FACE TO MOUNTABLE GRANITE BLOCK CURB
CURB RAMP TYPE A (TYP.)
4' WIDE CONCRETE SIDEWALK (TYP.)
CBU CLUSTER MAILBOXES 30 TYPE III 18 PARCEL LOCKERS
20' REAR YARD SETBACK (TYP.)
7.5' SIDE YARD SETBACK (TYP.)
20' FRONT YARD SETBACK (TYP.)
ROAD D
(TO BE DEDICATED AS PUBLIC STREET)
SWM BASIN #12
ROAD 11
(TO BE DEDICATED AS PUBLIC STREET)
4' WIDE CONCRETE SIDEWALK (TYP.)
CLUBHOUSE
(10,179 SF)
POOL
(25'x60')
PROPOSED RETAINING WALL W/ FENCE (TYP.)
6' WIDE CONCRETE SIDEWALK (TYP.)
OPEN SPACE / LAWN
PICKLEBALL COURT (40'x64')
TENNIS COURT 1 (60'x120')
BOCCE BALL COURT 1
BOCCE BALL COURT 2
DOG PARK - SMALL DOGS 3,600 SF (60'x60')
DOG PARK - LARGE DOGS 7,680 SF (60'x128')
SWM BASIN #11
SWM BASIN #14
SWM BASIN #13
ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)
SEE SHEET I
SEE SHEET C
SEE SHEET G
SCALE: 1"=30'
0 30 60 120 ft.

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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER RR COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER RR COMPLETENESS REVIEW	DATE	CHKD

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DWG.: 081391
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN F

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

SHEET No.
7F
OF

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ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET F

SEE SHEET D

SEE SHEET J

SEE SHEET O

SWM BASIN #11

SWM BASIN #14

SWM BASIN #13

SWM BASIN #15

SWM BASIN #16

SWM BASIN #17

SWM E

CURB RAMP TYPE E (TYP.)

8" WIDE SOLID WHITE STRIPE

CURB RAMP TYPE C (TYP.)

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

PROPOSED RETAINING WALL (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

20' REAR YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

CURB RAMP TYPE A (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

CONSERVATION EASEMENT "B" ON LOT 45.01, BLOCK 93 DB. 5056, PG. 281

50' WIDE ACCESS EASEMENT IN FAVOR OF LOT 45, BLOCK 3 DB. 1519, PG. 229

CONSERVATION EASEMENT "A" ON LOT 45.01, BLOCK 93 DB. 5056, PG. 281

25' WIDE ACCESS AND UTILITY EASEMENT ON LOT 37.01 BENEFITS LOT 45.01 DB. 5056, PG. 266

STREAM CORRIDO

STREAM CORRIDOR BUFFER COMPENSATI 7,834 SF (0.18 AC)

STREAM CORRIDOR BUFFER COMPENSATION 2,006 SF (0.05 AC)

STREAM CORRIDOR BUFFER REDUCTION 1,904 SF (0.04 AC)

WF-L6 TO WF-L17 PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING

WF-L6 TO WF-L PROVIDED BY OTHER AND NOT FIELD LOCATED BY BOWMAN CONSULTING

FLOOD HAZARD AREA

EXISTING STREAM

STREAM CORRIDOR 150' BUFFER LINE

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'I' AND 'K' LINES) (POINT #7)

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (

PROPOSED RIGHT-OF-WAY

RIGHT-OF-WAY DEDICATION

S04° 51' 22"E — 300.00'

S41° 52' E — 206.15'

52"W — 216.82'

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

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24 SAD
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	REVISION	

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DWG. 081391-01-001
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN G

BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7G
OF

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X:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-ST.dwg 12/19/24 02:22:09PM, dino.spinelli, LAYOUTLD PLAN G

N84° 32' 20"E – 2117.52'

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

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

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED SINGLE FAMILY SEMI-DETACHED DWELLINGS (TYP.)

10' REAR YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

12"

20' FRONT YARD SETBACK (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #49

SWM

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #47

SWM BASIN #48

20' REAR YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE D (TYP.)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

4' WIDE CONCRETE SIDEWALK (TYP.)

CURB RAMP TYPE D (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

8" WIDE SOLID STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

SEE SHEET K

SEE SHEET I

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'F' AND 'FF' LINES) (REF. #6)

SWM BASIN #42

SWM BASIN #41

PROPOSED RETAINING WALL W/ FENCE (TYP.)

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

50'

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

GAS-2

GAS-3

20' REAR YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

SCALE: 1"=30'

0 30 60 120 ft.

SWM BASIN #39

SWM

DS 0.44 AC
ILLED)

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

LAYOUT AND DIMENSIONING PLAN H

BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7H
OF

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ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)
SEE SHEET I
SEE SHEET F
ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)
SWM BASIN #34
SWM BASIN #35
SWM BASIN #36
SWM BASIN #37
SWM BASIN #38
SWM BASIN #39
SWM BASIN #40
SWM BASIN #42
CBU CLUSTER
7 MAILBOXES
1 TYPE I
4 PARCEL LOCKERS
CURB RAMP TYPE A
CURB RAMP TYPE B
CURB RAMP TYPE D
CURB RAMP TYPE E (TYP.)
CURB RAMP TYPE 'B' (TYP.)
24" WHITE PAINTED STOP BAR (TYP.)
6" WIDE SOLID WHITE STRIPE
R1-1 SIGN
R7-8 & R7-8P SIGNS
PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)
PROPOSED RETAINING WALL W/ FENCE (TYP.)
PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)
6'x5' CONCRETE SIDEWALK PATIO AREA (TYP.)
6' WIDE CONCRETE SIDEWALK (TYP.)
7' REAR YARD SETBACK (TYP.)
20' FRONT YARD PAVEMENT SETBACK (TYP.)
20' REAR YARD SETBACK (TYP.)
PROPOSED RETAINING WALL W/ FENCE (TYP.)
36' 60.5'
35.5' 60.5'
24'
18'
9'
SCALE: 1"=30'
0 30 60 120 ft.

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

LAYOUT AND DIMENSIONING PLAN I

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

SHEET No. 71 OF

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Bowman

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DATE: 06/25/2024
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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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PROPOSED RETAINING WALL W/ FENCE (TYP.)

20' REAR YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)

24' WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE A (TYP.)

R1-1 SIGN

CURB RAMP TYPE E (TYP.)

8" WIDE SOLID WHITE STRIPE

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

PROPOSED RETAINING WALL W/FENCE (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

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

WETLANDS 0.53 AC (TO REMAIN)

50' WETLANDS BUFFER

SEE SHEET M

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

R7-8 & R7-8P SIGNS

SEE SHEET I

SWM BASIN #38

ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)

R1-1 SIGN

24' WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE E (TYP.)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #19

SWM BASIN #18

20' FRONT YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

ROAD 7
(TO BE DEDICATED AS PUBLIC STREET)

S02° 19' 27"E – 10.51'

S84° 20' 33"W – 165.49'

S84° 20' 33"W – 160.00'

CONSTRUCT CONCRETE SIDEWALK, 4" THICK TYP.

SEE SHEET O

SEE SHEET G

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

SCALE: 1"=30'

0 30 60 120 ft.

50' WETLANDS BUFFER

PROPOSED

NO.	REVISION	DATE	CHKD
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE	CHKD

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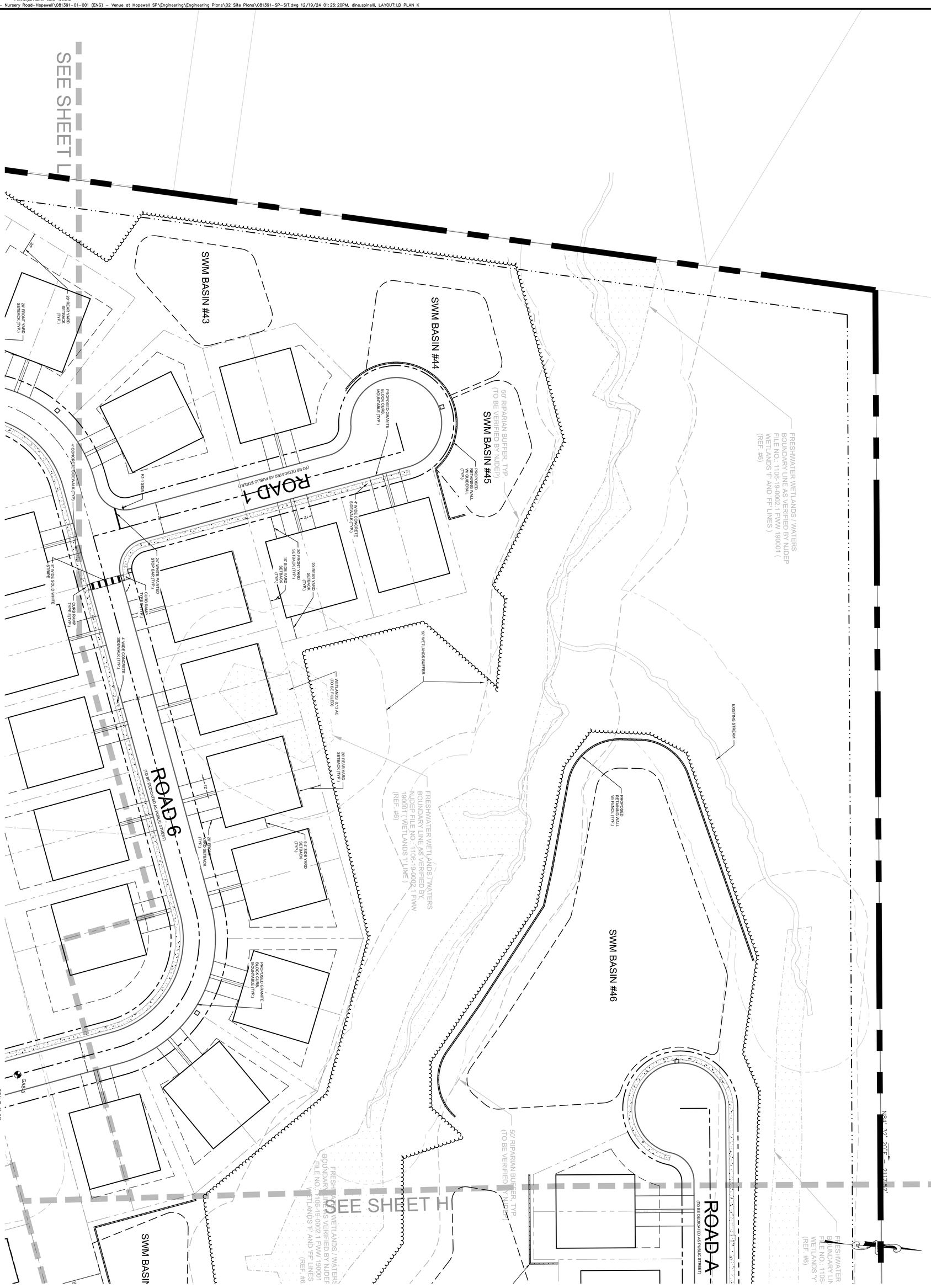
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LAYOUT AND DIMENSIONING PLAN J
BLOCK 69, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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SHEET No. 7K OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL LAYOUT AND DIMENSIONING PLAN K 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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No.	REVISION	DATE	CHKD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN L

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 7L OF

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SEE SHEET I

SEE SHEET K

SEE SHEET M

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #31

SWM BASIN #32

SWM BASIN #33

SWM BASIN #30

SWM BASIN #29

50' WIDE RIGHT-OF-WAY EASEMENT ON LOT 19 IN FAVOR OF SUNOCO (SEE NOTE)

FEDERAL WETLANDS (WATERS) PER LETTER OF INTERPRETATION DATED 6/21/2021 (REFER TO WETLANDS LINE AS VERIFIED BY NJDEP)

PWW HOPEWELL WETLANDS (REFER TO WETLANDS LINE)

WETLANDS 0.44 AC (TO BE FILLED)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE D (TYP.)

CURB RAMP TYPE A (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

5'X5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)

20' FRONT YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

GAS-4

GAS-3

51.36'

50'

SCALE: 1"=30'

0 30 60 120 ft.

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

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN M

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

SHEET No. 7M OF

Bowman Consulting Group Ltd
30 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

Bowman

REVISION	DATE	CHK'D
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PROJ.: 081391-01-001
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SEE SHEET J

SEE SHEET N

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 4 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #20

SWM BASIN #21

SWM BASIN #22

SWM BASIN #24

SWM BASIN #25

SWM BASIN #26

SWM BASIN #27

SWM BASIN #28

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

WETLANDS 1.23 AC (BUFFER TO BE 15' FLARED MAX.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)

4' CONCRETE SIDEWALK (TYP.)

6'x5' CONCRETE SIDEWALK LANDING AREA (TYP.)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE E (TYP.)

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

20' FRONT YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

7.5' SIDE YARD SETBACK (TYP.)

10' REAR YARD SETBACK (TYP.)

RETAINING WALL

S84° 35' 19" W – 349.11'

N84° 35' 19" E – 359.21'

SCALE: 1"=30'

0 30 60 120 ft.

SEE SHEET M

SWM BASIN #24

SWM BASIN #23

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

PROJECT LIMIT
14+00

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

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

LIMIT OF GRADING

MAINTAIN
EX. UTILITY POLE

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

REMOVE
EX. UTILITY POLE

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

CONSTRUCT
CONCRETE SIDEWALK, 4" THICK

PROPOSED
RIGHT-OF-WAY

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

CONSTRUCT
9" x 18" CONCRETE VERTICAL CURB

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

PROPOSED GRANITE BLOCK CURB, MOUNTABLE

LIMIT OF 9"X18" CONCRETE VERTICAL CURB

PROPOSED MONUMENT ID SIGN WITH UPLIGHTING

PROPOSED UPLIGHTS FOR ID SIGN (TYP. OF 2)

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

SAWCUT

"DEER CROSSING"

SEE SHEET G

SEE SHEET J

SEE SHEET D

PROPOSED
RIGHT-OF-WAY

FRESHWATER WETLANDS
WATERS BOUNDARY LINE
VERIFIED BY NJDEP FILE NO.
0106-19-0002.1 FWW 190001 (
WETLANDS 'G' LINE)
(REF. #6)

50' WETLANDS BUFFER

WETLANDS 0.13 AC
(TO REMAIN)

TO REMAIN
EXISTING DRIVEWAY

APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

PC = 48+07.13

R 300

R 217

SECONDARY ACCESS

EDGE OF PAVEMENT

Bowman Consulting Group Ltd
Phone: 732-865-5500
FAX: 732-865-5501
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Bowman

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PROJ.: 08139-101-001
DES.: MDG/SAD/DEL
CHKD: SAD

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

LAYOUT AND DIMENSIONING PLAN N, O & P

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7N
OF

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

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

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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 12/19/24 03:25:58PM, dino.spinelli, LAYOUT: OVRL



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

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No. 24GA28222600

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

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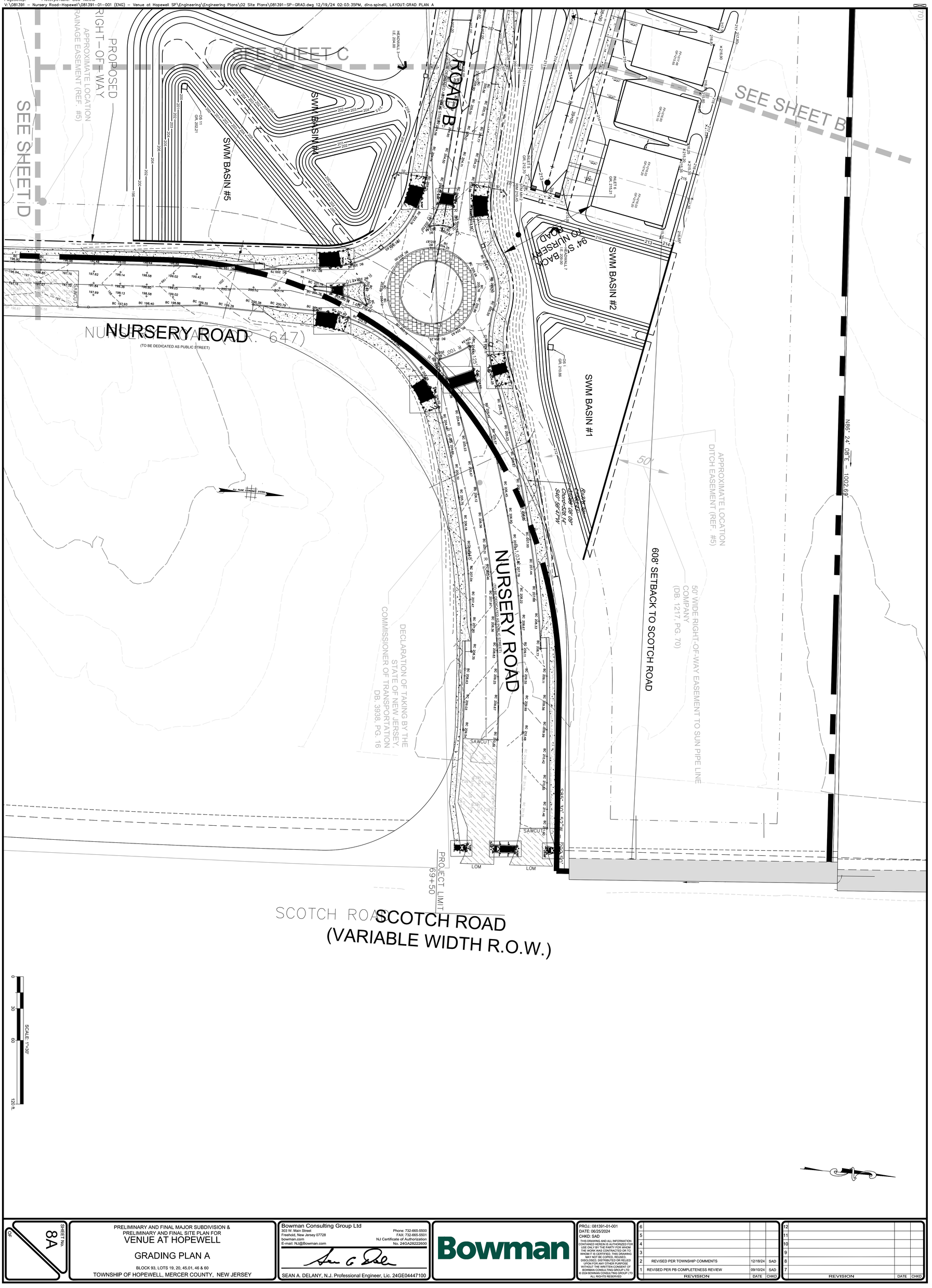
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SHEET No. 8A OF

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

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SEE SHEET E

N85° 26' 18"E - 929.55'

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #57

SWM BASIN #58

SWM BASIN #3

FF=212.50

S02° 13' 25"E - 517.74'

N84° 24' 05"E - 294.90'

50' WIDE RIGHT-OF-WAY EASEMENT
TO SUN PIPE LINE COMPANY
(DB. 1217, PG. 70)

50'

SEE SHEET A

SEE SHEET C

SCALE: 1"=30'

SHEET No. 8B OF

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

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	REVISION	DATE	CHKD
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SEE SHEET B

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #3

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

FF=212.50

PICKLEBALL COURT (40'x64')

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET F

SEE SHEET E

SWM BASIN #4

SWM BASIN #5

94' SIGHT TRIANGLE TO NURSERY ROAD

PROPOSED
RIGHT-OF-WAY

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #3)

BLOCK 93
LOT 20
(DB.3907, PG136)

STREAM CORRIDOR 150' BUFFER LINE

SEE SHEET D

SEE SHEET A
SEE SHEET D

69' SETBACK TO
NURSERY ROAD

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

NO.	REVISION	DATE	CHKD
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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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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V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-GRAD.dwg 12/19/24 01:10:38PM, dino.spinelli, LAYOUT: GRAD PLAN C

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

SWM BASIN #10
SWM BASIN #9
SWM BASIN #8
SWM BASIN #7
SWM BASIN #6
ROAD 12
ROAD G
NURSERY ROAD
NURSERY ROAD (C.R. 647)
PROPOSED RIGHT-OF-WAY
APPROXIMATE LOCATION SLOPE E.W. (REF. #5)
APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)
69' SETBACK TO NURSERY ROAD
BLOCK 93 LOT 20 (DB 3907, PG136)
STREAM CORRIDOR 150' BUFFER LINE
STREAM CORRIDOR BUFFER REDUCTION
STREAM CORRIDOR BUFFER COMPENSATION
SCALE: 1"=30'

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SHEET No. 8D OF

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

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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

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SEE SHEET B

SEE SHEET F

SEE SHEET F

FF=212.50

ROAD B

ROAD C

ROAD A

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

STREAM CORRIDOR BUFFER LINE

STREAM CORRIDOR BUFFER COMPENSATION 4,161 SF (0.10 AC)

STREAM CORRIDOR BUFFER REDUCTION 5,042 SF (0.12 AC)

STREAM CORRIDOR BUFFER COMPENSATION 674 SF (0.02 AC)

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

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SEE SHEET I

SEE SHEET G

SEE SHEET E

SEE SHEET C

SWM BASIN #40

SWM BASIN #12

SWM BASIN #14

SWM BASIN #13

SWM BASIN #11

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=212.50

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 11
(TO BE DEDICATED AS PUBLIC STREET)

ROAD D
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

SCALE: 1" = 120 ft.

SHEET No.	
8F	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

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SEE SHEET E

SEE SHEET O

RIGHT-OF-WAY

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

FF=210.09
GF=209.42

SWM BASIN #17

SWM BASIN #15

SWM BASIN #14

SWM BASIN #13

SWM BASIN #16

STREAM CORRIDOR 150' BUFFER LINE

41' 52" E - 206.15'

52"W - 216.82'

S04° 51' 22"E - 300.00'

50' WIDE ACCESS EASEMENT IN FAVOR OF LOT 45, BLOCK 3 DB. 1519, PG. 229

25' WIDE ACCESS AND UTILITY EASEMENT ON LOT 45.01 BENEFITS LOT 45.01 DB. 5056, PG. 266

CONSERVATION EASEMENT "A" ON LOT 45.01, BLOCK 93 DB. 5056, PG. 266

CONSERVATION EASEMENT "B" ON LOT 45.01, BLOCK 93 DB. 5056, PG. 281

STREAM CORRIDOR BUFFER REDUCTION 1,934 SF (.04 AC)

STREAM CORRIDOR BUFFER COMPENSATION 2,068 SF (.05 AC)

STREAM CORRIDOR BUFFER COMPENSATI 7,234 SF (.17 AC)

STREAM CORRIDO

SEE SHEET F

SEE SHEET D

SCALE: 1"=30'

0 30 60 120 ft.

SHEET No. 8G OF

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 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
303 W. Main Street
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NJ Certificate of Authorization
No. 24GA28222600

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

Bowman

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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

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

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SEE SHEET H

SEE SHEET F

ROAD C

ROAD 9

ROAD 6

SWM BASIN #34

SWM BASIN #35

SWM BASIN #36

SWM BASIN #37

SWM BASIN #38

SWM BASIN #39

SWM BASIN #40

SWM BASIN #42

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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SEE SHEET M

SEE SHEET O

SEE SHEET G

SEE SHEET I

PROPOSED

ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 7
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #1
HEADWALL 378
ELE. 195.00

SWM BASIN #2
HEADWALL 379
ELE. 195.00

SWM BASIN #38

FF=208.50

FF=209.00

FF=210.09
GF=209.42

S02° 19' 27"E - 1051'

SCALE 1"=30'

0 30 60 120 ft.

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NJ Certificate of Authorization
No. 24GA28222600

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 J

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8J OF

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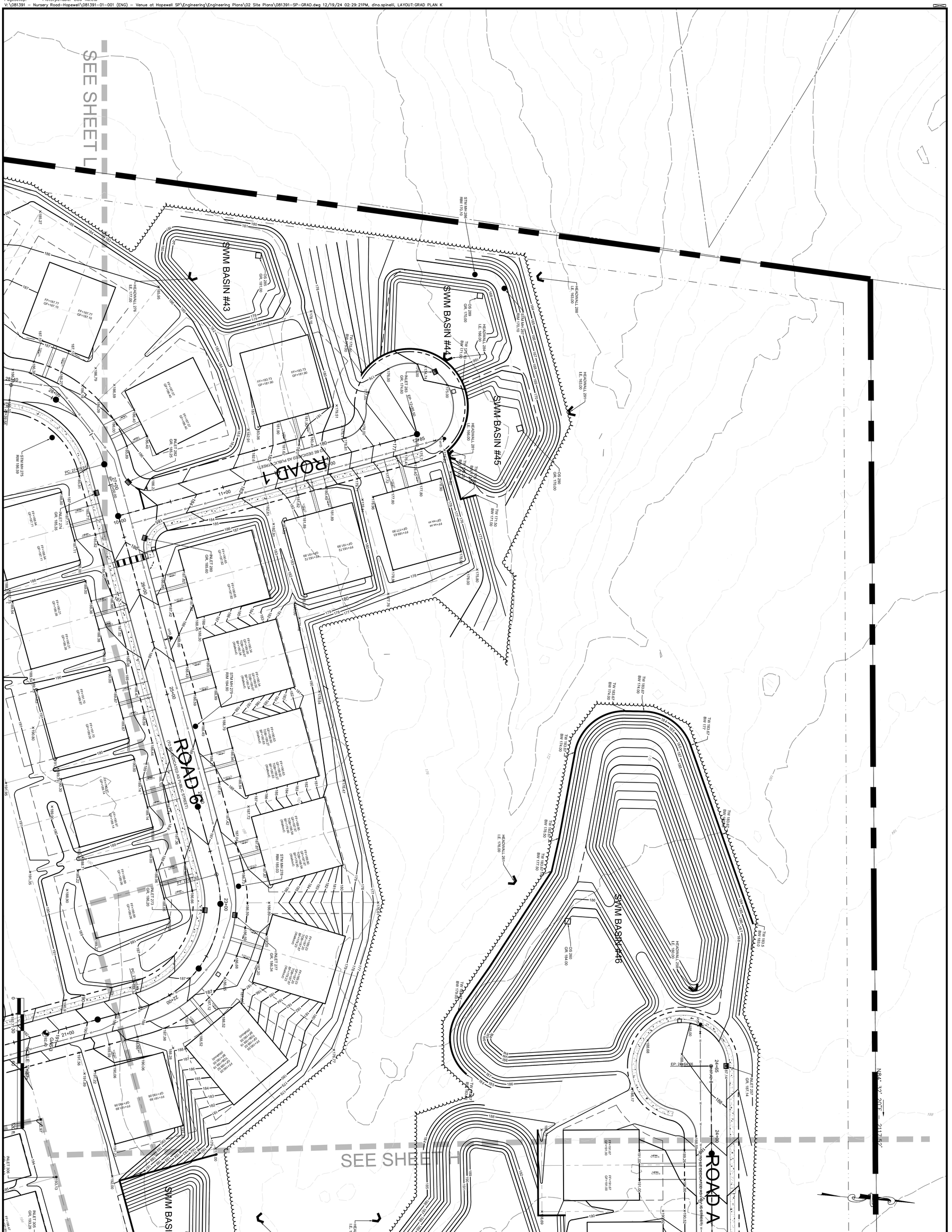
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SHEET No. 8K OF

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

GRADING PLAN K

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

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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

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

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SEE SHEET J

SEE SHEET K

SEE SHEET L

SEE SHEET M

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #33

SWM BASIN #32

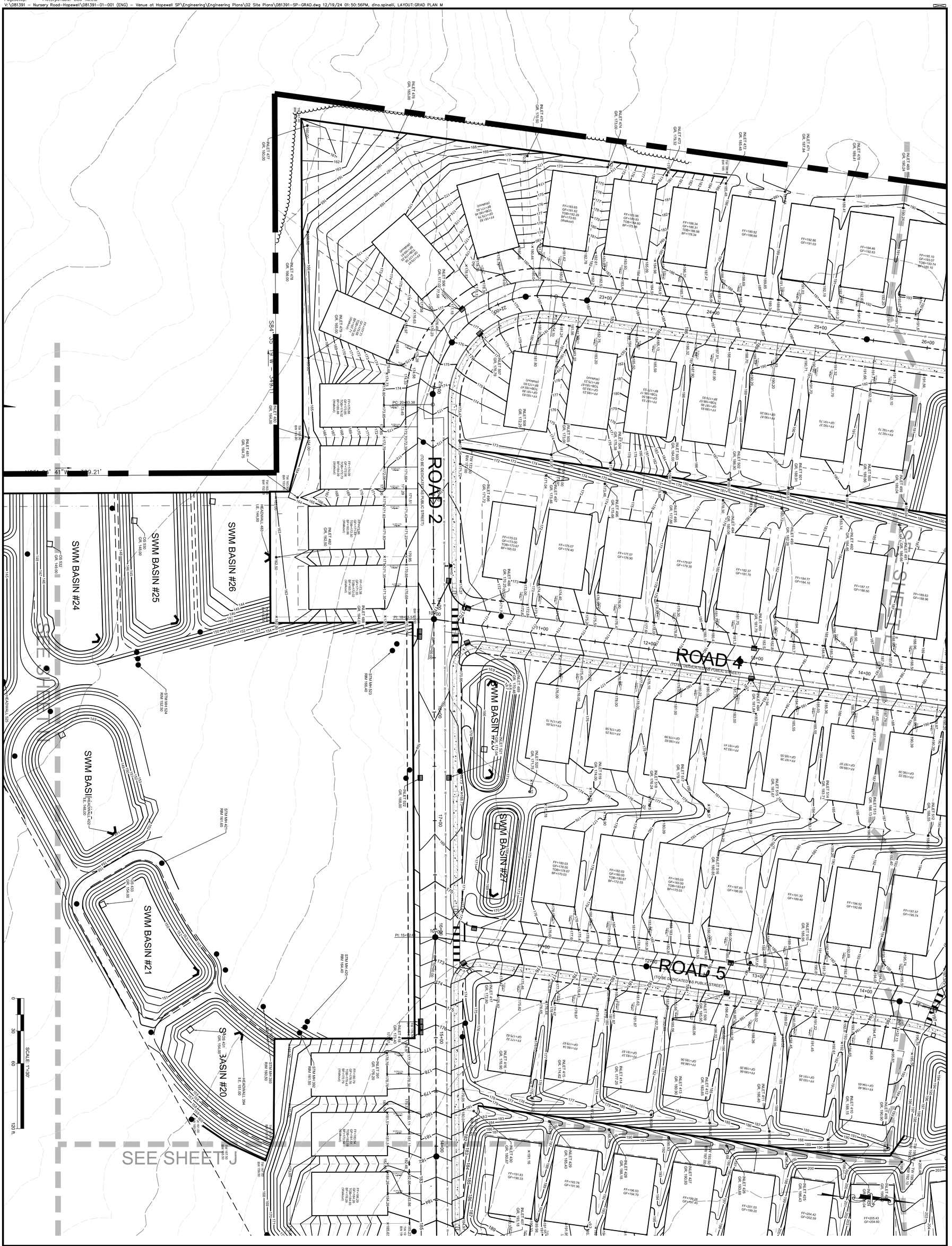
SWM BASIN #31

SWM BASIN #29

SWM BASIN #30

50' WIDE RIGHT-OF-WAY EASEMENT ON LOT 19 IN FAVOR OF SUNOCO (SEE NOTE)

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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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 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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SEE SHEET M

SWM BASIN #24

OS 532
GR. 149.00

SWM BASIN #23

OS 534
GR. 149.00

HEADWALL 525
I.E. 148.00

HEADWALL 533
I.E. 141.00

PROPOSED
RIGHT-OF-WAY

LIMIT OF
GRADING

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

PROJECT LIMIT
14+00

NURSERY ROAD (C.R. 647)

SEE SHEET L

SEE SHEET J

SEE SHEET G

PROPOSED
RIGHT-OF-WAY

S05° 41' 52"E – 206.15'

S22° 19' 27"E – 176.82'

LIMIT OF
GRADING

LIMIT OF
MILLING

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

NURSERY ROAD (C.R. 647)

SEE SHEET K

SEE SHEET D

APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

LIMIT OF
MILLING

NURSERY ROAD (C.R. 647)

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

No.	REVISION	DATE	CHKD
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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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 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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OF

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PLAN A INSET 4

PLAN B INSET 1

PLAN A INSET 3

PLAN C INSET 1

PLAN A INSET 2

PLAN C INSET 2

PLAN A INSET 1

PLAN C INSET 3

PLAN C INSET 5

PLAN D INSET 1

PLAN D INSET 4

PLAN D INSET 5

PLAN D INSET 2

PLAN D INSET 3

PLAN E INSET 1

PLAN E INSET 4

PLAN E INSET 3

PLAN E INSET 2

PLAN B INSET 4

PLAN B INSET 3

PLAN C INSET 4

PLAN C INSET 6

PLAN B INSET 1

PLAN B INSET 2

NOTE:
FOR NURSERY ROAD CURB RAMP GRADING DETAILS REFER TO PLANS ENTITLED "ROADWAY IMOROVEMENTS AND ROUNDABOUT INSTALLATION NURSEY ROAD, HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY SEPTEMBER 2024" DATED 9/11/2024.

SCALE: 1"=10'
0 10 20 40 ft.

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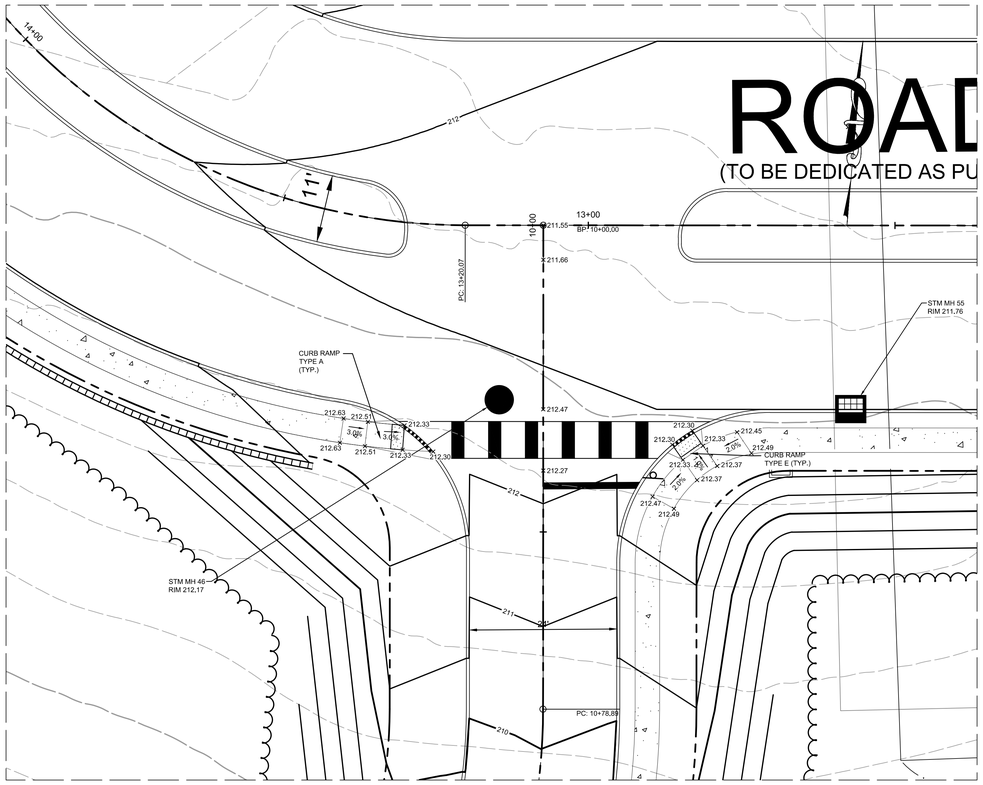
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE05447100

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

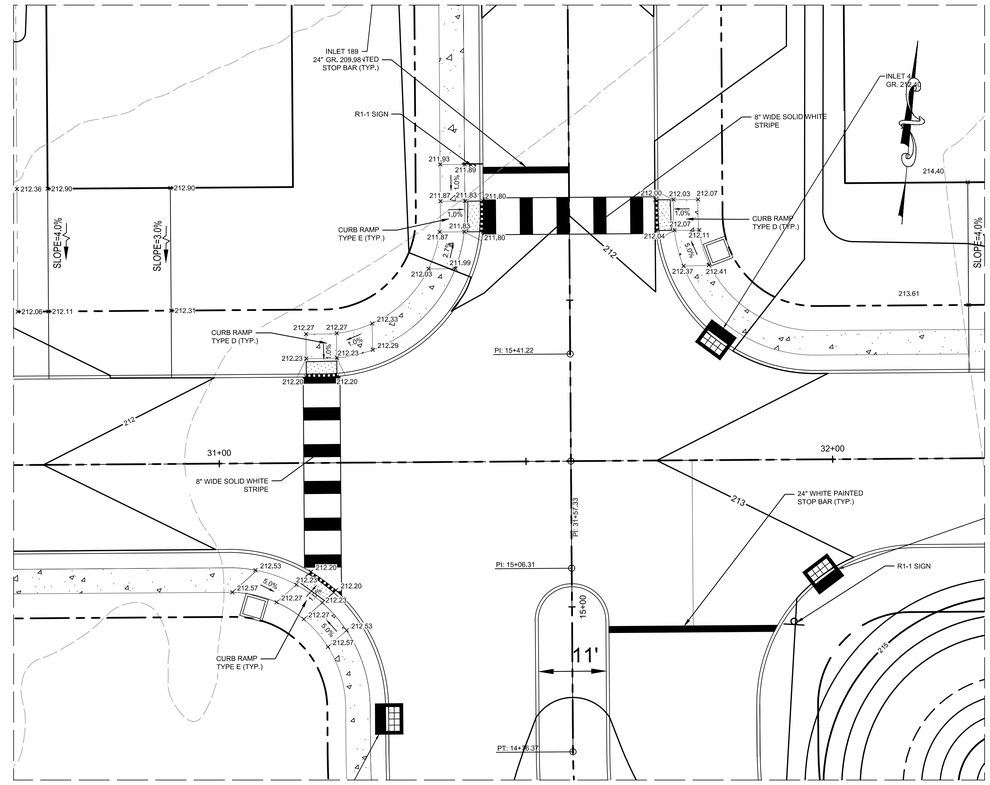
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OF

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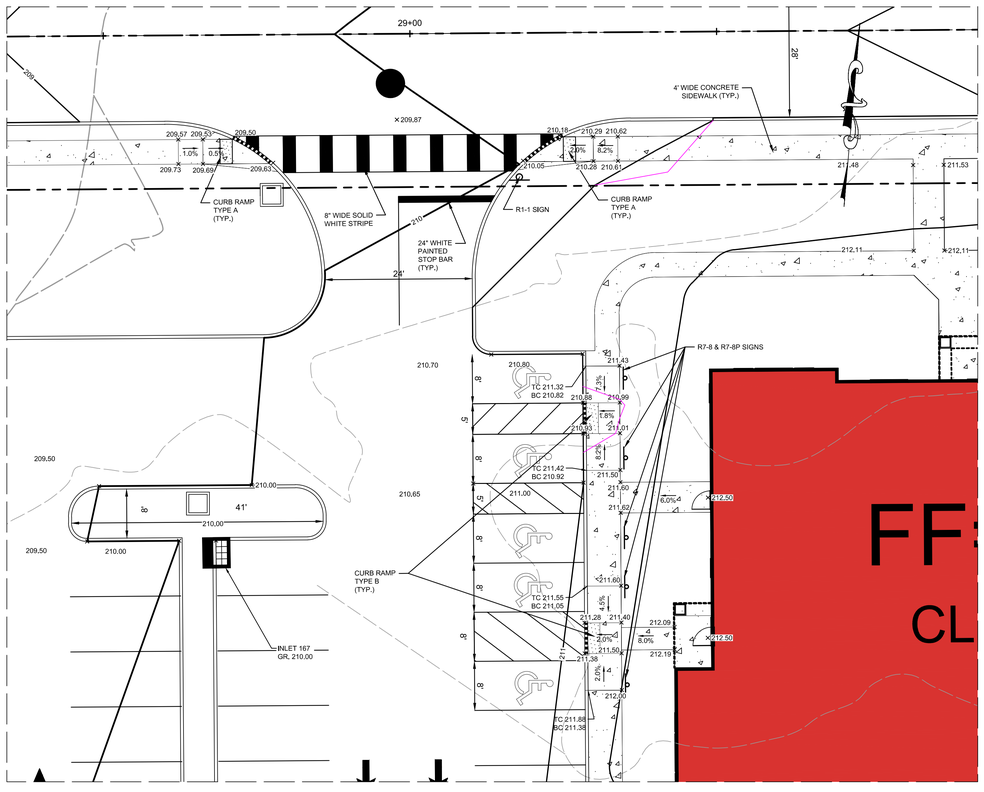
CURB RAMP INSET 1

SCALE: 1"=10'
0 10 20 40 ft.



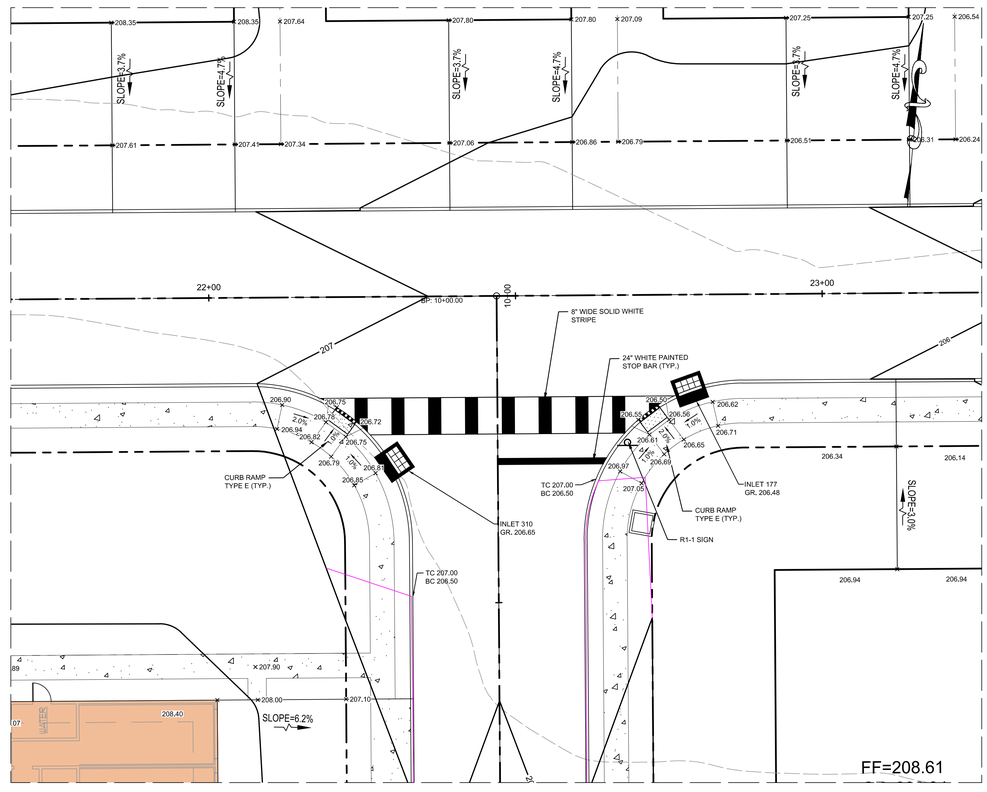
CURB RAMP INSET 2

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 3

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 4

SCALE: 1"=10'
0 10 20 40 ft.

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	REVISION					DATE	CHKD

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

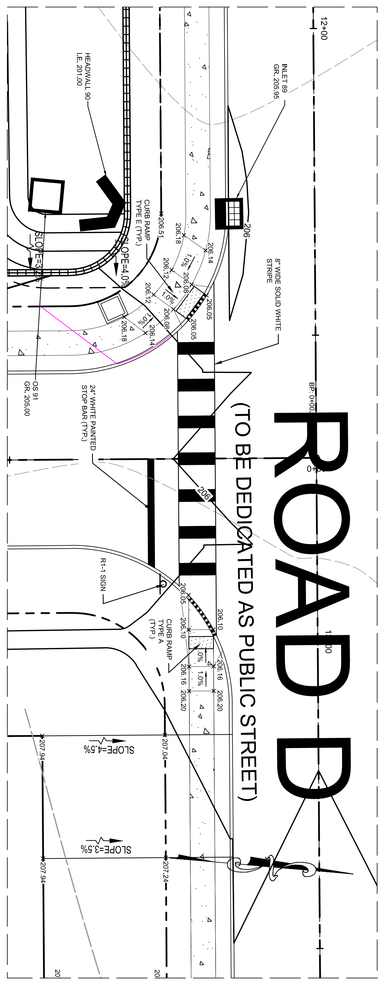
CURB RAMP PLAN A

BLOCK 90, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

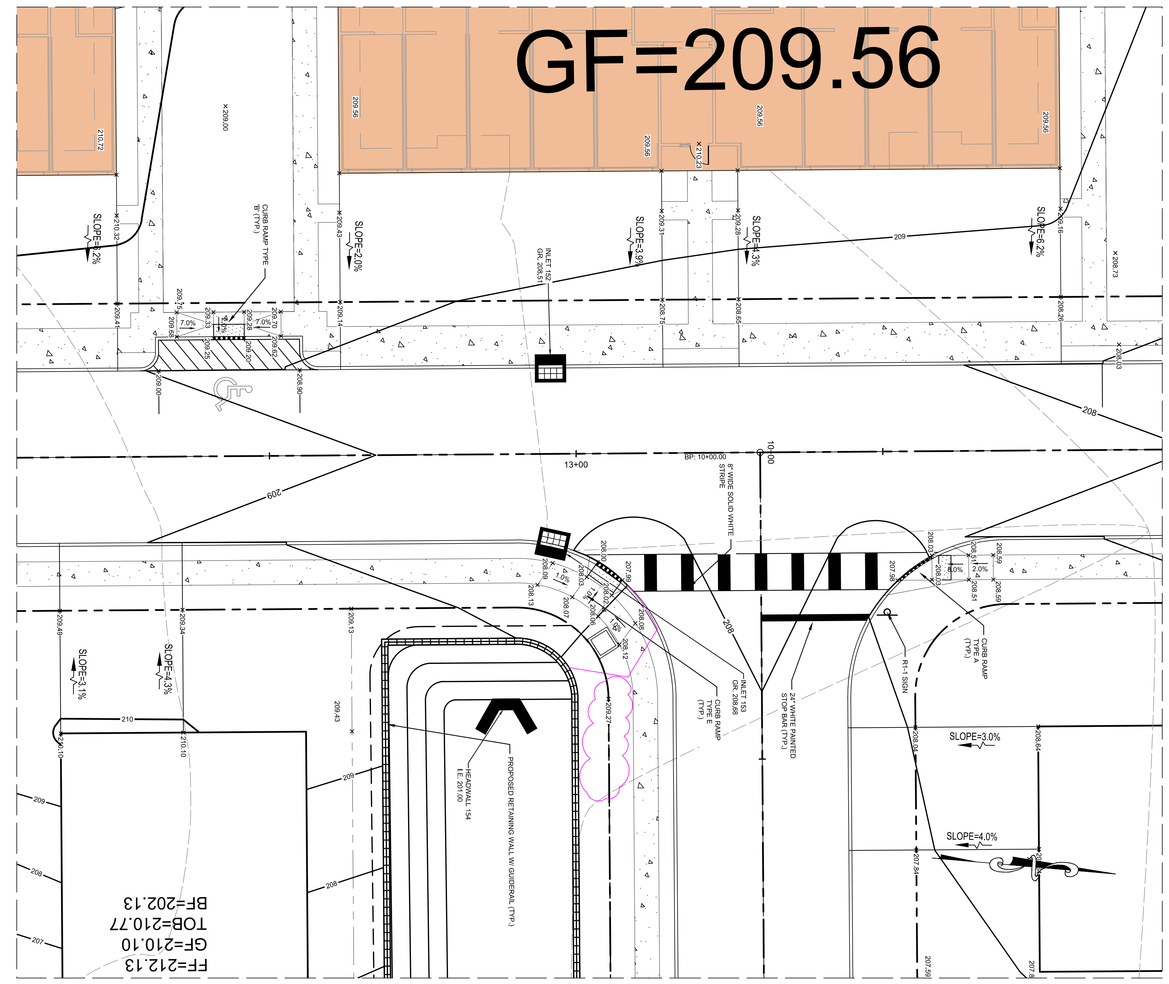
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N:\08139 – Nursery Road–Hopewell\08139–01–001 (ENG) – Venue at Hopewell SP\Engineering\Engineering Plans\02_Site Plans\08139–SP–ADA.dwg 12/19/24 01:10:48PM dino.agnelli LAYOUT: ADA PLAN A

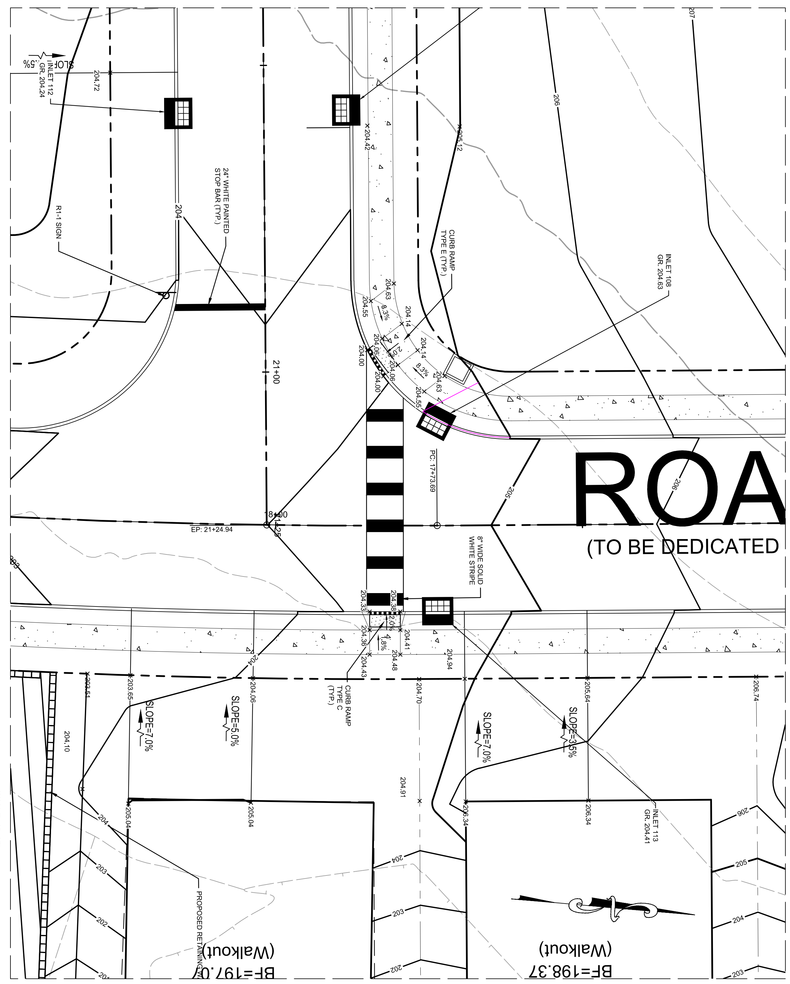
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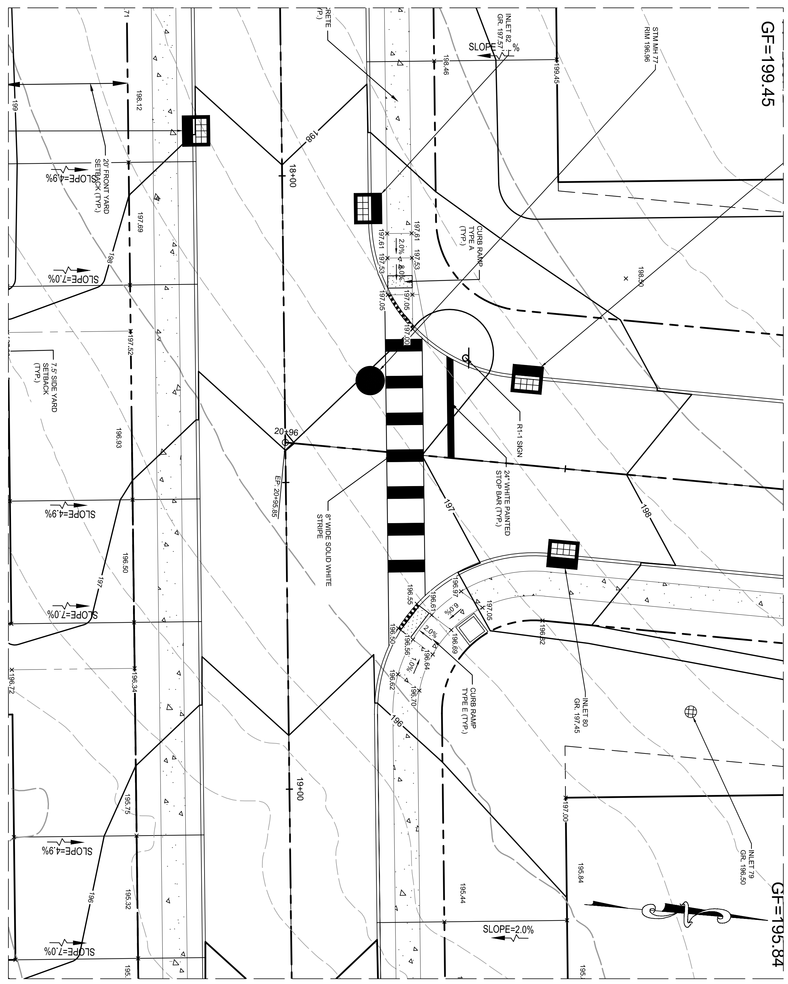
CURB RAMP INSET 1



CURB RAMP INSET 2



CURB RAMP INSET 3



CURB RAMP INSET 4

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

CURB RAMP PLAN B

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

SHEET No. 9B OF

Bowman Consulting Group Ltd
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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

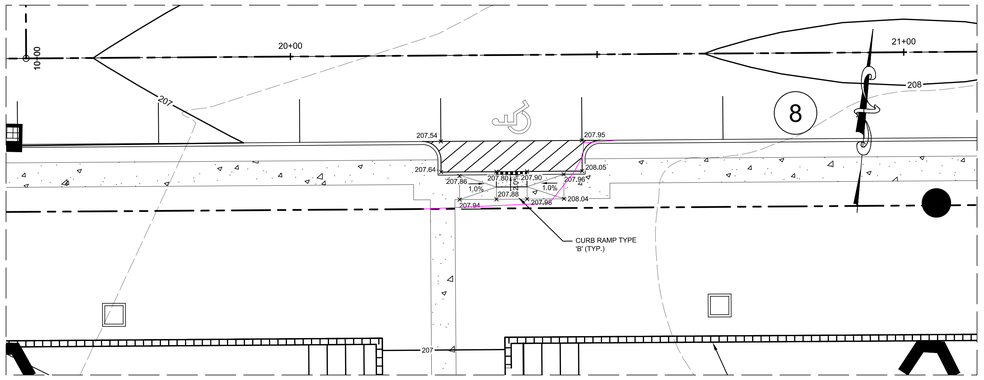
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PROJ.: 081391-01-001
DATE: 06/25/2024
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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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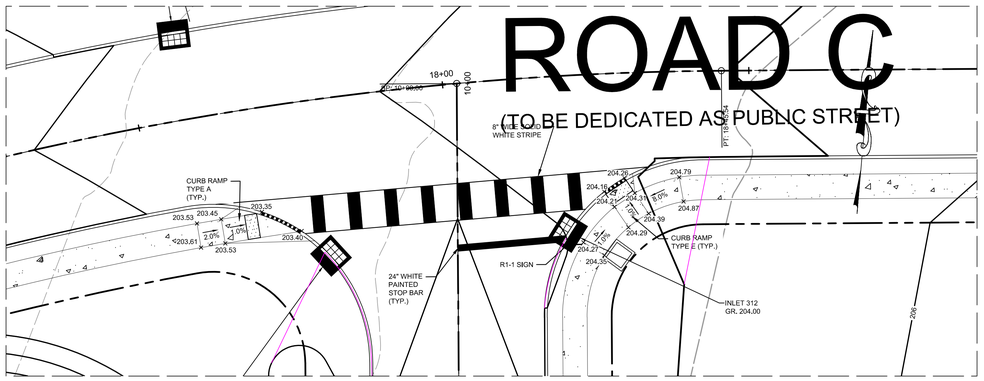


CURB RAMP INSET 1

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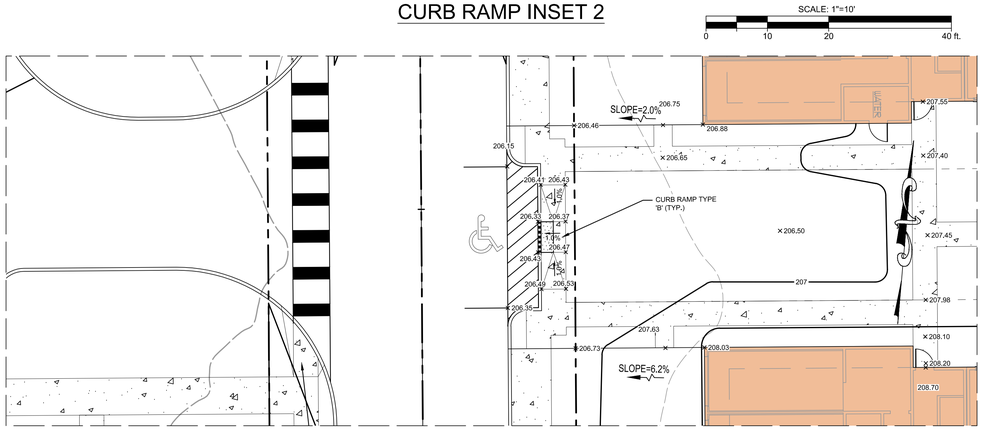
ROAD C

(TO BE DEDICATED AS PUBLIC STREET)



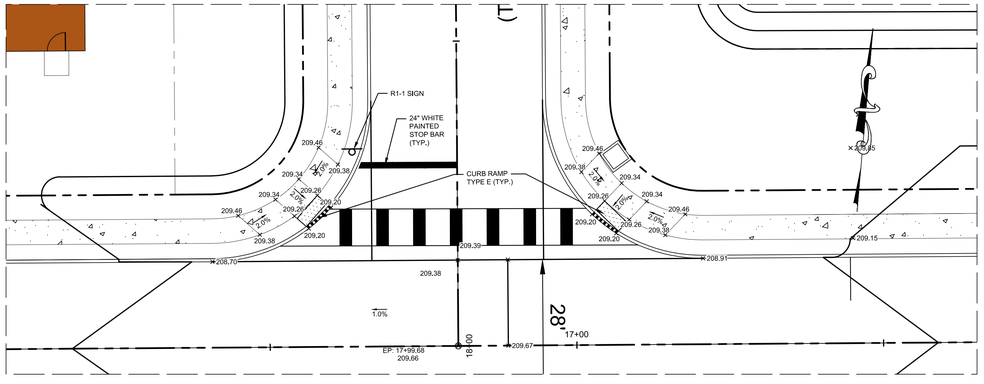
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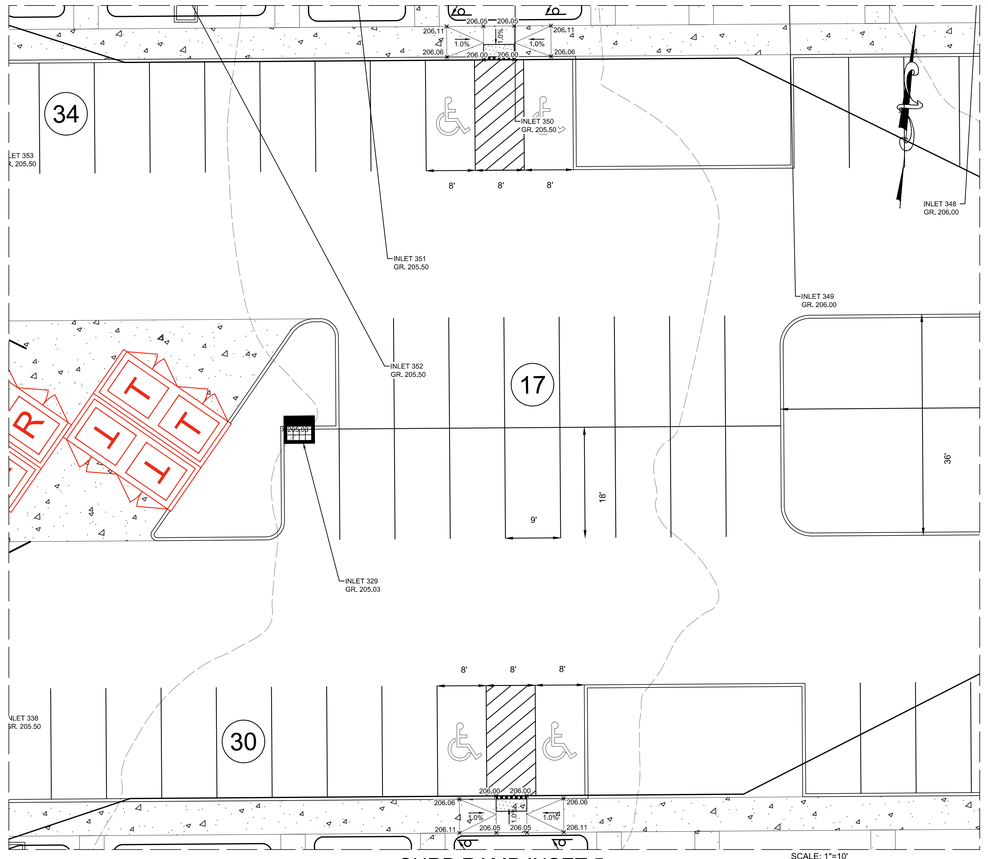
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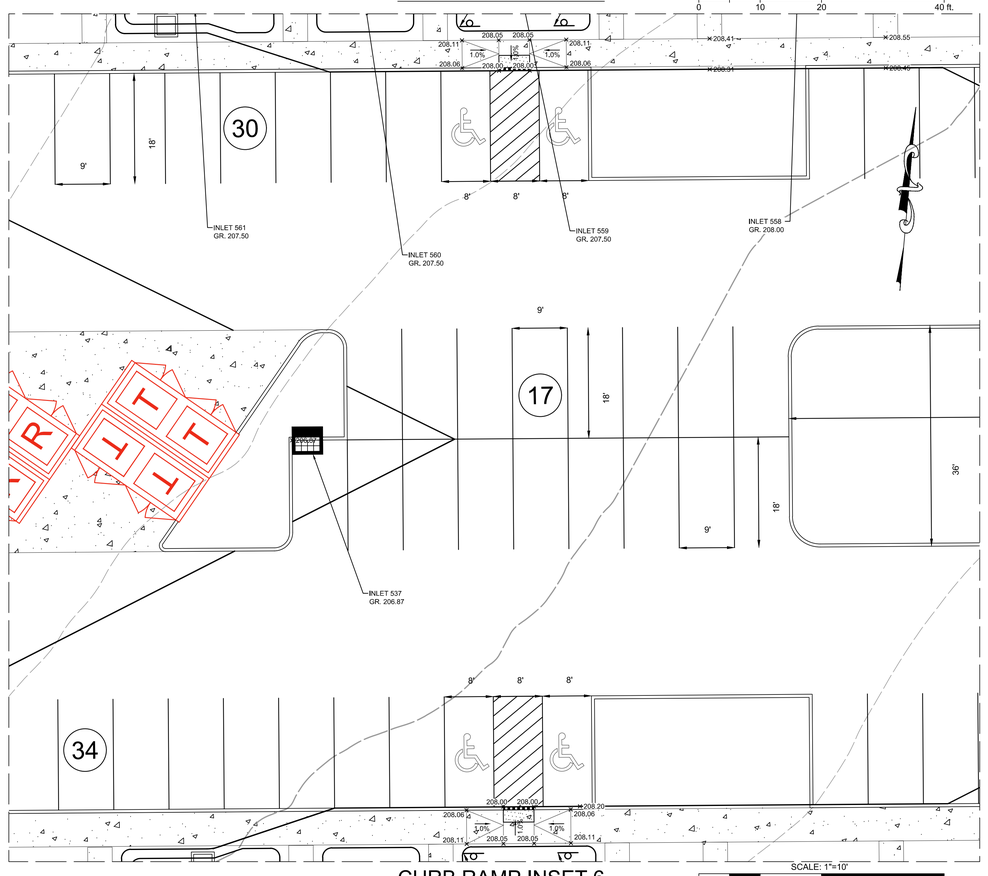
CURB RAMP INSET 4

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 5

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 6

SCALE: 1"=10'
0 10 20 40 ft.

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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER TOWNSHIP COMMENTS	06/12/24	SAD

PROJ.: 08139-01-001
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FAX: 732-465-5501
N.J. Certificate of Authorization No. 24GA28222600

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

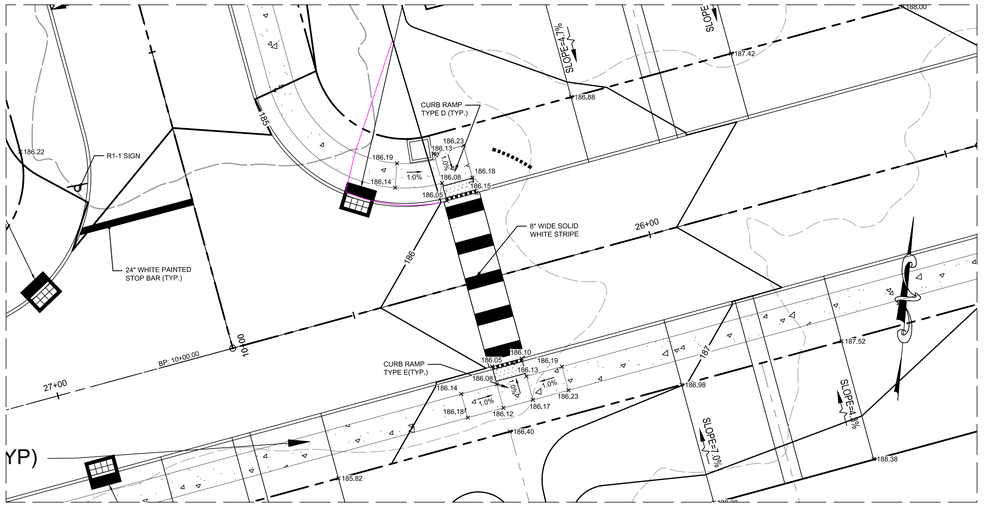
PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

CURB RAMP PLAN C

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

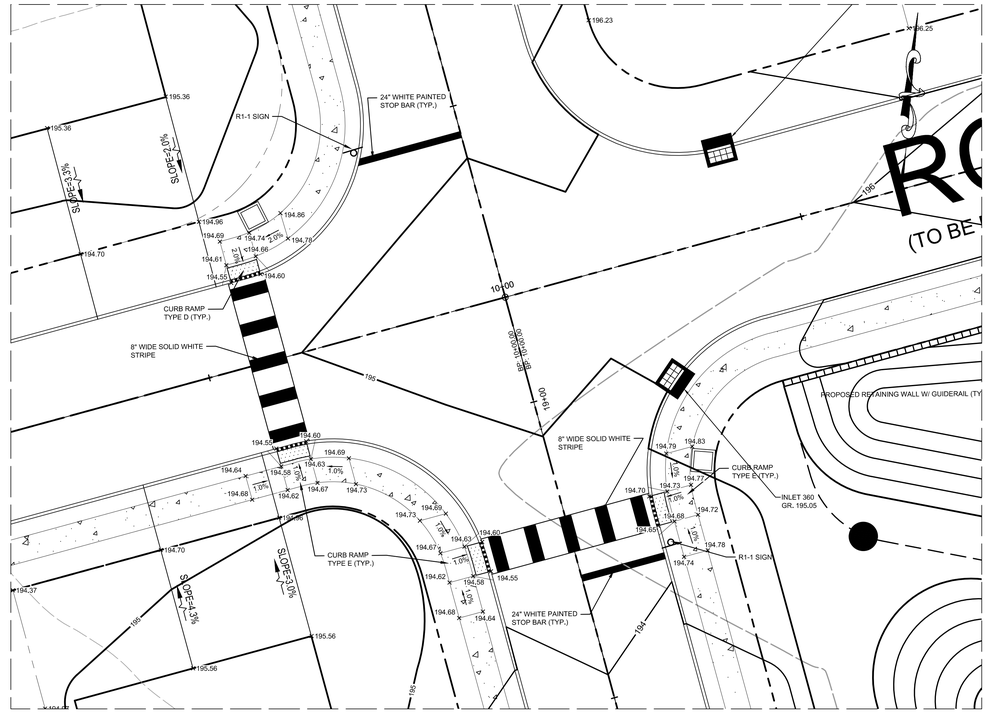
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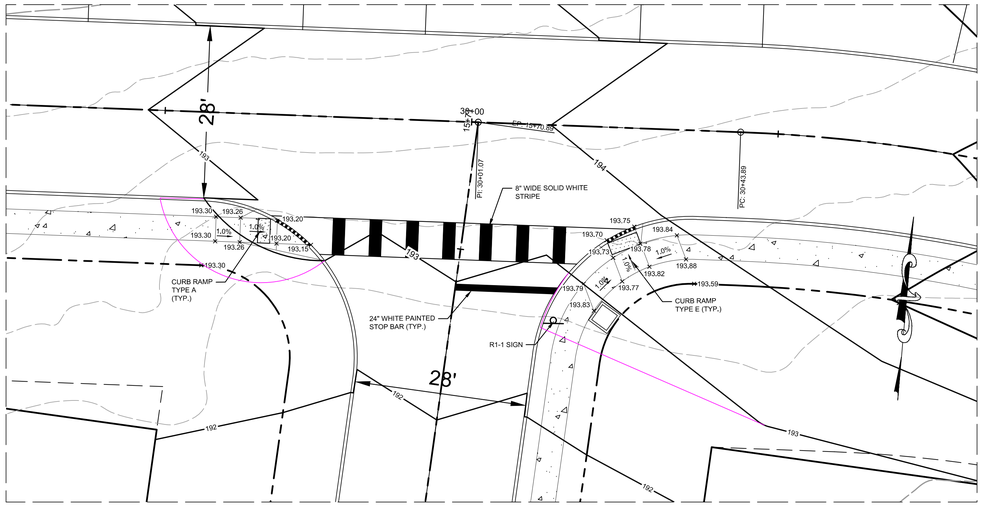
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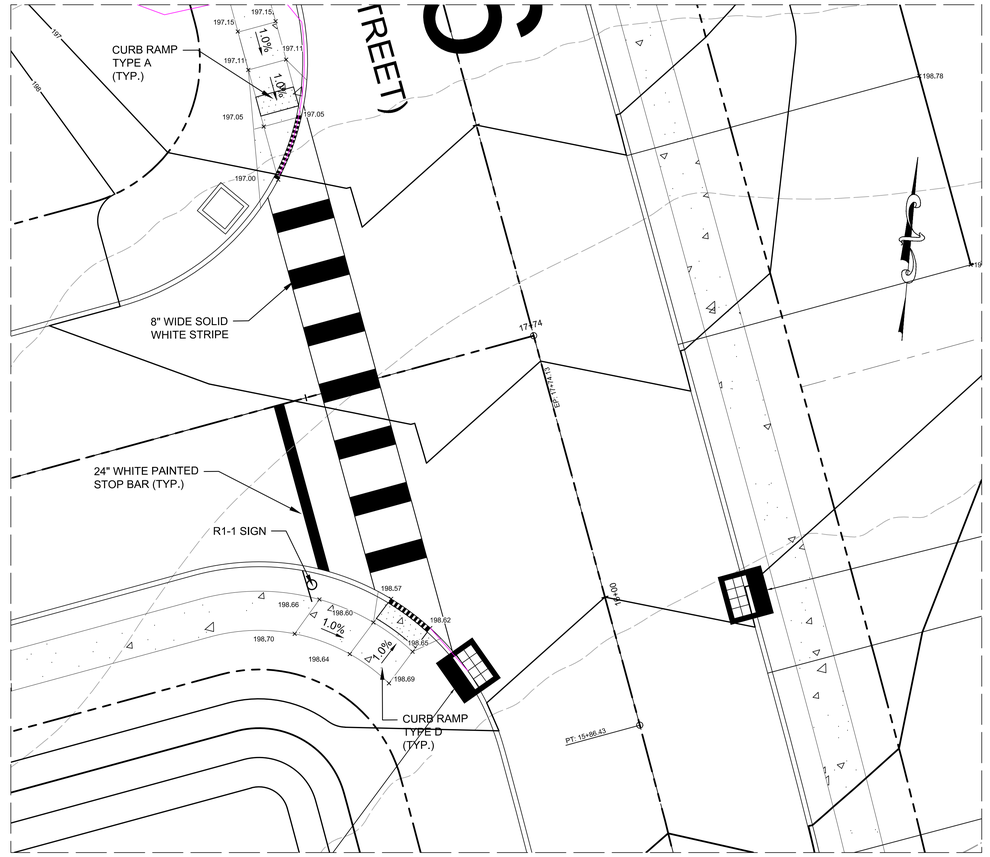
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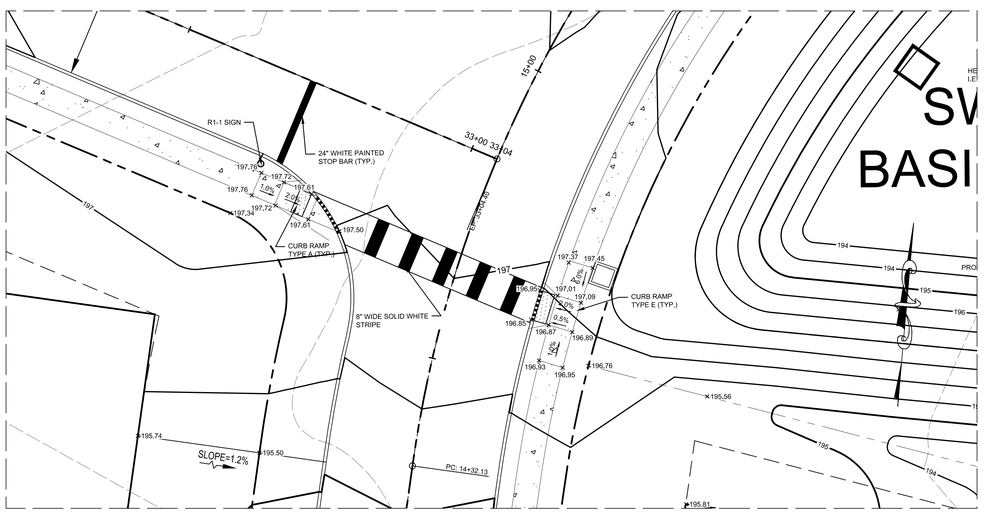
CURB RAMP INSET 2

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 5

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 3

SCALE: 1"=10'
0 10 20 40 ft.

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

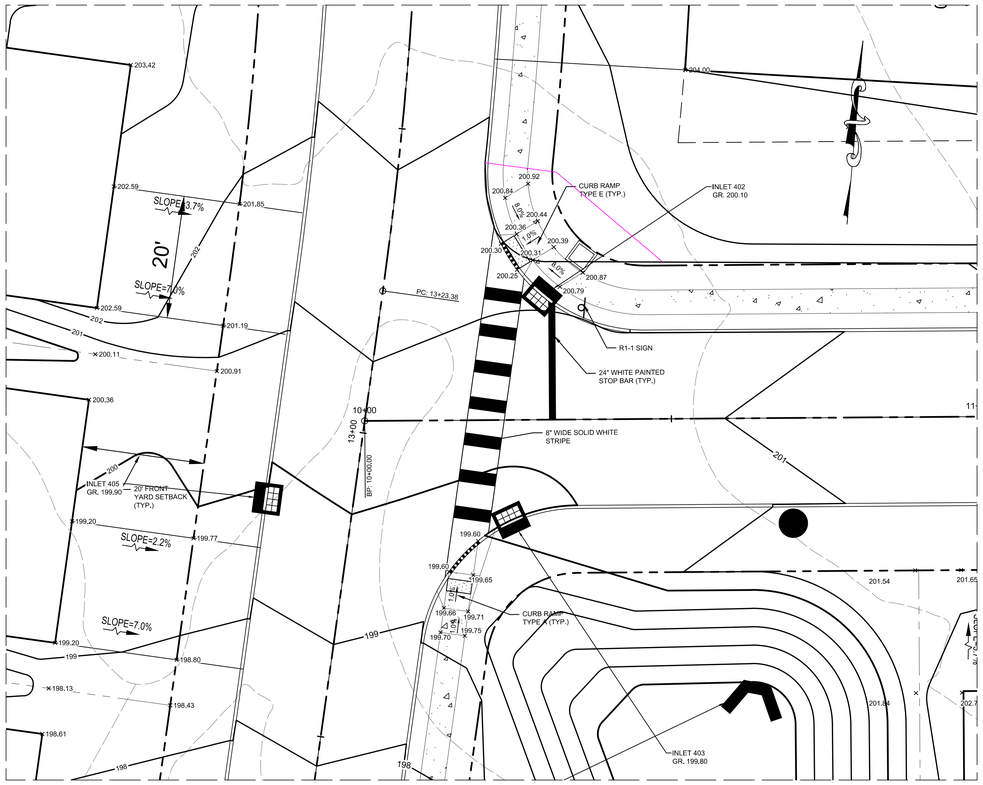
PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

CURB RAMP PLAN D

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

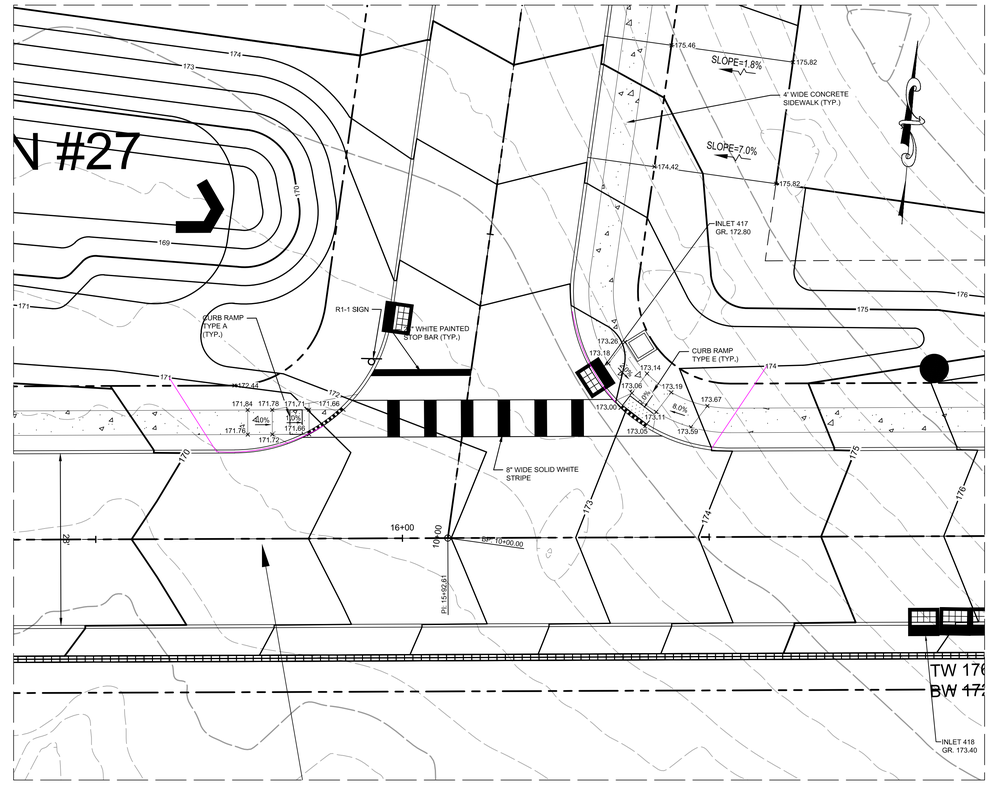
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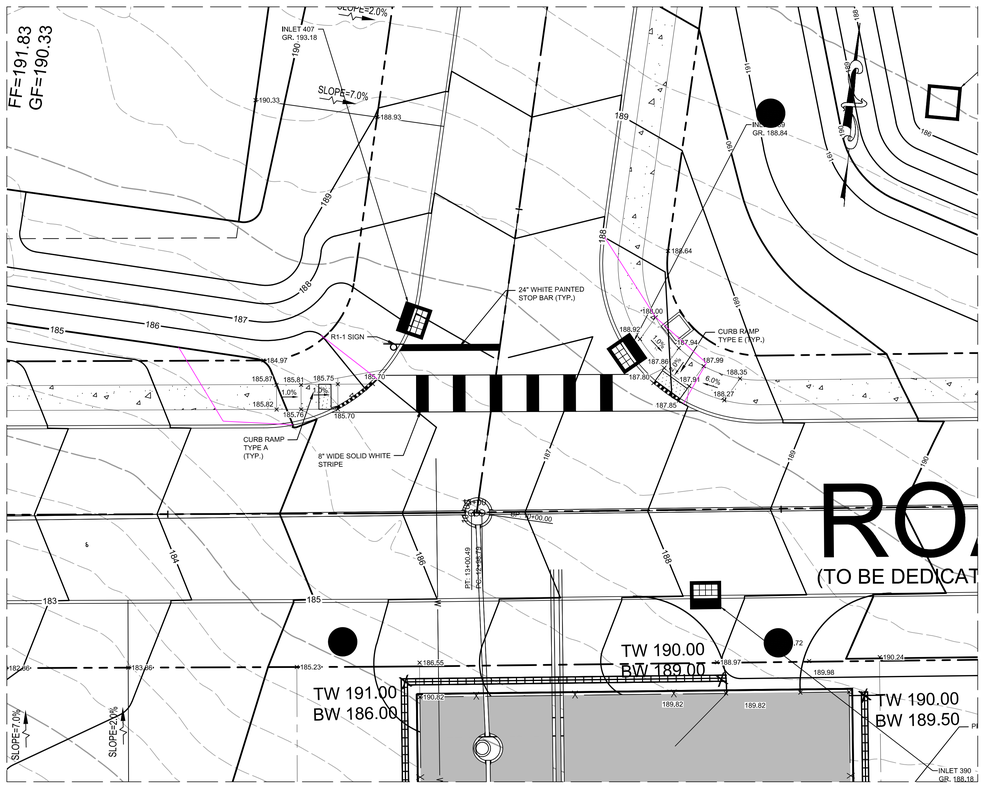
CURB RAMP INSET 1

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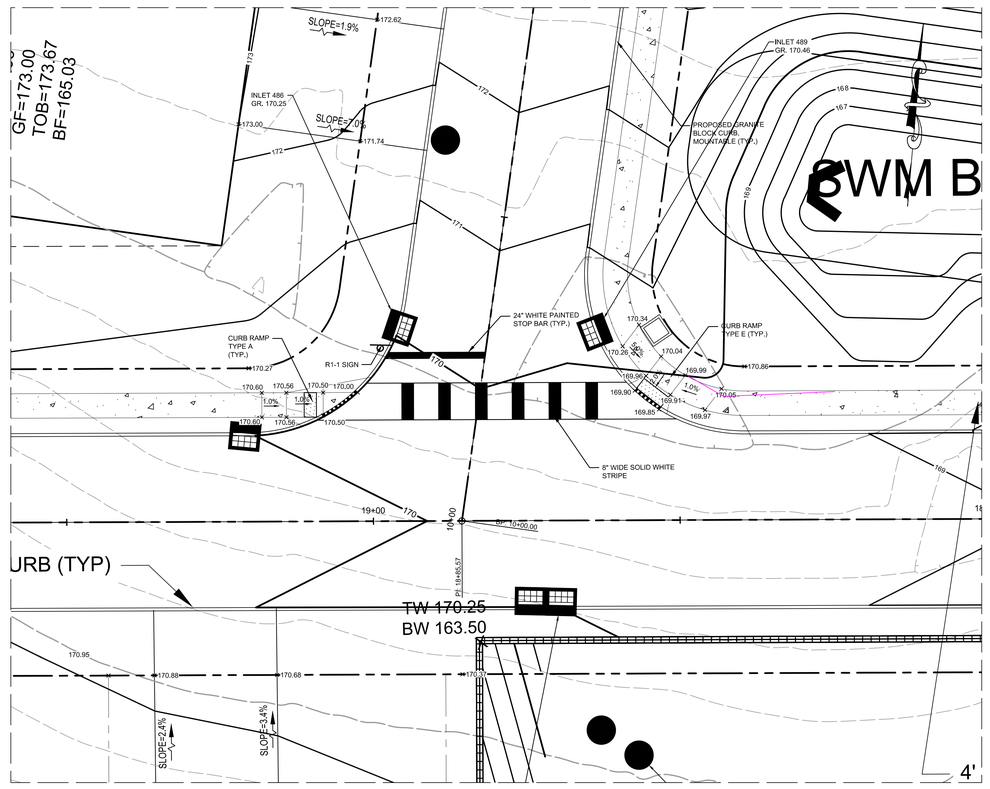
CURB RAMP INSET 3

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 2

SCALE: 1"=10'
0 10 20 40 ft.



CURB RAMP INSET 4

SCALE: 1"=10'
0 10 20 40 ft.

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

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

CURB RAMP PLAN E

BLOCK 90, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
9E
OF

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SHEET No. 10 OF

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

VENUE AT HOPEWELL

OVERALL DRAINAGE PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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NJ Certificate of Authorization No. 24GA28222600

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

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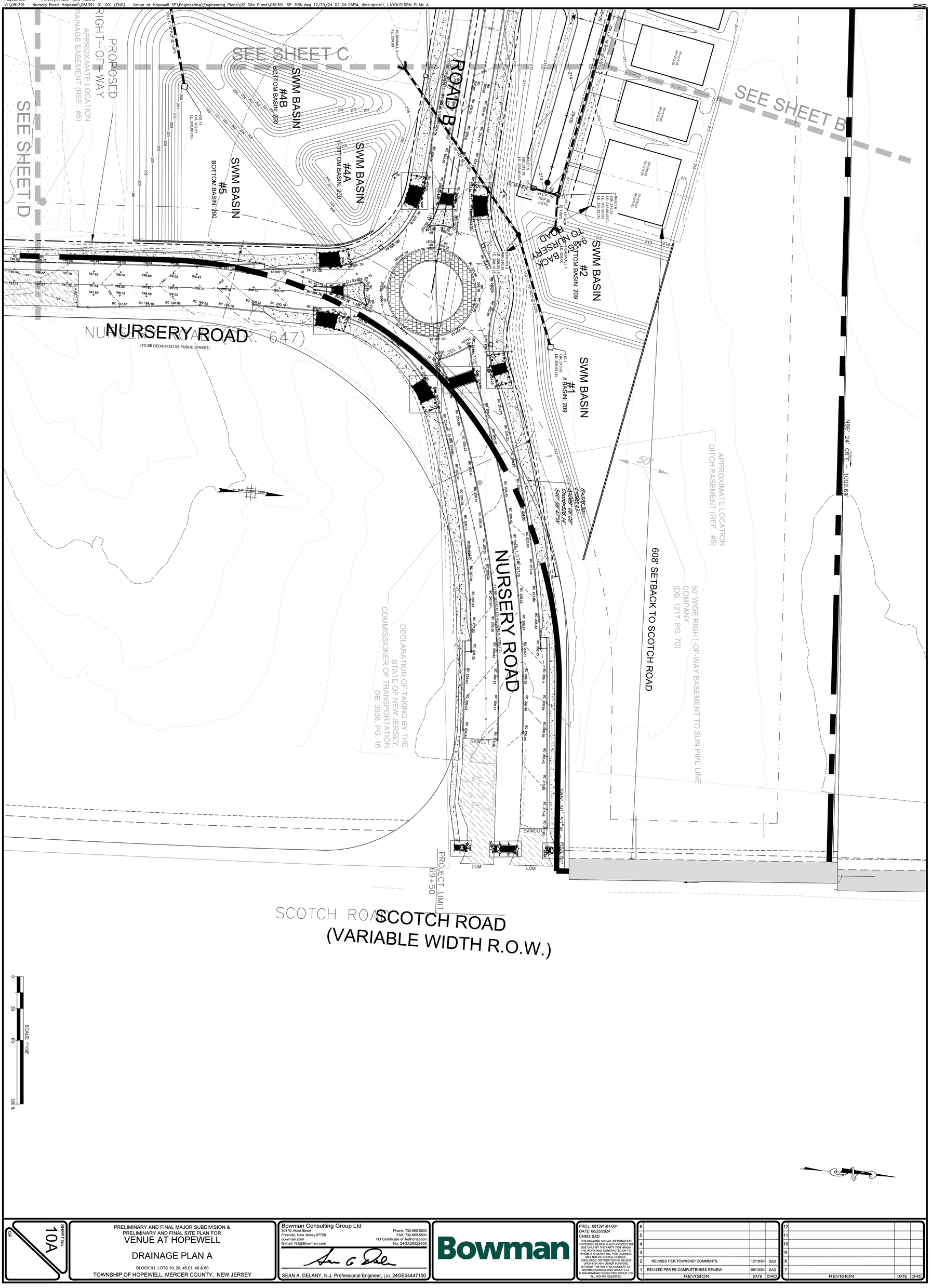
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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SHEET No. 10A OF

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

DRAINAGE PLAN A

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

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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FF=212.50

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #57
BOTTOM BASIN: 202

SWM BASIN #58
BOTTOM BASIN: 199

SWM BASIN #3
BOTTOM BASIN: 213

SEE SHEET E

SEE SHEET B

SEE SHEET C

N85° 26' 18"E - 929.55'

S02° 13' 25"E - 517.74'

N84° 24' 05"E - 294.90'

50'

50' WIDE RIGHT-OF-WAY EASEMENT
TO SUN PIPE LINE COMPANY
(DB. 1217, PG. 70)

SCALE: 1"=60'

SHEET No. 10B OF

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

DRAINAGE PLAN B

BLOCK 93, LOTS 19, 20, 45.01, 45 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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	REVISION	DATE	CHKD
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SEE SHEET B
SEE SHEET C

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

FF=212.50

SWM BASIN #3
BOTTOM BASIN: 213

SWM BASIN #4A
BOTTOM BASIN: 200

SWM BASIN #4B
BOTTOM BASIN: 200

SWM BASIN #5
BOTTOM BASIN: 200

INLET 189
GR. 209.96
I.E. 206.73 (190)

INLET 41
GR. 212.40
I.E. 208.94 (42)

INLET 42
GR. 212.75
I.E. 209.15 (41)
I.E. 208.94 (43)

HEADWALL 43
I.E. 208.00

INLET 572
GR. 217.17
I.E. 213.35 (36)
I.E. 213.25 (6)

INLET 36
GR. 215.95
I.E. 213.88 (572)

INLET 6
GR. 215.2
I.E. 213.00 (572)
I.E. 209.33 (5)
I.E. 209.33 (7)

INLET 5
GR. 212.70
I.E. 209.45 (6)

OS 39
GR. 217.00
I.E. 212.30 (40)

HEADWALL 40
I.E. 202.00

HEADWALL 3
I.E. 204.00

OS 11
GR. 202.21
I.E. 200.00 (10)

HEADWALL 10
I.E. 197.95

STM MH 44
RIM 213.48
I.E. 199.00 (45)

STM MH 45
RIM 213.00
I.E. 198.08 (46)
I.E. 198.18 (44)

STM MH 46
RIM 212.17
I.E. 196.80 (47)
I.E. 196.90 (55)
I.E. 196.90 (45)

INLET 47
GR. 208.98
I.E. 196.10 (46)
I.E. 196.00 (48)

STM MH 55
RIM 211.76
I.E. 197.47 (46)
I.E. 197.57 (54)

STM MH 54
RIM 209.41
I.E. 203.22 (55)

STM MH 48
RIM 195.81
I.E. 189.39 (47)
I.E. 189.39 (56)
I.E. 189.29 (49)

STM MH 56
RIM 195.81
I.E. 189.53 (48)

INLET 49
GR. 194.16
I.E. 187.91 (48)
I.E. 187.81 (50)

STM MH 50
RIM 191.60
I.E. 185.68 (49)
I.E. 185.58 (51)

STM MH 51
RIM 186.66
I.E. 181.50 (50)
I.E. 181.40 (52)

HEADWALL A275 (441)
I.E. 186.00

STM MH A275 (437)
RIM 0.00
I.E. 191.10 (A275 (436))
I.E. 191.00 (A275 (437))

STM MH A275 (438)
RIM 0.00
I.E. 189.10 (A275 (437))
I.E. 189.00 (A275 (439))

STM MH A275 (439)
RIM 0.00
I.E. 189.10 (A275 (438))
I.E. 189.00 (A275 (441))

INLET 59
GR. 215.00
I.E. 196.90 (160)

PICKLEBALL COURT (40'x84')

BLOCK 93
LOT 20
(DB.3907, PG136)

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED RIGHT-OF-WAY

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #3)

69' SETBACK TO NURSERY ROAD

SEE SHEET C
SEE SHEET D
SEE SHEET F

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

NO.	DESCRIPTION	DATE	CHKD
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7	REVISION		
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DATE: 12/19/2024
CHKD: SAD

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE05447100

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

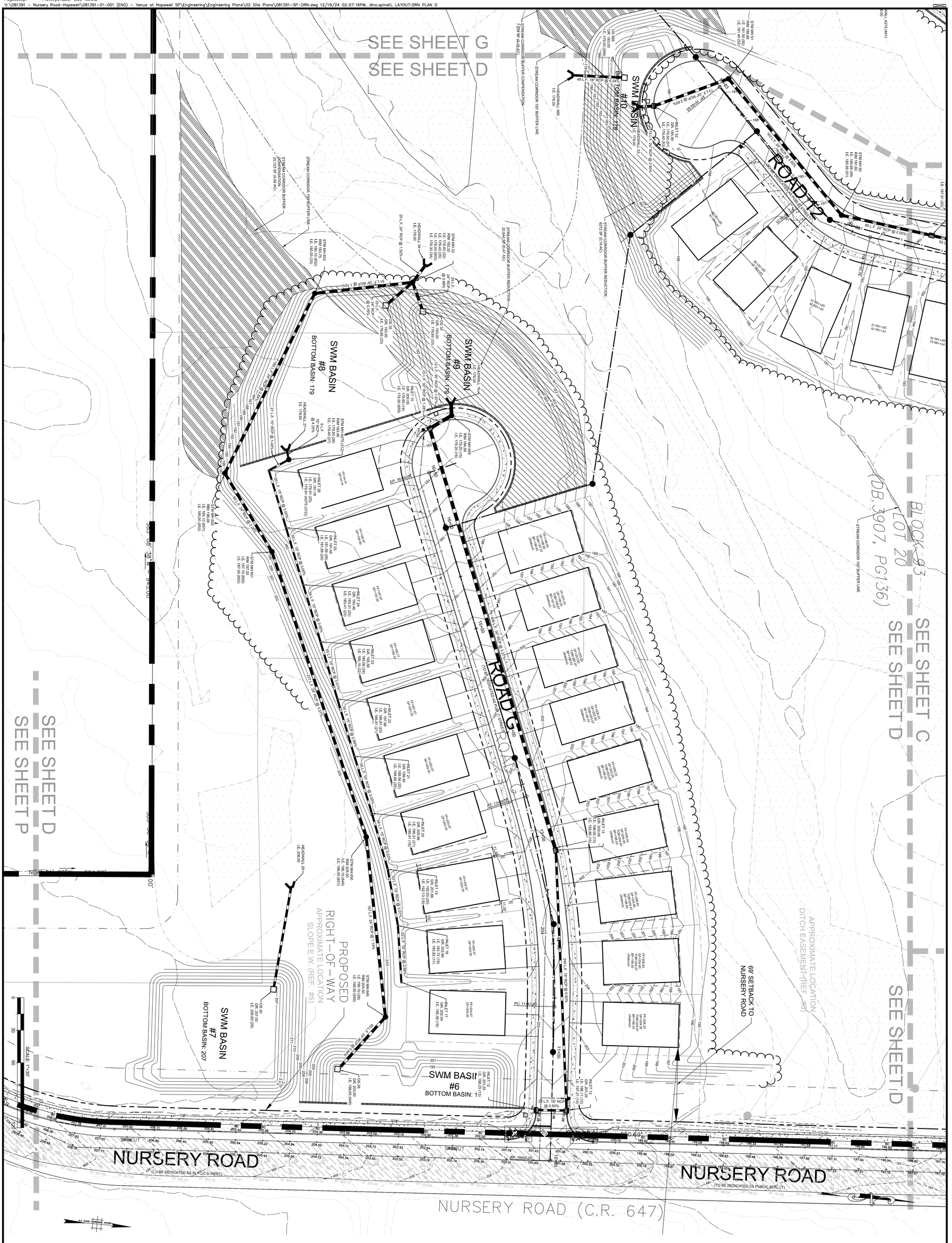
DRAINAGE PLAN C

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

SHEET No.
10C
OF

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
K:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-I-SP-DRN.dwg 12/19/24 01:18:19PM, dmcspinelli, LAYOUT:DRN PLAN C

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-DRN.dwg 12/19/24 02:07:16PM, dino.spinelli, LAYOUT:DRN PLAN D



SHEET No. 10D OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL DRAINAGE PLAN D 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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DATE: 06/25/2024
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3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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NO.	REVISION	DATE	CHKD
1	REVISED PER RR COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

DRAINAGE PLAN E

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
10E
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\08139 – Nursery Road-Hopewell\08139-01-001 (ENG) – Venue at Hopewell\3P\Engineering Plans\02 Site Plans\08139-3P-DRN.dwg 12/19/24 01:52:58PM dino.spinelli, LAYOUT:DRN PLAN E

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

VENUE AT HOPEWELL

DRAINAGE PLAN F

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

SHEET No. 10F OF

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1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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7		
8		
9		
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11		
12		

FF=212.50

ROAD C

ROAD D

ROAD 10

ROAD 11

ROAD 12

SWM BASIN #11
BOTTOM BASIN: 180

SWM BASIN #12
BOTTOM BASIN: 192

SWM BASIN #13
BOTTOM BASIN: 192

SWM BASIN #14
BOTTOM BASIN: 192

SWM BASIN #40
BOTTOM BASIN: 202

BOTTOM BASIN: 200

#53

PICKLEBALL COURT (40'x64')

FF=211.03
GF=210.36

FF=211.39
GF=210.72

FF=210.23
GF=209.56

FF=209.07
GF=208.40

SEE SHEET C

SEE SHEET F

SEE SHEET G

SCALE

P:\Projects\Active_BOC-NJ\13
V:\081391 – Nursery Road-Hopewell\081391-01-001 (ENG) – Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-DRN.dwg 12/19/24 01:27:32PM, dino.sinelli, LAYOUT:DRN PLAN F

FF=210.09
GF=209.42

ROAD 16
(TO BE DEDICATED AS PUBLIC STREET)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET F

SEE SHEET G

SEE SHEET G

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 #16B
BOTTOM BASIN: 178

SWM BASIN #17A
BOTTOM BASIN: 179

SWM BASIN #17B
BOTTOM BASIN: 179

CONSERVATION EASEMENT "B"
ON LOT 45.01, BLOCK 93
DB. 5056, PG. 281

50' WIDE ACCESS EASEMENT IN FAVOR
OF LOT 45, BLOCK 3
DB. 1519, PG. 229

CONSERVATION EASEMENT "A"
ON LOT 45.01, BLOCK 93
DB. 5056, PG. 281

50' WIDE ACCESS EASEMENT IN FAVOR
OF LOT 45, BLOCK 3
DB. 1519, PG. 229

25' WIDE ACCESS AND UTILITY
EASEMENT ON LOT 37.01
BENEFITS LOT 45.01
DB. 5056, PG. 266

RIGHT-OF-WAY DEDICATION
ON LOT 37.01

PROPOSED
RIGHT-OF-WAY

STREAM CORRIDOR 150' BUFFER LINE

STREAM CORRIDOR BUFFER COMPENSATION
2,006 SF (0.05 AC)

STREAM CORRIDOR BUFFER REDUCTION
1,904 SF (0.04 AC)

STREAM CORRIDOR BUFFER COMPENSAT
7,834 SF (0.18 AC)

S04° 51' 22"E — 300.00'

S41° 52' 22"E — 206.15'

S41° 52' 22"W — 216.82'

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

NO.	REVISION	DATE	CHKD
12			
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4			
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE	CHKD

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DWG.: 081391-00424
CHKD: SAD

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

DRAINAGE PLAN G

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

SHEET No.
10G
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell 3P\Engineering Plans\02 Site Plans\081391-SP-DRN.dwg 12/19/24 02:15:48PM dms.spinelli LAYOUT:DRN PLAN G

N84° 32' 20"E - 2117.52'

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #46B
BOTTOM BASIN: 184

SWM BASIN #47
BOTTOM BASIN: 189

SWM BASIN #48
BOTTOM BASIN: 191

SWM BASIN #49
BOTTOM BASIN: 183

SWM BASIN #42
BOTTOM BASIN: 181

SWM BASIN #41
BOTTOM BASIN: 182

STREAM CORRIDOR 150' BUFFER LINE

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

SEE SHEET H

SEE SHEET I

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

NO.	DESCRIPTION	DATE	CHKD
12			
11			
10			
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7	REVISION		
6			
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER RR COMPLETENESS REVIEW	09/10/24	SAD
1	REVISION	DATE	CHKD

PROJ.: 08139-01-001
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

DRAINAGE PLAN H

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

SHEET No.
10H
OF

PageSetUp: ~~~~ PlotStyleTable: BCG-NJ.ctb
J:\08139 - Nursery Road-Hopewell\08139-01-001 Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-DRN.dwg 12/19/24 02:43:36PM dms.spinelli LAYOUT:DRN PLAN H

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

VENUE AT HOPEWELL

DRAINAGE PLAN I

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

SHEET No. 10I OF

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1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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P:\2021\21001-001
DATE: 06/25/2024
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SCALE: 1"=30'

0 30 60 120 ft.

SEE SHEET I

SEE SHEET E

SEE SHEET H

SEE SHEET J

SEE SHEET F

SEE SHEET G

ROAD C

ROAD 9

ROAD 6

SWM BASIN #40 BOTTOM BASIN: 202

SWM BASIN #39 BOTTOM BASIN: 201

SWM BASIN #38 BOTTOM BASIN: 205

SWM BASIN #37A BOTTOM BASIN: 194

SWM BASIN #37B BOTTOM BASIN: 194

SWM BASIN #36A BOTTOM BASIN: 191

SWM BASIN #35 BOTTOM BASIN: 190

SWM BASIN #34 BOTTOM BASIN: 191

SWM BASIN #42 BOTTOM BASIN: 181

SWM BASIN #41 BOTTOM BASIN: 182

FF=210.09
GF=209.42

FF=206.38
GF=205.71

FF=207.55
GF=206.88

FF=208.70
GF=208.03

FF=209.85
GF=209.18

FF=207.00

FF=206.50

FF=206.00

FF=209.00

FF=208.50

FF=208.00

FF=206.50

FF=208.50

(TO BE DEDICATED AS PUBLIC STREET)

TOM BASIN: 194

INLET 409
GR. 190.90
I.E. 188.05 (410)

INLET 410
GR. 188.15
I.E. 185.30 (411)
I.E. 185.40 (409)

INLET 423
GR. 199.42
I.E. 193.42 (424)

INLET 424
GR. 188.04
I.E. 191.94 (425)
I.E. 192.04 (423)

INLET 425
GR. 196.43
I.E. 190.33 (426)
I.E. 190.43 (424)

INLET 426
GR. 193.68
I.E. 184.93 (427)
I.E. 187.68 (425)

INLET 427
GR. 190.93
I.E. 184.83 (428)
I.E. 188.18 (426)

INLET 428
GR. 188.18
I.E. 182.08 (429)
I.E. 182.18 (427)

INLET 429
GR. 185.43
I.E. 179.33 (430)
I.E. 179.43 (428)

INLET 430
GR. 180.67
I.E. 172.00 (604)
I.E. 174.67 (429)

INLET 567
GR. 202.60
I.E. 197.26 (550)
I.E. 197.16 (A275 (377))

INLET 402
GR. 200.10
I.E. 197.10 (403)

INLET 405
GR. 199.00
I.E. 195.46 (403)
I.E. 195.36 (407)

INLET 403
GR. 199.80
I.E. 196.36 (402)
I.E. 196.26 (405)

INLET 404
GR. 193.99
I.E. 190.99 (388)

INLET 401
GR. 198.92
I.E. 195.92 (400)
I.E. 195.82 (374)

INLET 400
GR. 200.30
I.E. 197.30 (399)
I.E. 197.20 (401)

INLET 399
GR. 201.43
I.E. 198.43 (398)
I.E. 198.33 (400)

INLET 398
GR. 202.31
I.E. 199.31 (397)
I.E. 199.21 (399)

INLET 397
GR. 203.19
I.E. 200.19 (396)
I.E. 200.09 (398)

INLET 396
GR. 204.07
I.E. 201.07 (395)
I.E. 200.97 (397)

INLET 395
GR. 204.95
I.E. 201.79 (396) (373)

INLET 373
GR. 205.54
I.E. 202.44 (395)
I.E. 202.54 (372)

INLET 372
GR. 206.49
I.E. 203.39 (373)
I.E. 203.49 (371)

INLET 371
GR. 207.32
I.E. 204.32 (372)

INLET 114
GR. 207.31
I.E. 203.30 (115)

INLET 115
GR. 206.48
I.E. 202.47 (114)
I.E. 202.47 (116)

INLET 116
GR. 205.64
I.E. 201.64 (115)
I.E. 201.64 (117)

INLET 377
GR. 200.43
I.E. 197.43 (376)
I.E. 197.33 (380)

INLET 380
GR. 200.01
I.E. 196.91 (381)
GR. 198.50 I.E. 197.01 (377)

INLET 381
GR. 198.50
I.E. 195.50 (380)
I.E. 195.40 (382)

INLET 376
GR. 201.25
I.E. 198.25 (375)
I.E. 198.15 (377)

INLET 375
GR. 202.08
I.E. 199.08 (376)

INLET 68
GR. 202.90
I.E. 199.65 (69)

INLET 69
GR. 202.08
I.E. 198.83 (70)
I.E. 198.83 (68)

INLET 70
GR. 201.25
I.E. 198.00 (71)
I.E. 198.00 (69)

INLET 71
GR. 200.42
I.E. 197.17 (72)
I.E. 197.17 (70)

INLET 72
GR. 199.6
I.E. 196.3
I.E. 196.3

INLET 538
GR. 206.10
I.E. 199.08 (537)
I.E. 198.98 (551)

INLET 550
GR. 207.00
I.E. 199.06 (549)
I.E. 198.96 (567)

INLET 549
GR. 207.00
I.E. 199.62 (548)
I.E. 199.52 (550)

INLET 548
GR. 207.00
I.E. 200.14 (547)
I.E. 200.04 (549)

INLET 547
GR. 207.00
I.E. 200.83 (546)
I.E. 200.53 (548)

INLET 546
GR. 207.00
I.E. 201.40 (545)
I.E. 201.30 (547)

INLET 545
GR. 207.50
I.E. 201.96 (544)
I.E. 201.86 (566)

INLET 544
GR. 207.50
I.E. 202.48 (543)
I.E. 202.38 (545)

INLET 543
GR. 207.50
I.E. 202.97 (542)
I.E. 202.87 (544)

INLET 542
GR. 208.00
I.E. 203.74 (541)
I.E. 203.64 (543)

INLET 541
GR. 208.00
I.E. 204.30 (540)
I.E. 204.20 (542)

INLET 540
GR. 208.00
I.E. 204.82 (539)
I.E. 204.72 (541)

INLET 539
GR. 208.00
I.E. 205.21 (540)

INLET 315
GR. 208.57
I.E. 205.78 (317)

OS 315
GR. 209.00
I.E. 205.00 (631)

INLET 106
GR. 208.77
I.E. 204.91 (107)

INLET 368
GR. 207.00
I.E. 204.00 (369)

INLET 369
GR. 207.00
I.E. 203.72 (368)
I.E. 203.62 (578)

INLET 125
GR. 201.00
I.E. 197.72 (126)
I.E. 197.62 (406)

INLET 126
GR. 201.00
I.E. 198.00 (125)

INLET 127
GR. 193.40
I.E. 182.10 (128)

INLET 128
GR. 194.52
I.E. 181.82 (127)
I.E. 181.72 (129)

INLET 129
GR. 191.39
I.E. 181.44 (128)
I.E. 181.34 (130)

INLET 130
GR. 192.26
I.E. 181.06 (129)
I.E. 180.96 (131)

INLET 131
GR. 193.14
I.E. 180.68 (130)
I.E. 180.58 (132)

INLET 132
GR. 193.70
I.E. 180.30 (131)
I.E. 180.20 (133)

INLET 133
GR. 194.15
I.E. 179.92 (132)
I.E. 179.82 (660)

INLET 134
GR. 193.58
I.E. 190.79 (135)

INLET 135
GR. 192.88
I.E. 189.33 (134)
I.E. 189.23 (136)

INLET 136
GR. 191.94
I.E. 187.77 (135)
I.E. 187.67 (137)

INLET 387
GR. 189.30
I.E. 186.30 (386)
I.E. 186.20 (378)

INLET 386
GR. 190.49
I.E. 187.49 (385)
I.E. 187.39 (387)

INLET 385
GR. 191.49
I.E. 188.49 (384)
I.E. 188.39 (386)

INLET 384
GR. 192.40
I.E. 189.40 (383)
I.E. 189.30 (385)

INLET 383
GR. 194.15
I.E. 191.15 (382)
I.E. 191.05 (384)

INLET 382
GR. 196.35
I.E. 193.35 (381)
I.E. 193.25 (383)

INLET 406
GR. 196.94
I.E. 193.94 (125)
I.E. 193.84 (389)

INLET 407
GR. 193.18
I.E. 179.24 (405)
I.E. 179.14 (605)

INLET 389
GR. 188.84
I.E. 185.84 (388)
I.E. 185.84 (406)
I.E. 185.74 (390)

INLET 390
GR. 188.18
I.E. 184.00 (389)
I.E. 183.90 (391)

INLET 587
GR. 206.87
I.E. 202.16 (571)
I.E. 202.06 (538)

INLET 571
GR. 207.62
I.E. 204.83 (537)

STM MH 578
RIM 205.67
I.E. 195.66 (369)
I.E. 195.56 (370)

STM MH 579
RIM 191.15
I.E. 185.86 (121)
I.E. 185.86 (379)
I.E. 185.76 (580)

STM MH 580
RIM 189.50
I.E. 181.00 (579)
I.E. 180.90 (581)

STM MH 581
RIM 185.50
I.E. 175.00 (580)
I.E. 175.00 (582)

STM MH 582
RIM 168.50
I.E. 164.10 (581)
I.E. 164.00 (583)

STM MH 583
RIM 160.10
I.E. 155.10 (582)
I.E. 155.00 (584)

OS 379
GR. 199.00
I.E. 194.30 (579)

OS 121
GR. 190.00
I.E. 186.00 (579)

HEADWALL 370
I.E. 195.00

HEADWALL 374
I.E. 195.00

HEADWALL 378
I.E. 186.00

HEADWALL 660
I.E. 179.00

63 L.F. 15" RCP @ 1.51%

113 L.F. 15" RCP @ 1.50%

31 L.F. 15" RCP @ 1.50%

28 L.F. 15" RCP @ 1.51%

26 L.F. 15" RCP @ 1.51%

45 L.F. 15" RCP @ 1.50%

31 L.F. 15" RCP @ 1.50%

28 L.F. 15" RCP @ 1.51%

26 L.F. 15" RCP @ 1.51%

45 L.F. 15" RCP @ 1.50%

37 L.F. 18" RCP @ 2.70%

55 L.F. 15" RCP @ 2.00%

40 L.F. 15" RCP @ 2.00%

55 L.F. 15" RCP @ 2.34%

55 L.F. 15" RCP @ 1.86%

55 L.F. 15" RCP @ 1.43%

55 L.F. 15" RCP @ 1.42%

55 L.F. 15" RCP @ 1.42%

55 L.F. 15" RCP @ 1.30%

110 L.F. 15" RCP @ 0.50%

55 L.F. 15" RCP @ 1.55%

55 L.F. 15" RCP @ 1.51%

55 L.F. 15" RCP @ 1.50%

55 L.F. 15" RCP @ 1.51%

55 L.F. 15" RCP @ 1.51%

55 L.F. 15" RCP @ 0.58%

55 L.F. 15" RCP @ 2.53%

55 L.F. 15" RCP @ 1.30%

55 L.F. 15" RCP @ 1.52%

55 L.F. 15" RCP @ 1.50%

55 L.F. 15" RCP @ 1.49%

55 L.F. 15" RCP @ 1.52%

55 L.F. 15" RCP @ 1.48%

55 L.F. 15" RCP @ 1.63%

55 L.F. 15" RCP @ 1.47%

55 L.F. 15" RCP @ 3.00%

55 L.F. 15" RCP @ 3.81%

55 L.F. 15" RCP @ 3.73%

55 L.F. 18" RCP @ 0.51%

55 L.F. 18" RCP @ 0.51%

55 L.F. 24" RCP @ 0.51%

55 L.F. 30" RCP @ 0.51%

55 L.F. 30" RCP @ 0.51%

55 L.F. 30" RCP @ 0.51%

55 L.F. 15" RCP @ 2.65%

55 L.F. 15" RCP @ 2.65%

55 L.F. 15" RCP @ 2.65%

164 L.F. 30" RCP @ 0.50%

28 L.F. 18" RCP @ 0.50%

191 L.F. 18" RCP @ 5.78%

235 L.F. 15" RCP @ 3.40%

244 L.F. 15" RCP @ 1.51%

243 L.F. 15" RCP @ 5.02%

71 L.F. 15" RCP @ 8.31%

227 L.F. 15" RCP @ 1.00%

28 L.F. 15" RCP @ 1.00%

ROAD 6

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 7
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #19
BOTTOM BASIN: 195

SWM BASIN #18
BOTTOM BASIN: 196

SWM BASIN #38
BOTTOM BASIN: 205

SWM BASIN #17A
BOTTOM BASIN: 1

FF=208.50

FF=209.0

FF=210.09
GF=209.42

SEE SHEET M

SEE SHEET J

SEE SHEET O

SEE SHEET G

S84° 26' 33"W 185.49'

S84° 26' 33"W 180.00'

S02° 19' 27"E 10.51'

N84° 26' 33"E 180.00'

PROPOSED

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

NO.	DATE	CHKD
12		
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REVISION		

NO.	DATE	CHKD
6		
5		
4		
3		
2	12/18/24	SAD
1	09/10/24	SAD
REVISION		

2 REVISED PER TOWNSHIP COMMENTS
1 REVISED PER PB COMPLETENESS REVIEW

PROJ.: 08139-01-001
DWG.: 08139-01-DRAINAGE PLAN J
CHKD: SAD

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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

DRAINAGE PLAN J

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

SHEET No.
10J
OF

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
J:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell (3P\Engineering\Engineering Plans\02 Site Plans\08139-01-DRAINAGE PLAN J.dwg 12/19/24 01:22:20PM dms.spinelli LAYOUT: DRN PLAN J

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

SHEET No. 10K OF

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NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

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

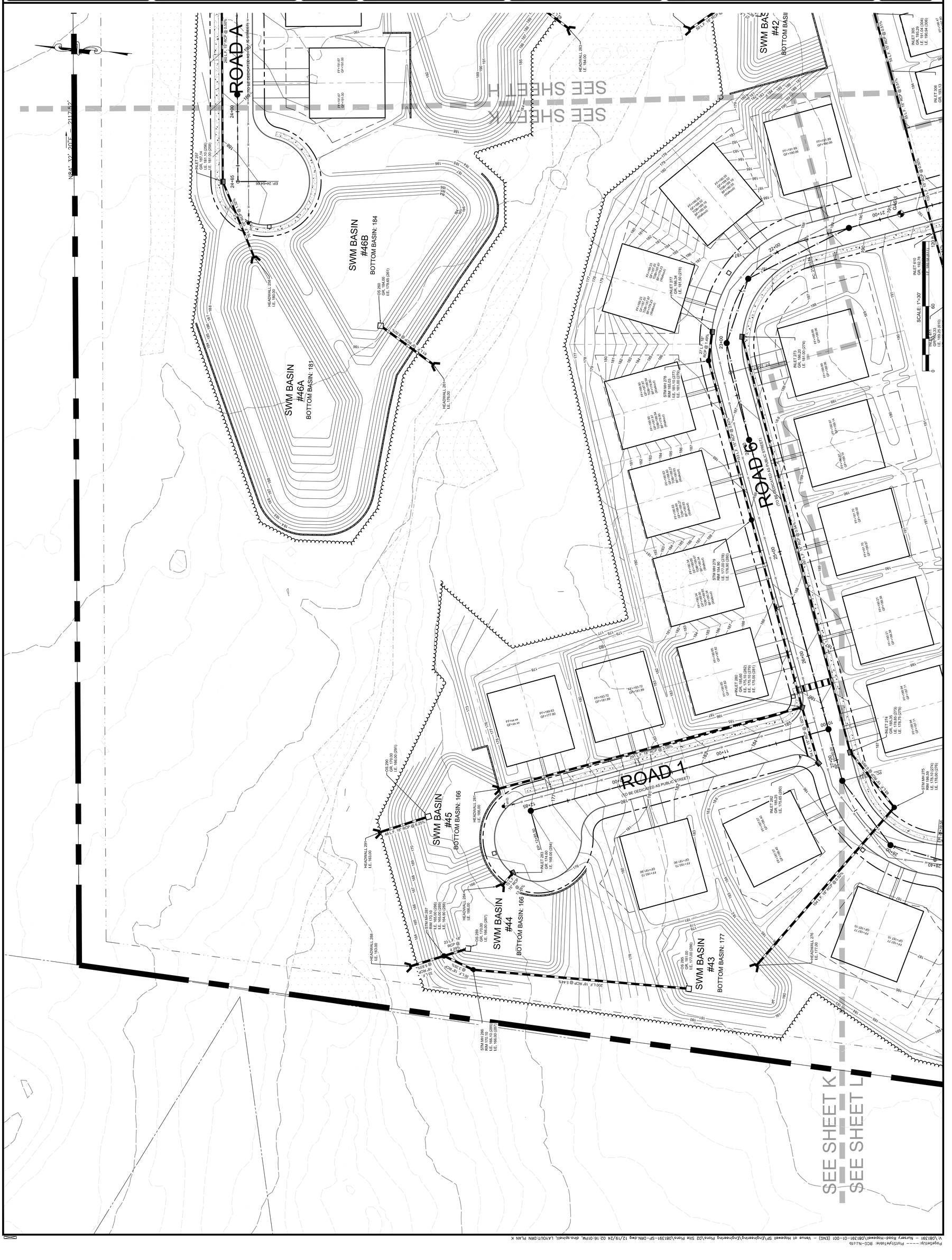
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	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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REVISION	DATE	CHKD



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

VENUE AT HOPEWELL

DRAINAGE PLAN L

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

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PROJ.: 081391-01-001
DATE: 06/25/2024
CHKD: SAD

REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/03/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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REVISION	DATE	CHKD

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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SEE SHEET M

SEE SHEET J

SCALE: 1"=30'

0 30 60 120 ft.

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

VENUE AT HOPEWELL

DRAINAGE PLAN M

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 10M OF

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	REVISION	DATE	CHKD
6			
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3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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11			
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SEE SHEET M

SEE SHEET J

SEE SHEET O

SEE SHEET G

SEE SHEET O

SEE SHEET D

SEE SHEET P

BOTTOM BASIN: 145
OS 532
GR. 149.00
I.E. 144.30 (577)

SWM BASIN #23
BOTTOM BASIN: 145

OS 534
GR. 149.00
I.E. 144.30 (531)

STM MH 531
RIM 146.92
I.E. 141.44 (599)
I.E. 141.44 (534)
I.E. 141.44 (577)
I.E. 141.34 (533)

STM MH 577
RIM 149.25
I.E. 143.04 (576)
I.E. 143.04 (532)
I.E. 142.94 (531)

STM MH 576
RIM 149.50
I.E. 143.90 (588)
I.E. 143.90 (587)
I.E. 143.80 (577)

HEADWALL 525
I.E. 148.00

STM MH 586
RIM 153.15
I.E. 146.82 (585)
I.E. 146.72 (587)

STM MH 585
RIM 155.25
I.E. 148.32 (433)
I.E. 148.32 (584)
I.E. 148.22 (586)

INLET A275 (308)
GR. 152.00
I.E. 147.30 (587)

I.E. 146.20 (586)
I.E. 146.20 (A275 (308))
I.E. 146.10 (576)

HEADWALL 533
I.E. 141.00

PROJECT LIMIT
14+00

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

NURSERY ROAD (C.R. 647)

PROPOSED
RIGHT-OF-WAY

LIMIT OF GRADING

LIMIT OF MILLING

SAWCUT

S05° 41' 52"E – 206.15'

S02° 19' 27"E – 176.82'

APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

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

NO.	REVISION	DATE	CHKD
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

PROJ.: 08139-01-001
DWG.: 08139P24
CHKD: SAD

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No. 24GA28222600

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

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

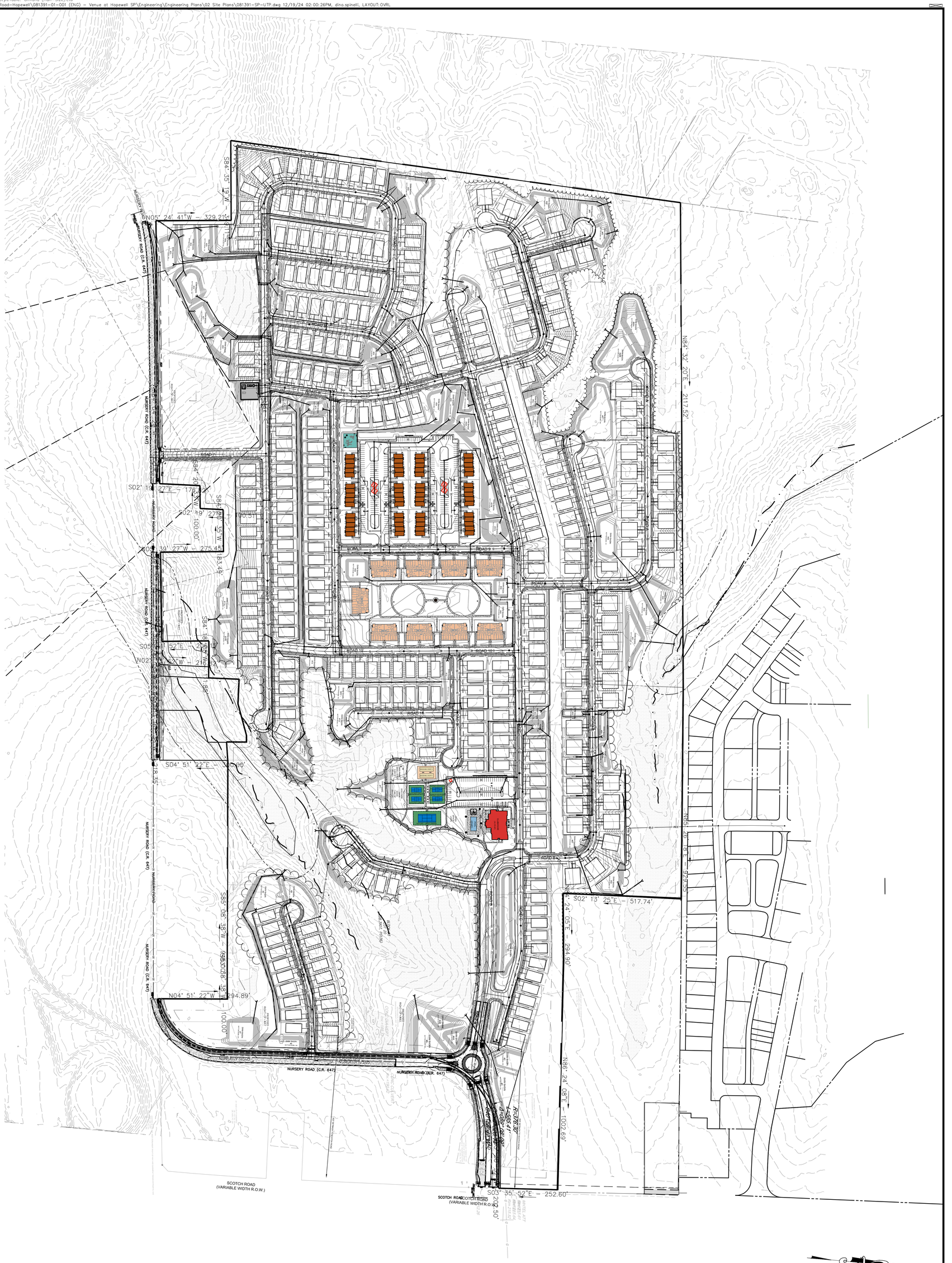
DRAINAGE PLAN N

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

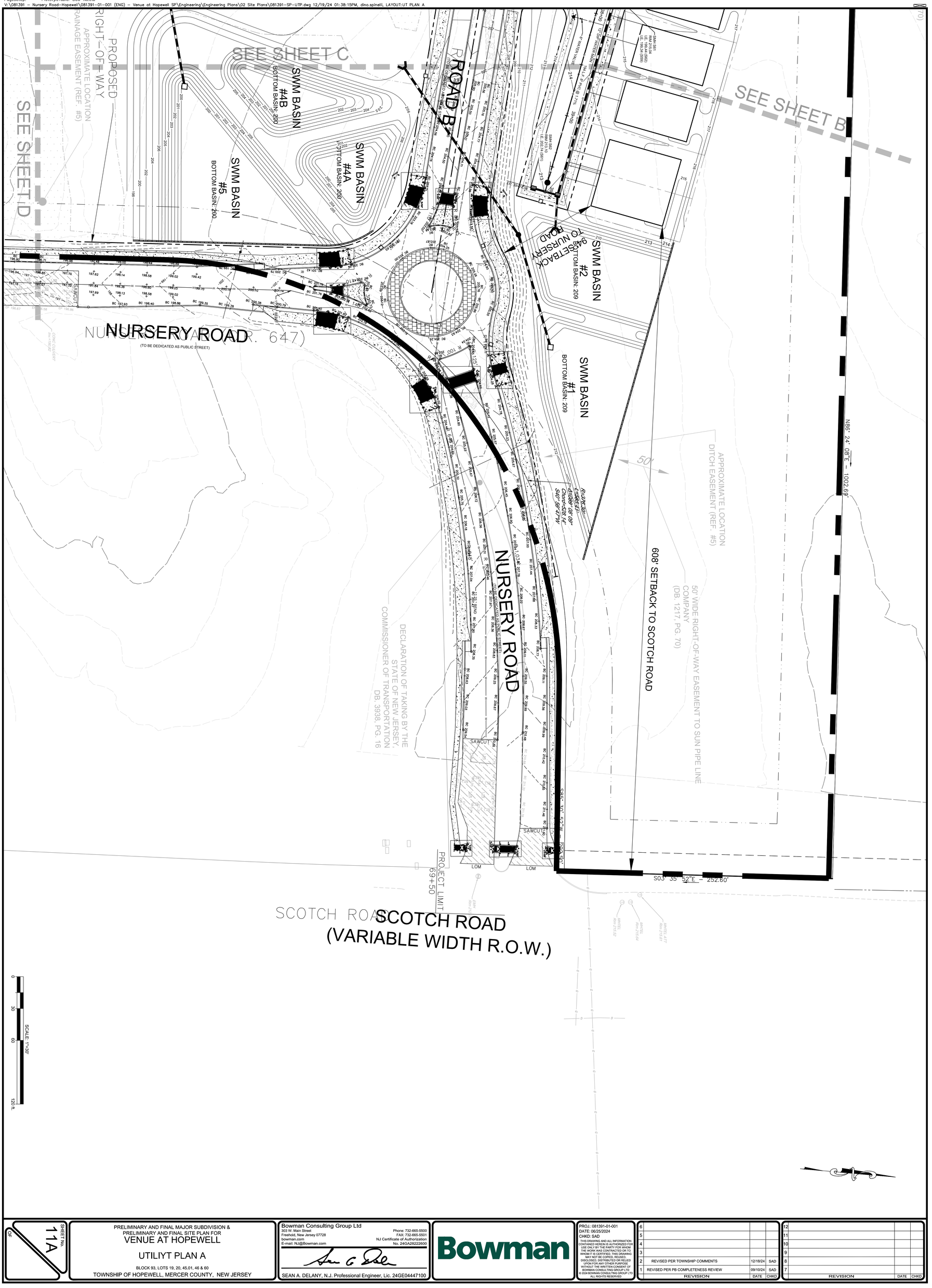
SHEET No.
10N
OF

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PageSetUp: ---- PlotStyleTable: Omland (Half-Size).ctb
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NURSERY ROAD (C.R. 647)
S84° 35' 19"W - 329.21'
N03° 24' 41"W - 329.21'
S02° 13' 25"E - 517.74'
N86° 24' 05"E - 2107.29'
S02° 13' 25"E - 1771.27'
S84° 20' 35"W - 60.15'
S02° 19' 27"E - 100.00'
N02° 39' 27"W - 275.45'
S84° 19' 35"W - 183.49'
S05° 40' 52"E - 21.82'
N02° 39' 27"W - 210.82'
S04° 51' 22"E - 18.35'
S85° 08' 38"W - 995.30'
N04° 51' 22"W - 294.89'
100.00'
S02° 13' 25"E - 517.74'
N24° 05'E - 294.90'
N86° 24' 05"E - 1002.69'
S03° 35' 52"E - 252.60'
SCOTCH ROAD
(VARIABLE WIDTH R.O.W.)
R=376.30'
Δ=085° 18' 00"
L=560.41'
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ROAD 2040
ROAD 2041
ROAD 2042
ROAD 2043
ROAD 2044
ROAD 2045
ROAD 2046
ROAD 2047
ROA

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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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

SHEET No. 11A OF

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SEE SHEET E

SEE SHEET B

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #57
BOTTOM BASIN: 202

SWM BASIN #58
BOTTOM BASIN: 199

SWM BASIN #3
BOTTOM BASIN: 213

N85° 26' 18"E - 929.55'

S02° 13' 25"E - 517.74'

N84° 24' 05"E - 294.90'

50' WIDE RIGHT-OF-WAY EASEMENT
TO SUN PIPE LINE COMPANY
(DB. 1217, PG. 70)

50'

SEE SHEET B

SEE SHEET B

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

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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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11			
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SEE SHEET B
SEE SHEET C

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 12
(TO BE RELOCATED AS PUBLIC STREET)

SMH S57
RIM 211.38
I.E. 186.07 (S53)
I.E. 185.97 (S56)

SMH S53
RIM 212.86
I.E. 188.67 (S58)
I.E. 188.57 (S57)

SMH S58
RIM 215.79
I.E. 193.77 (S59)
I.E. 193.67 (S53)

SMH S59
RIM 216.70
I.E. 195.77 (S61)
I.E. 195.57 (S58)

SMH S61
RIM 215.04
I.E. 199.44 (S62)
I.E. 199.34 (S59)

SMH S62
RIM 213.10
I.E. 202.74 (S61)

SMH S116
RIM 196.33
I.E. 180.00 (S117)

SMH S117
RIM 191.56
I.E. 170.20 (S116)
I.E. 170.00 (S118 (DROP))

SMH S118 (DROP)
RIM 188.38
I.E. 160.50 (S117)
I.E. 150.50 (S119)
I.E. 150.20 (S125)

SMH S125
RIM 183.20
I.E. 149.93 (S118 (DROP))
I.E. 149.83 (S126)

SWM BASIN
#3
BOTTOM BASIN: 213

SWM BASIN
#4A
BOTTOM BASIN: 200

SWM BASIN
#4B
BOTTOM BASIN: 200

SWM BASIN
#5
BOTTOM BASIN: 200

PROPOSED
RIGHT-OF-WAY

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #3)

BLOCK 93
LOT 20
(DB.3907, PG136)

SEE SHEET C
SEE SHEET D

SEE SHEET F

PICKLEBALL COURT (40'x84')

69' SETBACK TO
NURSERY ROAD

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

NO.	DESCRIPTION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD

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

UTILITY PLAN C

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

SHEET No.
11C
OF

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
X:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-UTP.dwg 12/19/24 01:42:32PM dmcspinelli LAYOUT:UT PLAN C

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SEE SHEET G
SEE SHEET D

SWM BASIN #10
BOTTOM BASIN: 179

SWM BASIN #9
BOTTOM BASIN: 179

SWM BASIN #8
BOTTOM BASIN: 179

SWM BASIN #7
BOTTOM BASIN: 207

SWM BASIN #6
BOTTOM BASIN: 199

ROAD F2

ROAD G

PROPOSED RIGHT-OF-WAY
APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #5)

69' SETBACK TO NURSERY ROAD

BLOCK 93
LOT 20
(DB 3907, PG136)

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

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

NURSERY ROAD (C.R. 647)

SCALE 1"=30'

2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
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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

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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
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	REVISION	DATE	CHKD

SWM BASIN #49
BOTTOM BASIN: 183

SWM BASIN #50
BOTTOM BASIN: 184

SWM BASIN #51
BOTTOM BASIN: 184

SWM BASIN #55
BOTTOM BASIN: 192

SWM BASIN #56
BOTTOM BASIN: 192

SWM BASIN #52
BOTTOM BASIN: 195

SWM BASIN #54
BOTTOM BASIN: 198

SWM BASIN #53
BOTTOM BASIN: 200

SWM BASIN #39
BOTTOM BASIN: 201

SWM BASIN #40
BOTTOM BASIN: 202

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET E
SEE SHEET B

SEE SHEET E
SEE SHEET F

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

TOP OF GAS PIPE-200.68
BOTTOM OF GAS PIPE-199.51
TOP OF WATER MAIN-197.51

SMH S41
RIM 204.03
I.E. 181.09 (S42)
I.E. 180.99 (S40)

SMH S40
RIM 206.85
I.E. 180.63 (S41)
I.E. 180.53 (S54)

SMH S47
RIM 199.88
I.E. 192.36 (S48)
I.E. 192.26 (S42)

SMH S48
RIM 196.95
I.E. 193.24 (S49)
I.E. 193.14 (S47)

SMH S49
RIM 198.26
I.E. 194.54 (S50)
I.E. 194.44 (S48)

SMH S54
RIM 206.88
I.E. 179.66 (S40)
I.E. 179.76 (S55)
I.E. 179.56 (S105)

SMH S55
RIM 204.49
I.E. 184.20 (S56)
I.E. 184.10 (S54)

SMH S56
RIM 208.11
I.E. 182.12 (S57)
I.E. 189.02 (S55)

SMH S57
RIM 211.38
I.E. 186.07 (S53)
I.E. 185.97 (S56)

SMH S105
RIM 206.82
I.E. 179.43 (S54)
I.E. 179.33 (S88)

293 L.F. 8" PVC @ 0.30%
257 L.F. 8" PVC @ 0.30%
273 L.F. 8" PVC @ 0.44%
278 L.F. 8" PVC @ 2.19%
203 L.F. 8" PVC @ 0.30%
118 L.F. 8" PVC @ 0.33%
290 L.F. 8" PVC @ 0.30%
255 L.F. 8" PVC @ 1.71%
283 L.F. 8" PVC @ 1.70%
226 L.F. 8" PVC @ 1.70%
12" DIP WATER MAIN
6" WATER VALVE
HYD.

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

UTILITY PLANE

BLOCK 90, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
11E
OF

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

PageSetUp: ----- PlotStyleTable: BCC-NJ.ctb
V:\08139 – Nursery Road-Hopewell\08139-01-001 (Old) – Venue at Hopewell SP\Engineering\Engineering Plans\02_Site Plans\08139-SP-UTP.dwg 12/19/24 02:26:29PM dino.spinelli LAYOUT:UT PLAN E

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

SHEET No. 11F OF

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REVISION	DATE	CHKD
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ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 16
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET F
SEE SHEET G

SEE SHEET G
SEE SHEET D

SEE SHEET J
SEE SHEET G

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 #16A
BOTTOM BASIN: 178

SWM BASIN #16B
BOTTOM BASIN: 178

SWM BASIN #17A
BOTTOM BASIN: 179

SWM BASIN #17B
BOTTOM BASIN: 179

SMH S86
RIM 207.86
I.E. 175.21 (S85)
I.E. 175.11 (S87)

SMH S85
RIM 204.00
I.E. 176.38 (S87)
I.E. 176.08 (S86)

SMH S93
RIM 196.75
I.E. 193.03 (S92)

SMH S125
RIM 183.20
I.E. 149.93 (S118 (DROP))
I.E. 149.83 (S126)

SMH S126
RIM 171.80
I.E. 149.10 (S125)
I.E. 149.00 (S127)

SMH S127
RIM 173.50
I.E. 148.61 (S126)
I.E. 148.41 (S84)

SMH S84
RIM 189.70
I.E. 147.78 (S127)
I.E. 147.58 (S83)

SMH S83
RIM 191.14
I.E. 147.37 (S84)
I.E. 147.27 (S82)

SMH S82
RIM 197.03
I.E. 146.44 (S83)
I.E. 146.34 (S81)

SMH S81
RIM 203.09
I.E. 145.47 (S82)
I.E. 145.37 (S80)

6" WATER VALVE

CONSERVATION EASEMENT "B"
ON LOT 45.01, BLOCK 93
DB. 5056, PG. 281

50' WIDE ACCESS EASEMENT IN FAVOR
OF LOT 45, BLOCK 3
DB. 1519, PG. 229

25' WIDE ACCESS AND UTILITY
EASEMENT ON LOT 37.01
BENEFITS LOT 45.01
DB. 5056, PG. 266

PROPOSED
RIGHT-OF-WAY

RIGHT-OF-WAY DEDICATION

S04° 51' 22"E – 300.00'

S41° 52'E – 206.15'

S41° 52'W – 216.82'

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

1	REVISED PER RR COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN G

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

SHEET No.
11G
OF

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N84° 32' 20"E - 2117.52'

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #46B
BOTTOM BASIN: 184

SWM BASIN #47
BOTTOM BASIN: 189

SWM BASIN #48
BOTTOM BASIN: 191

SWM BASIN #49
BOTTOM BASIN: 183

SWM BASIN #42
BOTTOM BASIN: 181

SWM BASIN #41
BOTTOM BASIN: 182

SWM BASIN #39
BOTTOM BASIN: 201

SEE SHEET G
SEE SHEET H
SEE SHEET I
SEE SHEET F

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

SMH S68
RIM 189.23
I.E. 185.51 (S67)

SMH S67
RIM 194.25
I.E. 184.84 (S66)
I.E. 184.74 (S66)

SMH S66
RIM 196.96
I.E. 183.97 (S67)
I.E. 183.87 (S65)

SMH S65
RIM 194.18
I.E. 183.03 (S66)
I.E. 182.83 (S64)

SMH S64
RIM 193.78
I.E. 182.72 (S65)
I.E. 182.52 (S63)

SMH S63
RIM 194.90
I.E. 182.41 (S64)
I.E. 182.21 (S42)

SMH S46
RIM 192.38
I.E. 188.66 (S45)

SMH S45
RIM 193.87
I.E. 188.24 (S46)
I.E. 188.14 (S44)

SMH S44
RIM 196.33
I.E. 187.40 (S45)
I.E. 187.30 (S43)

SMH S43
RIM 197.04
I.E. 187.09 (S44)
I.E. 186.99 (S42)

SMH S42
RIM 199.03
I.E. 186.43 (S43)
I.E. 191.38 (S47)
I.E. 181.80 (S63)
I.E. 181.70 (S41)

SMH S41
RIM 204.03
I.E. 181.09 (S42)
I.E. 180.99 (S40)

SMH S40
RIM 206.85
I.E. 180.63 (S41)
I.E. 180.53 (S54)

SMH S39
RIM 204.22
I.E. 200.50 (S99)
I.E. 200.40 (S38)

SMH S99
RIM 206.05
I.E. 202.33 (S39)

SMH S38
RIM 201.54
I.E. 197.82 (S39)
I.E. 197.72 (S37)

SMH S37
RIM 200.74
I.E. 197.02 (S38)
I.E. 196.92 (S36)

SMH S36
RIM 198.16
I.E. 194.44 (S37)
I.E. 194.34 (S21 (DROP))

SMH S115
RIM 201.00

24+65
24+00
23+00
22+00
21+00
20+00
19+00
18+00
17+00
16+00
15+00
14+00
13+00
12+00
11+00
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
36+20
35+00
34+00
33+00
32+00
31+00
30+00
29+00

EP. 24+65.00

6" WATER VALVE

223 L.F. 8" PVC @ 0.30%

256 L.F. 8" PVC @ 0.30%

229 L.F. 8" PVC @ 0.30%

186 L.F. 8" PVC @ 0.30%

70 L.F. 8" PVC @ 0.30%

246 L.F. 8" PVC @ 0.30%

139 L.F. 8" PVC @ 0.30%

185 L.F. 8" PVC @ 0.16%

203 L.F. 8" PVC @ 0.30%

185 L.F. 8" PVC @ 0.30%

180 L.F. 8" PVC @ 1.81%

77 L.F. 8" PVC @ 0.91%

104 L.F. 8" PVC @ 1.76%

22.5 ° BEND

11.25 ° BEND

45 ° BEND

PC: 14+68.97

PT: 15+52.82

PI: 13+20.12

PI: 13+60.12

PI: 19+04.34

BP: 10+00.00

8" WATER VALVE

6" WATER VALVE

12" DIP WATER MAIN

TOP OF GAS PIPE-189.66
BOTTOM OF GAS PIPE-188.49
TOP OF WATER MAIN-186.46

TOP OF GAS PIPE-200.68
BOTTOM OF GAS PIPE-199.51
TOP OF WATER MAIN-197.51

GAS

SCALE: 1"=30'
0 30 60 120

NO.	DATE	CHKD	REVISION
12			
11			
10			
9			
8			
7			
6			
5			
4			
3	12/18/24	SAD	REVISED PER TOWNSHIP COMMENTS
2	09/10/24	SAD	REVISED PER RR COMPLETENESS REVIEW
1			

PROJ.: 08139-01-001
DATE: 12/19/2024
CHKD: SAD

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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 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
11H
OF

PageSetup: ----- PlotStyleTable: BCG-NJ.ctb
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SWM BASIN #42
BOTTOM BASIN: 181

SWM BASIN #41
BOTTOM BASIN: 182

SEE SHEET H
SEE SHEET I

(DB. 1217, PG. 70)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #36B
BOTTOM BASIN: 191

SWM BASIN #36A
BOTTOM BASIN: 191

SWM BASIN #35
BOTTOM BASIN: 190

SWM BASIN #34
BOTTOM BASIN: 191

SWM BASIN #37B
BOTTOM BASIN: 194

SWM BASIN #37A
BOTTOM BASIN: 194

SWM BASIN #39
BOTTOM BASIN: 201

SWM BASIN #40
BOTTOM BASIN: 202

SWM BASIN #38
BOTTOM BASIN: 205

SEE SHEET J
SEE SHEET K
SEE SHEET F

SMH S36
RIM 198.16
I.E. 194.44 (S37)
I.E. 194.34 (S21 (DROP))

SMH S37
RIM 200.74
I.E. 197.02 (S38)
I.E. 196.92 (S36)

SMH S38
RIM 201.54
I.E. 197.82 (S39)
I.E. 197.72 (S37)

SMH S39
RIM 204.22
I.E. 200.50 (S99)
I.E. 200.40 (S38)

SMH S99
RIM 206.05
I.E. 202.33 (S39)

SMH S40
RIM 206.85
I.E. 180.63 (S41)
I.E. 180.53 (S54)

SMH S115
RIM 204.26
I.E. 200.54 (S108)

SMH S108
RIM 206.43
I.E. 190.74 (S115)
I.E. 190.64 (S109)

SMH S109
RIM 208.22
I.E. 182.48 (S108)
I.E. 182.38 (S107)

SMH S103
RIM 199.80
I.E. 186.59 (S73)

SMH S73
RIM 203.03
I.E. 182.54 (S103)
I.E. 182.44 (S74)

SMH S74
RIM 203.58
I.E. 177.49 (S73)
I.E. 177.39 (S75)

SMH S75
RIM 200.62
I.E. 172.49 (S74)
I.E. 172.29 (S76)
I.E. 171.99 (S77)

SMH S76
RIM 204.35
I.E. 173.27 (S72)
I.E. 173.17 (S75)

6" WATER VALVE
6" WATER VALVE (TYP.)
12" DIP WATER MAIN
HYD.
11.25° BEND
22.5° BEND
45° BEND

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD

PROJ.: 081391-01-001
DATE: 12/19/2024
CHKD: SAD

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

UTILITY PLAN I

BLOCK 93, LOTS 19, 20, 45.01, 46 & 69
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 11I OF

SCALE: 1"=30'

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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

SHEET No. 11J OF

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

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REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3		
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12		

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N84° 32' 20"E – 2117.52'

SWM BASIN #46A
BOTTOM BASIN: 181

SWM BASIN #46B
BOTTOM BASIN: 184

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)

24+65
24+00
EP: 24+24.66
6" WATER VALVE
SMH S68
RIM 189.23
I.E. 185.51 (S67)

SWM BASIN #45
BOTTOM BASIN: 166

SWM BASIN #44
BOTTOM BASIN: 166

6" WATER VALVE
SMH S35
RIM 176.00
I.E. 172.28 (S30 (DROP))
EP: 12+90.50

SWM BASIN #43
BOTTOM BASIN: 177

ROAD 1
(TO BE DEDICATED AS PUBLIC STREET)
00+00
01+00
278 L.F. 8" PVC @ 0.30%

SMH S29
RIM 185.84
I.E. 182.12 (S28)
I.E. 182.02 (S30 (DROP))
22.5° BEND

ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)
22+00
23+00
92 L.F. 8" PVC @ 0.30%
11.25° BEND
22.5° BEND
25+00
26+00
8" WATER VALVE
27+00
PC: 27+00.00
49 L.F. 8" PVC @ 0.49%
45° BEND
28+00
54 L.F. 8" PVC @ 0.50%
EP: 28+39.55

SMH S32
RIM 186.49
I.E. 169.90 (S31)
I.E. 169.70 (S33)

SMH S33
RIM 186.82
I.E. 169.51 (S32)
I.E. 169.31 (S34)

SMH S31
RIM 187.48
I.E. 170.28 (S30 (DROP))
I.E. 170.18 (S32)

SMH S34
RIM 189.65
I.E. 168.99 (S33)
I.E. 168.89 (S21 (DROP))
PC: 21+00.84
104 L.F. 8" PVC @ 1.00%

SMH S30 (DROP)
RIM 185.50
I.E. 181.78 (S29)
I.E. 171.42 (S35)
I.E. 171.12 (S31)

SEE SHEET K
SEE SHEET L

SEE SHEET K
SEE SHEET L

SWM BAS
#42
BOTTOM BASI

TOP OF GAS PIPE-189.66
BOTTOM OF GAS PIPE-188.49
TOP OF WATER MAIN-186.49

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

No.	REVISION	DATE	DRWD
12			
11			
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7	REVISION		
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3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

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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 K

BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 11K OF

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

VENUE AT HOPEWELL

UTILITY PLAN L

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 11L OF

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

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REVISION			CHK'D
1	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2			
3			
4			
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REVISION			CHK'D
7	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
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12			

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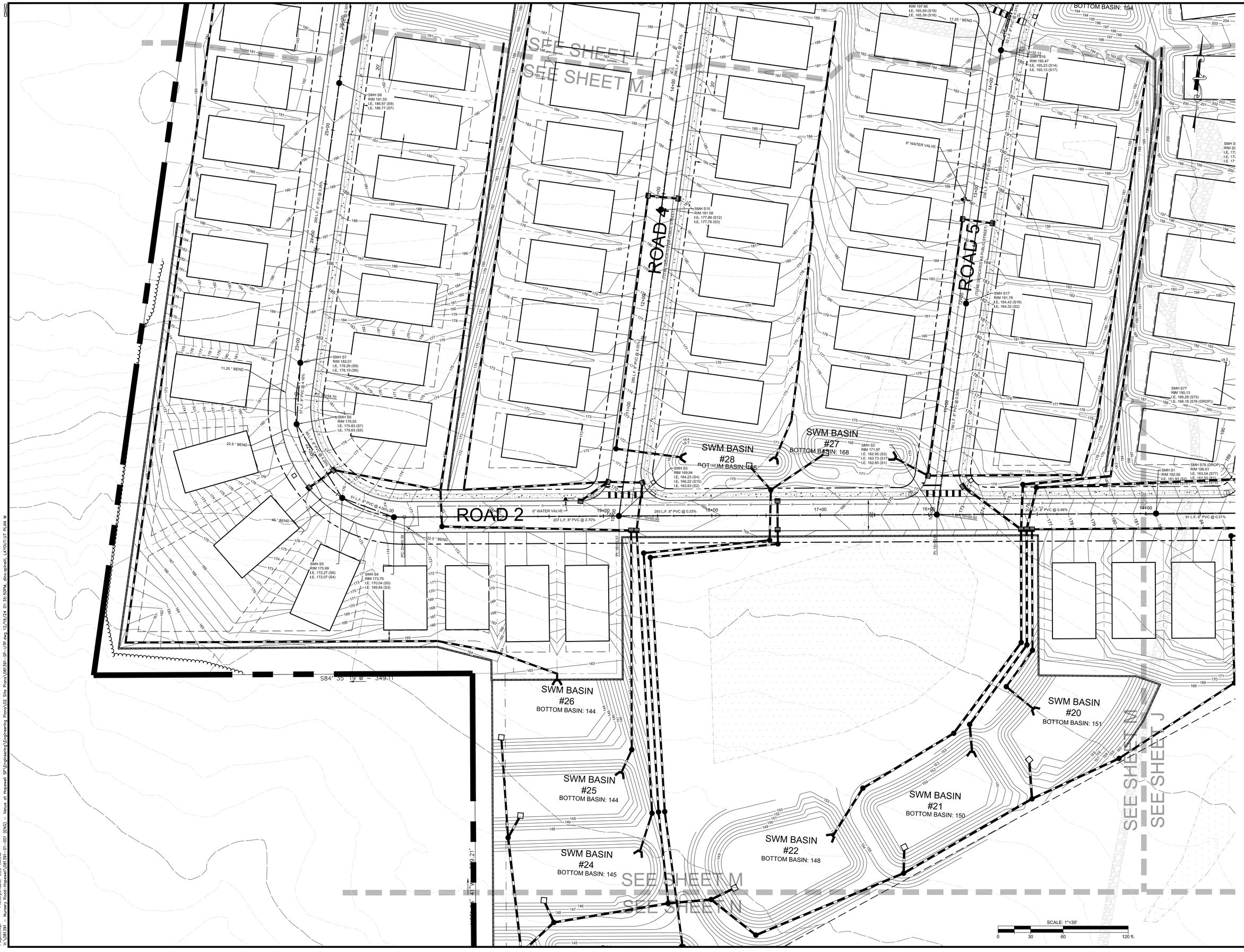
PROJ.: 081391-01-001
DATE: 06/25/2024
CHK'D: SAD

SEE SHEET I
SEE SHEET J
SEE SHEET K
SEE SHEET L
SEE SHEET M

ROAD C (TO BE DEDICATED AS PUBLIC STREET)
ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)
ROAD 3 (TO BE DEDICATED AS PUBLIC STREET)
ROAD 5 (TO BE DEDICATED AS PUBLIC STREET)
ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #42 BOTTOM BAS
SWM BASIN #36B BOTTOM
SWM BAS #35
SWM # BOTTOM
SWM BASIN #32 BOTTOM BASIN: 194
SWM BASIN #31 BOTTOM BASIN: 193
SWM BASIN #33 BOTTOM BASIN: 187
SWM BASIN #30 BOTTOM BASIN: 176
SWM BASIN #29 BOTTOM BASIN: 186

50' WIDE RIGHT-OF-WAY EASEMENT ON LOT 19 IN FAVOR OF SUNOCO (SEE NOTE)



12			
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4			
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISION	DATE	CHKD

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DWG.: 081391-01-001
CHKD: SAD

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

UTILITY PLAN M

BLOCK 80, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
11M
OF

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BOTTOM BASIN: 145

SEE SHEET M

SEE SHEET N

SWM BASIN
#23
BOTTOM BASIN: 145

PROPOSED
RIGHT-OF-WAY

LIMIT OF GRADING

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

PROJECT LIMIT
14+00

NURSERY ROAD (C.R. 647)

SEE SHEET N

SEE SHEET M

SEE SHEET J

SEE SHEET O

SEE SHEET G

SEE SHEET O

PROPOSED
RIGHT-OF-WAY

S02° 19' 27"E – 176.82'

S05° 41' 52"E – 206.15'

LIMIT OF GRADING

LIMIT OF MILLING

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

NURSERY ROAD (C.R. 647)

SEE SHEET D

SEE SHEET P

APPROXIMATE LOCATION
SLOPE E.W. (REF. #5)

R 300.00

45° BEND

22.5° BEND

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

LIMIT OF MILLING

NURSERY ROAD (C.R. 647)

SCALE: 1"=30'

0 30 60 120 ft.

NO.	REVISION	DATE	CHKD
12			
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

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NJ Certificate of Authorization No. 24GA28222600

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

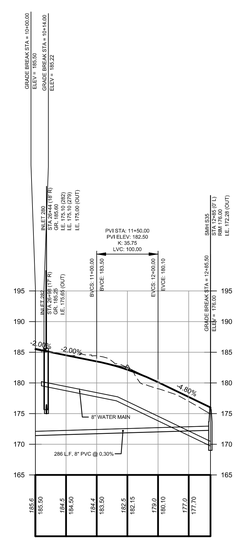
PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

UTILITY PLAN N

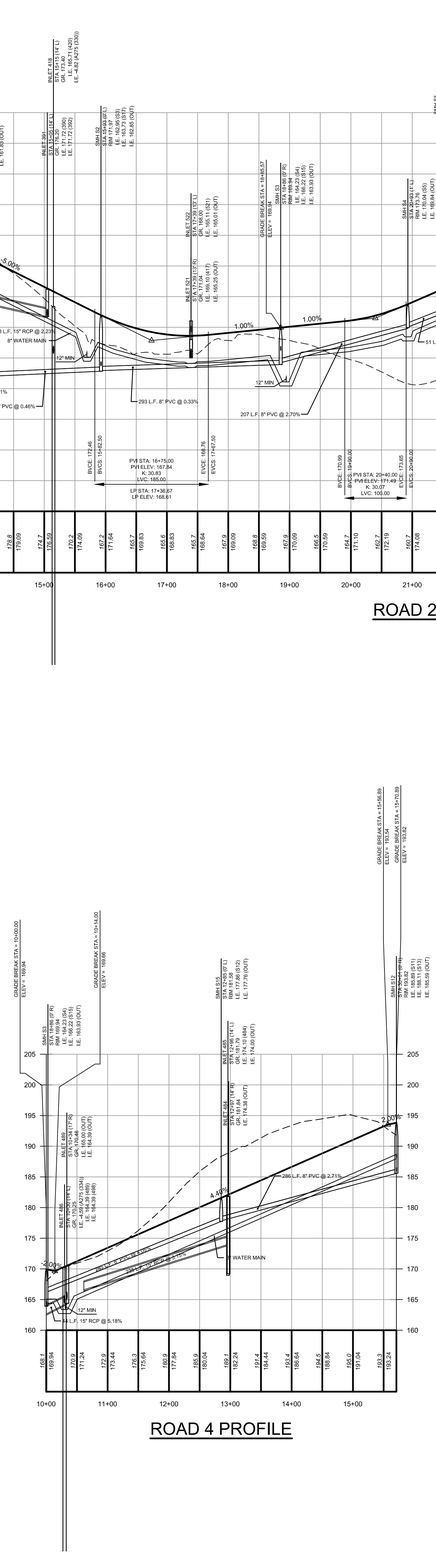
BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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OF

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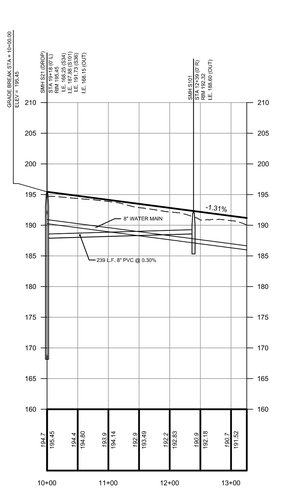


ROAD 3 PROFILE



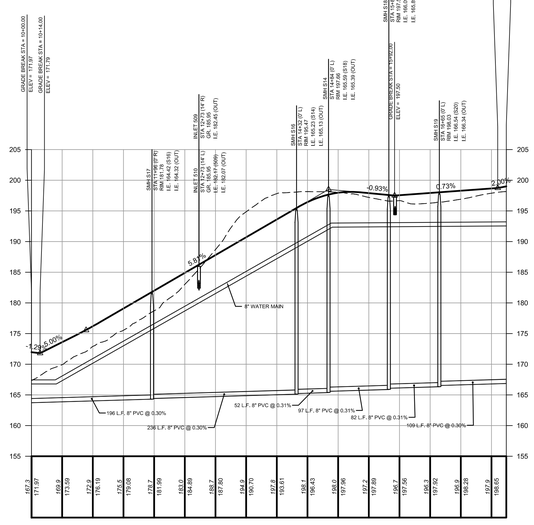
ROAD 1 PROFILE

ROAD 2 PROFILE



ROAD 3 PROFILE

ROAD 4 PROFILE



ROAD 5 PROFILE

SCALE: 1"=100' HORIZ., 1"=10' VERT.

0 10 20 40 ft.

0 100 200 400 ft.

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

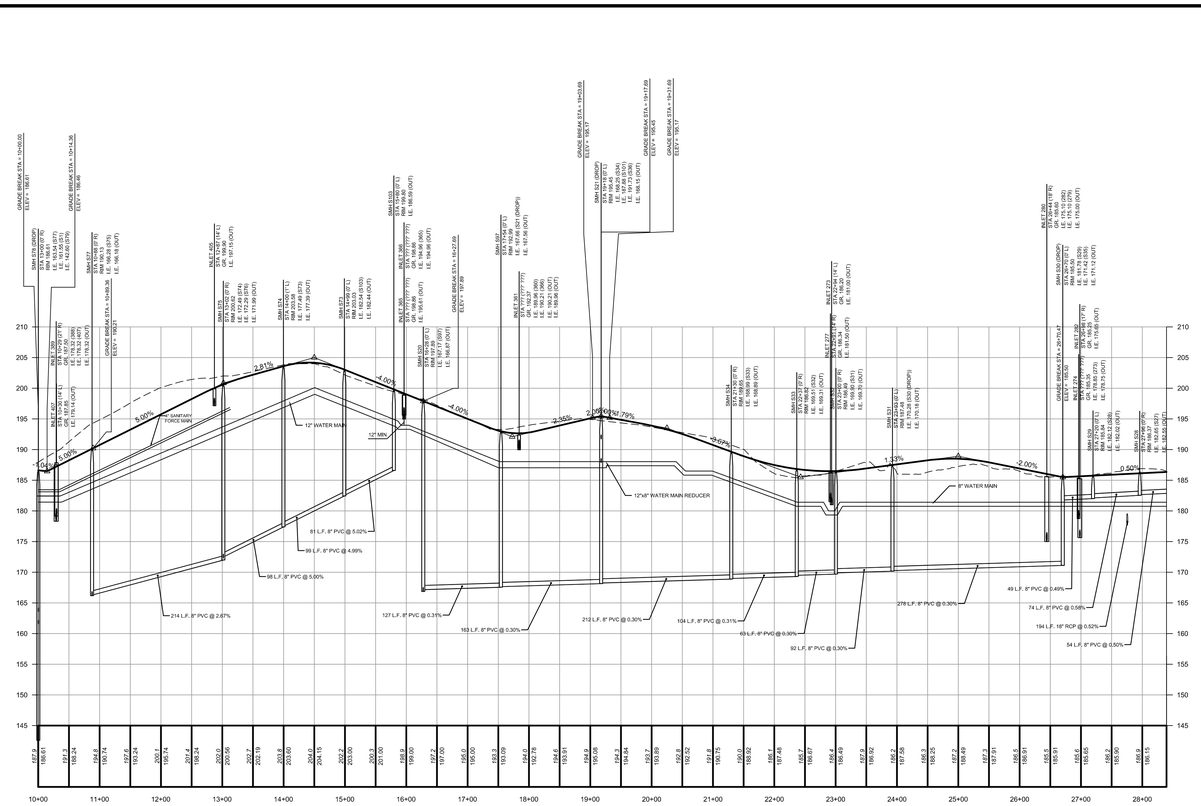
ROADWAY PROFILES

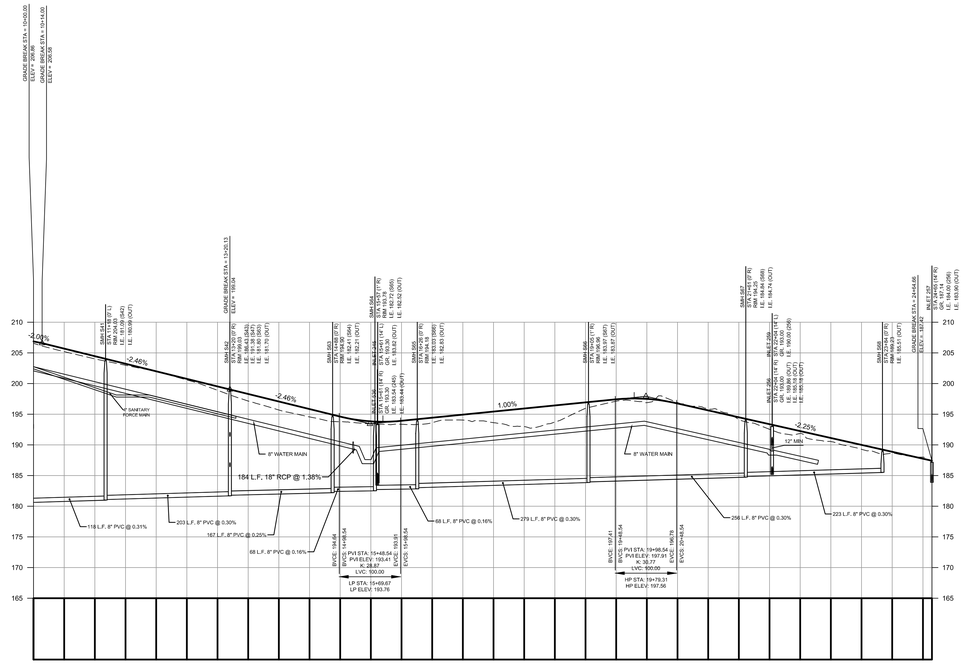
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
12A
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08139_SP_Entry-Hopewell.dwg
08139_-_SP_-_MSTR.dwg

V:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell 3P\Engineering Plans\02 Site Plans\08139-3P-PRO.dwg 12/19/24 04:18:20PM dhs.spinelli LAYOUT:SHT=12A

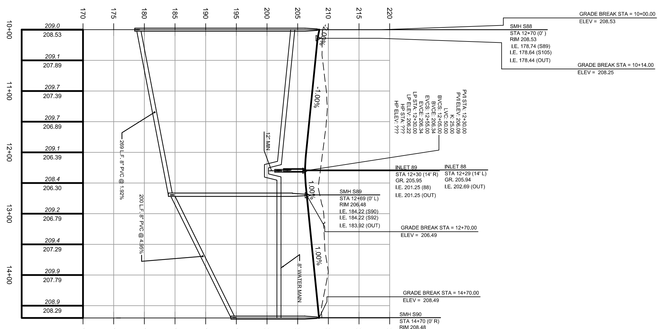

GRADE BREAK STA = 10+00.00
ELEV = 186.61
SMH 519 (DROP)
RIM = 195.61
INV = 183.61 (OUT)
INLET 497
STA 10+29 (10'-6")
GR. 186.61
I.E. 181.55 (OUT)
INLET 289
STA 10+29 (21'-6")
GR. 186.61
I.E. 178.74 (OUT)
I.E. 178.32 (289)
I.E. 178.32 (OUT)
GRADE BREAK STA = 10+48.36
ELEV = 186.61
SMH 527
STA 10+48.36 (8'-6")
RIM = 195.13
I.E. 186.63 (519)
I.E. 186.18 (OUT)
SMH 525
STA 10+62 (8'-6")
RIM = 195.13
I.E. 186.63 (519)
I.E. 186.18 (OUT)
INLET 497
STA 10+62 (14'-6")
GR. 186.61
I.E. 181.55 (OUT)
SMH 525
STA 10+62 (8'-6")
RIM = 195.13
I.E. 186.63 (519)
I.E. 186.18 (OUT)
INLET 497
STA 10+62 (21'-6")
GR. 186.61
I.E. 178.74 (OUT)
I.E. 178.32 (289)
I.E. 178.32 (OUT)
GRADE BREAK STA = 10+48.36
ELEV = 186.61
SMH 527
STA 10+48.36 (8'-6")
RIM = 195.13
I.E. 186.63 (519)
I.E. 186.18 (OUT)
INLET 497
STA 10+62 (14'-6")
GR. 186.61
I.E. 181.55 (OUT)
SMH 525
STA 10+62 (8'-6")
RIM = 195.13
I.E. 186.63 (519)
I.E. 186.18 (OUT)
INLET 289
STA 10+62 (21'-6")
GR. 186.61
I.E. 178.74 (OUT)
I.E. 178.32 (289)
I.E. 178.32 (OUT)
GRADE BREAK STA = 10+48.36
ELEV = 186.61
SMH 527
STA 10+48.36 (8'-6")
RIM = 195.13
I.E. 186.63 (519)
I.E. 186.18 (OUT)
SMH 525
STA 10+62


GRADE BREAK STA = 10+00.00
ELEV = 206.86
GRADE BREAK STA = 10+14.00
ELEV = 206.58
-2.00%
-2.46%
2.40%
1.00%
-2.25%
8" WATER MAIN
4" SANITARY FORCE MAIN
12" MES
118 L.F. 8" PVC @ 0.31%
203 L.F. 8" PVC @ 0.30%
167 L.F. 8" PVC @ 0.25%
68 L.F. 8" PVC @ 0.16%
184 L.F. 18" RCP @ 1.38%
68 L.F. 8" PVC @ 0.16%
279 L.F. 8" PVC @ 0.30%
296 L.F. 8" PVC @ 0.30%
223 L.F. 8" PVC @ 0.30%
BVCE: 199.44
BVCS: 1+46.54
PVI STA: 15+48.54
PVI ELEV: 193.41
K: 28.87
LVC: 100.00
LP STA: 15+69.87
LP ELEV: 193.76
EVCE: 193.91
EVCS: 1+96.54
BVCE: 197.41
BVCS: 1+46.54
PVI STA: 19+98.54
PVI ELEV: 197.91
K: 56.77
LVC: 100.00
HP STA: 19+79.31
HP ELEV: 197.56
EVCE: 197.76
EVCS: 2+46.54
SWM 1042
RIM 208.63 (SAG)
I.E. 201.80 (SE)
I.E. 201.80 (SW)
I.E. 201.79 (NW)
SWM 1043
RIM 206.57 (FF)
I.E. 196.24 (OUT)
SWM 1044
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1045
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1046
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1047
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1048
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1049
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1050
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1051
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1052
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1053
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1054
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1055
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1056
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1057
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
SWM 1058
RIM 204.65
I.E. 199.65 (OUT)
I.E. 199.65 (OUT)
INLET 1
GR: 206.86
I.E. 202.86 (OUT)
INLET 2
GR: 206.58
I.E. 202.58 (OUT)
INLET 3
GR: 206.58
I.E. 202.58 (OUT)
INLET 4
GR: 206.58
I.E. 202.58 (OUT)
INLET 5
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I.E. 202.58 (OUT)
INLET 6
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I.E. 202.58 (OUT)
INLET 7
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I.E. 202.58 (OUT)
INLET 8
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I.E. 202.58 (OUT)
INLET 9
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INLET 10
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I.E. 202.58 (OUT)
INLET 11
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I.E. 202.58 (OUT)
INLET 12
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I.E. 202.58 (OUT)
INLET 13
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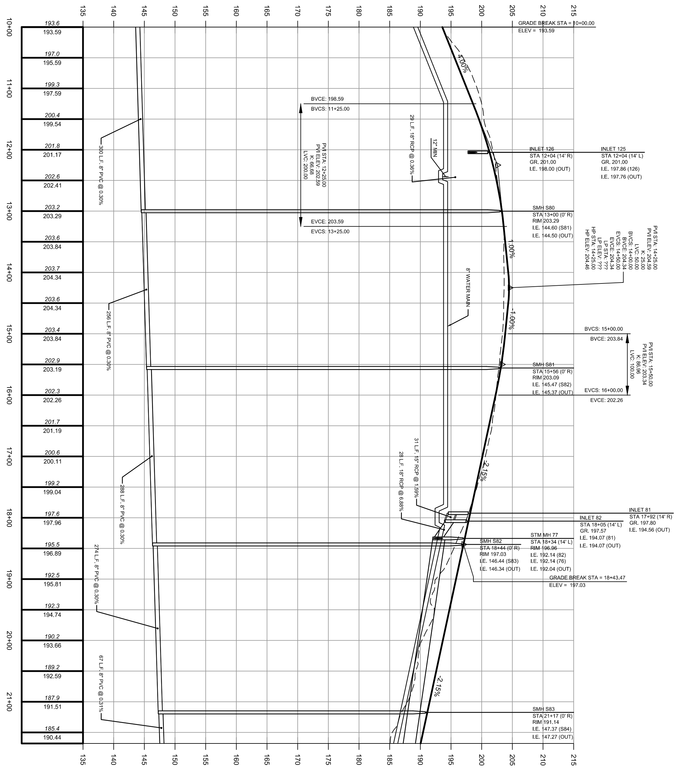
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XREFS: 081391-Xbase.dwg
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081391-SP-TMSTR.dwg

ROAD D PROFILE



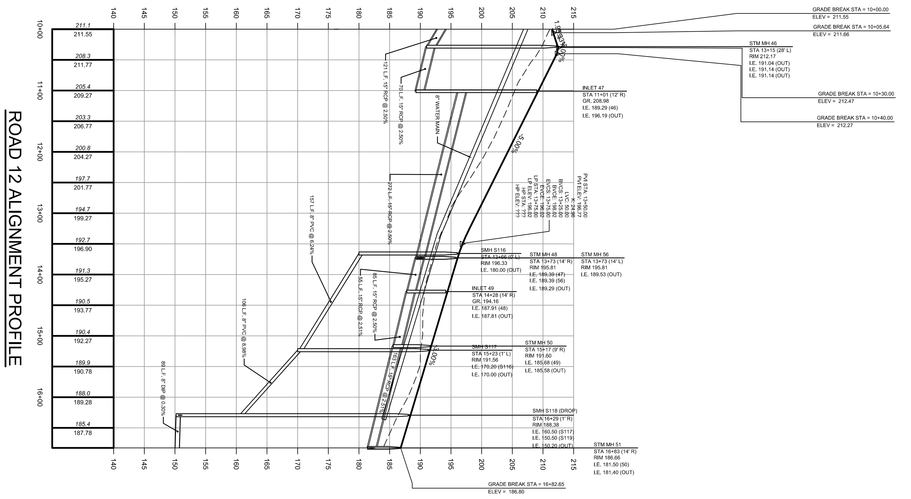
ROAD E PROFILE


GRADE BREAK STA = 10+00.00
ELEV = 193.59
BVCE: 198.59
BVCS: 11+25.00
INLET 126
STA 12+04 (14' R)
GR. 201.05
I.E. 196.05 (OUT)
INLET 125
STA 12+04 (14' L)
GR. 201.05
I.E. 197.86 (126)
I.E. 197.76 (OUT)
SMH S90
STA 13+00 (0' R)
RIM 203.29
I.E. 144.80 (S81)
I.E. 144.50 (OUT)
EVCE: 203.59
EVCS: 13+25.00
PVI STA 14+25.00
ELEV = 202.84
LVC = 200.00
-1.00%
8" WATER MAIN
BVCS: 15+00.00
BVCE: 203.84
SMH S91
STA 15+06 (0' R)
RIM 203.09
I.E. 145.47 (S82)
I.E. 145.37 (OUT)
PVI STA 14+90.00
ELEV = 203.09
LVC = 150.00
EVCS: 16+00.00
EVCE: 202.26
INLET 82
STA 18+05 (14' L)
GR. 197.57
I.E. 194.07 (81)
I.E. 194.07 (OUT)
INLET 81
STA 17+92 (14' R)
GR. 197.80
I.E. 194.56 (OUT)
STM Mh 77
STA 18+34 (14' L)
RIM 196.06
I.E. 192.14 (82)
I.E. 192.14 (76)
I.E. 192.04 (OUT)
SMH S92
STA 18+44 (0' R)
RIM 197.03
I.E. 146.44 (S83)
I.E. 146.34 (OUT)
GRADE BREAK STA = 18+43.47
ELEV = 197.03
SMH S93
STA 21+17 (0' R)
RIM 191.14
I.E. 147.37 (S84)
I.E. 147.27 (OUT)
GRADE BREAK STA = 21+10.94
ELEV = 203.72
GRADE BREAK STA = 21+24.94
ELEV = 204.00
-2.15%
-1.43%
-1.00%
-1.50%
-2.15%
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-2.50

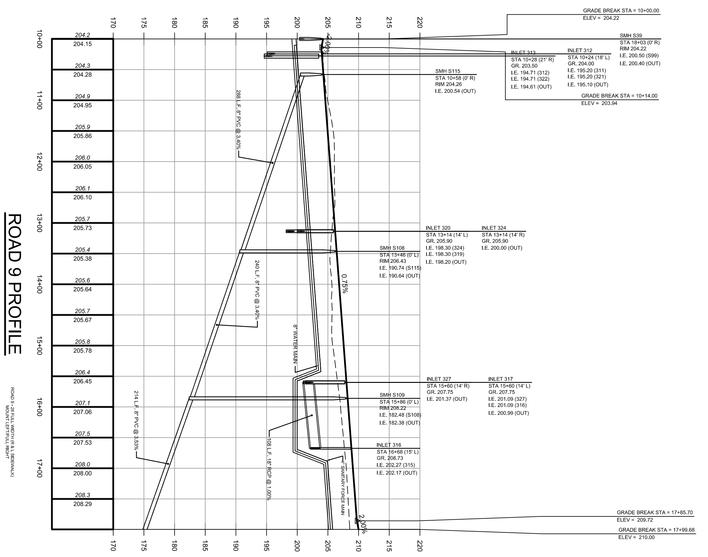
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XREFS: 081391_Xbase.dwg
081391_PBASE.dwg
081077_01 Deer Valley-Hopewell-sheets 2-13.dwg
081391-SP-PMSTR.dwg

ROAD 12 ALIGNMENT PROFILE



ROAD 9 PROFILE



SCALE: 1"=100' HORIZ., 1"=10' VERT.

SHEET No.	OF
12E	

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

VENUE AT HOPEWELL

ROADWAY PROFILES

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
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NJ Certificate of Authorization
No. 24GA28222600

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

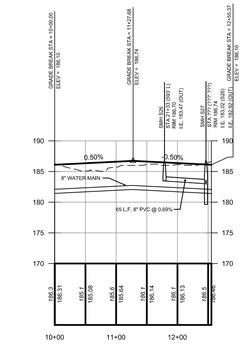
Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
CHKD: SAD

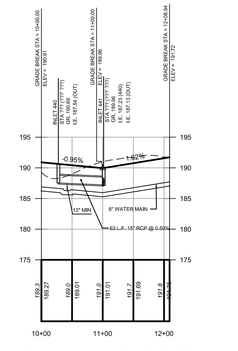
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	REVISION	DATE	CHKD
6			
5			
4			
3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

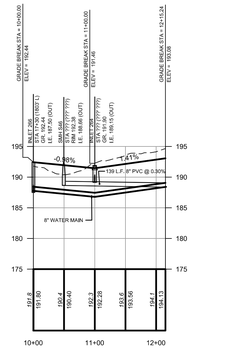
	REVISION	DATE	CHKD
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11			
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7			



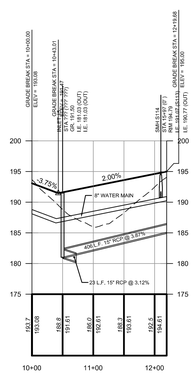
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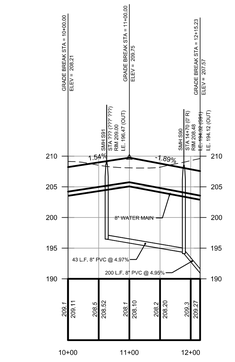
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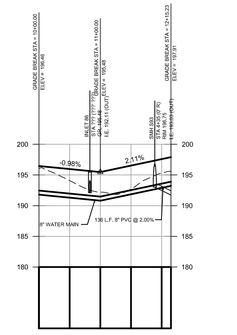
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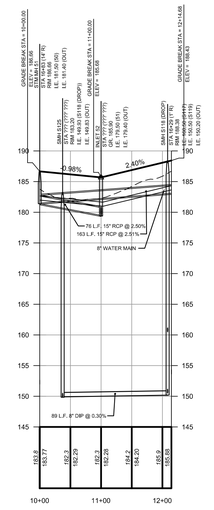
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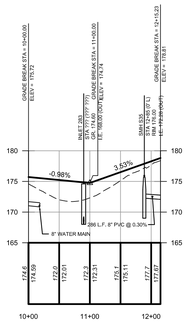
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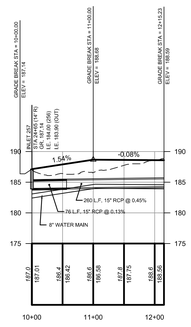
ROAD 11 CUL DE SAC PROFILE



ROAD 12 CUL DE SAC PROFILE



ROAD 1 CUL DE SAC PROFILE



ROAD A CUL DE SAC PROFILE

SCALE: 1"=100' HORIZ., 1"=10' VERT.

0 10 20 40 ft.

0 100 200 400 ft.

12			
11			
10			
9			
8			
7			
	REVISION	DATE	CHKD

6			
5			
4			
3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
	REVISION	DATE	CHKD

PROJ. 081391-01-001
DWG. RDGPRO24
CHKD. SAD

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

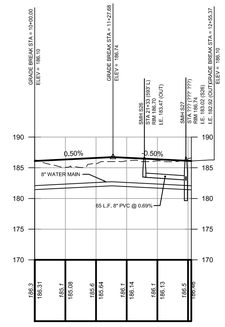
PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

ROADWAY PROFILES

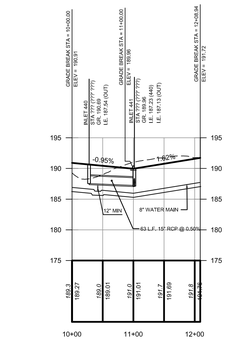
BLOCK 90, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
12F
OF

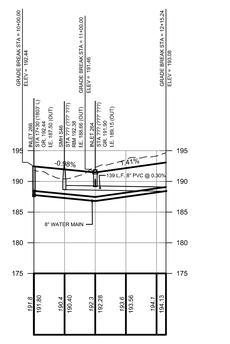
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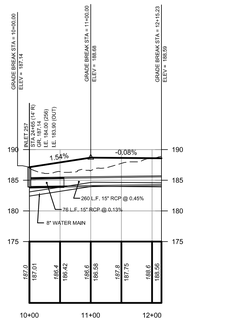
ROAD 6 CUL-DA SAC PROFILE



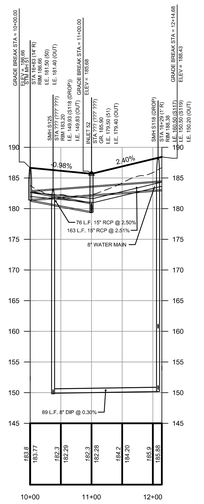
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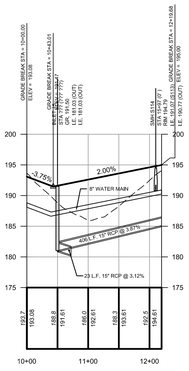
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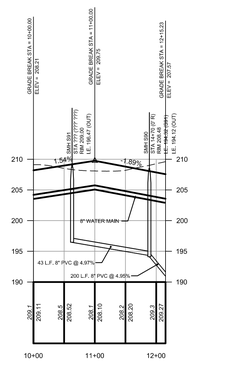
ROAD A CUL DE SAC PROFILE



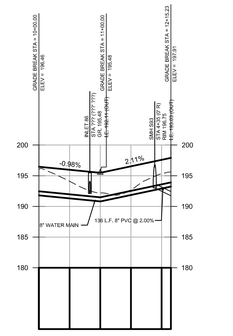
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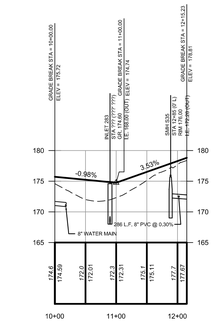
ROAD G CUL DE SAC PROFILE



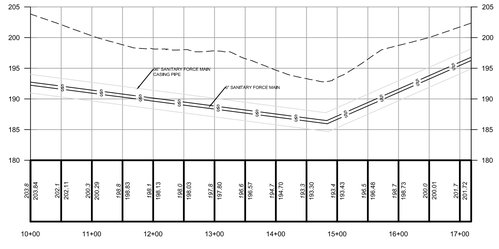
ROAD D CUL DE SAC PROFILE



ROAD 11 CUL DE SAC PROFILE



ROAD 1 CUL DE SAC PROFILE



FORCE MAIN OFFSITE PROFILE

SCALE: 1"=100' HORIZ., 1"=10' VERT.

0 10 20 40 ft.

0 100 200 400 ft.

No.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PROJ. 081391-01-001
DWG. 08139101
CHKD. SAD

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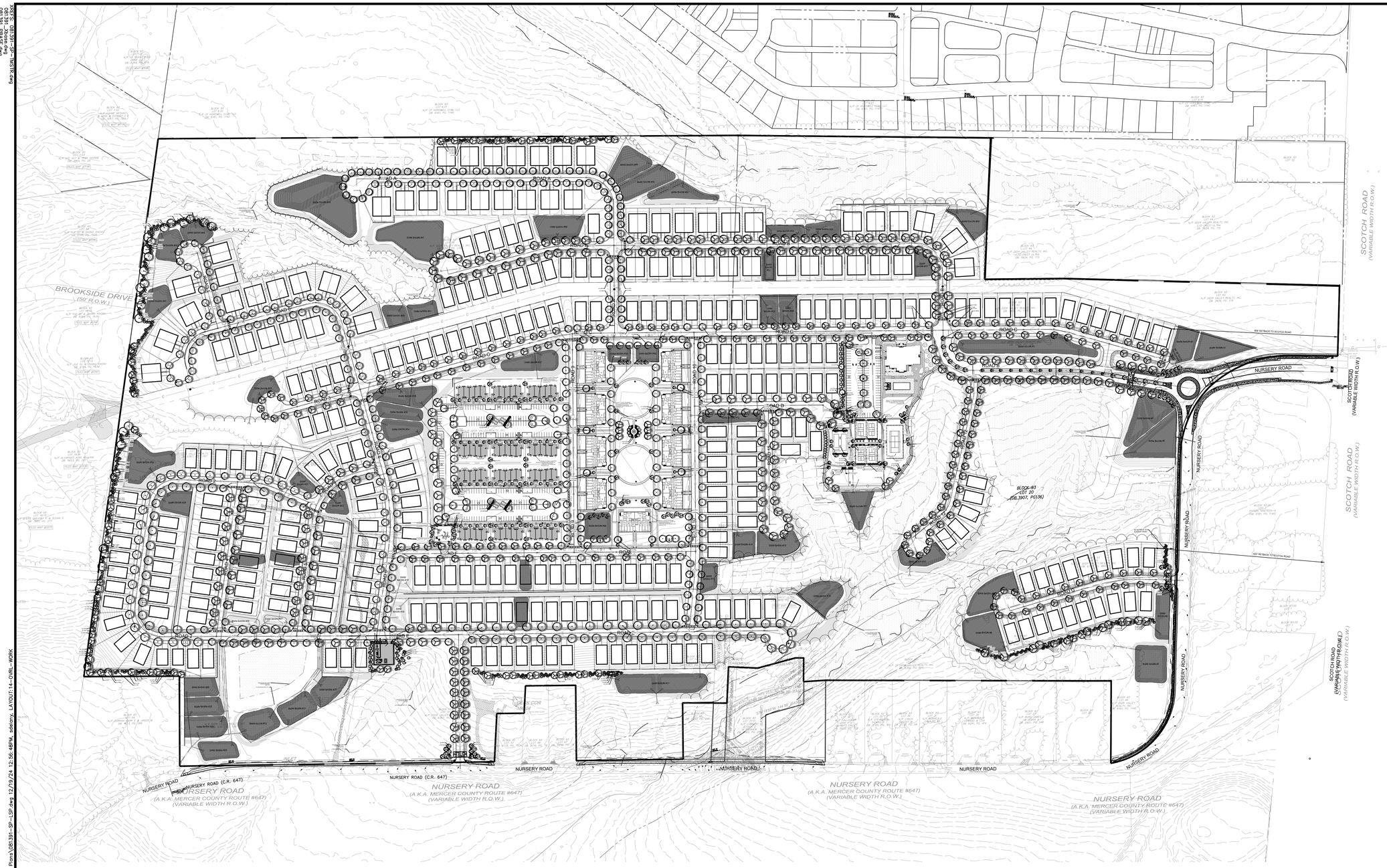
Bowman Consulting Group Ltd
300 Main Street, Suite 2
Freehold, New Jersey 07728
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization No. 24GA28222600
E-mail: NJ@bowman.com

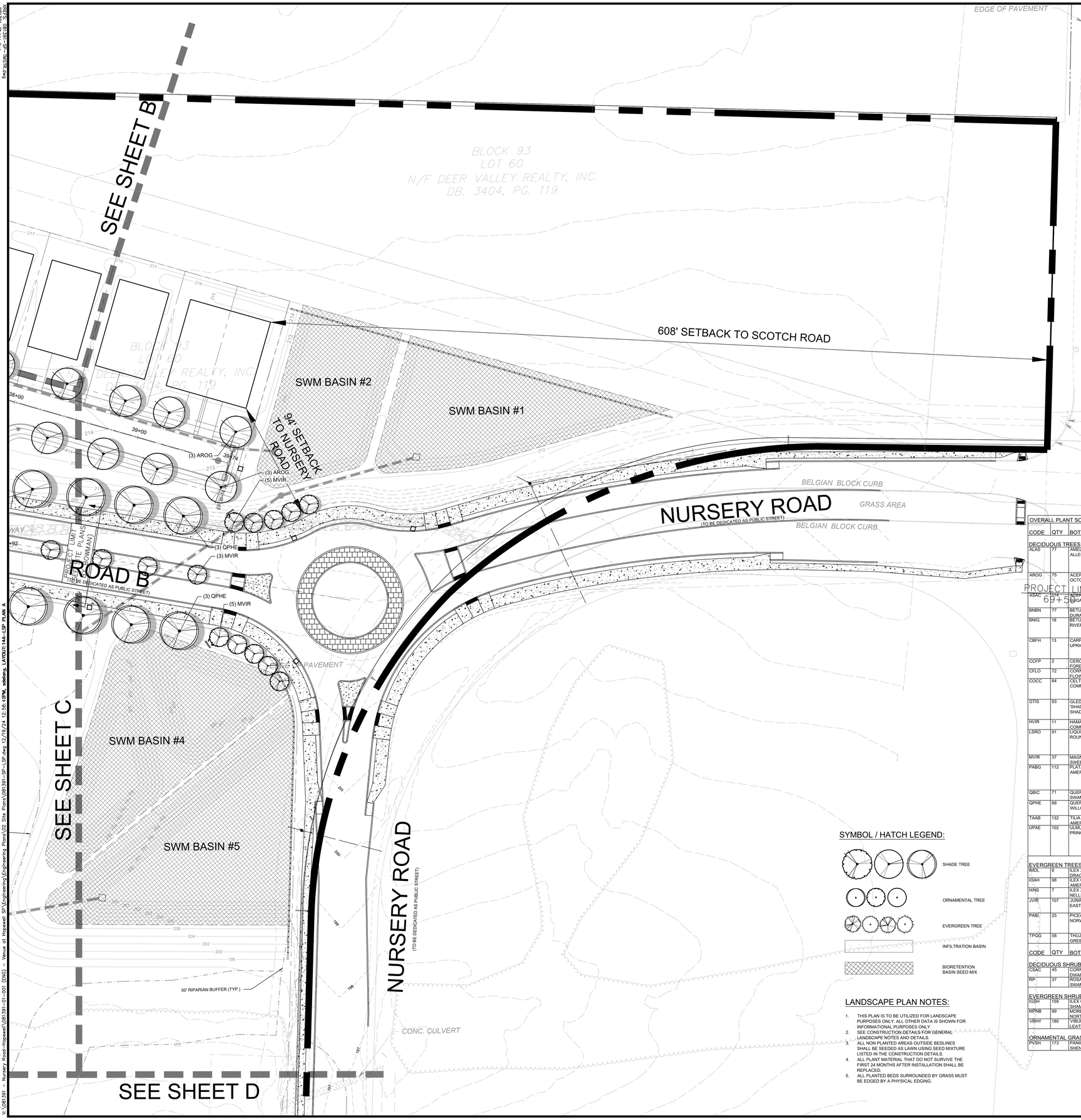
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
UTILITY PROFILES
BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
13A
OF

X:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-PRO.dwg 12/19/24 04:27:15PM dina.spinelli LAYOUT:SHT-13A
XREFs: 081391-SP-MSTR.dwg, 081391-Topo-Boundary.dwg, 081391-SP-SEC.dwg, 081391-SP-Utility-Hopewell-sheets 2-13.dwg


BROOKSIDE DRIVE
(50' R.O.W.)
SCOTCH ROAD
(VARIABLE WIDTH R.O.W.)
NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)
(VARIABLE WIDTH R.O.W.)
NURSERY ROAD (C.R. 647)
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
BLOCK 83
LOT 20
(DB.3907, PG136)
BLOCK 87
LOT 1
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LANDSCAPE CODE REQUIREMENTS

SECTION NO.	REQUIREMENTS	PROVIDED
§17-89-C-2	FOR RESIDENTIAL SITE PLANS EACH 1,000 SQUARE FEET MINIMUM 10 SHRUBS, ONE SHADE OR ORNAMENTAL TREE	SINGLE FAMILY: EACH RESIDENTIAL LOT SHALL PROVIDE MINIMUM QUANTITY OF SHRUBS AND SHADE / ORNAMENTAL TREES IN ORDER TO COMPLY WITH CODE. COMPLIES TOWNHOME: EACH LOT ± 5,696 SF, NEED 57 SHRUBS AND 6 SHADE OR ORNAMENTAL TREE ±64 SHRUBS AND 6 ORNAMENTAL TREES PROVIDED COMPLIES AFFORDABLE APARTMENT: EACH LOT ± 3,816 SF, NEED 37 SHRUBS AND 4 SHADE OR ORNAMENTAL TREE ±89 SHRUBS AND ±4 ORNAMENTAL TREES PROVIDED COMPLIES CLUBHOUSE: 71,623 SF, NEED 717 SHRUBS AND 72 SHADE OR ORNAMENTAL TREE 1,187 SHRUBS AND 81 SHADE & ORNAMENTAL TREES PROVIDED COMPLIES
§17-89-C-3	80% OR MORE PLANTS ARE NATIVE SPECIES (SEE SEC17-89.1, APPROVED NATIVE WOODY PLANT LIST)	TOTAL PLANTS SPECIES PROVIDED: 31 NATIVE SPECIES PROVIDED 25 81% NATIVE SPECIES - COMPLIES
§17-89-C-4	PARKING LOT PLANTING: (A) 20 OR MORE SPACES SINGLE PARKING AREA, 10% AREA IN LANDSCAPING (B) SHADE TREES BE PRIMARY LANDSCAPING MATERIAL - 70 FT O.C. (C) MINIMUM SIX FEET WIDTH FOR PLANTING BEDS	398 PARKING SPACE PROVIDED, 6,448 SF LANDSCAPING AREA NEED TO PROVIDED (A) LANDSCAPING AREA PROVIDED 6,891 SF (B) SHADE TREES ±50 FT O.C. (C) 4 FEET PLANTING BED (WAIVER REQUIRED)
§17-89-C-5	ALL ABOVEGROUND UTILITY INSTALLATIONS BE SCREENED BY THE CONTINUOUS EVERGREEN BUFFER.	COMPLIES
§17-89-I	STREET TREE: LARGE TREES: NO MORE THAN 50 FT APART SMALL TREES: NO MORE THAN 30 FT APART 5 - 10 FT OUTSIDE THE STREET ROW (1) NO TREES WITHIN 50 FT OF INTERSECTING STREET ROW	LARGE STREET TREES ± 50 FT O.C. (WHERE 50'-0" O.C. NOT POSSIBLE DUE TO THE LOCATION OF DRIVEWAYS OR OTHER OBSTRUCTIONS, TREES PLANTED AT THE NEXT MOST APPROPRIATE LOCATION WHICH DOES NOT IMPAIR PUBLIC SAFETY OF THE HEALTH OF OTHER TREES IN THE RIGHT-OF-WAY) COMPLIES

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.

OVERALL PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
DECIDUOUS TREES							
ALAS	77	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	B & B	2" TO 2-1/2" CAL	YES		BRANCHED 6' FROM GROUND, SPREAD OF TOP 5'-6'. SINGLE, STRAIGHT LEADER. PROVIDE MULTI-STEMMED SPECIMENS IF REQUESTED. MULTI-STEMMED TREES SHALL HAVE A MINIMUM OF 4 MAIN STEMS.
AROG	75	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B & B	3" TO 3 1/2" CAL	YES		BRANCHED 6'-7' FROM GROUND. SINGLE STRAIGHT TRUNK WITH LEADER INTACT AND SYMMETRICAL WELL-BRANCHED TOP, FALL TRANSPLANT HAZARD
ASAC	114	ACER SACCHARUM SUGAR MAPLE	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT AND SYMMETRICAL WELL-BRANCHED TOP.
BNBN	77	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	B & B	3-1/2" TO 4" CAL			
BNIG	18	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	B & B	14` TO 16` HT	YES		CLUMP FORM HAVING 2`OR MORE MAIN STEMS ARISING FROM THE MAIN TRUNK, NOT MORE THAN 6' FROM GROUND LEVEL, FALL TRANSPLANT HAZARD
CBFH	13	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM	B & B	2" TO 2-1/2" CAL	YES		STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. NO LIMB CUTS OVER 3/4" WHICH HAVE NOT COMPLETELY CALLUSED OVER. FALL TRANSPLANT HAZARD
CCFP	2	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	B & B	2" TO 2-1/2" CAL			
CFLO	72	CORNUS FLORIDA FLOWERING DOGWOOD	B & B	2-1/2" TO 3" CAL	YES		WELL-BRANCHED, SPREAD OF TOP 5', FALL TRANSPLANT HAZARD
COCC	64	CELTIS OCCIDENTALIS COMMON HACKBERRY	B & B	2" TO 2-1/2" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT 12-14', STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. SPREAD OF TOP 5-6'. FALL TRANSPLANT HAZARD
GTIS	93	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT AND SYMMETRICAL WELL-BRANCHED TOP, FALL TRANSPLANT HAZARD
HVIR	11	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	B & B	2" TO 2-1/2" CAL	YES		HEAVY, WELL-BRANCHED TOP, SPECIMEN QUALITY
LSRO	91	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` ROUND-LOBED SWEET GUM	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT 11-12'. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT, AND SYMMETRICAL WELL-BRANCHED TOP, FALL TRANSPLANT HAZARD
MVIR	37	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B & B	2" TO 2-1/2" CAL	YES		HEAVY, WELL-BRANCHED TOP, FALL TRANSPLANT HAZARD
PABG	112	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	B & B	3-1/2" TO 4" CAL			BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT 12-14', SINGLE, STRAIGHT TRUNK WITH LEADER INTACT, AND SYMMETRICAL WELL-BRANCHED TOP, FALL TRANSPLANT HAZARD
QBIC	71	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6' FROM GROUND. SPREAD OF TOP 4-5'. FALL TRANSPLANT HAZARD
QPHE	68	QUERCUS PHELLOS WILLOW OAK	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT OF 11-12'. SPREAD OF TOP 4-5', FALL TRANSPLANT HAZARD
TAAB	132	TILIA AMERICANA AMERICAN LINDEN	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT OF 10-12'. SPREAD OF TOP 6-8'.
UPAE	102	ULMUS AMERICANA `PRINCETON` PRINCETON AMERICAN ELM	B & B	3-1/2" TO 4" CAL			BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT OF 10-12'. SPREAD OF TOP 5-6'. STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. MUST BE FREE FROM BAD CROTCHES AND OTHER STRUCTURAL FAULTS. FALL TRANSPLANT HAZARD
EVERGREEN TREES							
IMDL	6	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY	B & B	6 TO 7'			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND.
IOAH	98	ILEX OPACA AMERICAN HOLLY	B & B	8` TO 10` HT	YES		HEAVY AND WELL-BRANCHED, FALL TRANSPLANT HAZARD
IXNS	7	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	B & B	7` TO 8` HT			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND, FALL TRANSPLANT HAZARD
JVIR	107	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	B & B	6` TO 8` HT	YES		FULL-BRANCHED, SYMMETRICAL, WELL-FURNISHED TOP, FALL TRANSPLANT HAZARD
PABI	25	PICEA ABIES NORWAY SPRUCE	B & B	8` TO 10` HT			AVERAGE HEIGHT 8'-10'. VIGOROUS, SINGLE STEM, AND FULLY DEVELOPED LATERAL GROWTH EVENLY DISTRIBUTED RADIALLY TO 6" FROM THE TOP OF THE CROWN.
TPGG	58	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	B & B	6` TO 8` HT			SINGLE, STRAIGHT TRUNK. DENSELY BRANCHED, FULL TOP. SPECIMEN QUALITY.
CODE	QTY	BOTANICAL / COMMON NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS							
CSAC	45	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	B & B	3 TO 4`	YES	48" o.c.	
RP-	37	ROSA PALUSTRIS SWAMP ROSE	CONTAINER	18" TO 24"		60" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / ROW BIOSWALES.
EVERGREEN SHRUBS							
IGSH	159	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
MPNB	99	MORELLA PENSYLVANICA NORTHERN BAYBERRY	CONTAINER	3 TO 4`	YES	48" o.c.	
VRHY	180	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM	B & B	3 TO 4`		96" o.c.	WELL-BRANCHED TOP WITH AT LEAST 4 STEMS 3' AND OVER.
ORNAMENTAL GRASSES							
PVSH	173	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	CONTAINER	#3	YES	42" o.c.	WELL-ESTABLISHED IN CONTAINER.

SCALE: 1"=30'

0 30 60 120 ft.

NO.	REVISION	DATE	CHKD
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	08/10/24	SAD

PROJ.: 08139-01-001
DWG.: 08139-01A
CHKD: SAD

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN A
BLOCK 93, LOTS 60, 45.01, 46 & 47
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14A
OF

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
X:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-LSP.dwg 12/19/24 12:58:49PM, ddelany, LAYOUT:14A - LSP PLAN A
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08139-Base.dwg
08139-Base.dwg
08077-01 Deer Valley-Hopewell-sheets 2-13.dwg

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE
REPLACEMENT PLAN B
BLOCK 93, LOTS 19.20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14B OF

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CHKD	DATE	REVISION
SAD	09/10/24	REVISED PER PB COMPLETENESS REVIEW
SAD	12/18/24	REVISED PER TOWNSHIP COMMENTS

PB01.081391-01-001
DATE: 06/25/2024
CHKD: SAD

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NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 3 1A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

OVERALL PLANT LIST		
CODE	BOTANICAL / COMMON NAME	
DECIDUOUS TREES		
ALAS	*AMELANCHIER LAEVIS* 'ALLEGHENY' SERVICEBERRY	
AROG	*ACER RUBRUM* 'OCTOBER GLORY' RED MAPLE	
ASAC	*ACER SACCHARUM* SUGAR MAPLE	
BNBN	*BETULA NIGRA* 'BNMTF' BNMTF RIVER BIRCH	
BNG	*BETULA NIGRA* 'HERITAGE' HERITAGE RIVER BIRCH	
CBFH	*CHAMAECYPARIS THYOIDES* 'ANDELYN' ANDELYN ATLANTIC WHITE CEDAR	
CCFP	*CARPINUS CAROLINIANA* 'PENDULA' WEEPING AMERICAN HORNBEAM	
CFLO	*CORNUS FLORIDA* 'CHEROKEE CHIEF' CHEROKEE CHIEF FLOWERING DOGWOOD	
CKLO	*CELTIS OCCIDENTALIS* 'JFS-KW1' JFS-KW1 COMMON HACKBERRY	
CLEO	*CERCIS CANADENSIS* 'LAVENDER TWIST' LAVENDER TWIST EASTERN REDBUD	
CORN	*CORNUS KOUSA* 'CHINENSIS' CHINENSIS KOUSA DOGWOOD	
GTIS	*GLEDITSIA TRIACANTHOS INERMIS* 'SHADEMASTER' SHADEMASTER HONEYLOCUST	
KYAR	*GYMNOCLADUS KENTUCKEA* 'ESPRESSO' ESPRESSO KENTUCKY COFFEE TREE	
LSMG	*LIRIODENDRON TULIPIFERA* 'ROTUNDILOBA' ROTUNDILOBED SWEET GUM	
MVIR	*MAGNOLIA VIRGINIANA* 'HENRY HICKS' HENRY HICKS SWEETBAY MAGNOLIA	
PABG	*PLATANUS OCCIDENTALIS* 'BLOODGOOD' BLOODGOOD LONDON PLANE	
QBIC	*QUERCUS BICOLOR* SWAMP WHITE OAK	
QPHE	*QUERCUS PHELLOS* WILLOW OAK	
TAAB	*TILIA AMERICANA* 'BOULEVARD' BOULEVARD AMERICAN LINDEN	
UPAE	*ULMUS PARVIFOLIA* 'PRINCETON' PRINCETON AMERICAN ELM	
EVERGREEN TREES		
IMDL	*ILEX X MESERVEAE* 'MESCHICK' BLUE MAXIMUS HOLLY	
IGAH	*ILEX OPACA* 'JFS-KW2' JFS-KW2 AMERICAN HOLLY	
IXNS	*ILEX X NELLIE R. STEVENS* 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	
JVIR	*JUNIPERUS VIRGINIANA* 'EASTERN RED CEDAR' EASTERN RED CEDAR	
PABI	*PICEA ABIES* NORWAY SPRUCE	
TPGS	*THUJA PLICATA* 'EXCELSA' EXCELSA X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	
DECIDUOUS SHRUBS		
CSAC	*CORNUS SERICEA* 'ALLEDANS COMPACT' ALLEDANS COMPACT REDOSIER DOGWOOD	
RP	*ROSA PALUSTRIS* SWAMP ROSE	
EVERGREEN SHRUBS		
ICSH	*ILEX CRENATA* 'SHAMROCK' SHAMROCK JAPANESE HOLLY	
MPNB	*MORELLA PENSYLVANICA* NORTHERN BAYBERRY	
VRRY	*VIBURNUM RHYTIDOPHYLLUM* LEATHERLEAF VIBURNUM	
ORNAMENTAL GRASSES		
PVIR	*PANICUM VIRGATUM* 'SHENANDOAH' SHENANDOAH SWITCH GRASS	

SYMBOL / HATCH LEGEND:	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	INFILTRATION BASIN
	BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE INSTALLATION NOTES.
3. ALL NON-PLANTED AREAS & FUTURE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED AT THE TIME OF PLANTING.
6. REFER TO LANDSCAPE AND TREE REPLACEMENT PLAN A FOR OVERALL PLANT SCHEDULE

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

SEE SHEET A

SEE SHEET C

SEE SHEET E

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD B (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #58

SWM BASIN #57

SWM BASIN #3

FRESHWATER WETLANDS / WATER SURFACE LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

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

BLOCK 93 LOT 60 DEER VALLEY REALTY, INC. DB. 5624, PG. 115

(3) TAAB (3) TAAB (1) GTIS (12) AROG
(6) MVIR (1) GTIS (11) AROG
(1) GTIS (2) ASAC
(1) GTIS (4) ASAC
(9) TAAB (7) TAAB

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

PageSetUp: ---- PlotStyleTable: BCC-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell Sp\Engineering\Engineering Plans\02 Site Plans\081391-SP-LSP.dwg 12/19/24 01:00:08PM, sdelany, LAYOUT:14B-LD PLAN B

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SYMBOL / HATCH LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- INFILTRATION BASIN
- BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

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3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

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

SEE SHEET B
ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
SWM BASIN #3
ROAD B
(TO BE DEDICATED AS PUBLIC STREET)
GRAVEL DRIVEWAY
ASPHALT PAVEMENT
PROJECT LIMIT LINE PLANS (BOWMAN)
(12) AROG
(1) GTIS
(4) ASAC
(6) MVIR
(1) GTIS
(11) AROG
(3) AROG
(13) QPHE
(1) QPHE
(2) MVIR
(13) CBFH
(3) QPHE
(3) MVIR
(13) QPHE
(5) QPHE
(3) QPHE
(5) MVIR
SEE SHEET F
ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)
SEE SHEET A
SWM BASIN #4
SWM BASIN #5
FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)
(14) IGSH
(4) ALAS
(2) ALAS
(10) COCC
(10) COCC
(1) COCC
(13) COCC
BLOCK 93
LOT 20
(DB.3907, PG136)
SEE SHEET D
SEE SHEET A
SEE SHEET D
69' SETBACK TO NURSERY ROAD
DITCH
N #11

REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	08/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD

PROJ.: 08139.1-01-001
DWG.: 08139.1-01-001
CHKD: SAD

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN C
BLOCK 93, LOTS 19, 20.01 & 46.01
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14C OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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08139-9P-BASE.dwg
08077-01 Deer Valley-Hopewell-sheets 2~13.dwg

XREFS: 081391-SP-TMPL.dwg
081391_Plat35.dwg
081391_Plat35_Proj.dwg
081077_01_Deer Valley-Hopewell-sheets 2~13.dwg

SEE SHEET C

SEE SHEET A

SEE SHEET G

SEE SHEET P

BLOCK 93
LOT 20
(DB.3907, PG136)

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

ROAD G
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #10

SWM BASIN #9

SWM BASIN #8

SWM BASIN #7

SWM BASIN #6

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

69' SETBACK TO NURSERY ROAD

DITCH

EDGE OF PAVEMENT

PROJECT LIMITS OF SITE PLAN BY BOWMAN

(13) COCC

(9) IOAH
(29) CSAC

(4) MVIR
(28) ASAC

(16) CSAC
(3) IOAH

(3) IXNS
(1) QPHE
(2) IOAH
(1) QPHE
(4) IXNS
(3) IOAH
(7) IOAH
(2) QPHE
(5) ALAS
(16) RP
(3) IOAH
(3) RP
(2) IOAH
(3) BNIG
(8) RP
(2) QPHE
(5) JVIR
(2) QPHE
(6) RP
(4) JVIR
(2) QPHE
(4) JVIR
(2) QPHE
(4) RP
(3) JVIR

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
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COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
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MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
ISSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

SCALE: 1"=30'

0 30 60 120 ft.

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

NO.	REVISION	DATE	CHKD
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE	CHKD

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DWG.: 081391-SP24
DRWN: CMD
CHKD: SAD

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN D
BLOCK 93, LOTS 20, 46.01, 46.02
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14D
OF

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN E
BLOCK 33.1,LOTS 19.20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14E OF

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REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PROJ.: 08139-01-001
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LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE SHEET 15 FOR ALL PLANTING NOTES, GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON-DISTURBED AREAS OUTSIDE BEDS AND BASINS SHALL BE SEEDED AND MULCHED PER SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANTINGS SHALL BE GUARANTEED FOR THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTING BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING
6. SEE SHEET 15 FOR TREE REPLACEMENT PLAN A FOR OVERALL PLANT SCHEDULE

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

SYMBOL / HATCH LEGEND:

EVERGREEN TREE
SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

OVERALL PLANT LIST

CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
AGG	ALLEGHENY SERVICEBERRY
ARGG	OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BMTF' HERITAGE RIVER BIRCH
BNG	BETULA NIGRA SHADEMASTER HONEY LOCUST
CBFH	CARPINUS BETULUS 'FASTIGIATA UPRIGHT EUROPEAN HORNBEAM
CCFP	CORNUS FLORIDA 'CHEROKEE PANKY' CHEROKEE PANKY FLOWERING DOGWOOD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
DOGC	DIOSPYROS VIRGINIANA COMMON PERSIMMON
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
ABB	ABIES BALSAMEA BALSAM FIR
ILOH	ILEX OPACA 'JERSEY KNIGHT' JERSEY KNIGHT AMERICAN HOLLY
ILXS	ILEX OPACA 'XANTHOCARPA' AMERICAN HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
AGAC	AMELANCHIER X ALLEMANS 'COMPACT' DWARF RED TWIG DOGWOOD
RP	RHUS PUMILA SWAMP ROSE
EVERGREEN SHRUBS	
ILGH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRNY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PDSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH RED SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET 31A1 FOR SPECIES SELECTION, SIZING AND QUANTITIES

SEE SHEET B

SEE SHEET F

SEE SHEET H

ROAD B (TO BE DEDICATED AS PUBLIC STREET)

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD A (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #56
SWM BASIN #55
SWM BASIN #54
SWM BASIN #53
SWM BASIN #52
SWM BASIN #51
SWM BASIN #50
SWM BASIN #49
SWM BASIN #40
SWM BASIN #39

FRESHWATER WETLANDS / WATERS OF THE STATE LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

(8) TAAB (7) TAAB (1) GT (2) ASA (1) HVIR (9) BNBN (9) TPGG (11) ASAC (6) GTIS (1) BNBN (2) ASAC (3) ASAC (5) BNBN (2) ASAC (22) TAAB (4) GTIS (22) TAAB (9) LSRO (2) LSRO (3) LSRO (2) ASAC (11) UPAE

PC: 14+88.97
PI: 13+20.12
PT: 11+50.12
GAS-2
BP: 10+00.00
EP: 10+00.00

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE
REPLACEMENT PLAN F
BLOCK 83.13/T9 13.20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14F OF

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

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REVISION	DATE	CHKD
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2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PROJ.: 081391-01-001
DATE: 06/25/2024
CHKD: SAD

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OVERALL PLANT LIST		
CODE	BOTANICAL / COMMON NAME	
DECIDUOUS TREES		
ALAS	ACER RUBRUM 'ARMSTRONG'	
	ALLEGHENY SERVICEBERRY	
ARGG	ACER RUBRUM 'OCTOBER GLORY'	
	ACER SACCHARUM 'GREEN MOUNTAIN'	
ASAC	ACER SACCHARUM	
BNBN	BETULA NIGRA 'DURA HEAT'	
BNIG	BETULA NIGRA	
CBPH	CARPINUS BETULUS 'FASTIGIATA'	
CCFP	CORNUS KOUSA CHINENSIS 'WOLF EYES'	
CFLO	CORNUS FLORIDA 'CHEROKEE CHIEF'	
COCC	COMMON HACKBERRY	
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	
HVIR	VIBURNUM PRUNIFOLIUM 'CONOY'	
LSRO	ROUND LOBED SWEET GUM	
MVIR	MAGNOLIA VIRGINIANA	
PABS	PLATANUS OCCIDENTALIS	
QBIC	QUERCUS BICOLOR	
QPHE	QUERCUS PHELLOS	
TAAB	TILIA AMERICANA 'BOULEVARD'	
UPAE	AMERICAN ELM 'PRINCETON'	
	PRINCETON AMERICAN ELM	
EVERGREEN TREES		
IMDL	ILEX X MESERVEAE 'MESCHICK'	
IOAH	ILEX OPACA 'JAN DUDEK'	
IXNS	ILEX X NELLIE R. STEVENS'	
JVIR	JUNIPERUS VIRGINIANA 'CANAERTII'	
PABI	PINUS BUNGEANA	
TPGG	THUJA PLICATA 'GREEN GIANT'	
	GREEN GIANT ARBORVITAE	
DECIDUOUS SHRUBS		
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT'	
RP	ROSA PALUSTRIS	
	SWAMP ROSE	
EVERGREEN SHRUBS		
ICSF	ILEX CRENATA 'SOFTTOUCH'	
	SHAMROCK INKBERRY HOLLY	
MPNB	MORELLA PENSYLVANICA	
	NORTHERN BAYBERRY	
VRHY	VIBURNUM RHYTIDOPHYLLUM	
	LEATHERLEAF VIBURNUM	
ORNAMENTAL GRASSES		
CAFA	CALAMAGROSTIS ACUTIFLORA 'SHENANDOAH'	
	SHENANDOAH SWITCH GRASS	

NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET 3 FOR SPECIES SELECTION, SIZING AND QUANTITIES

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

SYMBOL / HATCH LEGEND:
SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

SEE SHEET C
SEE SHEET E
SEE SHEET G
SEE SHEET I

ROAD C (TO BE DEDICATED AS PUBLIC STREET)
ROAD D (TO BE DEDICATED AS PUBLIC STREET)
ROAD 10 (TO BE DEDICATED AS PUBLIC STREET)
ROAD 11 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #11
SWM BASIN #12
SWM BASIN #13
SWM BASIN #14
SWM BASIN #40

PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
TENNIS COURT SURFACE
TENNIS COURT FENCE
TENNIS COURT FENCE GATE
ALUMINUM BENCH (TYP.)
DOUBLE LEAF GATE (TYP.)
DOG WASTE STATION
CHAIN LINK FENCE AT PICKLEBALL COURTS
TABLES AND CHAIRS (TYP.)
FENCE AND GATE AT DOG RUN
SYNTHETIC TURF AT DOG RUN
REFER TO CLUBHOUSE ENLARGEMENT PLANTING ON CONSTRUCTION DETAILS - LANDSCAPE PLAN FOR CLUBHOUSE PLANTING PLAN
REFER TO TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING ON LANDSCAPE DETAILS - LANDSCAPE FOR AFFORDABLE APTS PLANTING PLAN
FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

LANDSCAPE PLAN NOTES:

1. THE PLANS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. REFER TO SHEET 3 FOR OVERALL GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES ALL NEW PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3" AND MAINTAINED AS SUCH.
4. ALL PLANTINGS LISTED IN THE CONSTRUCTION DETAILS SHALL BE GUARANTEED FOR A MINIMUM OF THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO LANDSCAPE AND TREE REPLACEMENT PLANS FOR SPECIFIC PLANT SCHEDULE.

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SEE SHEET F

SEE SHEET D

SEE SHEET J

SEE SHEET O

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

REFER TO 'TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR AFFORDABLE APTS PLANTING PLAN

SWM BASIN #14

SWM BASIN #13

SWM BASIN #15

SWM BASIN #16

SWM BASIN #17

(5) CFLO
(8) BNBN
(1) BNBN
(2) LSRO
(5) GTIS
(2) LSRO
(2) ALAS
(4) COCC
(4) LSRO
(4) LSRO
(4) PABG
(6) GTIS
(13) PABG
(1) COCC
(1) COCC

50' RIPARIAN BUFFER (TYP.)

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

BLOCK 93
LOT 19
N/F DEER VALLEY-HOPEWELL CITY LLC
DB. 6367, PG. 1787

BLOCK 93
LOT 37.01
N/F LOMNICKI JESSICA Z & ZBIGNIEW
DB. 4083, PG. 256

BLOCK 93
LOT 42
DB. 4040, PG. 246

N/F DEER VALLEY-HOPEWELL C/O CREST ULTRA DB. 3610, PG. 93
FILED MAP 3929

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

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

SYMBOL / HATCH LEGEND:

SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

OVERALL PLANT LIST

CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS 'ALLEGHENY SERVICEBERRY'
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM 'SUGAR MAPLE'
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA 'RIVER BIRCH MULTI-TRUNK'
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA 'FLOWERING DOGWOOD'
COCC	CELTIS OCCIDENTALIS 'COMMON HACKBERRY'
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA 'COMMON WITCH HAZEL'
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA 'SWEETBAY MAGNOLIA'
PABG	PLATANUS OCCIDENTALIS 'AMERICAN SYCAMORE'
QBIC	QUERCUS BICOLOR 'SWAMP WHITE OAK'
QPHE	QUERCUS PHELLOS 'WILLOW OAK'
TAAB	TILIA AMERICANA 'AMERICAN LINDEN'
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA 'AMERICAN HOLLY'
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA 'EASTERN REDCEDAR'
PABI	PICEA ABIES 'NORWAY SPRUCE'
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS 'SWAMP ROSE'
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA 'NORTHERN BAYBERRY'
VRHY	VIBURNUM RHYTIDOPHYLLUM 'LEATHERLEAF VIBURNUM'
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	08/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN G

BLOCK 93, LOTS 19, 42.01 & 42
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14G
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XREFS: 081391-SP-TABLE.dwg
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081077-01 Deer Valley-Hopewell-sheets 2~13.dwg

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
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QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
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VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SYMBOL / HATCH LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- INFILTRATION BASIN
- BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

SCALE: 1"=30'

0 30 60 120 ft.

	DATE	CHKD
12		
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2	12/18/24	SAD
1	08/10/24	SAD

REVISION

REVISED PER TOWNSHIP COMMENTS

REVISED PER PB COMPLETENESS REVIEW

PROJ.: 081391-01-001
DES.: MGC/DRD/KH
CHKD: SAD
DATE: 06/06/2024

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E-mail: NJ@bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04477100

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN H

BLOCK 9, LOTS 19.01, 20.01, 45.01, 46 & 47

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14H OF

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-LSP.dwg 12/19/24 01:10:16PM, sdelany, LAYOUT:14H-LD PLAN H

XREFS: 081391-SP-LSP.dwg, 081391-SP-TMLSE.dwg, 081391-Plat.dwg, 081077-01 Deer Valley-Hopewell-sheets 2~13.dwg

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE.

OVERALL PLANT LIST

CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

ORNAMENTAL GRASSES

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

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

SEE SHEET H

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD 9 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #34
SWM BASIN #35
SWM BASIN #36
SWM BASIN #37
SWM BASIN #38
SWM BASIN #39
SWM BASIN #40

SEE SHEET I

SEE SHEET 6

N/F DEER VALLEY REALTY, INC. DB. 6367 PG. 170

REFER TO 'TYPICAL TOWNHOUSE PLANTING SOUTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR TOWNHOUSE PLANTING PLAN

REFER TO 'TYPICAL TOWNHOUSE PLANTING NORTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR TOWNHOUSE PLANTING PLAN

REFER TO 'TYPICAL AFFORDABLE APTS PLANTING EAST/WEST FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR AFFORDABLE APTS PLANTING PLAN

REFER TO 'TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR AFFORDABLE APTS PLANTING PLAN

PLAYGROUND SURFACE
PLAYGROUND 2-5 YR OLD
PLAYGROUND 5-12 YR OLD TABLES AND CHAIRS (TYP.)
FENCE SEE DETAIL
ABOVE GROUND OIL TANKS

NO.	DATE	CHKD	REVISION
12			
11			
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4			
3	12/18/24	SAD	REVISED PER TOWNSHIP COMMENTS
2	09/10/24	SAD	REVISED PER PB COMPLETENESS REVIEW
1	DATE	CHKD	REVISION

PROJ.: 081391-01-001
DWG.: 081391-SP-LSP
CHKD: SAD

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

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN I

BLOCK 43, LOTS 46.01, 46.02 & 46.04

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14I OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\Civil\391-01-001 (ENG) - Venue at Hopewell 9\Engineering\Engineering Plans\02 Site Plans\081391-SP-LSP.dwg 12/19/24 01:13:27PM sdelany, LAYOUT:14I-LD PLAN I

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN J
BLOCK 83, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14J OF

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Bowman

REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3		
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PROJ.: 081391-01-001
DATE: 06/25/2024
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SCALE: 1"=30'
0 30 60 120 ft.

SEE SHEET O

SEE SHEET G

SEE SHEET M

ROAD E (TO BE DEDICATED AS PUBLIC STREET)

ROAD F (TO BE DEDICATED AS PUBLIC STREET)

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 7 (TO BE DEDICATED AS PUBLIC STREET)

CHANGE ROAD 9 PROFILE TO MASK THESE ELEVATIONS

SWM BASIN #38

SWM BASIN #19

SWM BASIN #18

SWM SIN #32

ABOVE GROUND POOL

RAILROAD TIE WALL

METAL WIRE FENCE

METAL BUILDING

ABO TANKS

GRAVEL DRIVEWAY

PLAYGROUND 5-12 YR OLD

ALUMINUM BENCH (TYP.)

FRESHWATER WETLANDS / WATERS BOUNDARY

50' RIPARIAN BUFFER (TYP.)

N/F DEER VALLEY LOT 19 BLOCK 93 DB. 6367, PG.

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. REFER TO SHEET 14J FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL DISTURBED AREAS NOT USING SEED MIXTURE SHALL BE PLANTED AS AN ORNAMENTAL GRASS LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANTINGS SHALL BE GUARANTEED FOR THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL DISTURBED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING
6. REFER TO SHEET 14J FOR TREE REPLACEMENT PLAN & FOR OVERALL PLANT SCHEDULE

SYMBOL / HATCH LEGEND:

SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

OVERALL PLANT LIST			
CODE	BOTANICAL / COMMON NAME		
	DECIDUOUS TREES		
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY		
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE		
ASAC	ACER SACCHARUM SUGAR MAPLE		
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH		
BNIG	BETULA NIGRA MULTI-TRUNK RIVER BIRCH MULTI-TRUNK		
CBPH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM		
CSFP	CORNUS FLORIDA 'CHEROKEE FOREST' FOREST FAMILY FASTIEN REDBUD		
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD		
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY		
GTIS	GLEDITSIA TRIACANTHOS INERMIS SKYLINE®		
	SHADEMASTER HONEY LOCUST		
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL		
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROTUNDILOBA SWEET GUM		
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA		
PABG	PLATANUS X ACERIFOLIA AMERICAN SYCAMORE		
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK		
QPHE	QUERCUS PHELLOS WILLOW OAK		
TAAB	TILIA AMERICANA 'ODYSSEY' ODYSSEY® AMERICAN LINDEN		
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM		
	EVERGREEN TREES		
ILOP	ILEX OPACA 'MILENEBRUGE' MERCHOCK DRAGON LADY® HOLLY		
IOAH	ILEX OPACA 'HERMAN' AMERICAN HOLLY		
OKS	OSMANTHUS X FORTUNEI NELLIE R. STEVENS HOLLY		
JVIR	JUNIPERUS VIRGINIANA EASTERN RED CEDAR		
PABI	PICEA ABIES NORWAY SPRUCE		
TPOG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE		
	DECIDUOUS SHRUBS		
CSAC	CORNUS SERICEA 'KELSEYANA' COMPACT DWARF RED TWIG DOGWOOD		
RP	ROSA PALUSTRIS SWAMP ROSE		
	EVERGREEN SHRUBS		
BSHR	BUXUS X 'HERRINGTON' SHAMROCK® BOXWOOD		
MPNB	MYRICA PENSYLVANICA NORTHERN BAYBERRY		
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM		
	ORNAMENTAL GRASSES		
PASH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS		

NOTE: REFER TO SHEET 14J FOR ON SHEET PLANT SCHEDULE, SHEET 14J FOR SPECIES SELECTION, SIZING AND QUANTITIES

BIORETENTION BASIN SEED MIX

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

PageSetUp: ---- PlotStyleTable: BCC-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-LSP.dwg 12/19/24 01:16:12PM, sdelany, LAYOUT:14J-LD PLAN J

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-LSP.dwg 12/19/24 01:17:42PM, sdelany, LAYOUT:14K-LD PLAN K

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

OVERALL PLANT LIST		
CODE	BOTANICAL / COMMON NAME	
DECIDUOUS TREES		
ACRU	ACER RUBRUM 'BROWNS SUNSET'	
AGAR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
ARDS	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	
ASAC	ASIMINA TRILOBA 'PURPLE FLOWERING'	
BNIG	BETULA NIGRA 'HERITAGE'	
CBFH	CARPINUS BETULUS 'FASTIGIATA'	
CORP	CORNUS KOUSA X NUTTALLII 'PORLOCK'	
CPTO	CORNUS PANICULATA 'EASTERN REGENT'	
DOCC	DIOSPYROS VIRGINIANA 'CROSBY'	
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	
HYHR	HAMAMELIS VERNALIS 'SANDRA'	
LSRO	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	
NYBI	NYSSA SYLVATICA 'BIFLORA'	
OSVI	OSTRYA VIRGINIANA	
PCHA	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	
PSAR	PRUNUS SARGENTII 'COLUMNARIS'	
QACO	QUERCUS COCCINEA	
QPAL	QUERCUS PALUSTRIS	
QPHE	QUERCUS PHELLOS	
TAXB	TAXODIUM DISTICHUM	
TIAM	TILIA AMERICANA	
ULAM	ULMUS AMERICANA 'JEFFERSON'	
UPAE	ULMUS PARVIFOLIA 'ALLEE'	
	ULMUS AMERICANA 'PRINCETON'	
	PRINCETON AMERICAN ELM	
EVERGREEN TREES		
ILOP	ILEX OPACA 'ROSE CHRISTMAS'	
IMEL	ILEX X MESERVEAE 'BLUE PRINCESS'	
	DRAKE'S LADY HOLLY	
ILOA	ILEX OPACA 'SCHORB'	
IXNS	ILEX X 'NELLIE R. STEVENS'	
JVIR	JUNIPERUS VIRGINIANA 'CANAERTII'	
	JUNIPERUS VIRGINIANA	
PABI	PICEA ABIES	
	PICEA PUNGENS 'GLOBOSA'	
TPRG	THUJA X GREENSPIRE 'TECHNITO'	
	THUJA X GREEN GIANT 'GREEN GIANT'	
	GREEN GIANT ARBORVITAE	
DECIDUOUS SHRUBS		
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT'	
	CORNUS SERICEA 'ALLEMANS COMPACT'	
RP	RHUS AROMATICA 'GRO-LOW'	
	RUGA FULGIDISSIMA	
	SHRUB ROSE	
EVERGREEN SHRUBS		
ILGL	ILEX GLABRA 'SHAMROCK'	
	SHAMROCK INKBERRY HOLLY	
IMPNB	ILEX MUCRONATA 'NORTHERN BEAUTY'	
	NORTHERN BAYBERRY	
VRHY	VIBURNUM RHYTIDOPHYLLUM	
	LEATHERLEAF VIBURNUM	
ORNAMENTAL GRASSES		
PSHA	PANICUM VIRGATUM 'SHENANDOAH'	
	SHENANDOAH	
	SHENANDOAH SWITCH GRASS	
NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET L3 FOR SPECIES SELECTION, SIZING AND QUANTITIES		

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

SCALE: 1"=30'

0 30 60 120 ft.

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR REFERENCE ONLY. SEE CONSTRUCTION DETAILS FOR GENERAL NOTES.
2. ALL NON-PLANTED AREAS OUTSIDE BIOLINKS SHALL BE SEEDED AS JAVIN USING SEED MIXTURE #1 OR APPROVED EQUAL.
3. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
4. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED AS PER DETAIL.
5. REFER TO LANDSCAPE AND TREE REPLACEMENT PLAN # FOR OVERALL PLANT SCHEDULE

SEE SHEET L

SEE SHEET H

ROAD 1

ROAD 6

SWM BASIN #43

SWM BASIN #44

SWM BASIN #45

SWM BASIN #46

50' RIPARIAN BUFFER (TYP.)

FRESHWATER WETLANDS TRANSITION AREA BOUNDARY LINE (TYP.)

CHAIN LINK FENCE

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FAX: 732-665-5501
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No. 24GA28222600
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

SHEET No. 14K OF

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

Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
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3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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11			
10			
9			
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE
REPLACEMENT PLAN L
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14L OF

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REVISION	DATE	CHKD
1 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
3		
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12		

SCALE: 1"=30'

SYMBOL / HATCH LEGEND:

SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AS LAWN USING SEED MIXTURE AS SPECIFIED IN SECTION 804 OF NJDOT SPECIFICATIONS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGE.
6. SEE SHEET L-TREE REMOVAL AND REPLACEMENT PLAN A FOR OVERALL PLANT SCHEDULE

OVERALL PLANT LIST

CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ACPL	ACER PLATANOIDES 'CLEVELAND'
AMGL	ALLEGHENY SERVICEBERRY
ARGS	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'
ASAC	OCTOBER GLORY RED MAPLE
	ACER RUBRUM
BNBN	SUGAR MAPLE
BNIG	BETULA NIGRA 'BNMTF'
	HERITAGE® RIVER BIRCH
BNIG	BETULA NIGRA
CBFT	CARPINUS BETULUS 'FASTIGIATA'
CCFP	EUROPEAN HORNBEAM 'FASTIGIATE'
CERT	CERCIS CANADENSIS 'FORESTPANSY'
CFLO	FOREST PANSY EASTERN REDBUD
COCC	CORNUS KOUSA CHINENSIS
CORA	FLOWERING DOGWOOD
CTOM	COMMON HACKBERRY
GTIS	CELTIS OCCIDENTALIS 'PRAIRIE ROSE'
	'SHADEMASTER'
HVIR	HONEYLOCUST
	THORNLESS COMMON
LSRO	COMMON WITCH HAZEL
	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA
NYSA	ROUND CRIBB SWEET GUM
PABG	AUTUMN BRILLIANCE
QBIC	SWEETBAY MAGNOLIA
QPHE	AMERICAN SYCAMORE
TAAB	QUERCUS BICOLOR
TCMA	QUERCUS PHELLOS
UPAE	WILLOW OAK
	TILIA AMERICANA
	LINDEN AMERICANA 'PRINCETON'
	PRINCETON AMERICAN ELM
EVERGREEN TREES	
IOAH	ILEX OPACA 'ARTHUR T. BEDSCHICK'
	DRAGON LADY® HOLLY
IOAS	ILEX OPACA
JVIR	ILEX X NELLIE R. STEVENS
	NELLIE R. STEVENS HOLLY
PABG	JUNIPERUS VIRGINIANA
PABI	AMERICAN SYCAMORE
TPGG	PICEA ABIES 'COOLSAN'
	NORWAY SPRUCE
VRHY	VIBURNUM RHYTIDOPHYLLUM X PLICATA 'GREEN GIANT'
	GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT'
RP	ROSA PALUSTRIS
	SWAMP ROSE
EVERGREEN SHRUBS	
IOAH	ILEX OPACA 'ARTHUR T. BEDSCHICK'
IOAS	SHAMROCK INKBERRY HOLLY
VRNB	VIBURNUM NUDUM 'BRANDYWINE'
VRHY	NORTHERN BAYBERRY
	VIBURNUM RHYTIDOPHYLLUM
	LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PCSH	PENNISETUM ALOPECUROIDES 'SHENANDOAH'
	PANICUM VIRGATUM 'SHENANDOAH'
	SHENANDOAH SWITCH GRASS

NOTE: SEE SHEET L-TREE REMOVAL PLANT SCHEDULE ON SHEET
L-A FOR SPECIES SELECTION, SIZING AND QUANTITIES

SEE SHEET K

SEE SHEET L

SEE SHEET M

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #33

SWM BASIN #32

SWM BASIN #31

SWM BASIN #30

SWM BASIN #29

CHAIN LINK FENCE

GRAVEL DRIVEWAY

LOT 1 VALLEY REALTY, LLC 6367, 787

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

V:\081391 – Nursery Road-Hopewell\081391-01-001 (ENG) – Venue at Hopewell SP\Engineering Plans\02 Site Plans\081391-SP-LSP.dwg 12/19/24 01:19:36PM, saldony, LAYOUT:14L-LD PLAN L

PageSetup: ---- PlotStyleTable: BCG-NJ.ctb

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SEE SHEET L

ROAD 4
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 5
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 2
(TO BE DEDICATED AS PUBLIC STREET)

GRAVEL DRIVEWAY

SWM BASIN #28

SWM BASIN #27

SWM BASIN #26

SWM BASIN #25

SWM BASIN #24

SWM BASIN #22

SWM BASIN #21

SWM BASIN #20

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

CHAIN LINK FENCE

SEE SHEET J

SEE SHEET N

SYMBOL / HATCH LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- INFILTRATION BASIN
- BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

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

No.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	08/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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DWG.: 08139-0024
CHKD: SAD

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NJ Certificate of Authorization
No. 24GA28226600

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

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN M

BLOCK 93, LOTS 54, 54.01, 54.02
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14M
OF

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
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08139-Base.dwg
08077-01 Deer Valley-Hopewell-sheets 2-13.dwg

XREFs: 081391-SP-TABLE.dwg
081391-PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2~13.dwg

SEE SHEET M

SWM BASIN #24

SWM BASIN #23

CHAIN LINK FENCE

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

ASPHALT DRIVEWAY

DITCH

LIMIT OF GRADING

EDGE OF PAVEMENT

INLET

(6) MVIR

(15) PVSH

SEE SHEET O

NURSERY ROAD (C.R. 647)

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)

PROJECT LIMIT 14+00

NURSERY ROAD

(A.K.A. MERCER COUNTY ROUTE #647)

(VARIABLE WIDTH R.O.W.)

CONC. HEADWALL

SEE SHEET J

SEE SHEET G

(2) QPHE

PROJECT LIMIT (SEE SITE PLANS BY BOWMAN)

BLOCK 93 LOT 33 DB. 6133, PG. 1004

BLOCK 93 LOT 48 DB. 3716, PG. 170

BLOCK 93 LOT 47 DB. 5856, PG. 78

STONE DRIVEWAY

BP: 0+00.00

0+00

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

CONC. HEADWALL

METAL GUIDE RAIL

EDGE OF PAVEMENT

RIP-RAP AREA

SEE SHEET N

NURSERY ROAD (C.R. 647)

NURSERY ROAD

(A.K.A. MERCER COUNTY ROUTE #647)

(VARIABLE WIDTH R.O.W.)

SEE SHEET D

BLOCK 28 LOT 28

REALTY, INC. DB. 6161, PG. 1140

EDGE OF PAVEMENT

ASPHALT DRIVEWAY

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)

SCALE: 1"=30'

0 30 60 120 ft.

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
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4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BMITF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE

DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

	DATE	CHKD	REVISION
12			
11			
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3	12/18/24	SAD	REVISED PER TOWNSHIP COMMENTS
2	09/10/24	SAD	REVISED PER PB COMPLETENESS REVIEW
1			

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FAX: 732-665-5301
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

LANDSCAPE AND TREE REPLACEMENT PLAN N, O & P

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

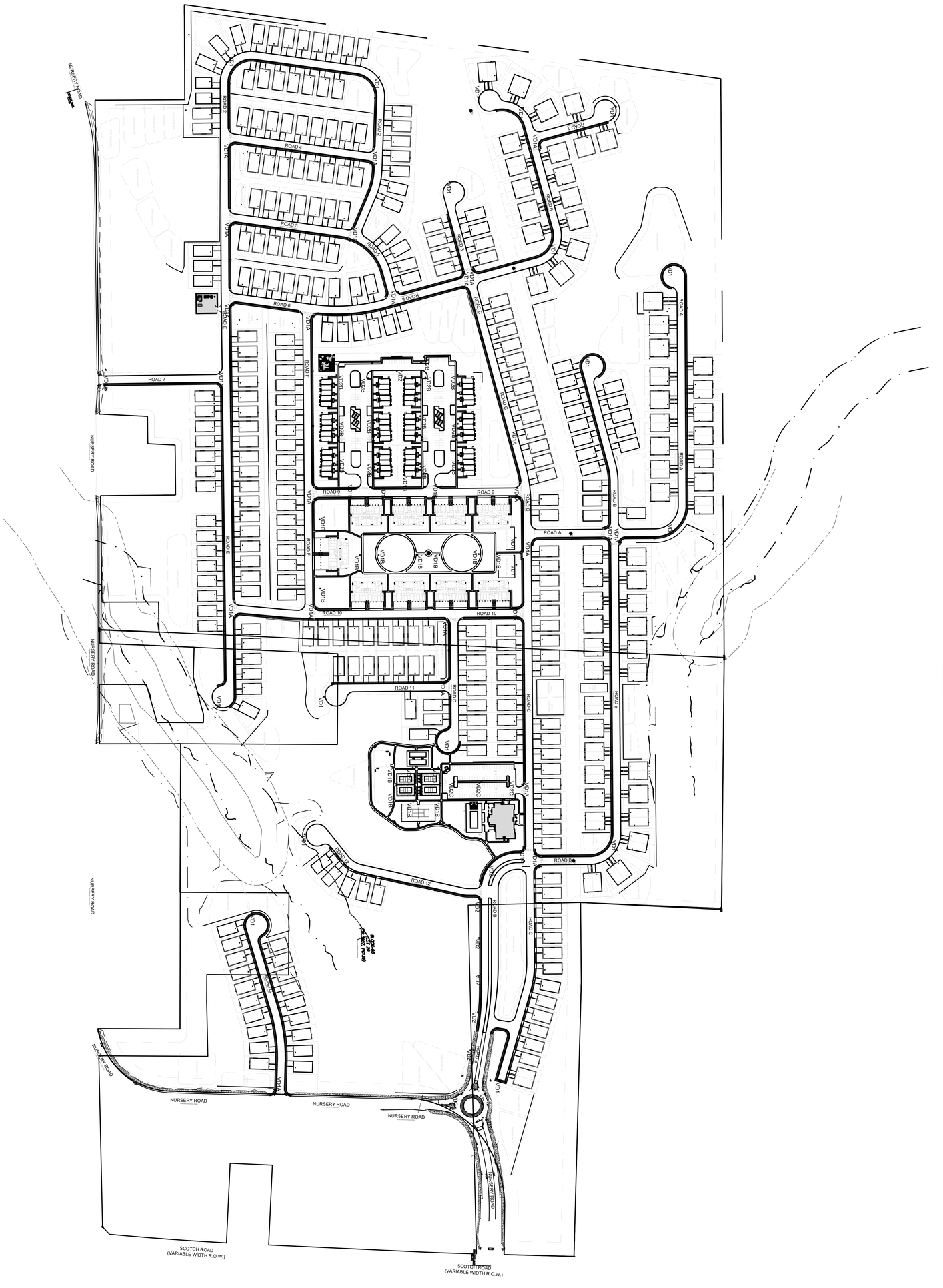
SHEET No.
14N
OF

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www.beamltd.com

JASON BRADSHAW
LIGHTING CERTIFIED BY: NCQLP
EXPIRATION 12.31.24
01/31/2024
DATE OF SIGN



0 150 300 600 ft.
SCALE: 1"=150'

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303 W. Main Street
Freehold, New Jersey 07728
bowman.com
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NJ Certificate of Authorization
No. 24GA28222600
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

SHEET No. 15 OF

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

VENUE AT HOPEWELL

OVERALL SITE LIGHTING PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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DATE: 06/25/2024
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	REVISION	DATE	CHKD
6			
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3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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JASON BRADSHAW
LIGHTING CERTIFIED BY NCQLP
EXPIRATION 12.31.25
01312024
date of seal

SEE SHEET C

SEE SHEET B

SEE SHEET D

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #4

SWM BASIN #5

SWM BASIN #1

PROJECT LIMIT
69+50

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

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

SHEET No. 15 OF A

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN -
AREA A (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

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3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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LIGHTING CERTIFIED BY: NCQLP
EXPIRATION 12.31.24
01312024
date of seal

SEE SHEET E

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)
16+00
17+00
18+00
19+00
20+00

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00

SWM BASIN #3

SEE SHEET A

SCALE: 1"=30'
0
30
60
120

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Freehold, New Jersey 07728
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E-mail: NJ@Bowman.com
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	REVISION	DATE	CHKD
6			
5			
4			
3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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SHEET No. 15 OF B

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

VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA B (MAINTAINED)

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

SEE SHEET B

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #3

SWM BASIN #4

SWM BASIN #5

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET A

SEE SHEET D

BLOCK 93
LOT 20
(DB.3907, PG136)

STREAM CORRIDOR 150' BUFFER LINE

PICKLEBALL COURT (40x64')

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

NO.	REVISION	DATE	CHKD
7			
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12			
1	REVISED PER PB COMPLETENESS REVIEW	09/11/2024	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA C (MAINTAINED)
BLOCK 93, LOTS 14.02, 14.01, 46 & 66
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman

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300 Harding Road
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E-mail: NJ@bowman.com
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SEAN A. DELANY, N.J.L Professional Engineer, Lic. 24GE04447100

SHEET No.
15
OF
C

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BEAM Ltd.
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Glenside, PA 19038
T: 215.508.0900
www.beamltd.com

JASON LEE DELANEY
LIGHTING CERTIFIED BY NCQLP
EXPIRATION DATE: 04/30/2024
DATE SIGNED: 04/30/2024

\\08139 - Nursery Road-Hopewell \08139-01-001 (ENG) - Venue at Hopewell \PW Engineering \Engineering Plans \02 Site Plans \08139-SP-LT.dwg 12/19/24 01:48:43 PM sdelany LAYOUT: 1 PLAN: C

SEE SHEET C

SEE SHEET A

BLOCK 93
LOT 20
(DB.3907, PG136)

STREAM CORRIDOR 150' BUFFER LINE

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

ROAD G
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET G

STREAM CORRIDOR 150' BUFFER LINE

SWM BASIN #10

SWM BASIN #9

SWM BASIN #8

SWM BASIN #6

SWM BASIN #5

SEE SHEET P

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

NO.	REVISION	DATE	DRWN
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3			
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PROJ.: 08139-101-001
DWG.: 08139-D24
CHKD: SAD

Bowman

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FAX: 732-665-5501
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA D (MAINTAINED)
BLOCK 93, LOTS 19.04, 20 & 46.43
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 15 OF D

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JASON BRADSHAW
LIGHTING CERTIFIED BY NCQLP
EXPIRATION 12.31.24
04/30/2024
DATE OF SIGN.

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA E (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 15 OF E

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

Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
CHKD: SAD

	REVISION	DATE	CHKD
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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SEE SHEET B

SEE SHEET F

SEE SHEET H

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

ROAD A (TO BE DEDICATED AS PUBLIC STREET)

ROAD B (TO BE DEDICATED AS PUBLIC STREET)

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

STREAM CORRIDOR 150' BUFFER LINE

SWM BASIN #49
SWM BASIN #50
SWM BASIN #51
SWM BASIN #52
SWM BASIN #53
SWM BASIN #54
SWM BASIN #55
SWM BASIN #56

SF1
SF2
VD1A
VD2
LS
GAS

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04/30/2024
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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-LIT.dwg 12/19/24 01:49:03PM, sdelany, LAYOUT: LT PLAN E

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SEE SHEET I

SEE SHEET E

SEE SHEET C

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 11
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ROAD D
(TO BE DEDICATED AS PUBLIC STREET)

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ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #1

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

SCALE: 1"=30'

0 30 60 120 ft

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LIGHTING CERTIFIED DESIGNER
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SHEET No. 15 OF F

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN -
AREA F (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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E-mail: NJ@Bowman.com
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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 J
SEE SHEET G

SEE SHEET G
SEE SHEET O

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

STREAM CORRIDOR 150' BUFFER LINE

SWM BASIN #16

SEE SHEET F
SEE SHEET G

SEE SHEET G
SEE SHEET D

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

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LIGHTING CERTIFIED BY NCQLP
EXPIRATION 12.31.24
04/30/2024
DATE OF SIGN

SHEET No. 15 OF G

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
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VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN -
AREA G (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN -
AREA H (MAINTAINED)
BLOCK 93.LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 15 OF H

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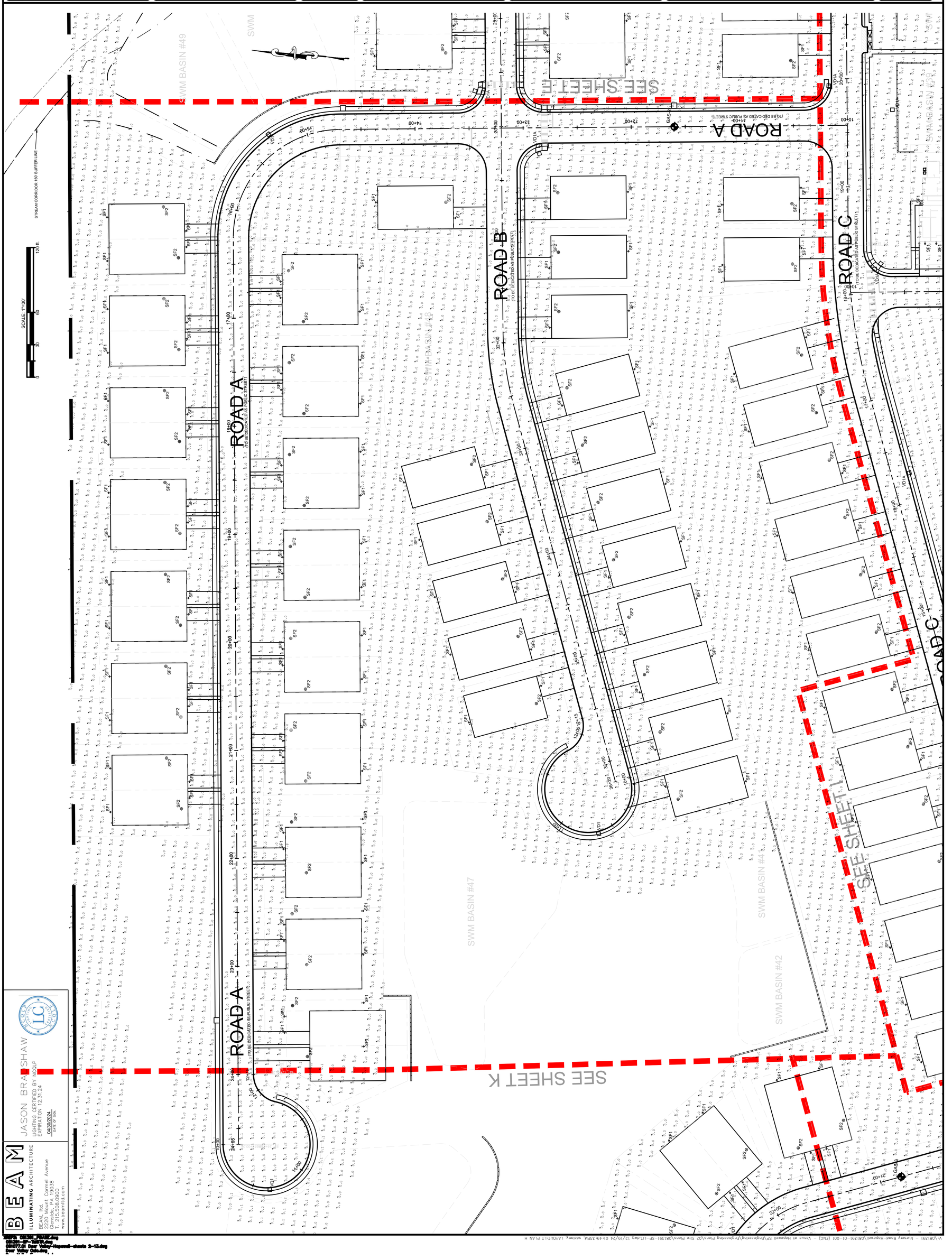
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ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO be dedicated as public street)

ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)

ROAD G
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET H

SEE SHEET F

SWM BASIN #36

SWM BASIN #42

SCALE: 1"=30'

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA I (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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ROAD 7
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET L

SEE SHEET M

SEE SHEET G

SEE SHEET O

SWM BASIN #19

SWM BASIN #18

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

	REVISION	DATE	CHKD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

ENLARGED SITE LIGHTING PLAN - AREA J (MAINTAINED)

BLOCK 69, LOTS 1.02, 40.01, 48 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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DATE OF SIGN.

NCQLP CERTIFIED LC

J:\08139 - Nursery Road - Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\V2 Site Plans\08139-SP-LT Dwg 12/19/24 01:49:29PM, delany, LAYOUT1 PLAN J

V:\081391 – Nursery Road-Hopewell\081391-01-001 (ENG) – Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-LIT.dwg 12/19/24 01:50:02PM, sdelany, LAYOUT:LT PLAN K

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JASON BRADSHAW
LIGHTING CERTIFIED BY: NCQLP
EXPIRATION: 12.31.24
04/09/2024
date of seal

SEE SHEET L

SEE SHEET H

ROAD 1 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

ROAD A (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #43

SWM BASIN #44

SWM BASIN #46

SWM BASIN

SCALE: 1"=30'

0 30 60 120 ft.

SHEET No. 15 OF K

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA K (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
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Phone: 732-665-5500
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NJ Certificate of Authorization No. 24GA28222600

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

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN - AREA L (MAINTAINED)
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 15 OF L

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SEE SHEET L

SEE SHEET K

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #1

SWM BASIN #2

SWM BASIN #3

SWM BASIN #4

SWM BASIN #5

SWM BASIN #6

SWM BASIN #7

SWM BASIN #8

SF1 SF2 SF3 SF4 SF5 SF6 SF7 SF8 SF9 SF10 SF11 SF12 SF13 SF14 SF15 SF16 SF17 SF18 SF19 SF20 SF21 SF22 SF23 SF24 SF25 SF26 SF27 SF28 SF29 SF30 SF31 SF32 SF33 SF34 SF35 SF36 SF37 SF38 SF39 SF40 SF41 SF42 SF43 SF44 SF45 SF46 SF47 SF48 SF49 SF50 SF51 SF52 SF53 SF54 SF55 SF56 SF57 SF58 SF59 SF60 SF61 SF62 SF63 SF64 SF65 SF66 SF67 SF68 SF69 SF70 SF71 SF72 SF73 SF74 SF75 SF76 SF77 SF78 SF79 SF80 SF81 SF82 SF83 SF84 SF85 SF86 SF87 SF88 SF89 SF90 SF91 SF92 SF93 SF94 SF95 SF96 SF97 SF98 SF99 SF100 SF101 SF102 SF103 SF104 SF105 SF106 SF107 SF108 SF109 SF110 SF111 SF112 SF113 SF114 SF115 SF116 SF117 SF118 SF119 SF120 SF121 SF122 SF123 SF124 SF125 SF126 SF127 SF128 SF129 SF130 SF131 SF132 SF133 SF134 SF135 SF136 SF137 SF138 SF139 SF140 SF141 SF142 SF143 SF144 SF145 SF146 SF147 SF148 SF149 SF150 SF151 SF152 SF153 SF154 SF155 SF156 SF157 SF158 SF159 SF160 SF161 SF162 SF163 SF164 SF165 SF166 SF167 SF168 SF169 SF170 SF171 SF172 SF173 SF174 SF175 SF176 SF177 SF178 SF179 SF180 SF181 SF182 SF183 SF184 SF185 SF186 SF187 SF188 SF189 SF190 SF191 SF192 SF193 SF194 SF195 SF196 SF197 SF198 SF199 SF200 SF201 SF202 SF203 SF204 SF205 SF206 SF207 SF208 SF209 SF210 SF211 SF212 SF213 SF214 SF215 SF216 SF217 SF218 SF219 SF220 SF221 SF222 SF223 SF224 SF225 SF226 SF227 SF228 SF229 SF230 SF231 SF232 SF233 SF234 SF235 SF236 SF237 SF238 SF239 SF240 SF241 SF242 SF243 SF244 SF245 SF246 SF247 SF248 SF249 SF250 SF251 SF252 SF253 SF254 SF255 SF256 SF257 SF258 SF259 SF260 SF261 SF262 SF263 SF264 SF265 SF266 SF267 SF268 SF269 SF270 SF271 SF272 SF273 SF274 SF275 SF276 SF277 SF278 SF279 SF280 SF281 SF282 SF283 SF284 SF285 SF286 SF287 SF288 SF289 SF290 SF291 SF292 SF293 SF294 SF295 SF296 SF297 SF298 SF299 SF300 SF301 SF302 SF303 SF304 SF305 SF306 SF307 SF308 SF309 SF310 SF311 SF312 SF313 SF314 SF315 SF316 SF317 SF318 SF319 SF320 SF321 SF322 SF323 SF324 SF325 SF326 SF327 SF328 SF329 SF330 SF331 SF332 SF333 SF334 SF335 SF336 SF337 SF338 SF339 SF340 SF341 SF342 SF343 SF344 SF345 SF346 SF347 SF348 SF349 SF350 SF351 SF352 SF353 SF354 SF355 SF356 SF357 SF358 SF359 SF360 SF361 SF362 SF363 SF364 SF365 SF366 SF367 SF368 SF369 SF370 SF371 SF372 SF373 SF374 SF375 SF376 SF377 SF378 SF379 SF380 SF381 SF382 SF383 SF384 SF385 SF386 SF387 SF388 SF389 SF390 SF391 SF392 SF393 SF394 SF395 SF396 SF397 SF398 SF399 SF400 SF401 SF402 SF403 SF404 SF405 SF406 SF407 SF408 SF409 SF410 SF411 SF412 SF413 SF414 SF415 SF416 SF417 SF418 SF419 SF420 SF421 SF422 SF423 SF424 SF425 SF426 SF427 SF428 SF429 SF430 SF431 SF432 SF433 SF434 SF435 SF436 SF437 SF438 SF439 SF440 SF441 SF442 SF443 SF444 SF445 SF446 SF447 SF448 SF449 SF450 SF451 SF452 SF453 SF454 SF455 SF456 SF457 SF458 SF459 SF460 SF461 SF462 SF463 SF464 SF465 SF466 SF467 SF468 SF469 SF470 SF471 SF472 SF473 SF474 SF475 SF476 SF477 SF478 SF479 SF480 SF481 SF482 SF483 SF484 SF485 SF486 SF487 SF488 SF489 SF490 SF491 SF492 SF493 SF494 SF495 SF496 SF497 SF498 SF499 SF500 SF501 SF502 SF503 SF504 SF505 SF506 SF507 SF508 SF509 SF510 SF511 SF512 SF513 SF514 SF515 SF516 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SF683 SF684 SF685 SF686 SF687 SF688 SF689 SF690 SF691 SF692 SF693 SF694 SF695 SF696 SF697 SF698 SF699 SF700 SF701 SF702 SF703 SF704 SF705 SF706 SF707 SF708 SF709 SF710 SF711 SF712 SF713 SF714 SF715 SF716 SF717 SF718 SF719 SF720 SF721 SF722 SF723 SF724 SF725 SF726 SF727 SF728 SF729 SF730 SF731 SF732 SF733 SF734 SF735 SF736 SF737 SF738 SF739 SF740 SF741 SF742 SF743 SF744 SF745 SF746 SF747 SF748 SF749 SF750 SF751 SF752 SF753 SF754 SF755 SF756 SF757 SF758 SF759 SF760 SF761 SF762 SF763 SF764 SF765 SF766 SF767 SF768 SF769 SF770 SF771 SF772 SF773 SF774 SF775 SF776 SF777 SF778 SF779 SF780 SF781 SF782 SF783 SF784 SF785 SF786 SF787 SF788 SF789 SF790 SF791 SF792 SF793 SF794 SF795 SF796 SF797 SF798 SF799 SF800 SF801 SF802 SF803 SF804 SF805 SF806 SF807 SF808 SF809 SF810 SF811 SF812 SF813 SF814 SF815 SF816 SF817 SF818 SF819 SF820 SF821 SF822 SF823 SF824 SF825 SF826 SF827 SF828 SF829 SF830 SF831 SF832 SF833 SF834 SF835 SF836 SF837 SF838 SF839 SF840 SF841 SF842 SF843 SF844 SF845 SF846 SF847 SF848 SF849 SF850 SF851 SF852 SF853 SF854 SF855 SF856 SF857 SF858 SF859 SF860 SF861 SF862 SF863 SF864 SF865 SF866 SF867 SF868 SF869 SF870 SF871 SF872 SF873 SF874 SF875 SF876 SF877 SF878 SF879 SF880 SF881 SF882 SF883 SF884 SF885 SF886 SF887 SF888 SF889 SF890 SF891 SF892 SF893 SF894 SF895 SF896 SF897 SF898 SF899 SF900 SF901 SF902 SF903 SF904 SF905 SF906 SF907 SF908 SF909 SF910 SF911 SF912 SF913 SF914 SF915 SF916 SF917 SF918 SF919 SF920 SF921 SF922 SF923 SF924 SF925 SF926 SF927 SF928 SF929 SF930 SF931 SF932 SF933 SF934 SF935 SF936 SF937 SF938 SF939 SF940 SF941 SF942 SF943 SF944 SF945 SF946 SF947 SF948 SF949 SF950 SF951 SF952 SF953 SF954 SF955 SF956 SF957 SF958 SF959 SF960 SF961 SF962 SF963 SF964 SF965 SF966 SF967 SF968 SF969 SF970 SF971 SF972 SF973 SF974 SF975 SF976 SF977 SF978 SF979 SF980 SF981 SF982 SF983 SF984 SF985 SF986 SF987 SF988 SF989 SF990 SF991 SF992 SF993 SF994 SF995 SF996 SF997 SF998 SF999 SF1000

VD1 VD1A VD2 VD3 VD4 VD5

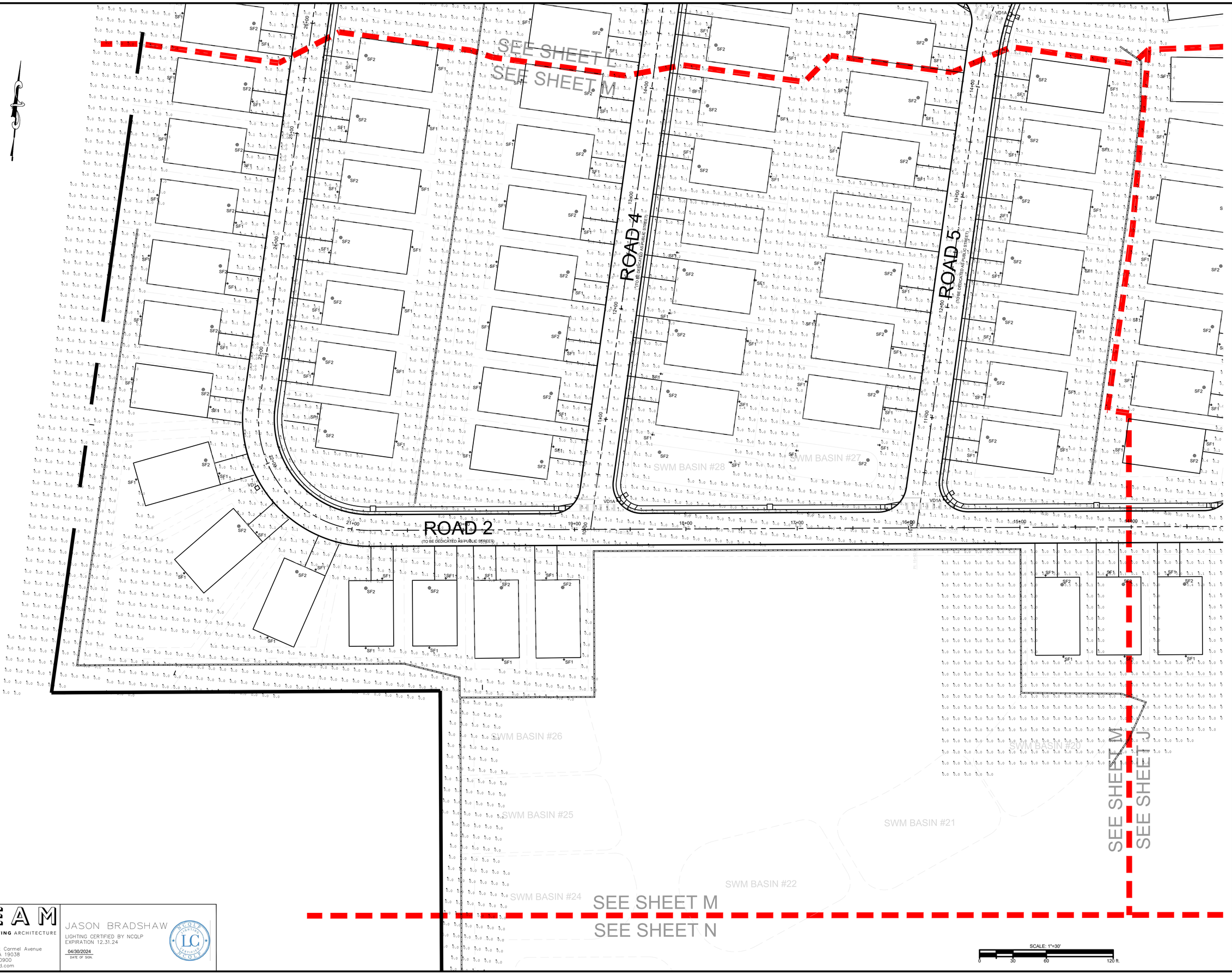
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LIGHTING CERTIFIED BY NCQLP
EXPIRATION 12.31.24
04/30/2024
DATE OF SIGN.

V:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-LIT.dwg 12/19/24 01:50:12PM, sdelany, LAYOUT: LT PLAN L

Xrefs: 08139_PBASE.dwg
08139-SP-TBASE.dwg
08077.01 Deer Valley-Hopewell-sheets 2-13.dwg
Deer Valley Grading



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		12/18/24	SAD			

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DWG.: 081391-00024
CHKD: SAD

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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
ENLARGED SITE LIGHTING PLAN - AREA M (MAINTAINED)
BLOCK 58, LOTS 19.20, 45.01, 46 & 90
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 15 OF M

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SEE SHEET M

SWM BASIN #24

SWM BASIN #23

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

PROJECT LIMIT
14+00

SEE SHEET O

SEE SHEET J

SEE SHEET G

SEE SHEET N

VD1A

R=25

0+00

1+00

BP: 0+00.00

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET D

R=206

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

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

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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No. 24GA28222600

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
ENLARGED SITE LIGHTING PLAN -
AREA N-O-P (MAINTAINED)
BLOCK 69, LOTS 19, 44.01, 46 & 48
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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SEE SHEET C
SEE SHEET A
SEE SHEET B
SEE SHEET A
SEE SHEET A
SEE SHEET D

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B

PROPOSED
RIGHT-OF-WAY/APPROXIMATE LOCATION
OF EASEMENT (REF. #5)

50' RIPARIAN BUFFER

50' WIDE RIGHT-OF-WAY EASEMENT
TO SUN PIPELINE COMPANY
(DB. 1217, PG. 70)

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

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #5)

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

DECLARATION OF TAKING BY THE
STATE OF NEW JERSEY
COMMISSIONER OF TRANSPORTATION
DB. 3938, PG. 16

608' SETBACK TO SCOTCH ROAD

LIMIT OF
DISTURBANCE
(TYP.)

SILT FENCE /(TYP.)

INLET PROTECTION

94' SETBACK TO NURSERY ROAD

PROJECT LIMIT

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

P.O.B.
EASEMENT

N86° 24' 08"E - 1002.69' (SURVEY)

S3° 35' 52" E 252.60' (SURVEY)

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

SHEET No. 16A OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL SOIL EROSION AND SEDIMENT CONTROL 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	Bowman

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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SEE SHEET E

SEE SHEET B

LIMIT OF DISTURBANCE (TYP.)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

INLET PROTECTION (TYP.)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET B

SEE SHEET C

SILT FENCE /(TYP.)

SEE SHEET B

SEE SHEET A

50' RIPARIAN BUFFER

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)

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

EXISTING TOP OF BANK (TYP.)

N85° 26' 18"E – 929.55' (SURVEY)

S2° 13' 25"E 517.74' (SURVEY)S02° 13' 25"E – 517.74'

N84° 24' 05"E 294.90' (SURVEY)

N84° 24' 05"E 294.90' (SURVEY)

SHEET No.	
16B	OF

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

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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

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SEE SHEET B

SEE SHEET C

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

LIMIT OF DISTURBANCE (TYP.)

SILT FENCE /(TYP.)

INLET PROTECTION (TYP.)

OPEN SPACE / LAWN

BLOCK 93 LOT 60 (DB. 3404, PG. 119)

BLOCK 93 LOT 20 (DB.3907, PG136)

SEE SHEET C
SEE SHEET D

SEE SHEET A
SEE SHEET D

50' WETLANDS BUFFER

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

50' RIPARIAN BUFFER

WETLANDS LINE

PROPOSED RIGHT-OF-WAY

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #3)

69' SETBACK TO NURSERY ROAD

94 SUTTON NURSERY ROAD

SCALE: 1"=30'

0 30 60 120 ft.

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1	REVISION	DATE	CHKD

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
SOIL EROSION AND SEDIMENT CONTROL PLAN
BLOCK 93, LOTS 20 & 60.01, 94 & 96
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
16C
OF

PageSetUp: ----- PlotStyleTable: BCG--NJ.ctb
\\ V081391 – Nursery Road--Hopewell V081391--01--001 (ENG) – Venue at Hopewell 3P\Engineering\Drawings\Plans\02 Site Plans\V081391--01--SESC.dwg 12/19/24 01:42:29PM dina.sorrell LAYOUT:SHT--16C

SEE SHEET C
SEE SHEET D

SEE SHEET A
SEE SHEET D

BLOCK 93
LOT 20
(DB.3907, PG136)

ROAD 12

NURSERY ROAD

LIMIT OF DISTURBANCE (TYP.)

SILT FENCE /(TYP.)

TEMPORARY CONSTRUCTION FENCE (TYP.)

ROAD G

69' SETBACK TO NURSERY ROAD

50' RIPARIAN BUFFER

50' WETLANDS BUFFER

WETLANDS LINE

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

PROPOSED RIGHT-OF-WAY

INLET PROTECTION (TYP.)

WETLANDS 0.18 AC

100' DRCC BUFFER

FLOOD HAZARD AREA

S85°08'38"W 945.00' (SURVEY)

S83°38'38"W 100.00' (SURVEY)

SEE SHEET D
SEE SHEET P

SCALE: 1"=30'

NO.	REVISION	DATE	DRWD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3			
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PROJ.: 08139-I-01-001
DWG.: 08139-I-0024
CHKD: SAD

Bowman

Bowman Consulting Group Ltd
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www.bowman.com

Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222900

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
BLOCK 93, LOTS 19.02, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET No.
16D
OF

PageSetUp: ----- PlotStyleTable: BCG-NJ.ctb
X:\08139 - Nursery Road-Hopewell\08139-I-01-001 (ENG) - Venue at Hopewell (P)\Engineering\Engineering Plans\02 Site Plans\08139I-SP-SESC.dwg 12/19/24 02:34:05PM, dina.spinelli, LAYOUT SHT=16D

FLOOD HAZARD AREA

100' DRCC BUFFER

N85°26'18"E 929.55' (SURVEY)

50' RIPARIAN BUFFER

TEMPORARY CONSTRUCTION FENCE (TYP.)

SILT FENCE /(TYP.)

LIMIT OF DISTURBANCE (TYP.)

EXISTING STREAM

EXISTING TOP OF BANK (TYP.)

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

50' WETLANDS BUFFER

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)

SEE SHEET E

SEE SHEET B

SEE SHEET D

SEE SHEET F

SEE SHEET L

INLET PROTECTION (TYP.)

ROAD A

ROAD B

ROAD C

ROAD D

(TO BE DEDICATED AS PUBLIC STREET)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

PROPOSED GUIDERAIL (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

PROPOSED RETAINING WALL GUIDE I.E. 183.00

4' WIDE CONCRETE SIDEWALK (TYP.)

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

R7-8 & R7-8P SIGNS

CURB RAMP TYPE A

CURB RAMP TYPE D

CURB RAMP TYPE E

20' REAR YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

SCALE: 1" = 30'

NO.	REVISION	DATE	DRWN
12			
11			
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE	DRWN

PROJ.: 08139-01-001
DWG.: 08139-01-001
CHKD: SAD

Bowman

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
SOIL EROSION AND SEDIMENT CONTROL PLAN
BLOCK 93, LOTS 19.02 & 40.01, 44 & 46
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
16E
OF

PageSetUp: ---- PlotStyleTable: BCG--NJ.ctb
V:\08139\ - Nursery Road--Hopewell\08139-01-001 (ENG) - Venue at Hopewell \PW\Engineering\Engineering Plans\05 Site Plans\08139-01-SP-SESC.dwg 12/19/24 01:35:08PM, dino.spinelli, LAYOUT SHT--16E

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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-SESC.dwg 12/19/24 01:30:53PM, dino.spinelli, LAYOUT:SHT-16F

SEE SHEET I

SEE SHEET F

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 11
(TO BE DEDICATED AS PUBLIC STREET)

ROAD D
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET F

SEE SHEET L

SEE SHEET F

SEE SHEET G

SEE SHEET F

SEE SHEET C

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

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

OPEN SPACE / LAWN

INLET PROTECTION (TYP.)

SILT FENCE (TYP.)

LIMIT OF DISTURBANCE (TYP.)

CONSERVATION EASEMENT ON LOT 45.01, BLOCK 93

PROPOSED RETAINING WALL W/ FENCE (TYP.)

PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)

6' WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

6' WIDE CONCRETE SIDEWALK (TYP.)

5'-0" CONCRETE SIDEWALK BYPASS AREA (TYP.)

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE A (TYP.)

R1-1 SIGN

R1-3 SIGN

12" DIP WATER MAIN

8" WATER SERVICE

6" WATER VALVE

HEADWALL 55 (E. 190.00)

HEADWALL 103 (E. 192.00)

HEADWALL 99 (E. 177.30)

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

VENUE AT HOPEWELL

SOIL EROSION AND SEDIMENT CONTROL PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 16G OF

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

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

Bowman

REVISION			
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED TO BE USED BY THE PARTY FOR WHOM THIS WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. USE BY ANY OTHER PARTY IS PROHIBITED. REPRODUCTION OR RELEASE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD. IS STRICTLY PROHIBITED.
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SEE SHEET F

SEE SHEET G

SEE SHEET D

LIMIT OF DISTURBANCE (TYP.)

TEMPORARY CONSTRUCTION FENCE (TYP.)

SILT FENCE /(TYP.)

FLOOD HAZ

ROAD F

ROAD E (TO BE DEDICATED AS PUBLIC STREET)

ROAD 10 (TO BE DEDICATED AS PUBLIC STREET)

INLET PROTECTION (TYP.)

SEE SHEET G

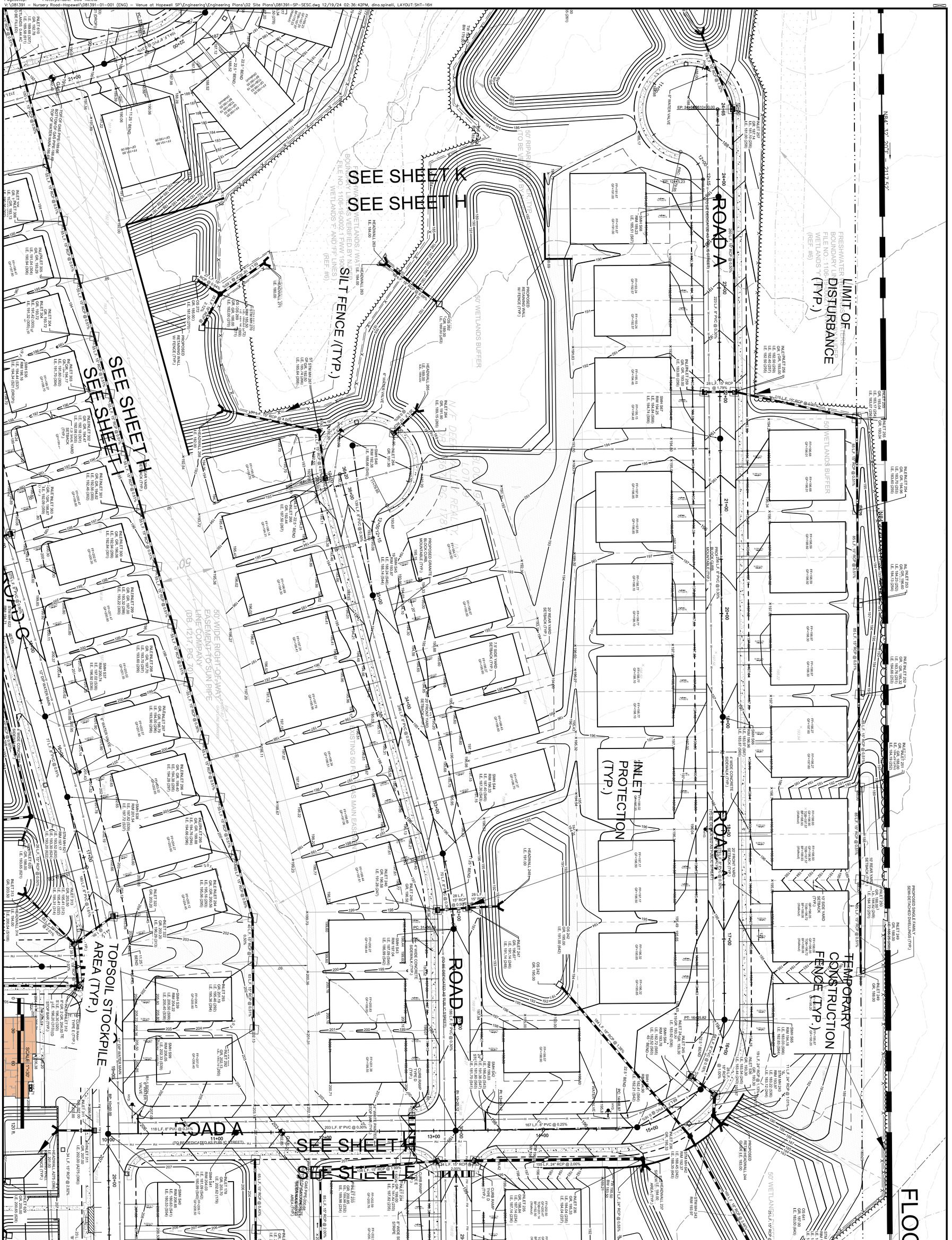
SEE SHEET O

SCALE: 1"=30'

0 30 60 120 ft.

PageSetup:---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01 Venue at Hopewell\Engineering\Plans\02 Site Plans\081391-SP-SESC.dwg 12/19/24 01:33:42PM, dmcspirelli, LAYOUT:SHT-16G

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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-SESC.dwg 12/19/24 02:36:42PM, dino.spinelli, LAYOUT:SHT-16H


SEE SHEET K
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SEE SHEET H
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LIMIT OF DISTURBANCE (TYP.)
SILT FENCE (TYP.)
TEMPORARY CONSTRUCTION FENCE (TYP.)
TOPSOIL STOCKPILE AREA (TYP.)
INLET PROTECTION (TYP.)
ROAD A
ROAD B
ROAD C
50' WETLANDS BUFFER
FRESHWATER WETLANDS / WATERS OF THE U.S. BOUNDARY LINE VERIFIED BY NJDEP FILE NO.: 1106-19.0002.1 FWW 190001.1 WETLANDS LETTER AND MAP (REF. #6)
PROPOSED SINGLE FAMILY SEMI-DETACHED DWELLING (TYP.)
PROPOSED RETAINING WALL W/ FENCE (TYP.)
PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)
6" WATER VALVE
8" WATER VALVE
6" WATER SERVICE
4" WIDE CONCRETE SIDEWALK (TYP.)
20' REAR YARD SETBACK (TYP.)
7.5' SIDE YARD SETBACK (TYP.)
20' FRONT YARD SETBACK (TYP.)
10' SIDE YARD SETBACK (TYP.)
CURB RAMP TYPE D
CURB RAMP TYPE E
STOP BAR (TYP.)
4" WIDE SOLID WHITE STRIPE
EXISTING 50 FOOT WIDE MAIN EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 701)
50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 701)
PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)
PROPOSED CONCRETE CURB (TYP.)
PROPOSED TOPSOIL STOCKPILE AREA (TYP.)
PROPOSED HEADWALL 237
PROPOSED HEADWALL 244
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SEE SHEET I

SEE SHEET F

ROAD 9

ROAD C

SOIL STOCKPILE AREA (TYP.)

TOPSOIL STOCKPILE AREA (TYP.)

INLET PROTECTION (TYP.)

GAZEBO

PROPOSED RETAINING WALL W/FENCE (TYP.)

PROPOSED ORANGE BARRIER FENCE (TYP.)

PROPOSED CONCRETE BYPASS AREA (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

BY-CONCRETE SIDEWALK

SCAFFOLD STAIRWAY

STOP BAR (TYP.)

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE A (TYP.)

SETBACK (TYP.)

SIDE YARD SETBACK (TYP.)

REAR YARD SETBACK (TYP.)

PROPOSED CONCRETE BLOCK CURB (MOUNTABLE) (TYP.)

PROPOSED CONCRETE BLOCK CURB (TYP.)

PROPOSED CONCRETE CURB (TYP.)

PROPOSED CONCRETE CURB (MOUNTABLE)

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SEE SHEET M
SEE SHEET J

ROAD 6

ROAD E

ROAD F

ROAD 7

ROAD 9

LIMIT OF DISTURBANCE (TYP.)

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

CHANGE ROAD 9 PROFILE TO MATCH THESE ELEVATIONS

SEE SHEET J
SEE SHEET O

SEE SHEET J
SEE SHEET G

SEE SHEET M

SEE SHEET J

SEE SHEET O

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

SHEET No. 16J OF

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SEE SHEET K

SEE SHEET L

SIDE DRIVE
(R.O.W.)

N2°45'01" E 1,447.18' (SURVEY)

N2°58'03" E 150.97' (SURVEY)

FILED MAP #3196

IRON ROD AND IRON PIPE FOUND

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

50 FT RIPARIAN BUFFER

LIMIT OF DISTURBANCE (TYP.)

SILT FENCE /(TYP.)

INLET PROTECTION (TYP.)

ROAD 1

ROAD 6

ROAD A

SEE SHEET K

SEE SHEET H

N84° 32' 20"E 2117.52'

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
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SOIL EROSION AND SEDIMENT CONTROL PLAN
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

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SEE SHEET K
SEE SHEET L
SEE SHEET I
SEE SHEET J
SEE SHEET M
ROAD 6
ROAD 3
ROAD 2
LIMIT OF DISTURBANCE (TYP.)
SILT FENCE /(TYP.)
INLET PROTECTION (TYP.)
EXISTING TOP OF BANK (TYP.)
50' RIPARIAN BUFFER
50' WIDE RIGHT-OF-WAY EASEMENT ON LOT 19 IN FAVOR OF SUNOCO (SEE NOTE)
EXISTING 8" FOOT GAS MAIN EASEMENT
FWW WETLANDS
TOP OF GAS PIPE-185.39 BOTTOM OF GAS PIPE-182.22 4" CONCRETE GAS MAIN-185.22
TOP OF GAS PIPE-186.62 BOTTOM OF GAS PIPE-186.22 4" CONCRETE GAS MAIN-186.22
TOP OF GAS PIPE-186.98 BOTTOM OF GAS PIPE-186.58 4" CONCRETE GAS MAIN-186.58
TOP OF GAS PIPE-187.15 BOTTOM OF GAS PIPE-186.75 4" CONCRETE GAS MAIN-186.75
TOP OF GAS PIPE-187.31 BOTTOM OF GAS PIPE-186.91 4" CONCRETE GAS MAIN-186.91
TOP OF GAS PIPE-186.98 BOTTOM OF GAS PIPE-186.58 4" CONCRETE GAS MAIN-186.58
12" DIP WATER MAIN
6" WATER MAIN
8" WATER MAIN
6" WATER VALVE
FIRE HYDRANT ASSEMBLY
CHAIN LINK FENCE
WOOD FENCE
PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)
6" WIDE SOLID WHITE STRIPE
24" WHITE PAINTED STOP BAR (TYP.)
CURB RAMP TYPE A (TYP.)
CURB RAMP TYPE E (TYP.)
20' FRONT YARD SETBACK (TYP.)
20' REAR YARD SETBACK (TYP.)
7.5' SIDE YARD SETBACK (TYP.)
10' SIDE YARD SETBACK (TYP.)

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

VENUE AT HOPEWELL

SOIL EROSION AND SEDIMENT CONTROL PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 16M OF

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

SEE SHEET M
SEE SHEET J

SEE SHEET M

SEE SHEET L

SEE SHEET N

SEE SHEET O

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

PROJECT LIMIT

NURSERY ROAD (C.R. 647)

NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)
(VARIABLE WIDTH R.O.W.)

SILT FENCE /(TYP.)

LIMIT OF DISTURBANCE (TYP.)

SEE SHEET J

SEE SHEET O

INLET PROTECTION (TYP.)

STABILIZED CONSTRUCTION ENTRANCE 24'X100'

SEE SHEET P

SEE SHEET G

SEE SHEET O

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
SOIL EROSION AND SEDIMENT CONTROL PLAN
BLOCK 93, LOTS 19.04, 45.01, 46 & 48
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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SCALE: 1"=30'
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MERCER COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. The Mercer County Soil Conservation District shall be notified 48 hours prior to starting land disturbance activity, Notice may be mailed, faxed or emailed to: MCSCD, 590 Hughes Drive, Hamilton Square, NJ 08690 Phone: 609-586-9603 Fax: 609-586-1117 Email: Paul.t.mercer@aol.com
2. If applicable to this project, the owner should be aware of his or her obligation to file for a NJPDES Construction Activity Stormwater SG3 Permit (NJG0088323) via the NJDEP online permitting system (www.nj.gov/dep/online) and to maintain the associated best management practices and Stormwater Pollution Prevention Plan self-inspection logbook onsite at all times. This permit must be filed prior to the start of soil disturbance. The online application process will require entry of an SCD certification code, which is provided by the Soil Conservation District upon certification of the Soil Erosion and Sediment Control Plan.
3. The Mercer County Soil Conservation District shall be notified of any changes in ownership.
4. Any changes to the Certified Soil Erosion and Sediment Control Plan, including an increase in the limit of disturbance, will require the submission of revised Soil Erosion and Sediment Control Plans to the District for recertification. The revised plans must meet all current State Soil Erosion & Sediment Control STANDARDS.
5. A copy of the certified Soil Erosion and Sediment Control plan shall be maintained on site at all times.
6. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence as outlined within the Sequence of Construction on the Certified Soil Erosion and Sediment Control Plan, and maintained until permanent protection is established.
7. All work shall be done in accordance with the current STANDARDS for Soil Erosion and Sediment Control in NJ. If language contained within any other permit for this project is more restrictive than (but not contradictory to) what is contained within these notes or on the Certified Soil Erosion and Sediment Control Plan, then the more restrictive permit requirements shall be followed.
8. The Standard for Stabilized Construction Access requires the installation of a 1½" to 2½" clean stone tracking pad at all construction driveways immediately after initial site disturbance, whether identified on the certified plan or not. The width shall span the full width of egress, and length shall be 50 ft. or more, depending on site conditions and as required by the STANDARD. This shall include individual lot access points within residential subdivisions. If the egress is to a County road, then a 20 ft. long paved transition shall be provided between the edge of pavement and the stone access pad.
9. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days of preliminary grading, provided that all other requirements related to detention basins, swales and the Sequence of Construction have been met.
10. Any disturbed areas that will be left exposed more than 14 days and not subject to construction activity will immediately receive temporary stabilization. If the season prevents establishment of a temporary vegetative cover, or if the area is not topsoiled, then the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to State STANDARDS. Sloped areas in excess of 3H:1V shall be provided with erosion control blankets. Critical areas subject to erosion (i.e. steep slopes, roadway embankments, environmentally sensitive areas) will receive temporary stabilization immediately after an initial disturbance or rough grading.
11. Any steep slopes (i.e. slopes greater than 3:1) receiving pipeline or utility installation will be backfilled and stabilized daily, as the installation proceeds.
12. Permanent vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading and topsoiling. All agronomic requirements contained within the STANDARDS and on the Certified Plan shall be employed. Mulch with a binder, in accordance with the STANDARDS, shall be used on all seeded areas. Save silt logs and/or bags used for seed, lime, and fertilizer, and provide them to the District inspector to verify that mixtures and rates meet the STANDARDS.
13. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, then non-vegetative means of permanent ground stabilization will have to be employed.
14. During the course of construction, soil compaction may occur within haul routes, staging areas, and other project areas. In accordance with the Standard for Topsoiling, compacted surfaces should be scarified 6" to 12" immediately prior to topsoil application. This will help ensure a good bond between the topsoil and subsoil. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
15. Prior to seeding, topsoil shall be worked to prepare a proper seedbed. This shall include raking of the topsoil and removal of debris and stones, along with other requirements of the Standard for Permanent Vegetative Cover for Soil Stabilization.
16. In accordance with the STANDARD for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be buried with limestone in accordance with the STANDARD and the application of a minimum of 12" of soil having a pH of 5 or more prior to topsoil application and seedbed preparation. If the area is to receive tree or shrub plantings or is located on a slope, then the area shall be covered with a minimum of 24" of soil having a pH of 5 or more.
17. Mulching to the STANDARDS is required for obtaining a Conditional Report of Compliance. Conditional ROC's are only issued when adequate temporary stabilization is provided. Permanent stabilization must then be completed during the optimum seeding season immediately following the Conditional ROC or prior to completion of work in a given area.
18. Hydroseeding is a two-step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed-to-soil contact, and give a visual indication of coverage. Upon completion of the seeding operation, hydro-mulch should be applied at a minimum rate of 1500 lbs. per acre in the second step. The use of hydro-mulch, as opposed to straw, is limited to non-steep seeding dates as listed in the STANDARDS. The use of hydromulch on sloped areas is discouraged.
19. The contractor is responsible for keeping all adjacent roads clean during the life of the construction project. All sediment washed, dropped, tracked or spilled onto paved surfaces shall be immediately removed.
20. The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction, and for employing additional erosion and sediment control measures at the request of the Mercer County Soil Conservation District.
21. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
22. All detention / retention basins must be fully constructed (inclusive of all structural components and liners) and permanently stabilized prior to paving or prior to the addition of any impervious surfaces. Permanent stabilization includes, but may not be limited to: topsoil, seed, straw mulch and binders or erosion control blankets on all seeding; all agronomic requirements as specified on the Certified Soil Erosion and Sediment Control Plan, installation of the outflow control structure and discharge storm drainage piping, low flow channels, conduit outlet protection, emergency spillways, and lap ring protection.
23. The riding surface of all utility trenches within paved areas shall be 3/4" clean stone or base pavement until such time as final pavement has been installed. Temporary soil riding surfaces are prohibited. All construction dewatering (trenches, excavations, etc.) must be done through an inlet or outlet filter in accordance with the Standard for Dewatering or as depicted on the Certified Soil Erosion and Sediment Control Plan. Discharge locations for the dewatering operation must contain perennial vegetation or a similar stable surface.
24. All construction dewatering (trenches, excavations, etc.) must be done through an inlet or outlet filter in accordance with the Standard for Dewatering or as depicted on the Certified Soil Erosion and Sediment Control Plan. Discharge locations for the dewatering operation must contain perennial vegetation or a similar stable surface.
25. All swales or channels that will receive runoff from paved surfaces must be permanently stabilized prior to the installation of pavement. If the season prohibits the establishment of permanent stabilization, the swales or channels may be temporarily stabilized in accordance with the STANDARDS.
26. NJSA 4:24-39 et seq. requires that no Certificate of Occupancy or Temporary Certificate of Occupancy be issued by the Municipality before the provisions of the Certified Soil Erosion and Sediment Control Plan have been satisfied. Therefore, all site work for site plans and all work around individual lots in subdivisions must be completed before the District issues a Report of Compliance or Conditional Report of Compliance, which must be forwarded to the Municipality prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, respectively.

Mercer County Soil Conservation District
590 Hughes Dr., Hamilton Square, NJ 08690, Phone: (609) 586-9603, Fax: (609) 586-1117
Email: PaulS1Mercer@aol.com

TOPSOIL STOCKPILE PROTECTION

a) Apply ground limestone at a rate of 90 lbs/1000 S.F.
b) Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
c) Apply Perennial Rye grass seed at 1 lb/1000 S.F. and Annual Rye grass at 1lb/1000 S.F.
d) Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
e) Apply a liquid mulch binder or tack to straw or hay mulch.
f) Properly entrench a silt fence at the bottom of the stockpile.

ADDITIONAL NOTES

1. Contractor shall be responsible for maintaining all permanent soil erosion and sediment control measures during construction. The property owners shall assume this responsibility after construction is completed and certificates of occupancy are issued.
2. The soil erosion inspector may require additional soil erosion measures to be installed, as directed by the district inspector.
3. The contractor is responsible for keeping the roadways clean at all times. Any sediment spilled or tracked on the roadway will be cleaned up immediately, or at minimum, by the end of each work day.

ADDITIONAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
2. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.
4. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.
5. STEEP SLOPES TO RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)
6. BERMS ALONG THE ROAD SHALL BE BROUGHT TO GRADE AND STABILIZED AS SOON AS POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE ADDITIONAL ROWS OF SEDIMENT BARRIER (SILT FENCING, HAY BALES OR STONE BERM) AS NECESSARY DURING THE COURSE OF CONSTRUCTION SUCH THAT THE CONTRIBUTION DRAINAGE AREA IS LESS THAN 1 ACRE AND THE LENGTH OF SLOPE ABOVE THE BARRIER IS LESS THAN 150'.
8. THE BASIN SHALL NOT BE UTILIZED AS A SEDIMENT BARRIER DURING CONSTRUCTION. INLET PROTECTION SHALL BE MAINTAINED DURING CONSTRUCTION AND ANY DEWTERING OPERATIONS SHALL DISCHARGE INTO SEDIMENT CONTROL BAGS.

RIPRAP SPECIFICATIONS

RIPRAP GRADATION

.HE RIPRAP SHALL BE COMPOSED OF WELL-GRADED MIXTURE SUCH THAT 50% OF THE MIXTURE BY WEIGHT SHALL BE LARGER THAN THE d50 SIZE AS DETERMINED FROM THE DESIGN PROCEDURE. A WELL-GRADED MIXTURE AS USED HEREIN IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZES BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN THE STONES. THE DIAMETER OF THE LARGEST STONE SIZE IN SUCH A MIXTURE SHALL BE 1.5 TIMES THE d50 SIZE. THE d75 SHOULD BE 1.25 TIMES THE d50 AND THE d15 SHOULD BE 0.5 TIMES THE d50 SIZE.

THE DESIGNER AFTER DETERMINING THE RIPRAP SIZE THAT WILL BE STABLE UNDER THE FLOW CONDITION SHALL CONSIDER THAT SIZE TO BE A MINIMUM SIZE AND THEN, BASED ON RIPRAP GRADATIONS ACTUALLY AVAILABLE IN THE AREA SELECT THE SIZE OR SIZES THAT EQUAL OR EXCEED THE MINIMUM SIZE. THE POSSIBILITY OF VANDALISM SHALL BE CONSIDERED BY THE DESIGNER IN SELECTING A RIPRAP SIZE. IF THE d50 SIZE IS INCREASED, THE APRON THICKNESS SHALL BE INCREASED PROPORTIONATELY.

FILTER

SYNTHETIE FILTER FABRIC SHALL MEET THE U.S. ARMY CORPS OF ENGINEERS GUIDE SPECS, CW02215, NOVEMBER 1977 FOR STRENGTH. RIPRAP THAT IS 12" AND LARGER SHALL NOT BE DUMPED DIRECTLY ONTO SYNTHETIE FILTER CLOTH UNLESS THE MANUFACTURER RECOMMENDS SUCH USE OF THE CLOTH. OTHERWISE, A 4" MINIMUM THICKNESS BLANKET OF GRAVEL SHALL BE PLACED DIRECTLY ON THE FILTER CLOTH BY HAND OR BY THE BUCKET OF THE EQUIPMENT.

QUALITY

STONE FOR RIPRAP SHALL CONSIST OF FIELD STONE OR QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE STONE SHALL BE HARD AND ANGULAR AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING. THE SPECIFIC GRAVITY ON THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.

RUBBLE CONCRETE MAY BE USED, PROVIDED IT HAS A DENSITY OF AT LEAST 150 POUNDS PER CUBIC FOOT. AND OTHERWISE MEETS THE REQUIREMENTS OF THIS STANDARD.

STANDARD FOR
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long-term protection.

Purpose

To permanently stabilize the soil, ensuring conservation of soil and water, and to enhance the environment.

Water Quality Enhancement

Slows the overland movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

Where Applicable

On exposed soils that have a potential for causing off-site environmental damage.

Methods and Materials

1. Site Preparation
   A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.
   B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading .
   C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.
   D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.
2. Seedbed Preparation
   A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.
   B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
   C. High acid producing soil, Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.
3. Seeding
   A. Select a mixture from Table 4-3 or use a mixture recommended by Rutgers Cooperative Extension or Natural Resources Conservation Service which is approved by the Soil Conservation District. Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.

      1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.

      2. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85o F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.

      3. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85oF. Many grasses become active at 65oF. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.

   B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse-textured soil.
   C. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
   D. Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may not be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
   D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.
4. Mulching

   Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

   A. Straw or Hay. Unrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing the turf or lawns due to the presence of weed seed.

      Application - Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.

      Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

      1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.

      2. Mulch Nettings - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

      3. Crimper (mulch anchoring coulter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

      4. Liquid Mulch-Binders - May be used to anchor salt hay, hay or straw mulch.

         a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

         b. Use one of the following:

            (1) Organic and Vegetable Based Binders - Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrained networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect on typical seedbed materials. Many new products are available, some of which may need further evaluation for use in this state.

            (2) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

            Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

   B. Wood-fiber or paper-fiber mulch - Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the project manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
   C. Pelletized mulch - compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

5. Irrigation (where feasible)

If soil moisture is deficient supply new seeding with adequate water (a minimum of 1/4 inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

6. Topdressing

Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop; In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.

7. Establishing Permanent Vegetative Stabilization

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

MITIGATION NOTES FOR ACIDIC SOIL

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOIL MATERIAL TO BE EXPOSED MORE THAN 30 DAYS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID PRODUCING SOIL.
5. HIGH ACID PRODUCING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 6 TONS PER ACRE (OR 275 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
   A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE.
   B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES AND OTHERS TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SILT FENCE, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID PRODUCING SOILS FROM, AROUND OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE, (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1 AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW LATEST EDITION) MONITORING SHOULD CONTINUE FOR APPROXIMATELY 6 TO 12 MONTHS TO ASSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.
9. MONITORING OF AREAS WHERE HIGH ACID PRODUCING SOIL HAS BEEN PLACED OR BURIED SHOULD BE PERFORMED FOR AT LEAST 2 YEARS OR LONGER IF PROBLEMS OCCUR, TO ASSURE THERE IS NO MIGRATION OF POTENTIAL ACIDE LEACHATE.

STANDARD FOR STORM SEWER INLET PROTECTION

A TEMPORARY BARRIER AND SETTLING FACILITY INSTALLED AT A STORM SEWER INLET.

DEFINITION

PURPOSE

THE PURPOSE OF STORM SEWER INLET PROTECTION IS TO INTERCEPT AND RETAIN SEDIMENT PREVENTING THE ENTRANCE OF SEDIMENT INTO THE STORM SEWER SYSTEM.

CONDITIONS WHERE PRACTICE APPLIES

1. CONTRIBUTING DRAINAGE AREA IS 3 ACRES OR LESS.
2. A STORM SEWER OR THE OUTLET CHANNEL OF A STORM SEWER NEEDS PROTECTION FROM SEDIMENT.
3. TRAFFIC WILL NOT DESTROY OR CAUSE CONSTANT MAINTENANCE OF THE STORM SEWER INLET PROTECTION.
4. A TRAFFIC HAZARD WILL NOT BE CREATED.
5. A FLOODING PROBLEM WILL NOT BE CREATED.

THE PRIMARY BENEFIT TO WATER QUALITY IS REMOVAL OF SEDIMENTS FROM STORMWATER RUNOFF. WATER QUALITY ENHANCEMENT MAY ALSO OCCUR AS AN ADDED BENEFIT, OTHER FLOATABLE DEBRIS, SUCH AS VEGETATIVE MATTER AND LITTER MAY ALSO BE FILTERED OUT OF THE RUNOFF.

THE FOLLOWING APPLIES TO ALL METHODS OF STORM SEWER INLET PROTECTION: MUST SLOW THE STORM WATER FLOW, PROVIDE THE COARSE SEDIMENT

1. PARTICLES A CHANCE TO SETTLE, AND PROVIDE AN AREA TO RETAIN THE PARTICLES THAT HAVE SETTLED. IN ALL CASES, THE INLET PROTECTION SHOULD NOT COMPLETELY
2. CLOSE OFF THE INLET, THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR
3. FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Definition

Establishment of temporary vegetative cover on soils exposed for periods of two to 6 months which are not being graded, not under active construction or not scheduled for permanent seeding within 60 days.

Purpose

To temporarily stabilize the soil and reduce damage from wind and water erosion until permanent stabilization is accomplished.

Water Quality Enhancement

Provides temporary protection against the impacts of wind and rain, slows the over land movement of stormwater runoff, increases infiltration and retains soil and nutrients on site, protecting streams or other stormwater conveyances.

Where Applicable

On exposed soils that have the potential for causing off-site environmental damage.

Methods and Materials

1. Site Preparation
   A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
   B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
   C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
2. Seedbed Preparation
   A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding. Application of lime and fertilizer may be made during the period of seedbed preparation.
   B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
   C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.
   D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.
3. Seeding
   A. Select seed from recommendations in Table 7-2.
   B. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.
   C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may not be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
   D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
4. Mulching

   Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

   A. Straw or Hay. Unrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing the turf or lawns due to the presence of weed seed.

      Application. Spread mulch uniformly by hand or mechanically so that approximately 95% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.

      Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

      1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.

      2. Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

      3. Crimper (mulch anchoring tool). A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

      4. Liquid Mulch-Binders - May be used to anchor hay or straw mulch.

         a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

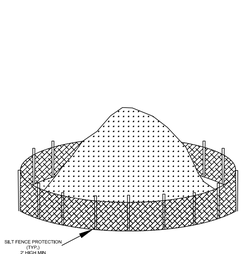
         b. Use one of the following:

            (1) Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membrained networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect on typical seedbed materials. Many new products are available, some of which may need further evaluation for use in this state.

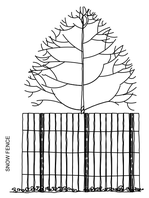
            (2) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recomm

CONSTRUCTION SEQUENCE

SITE PREPARATION	DURATION
1. INSTALL SEDIMENT FILTER FENCE, TREE PROTECTION FENCE, AND FENCING ALONG LIMITS OF DISTURBANCE.	4 WEEKS
2. INSTALL STABILIZED CONSTRUCTION ACCESS.	2 DAYS
3. CLEAR TREES AND REMOVE TREE STUMPS	4 WEEKS
4. REMOVE EXISTING BUILDINGS, PAVED AND GRAVEL DRIVES.	2 WEEKS
5. STRIP AND STOCKPILE TOPSOIL	1 WEEK
6. ROUGH GRADE SITE AND STORMWATER MANAGEMENT BASINS	8 WEEKS
7. PLACE CONSTRUCTION TRAILER AND CONSTRUCT STAGING AND LAYDOWN AREA. INSTALL STONE BEDDING OVER AREA FOR STABILIZATION DURING CONSTRUCTION OF SITE.	2 WEEKS
8. FINALIZE INTERIM CONSTRUCTION OF STORMWATER MANAGEMENT BASINS AND PROVIDE PERMANENT STABILIZATION PRIOR TO INSTALLATION OF STORM DRAINS. K3 SOIL AND SAND LAYERS IN BOTTOM OF BASINS NOT TO BE INSTALLED IN INTERIM CONDITION. BASIN BOTTOMS TO BE COVERED WITH ANCHORED DOWN FILTER FABRIC.	2 WEEKS 12 WEEKS
9. CONSTRUCT STORMWATER STRUCTURES AND PIPING, AND OUTFALLS AND SOIL EROSION AND SEDIMENT CONTROL MEASURES. STABILIZE BASINS UPON COMPLETION	8 WEEKS
10. ROUGH GRADE PROPOSED ROADWAYS ONSITE AND INSTALL CURB AND ROADWAY SUBBASE.	12 WEEKS
11. INSTALL ONSITE SANITARY SEWER AND WATER MAINS WITHIN ROADS. INSTALL WATER SERVICE AND SANITARY SEWER LATERALS FROM MAINS WITHIN PROPOSED ROADWAYS BEHIND CURB LINE LOCATION.	2 WEEKS
12. CONSTRUCT ROADWAY WIDENING ALONG WASHINGTON CROSSING - PENNINGTON ROAD: INSTALL CURB, SAWCUT PAVEMENT, ROUGH GRADE WIDENING AREA TO SUBGRADE ELEVATIONS.	2 WEEKS
13. FINE GRADE WASHINGTON CROSSING - PENNINGTON ROAD ROADWAY WIDENING: CONSTRUCT ROADWAY SUBBASE, BASE COURSE.	4 WEEKS
14. FINE GRADE ONSITE ROADWAYS AND PARKING AREAS: CONSTRUCT ROADWAY BASE COURSE PAVEMENT.	4 WEEKS
15. CONSTRUCT SIDEWALKS.	8 WEEKS
16. INSTALL ELECTRIC, TELEPHONE, CABLE, GAS UTILITIES.	6 WEEKS
17. FINE GRADE LANDSCAPE AREAS AND OPEN SPACE LOTS.	12 WEEKS
18. INSTALL BUFFER LANDSCAPING AND STREET TREES ALONG ROADWAYS. INSTALL LIGHTING FIXTURES AND STREET LIGHTS.	2 WEEKS
19. SOIL RESTORATION AND TESTING FOR SITE PRIOR TO INSTALLATION OF TOPSOIL	4 WEEKS
20. TOP SOIL AND SEED ALL DISTURBED LANDSCAPED AREAS IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.	8 WEEKS
21. INSTALL TRAFFIC SIGNS AND TEMPORARY STRIPING.	ONGOING
22. CONSTRUCT DWELLING UNITS AND AFFORDABLE HOUSING BUILDINGS.	8 WEEKS
23. UPON COMPLETION OF ALL RESIDENTIAL BUILDINGS ALONG A ROADWAY, CONSTRUCT FINAL PAVEMENT SURFACE COURSE AND INSTALL FINAL PAVEMENT STRIPING.	
TYPICAL BUILDING CONSTRUCTION	1 WEEK
1. INSTALL SEDIMENT FILTER FENCE AROUND LOT PERIMETER INSTALL STABILIZED CONSTRUTION ENTRANCE FOR EACH LOT AT A DRIVEWAY LOCATION.	2 WEEKS
2. INSTALL BUILDING FOUNDATION	1 WEEK
3. INSTALL UTILITY CONNECTIONS TO BUILDING.	8-12 WEEKS
4. CONSTRUCT BUILDING	1 WEEK
5. FINE GRADE LOT WITHIN LIMITS OF CLEARING/DISTURBANCE	1 WEEK
6. REMOVE STABILIZED CONSTRUCTION ACCESS AND CONSTRUCT DRIVEWAY, SIDEWALK AND PATIO.	1 WEEK
7. INSTALL PROPOSED LANDSCAPING ON LOT AND TOPSOIL, FERTILIZE AND SEED ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.	1 DAY
8. REMOVE ACCUMULATED SEDIMENT AND FILTER FABRIC FENCE ON INDIVIDUAL LOT ONLY. (REPEAT TYPICAL LOT CONSTRUCTION FOR EACH LOT AT TIME OF DEVELOPMENT)	
FINAL MEASURES AFTER FULL BUILD OUT OF DEVELOPMENT	2 WEEKS
1. REMOVE ALL ACCUMULATED SEDIMENT FROM ROADWAYS, AND STORMWATER BASINS, STORM PIPING AND AT BASIN OUTFALLS. REMOVE ANCHORED FILTER FABRIC FROM STORMWATER BASINS. K3 SOIL AND SAND LAYERS TO BE INSTALLED WITHIN BASINS.	1 WEEK
2. REMOVE ALL PERIMETER FILTER FABRIC FENCING AND TREE PROTECTION FENCING, AND ALL REMAINING INLET FILTER PROTECTION.	

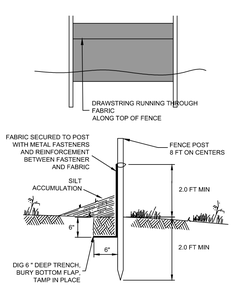


TOPSOIL STOCK PILE DETAIL
NOT TO SCALE

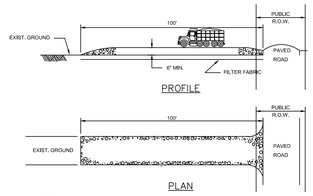


NOTE:
SNOW FENCE IS TO BE LOCATED 10' FROM THE OUTER PERIMETER OF THE DRIP LINE. IN NO CASE SHALL IT BE CLOSER THAN 10' TO THE TRUNK. NO CONSTRUCTION MATERIALS, FILL, TOPSOIL, SOIL, ETC. SHALL BE STORED INSIDE THIS FENCE. EXISTING ELEVATIONS WITHIN THE FENCING AREA SHALL REMAIN UNCHANGED AND SOIL SHALL BE LEFT UNDISTURBED. (TO BE USED FOR SPECIMEN TREES IF IN THE VICINITY OF CLEARING OPERATION)

TREE PROTECTION
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



NOTES

STONE SIZE 1 1/2" - 2 1/2" CRUSHED STONE

WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W., WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W., THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 ft.	100ft.
2 TO 5%	100ft.	200ft.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE [1]	

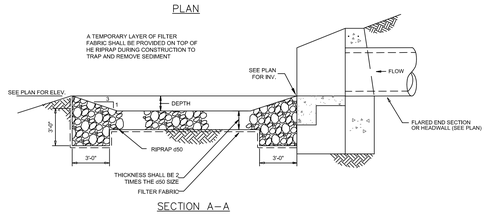
1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

REMOVABLE PUMPING STATION
(LONG DURATION DEWATERING)

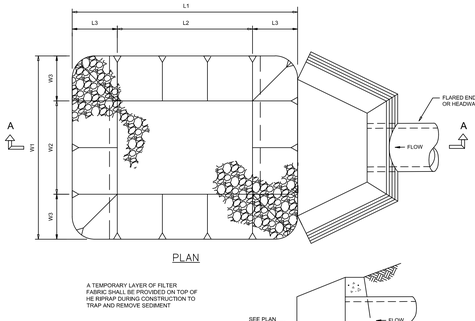
SUMP PIT
(SHORT DURATION DEWATERING)

A TEMPORARY LAYER OF FILTER FABRIC SHALL BE PROVIDED ON TOP OF HE RIPRAP DURING CONSTRUCTION TO TRAP AND REMOVE SEDIMENT

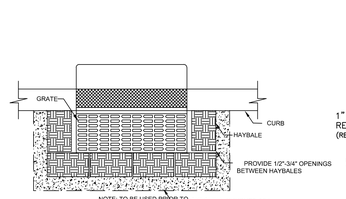


SECTION A-A

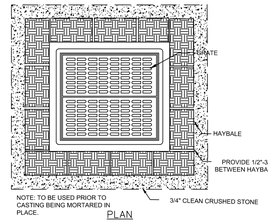
PREFORMED SCOUR HOLE DETAIL
NOT TO SCALE



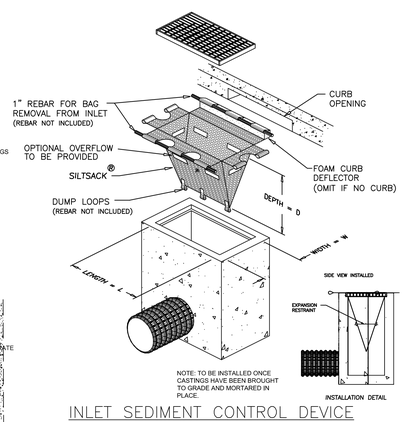
PLAN



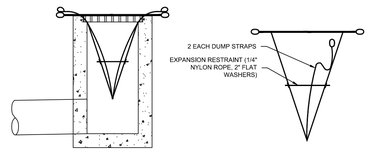
INLET PROTECTION TYPE "B"
N.T.S.



INLET PROTECTION
N.T.S.



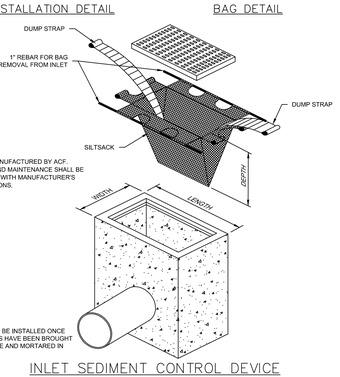
INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR
NOT TO SCALE



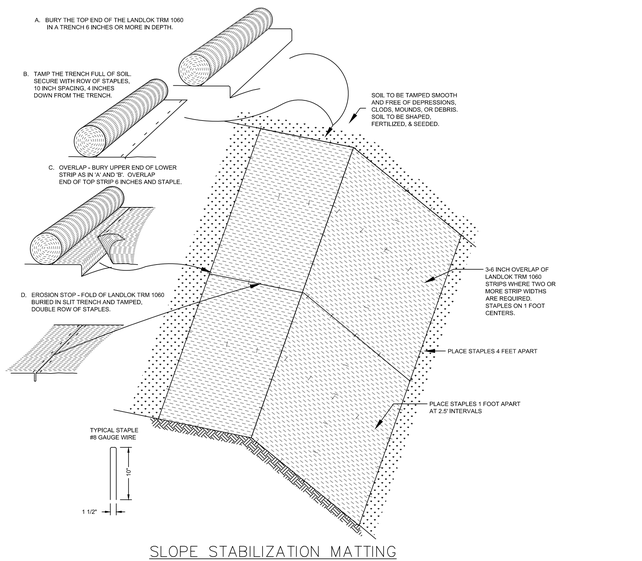
SCOUR HOLE LOCATION	PIPE SIZE (IN.)	RIPRAP d50 (IN.)	DEPTH (FT.)	L1 (FT.)	L2 (FT.)	L3 (FT.)	W1 (FT.)	W2 (FT.)	W3 (FT.)
FES A100	30	6	1.25	15	7.5	3.75	12.5	5	3.75
FES A200	18	6	0.75	9	4.5	2.25	7.5	3	2.25
FES A300	18	6	0.75	9	4.5	2.25	7.5	3	2.25
FES A400	18	6	0.75	9	4.5	2.25	7.5	3	2.25
HW A01	24	6	1.0	12	6	3	10	4	3
FES B100	24	6	1.0	12	6	3	10	4	3
HW B200	42	6	1.75	21	10.5	5.25	17.5	7	5.25
HW B300	29 X 45	6	1.21	14.6	7.25	3.67	14.8	7.5	3.65
FES B01	30	6	1.25	15	7.5	3.75	12.5	5	3.75
FES C100	18	6	0.75	9	4.5	2.25	7.5	3	2.25
FES C200	36	6	1.50	18	9	4.5	15	6	4.5
HW C01	18	6	0.75	9	4.5	2.25	7.5	3	2.25
HW D100	24	6	1.0	12	6	3	10	4	3
FES E102	24	6	1.0	12	6	3	10	4	3
FES E101	18	6	0.75	9	4.5	2.25	7.5	3	2.25
FES E100	18	6	0.75	9	4.5	2.25	7.5	3	2.25
FES F100	15	6	0.63	7.8	3.75	1.92	6.3	2.5	1.9

NOTE:
RIPRAP SHALL CONFORM TO "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY."

PREFORMED SCOUR HOLE DIMENSIONS



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



SLOPE STABILIZATION MATTING
(LANDLOK TRM 1060 OR APPROVED EQUAL)
N.T.S.

hydraulic, biological, aesthetic and other environmental functions of the stream.

Soil Management and Preparation

Subgrade soils prior to the application of topsoil shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

This section of this Standard addresses the potential for excessive soil compaction in light of the intended land use, testing for excessive soil compaction where permanent vegetation is to be established and mitigation of excessive soil compaction when appropriate.

Due to use or setting, certain disturbed areas will not require compaction remediation including, But not limited to the following:

1. Within 20 feet of building foundations with basements, 12 feet from slab or crawl space construction.
2. Where soils or gravel surfaces will be required to support post-construction vehicular traffic loads such as roads, parking lots and driveways (including gravel surfaces), bicycle paths or pedestrian walkways
3. Athletic fields
4. Airports, railways or other transportation facilities
5. Areas requiring industry or government specified soil designs, including golf courses, landfills, wetland restoration, septic disposal fields, wet/land ponds, etc.
6. Areas governed or regulated by other local, state or federal regulations which dictate soil conditions
7. Brownfields (capped sues), urban redevelopment areas, ; in-fill areas, , recycling yards, junk yards, quarries and
8. Slopes determined to be inappropriate for safe operation of equipment
9. Portions of a site where no heavy equipment travel or other disturbance has taken place
10. Areas receiving temporary vegetative stabilization in accordance with the Standard.
11. Where the area available for remediation practices is 500 square feet or less in size.
12. Locations containing shallow (close to the surface) bedrock conditions.

Areas of the site which are subject to compaction testing and/or mitigation shall be graphically denoted on the certified soil erosion control plan.

Soil compaction remediation or testing to prove remediation is not necessary will be required in areas where permanent vegetation is to be established that are not otherwise exempted above. Testing method shall be selected, and soil compaction testing shall be performed by, the contractor or other project owner's representative (e.g. engineer). A minimum of two (2) tests shall be performed for projects with an overall limit of disturbance of up to one (1) acre and at a rate of two (2) tests per acre of the overall limit of disturbance for larger areas which shall be evenly distributed over the area of disturbance subject to testing. Tests shall be performed in areas representative of the site's compaction conditions. If the results of the tests indicate soil compaction exceeds the applicable maximum thresholds indicated for the testing method, the contractor/owner shall have the option to perform compaction mitigation over the entire disturbed area (excluding exempt areas) or to perform additional testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Return to TOC

Soil Test Method Options

1. Probing Wire Test Method

   This test shall be conducted with a firm wire (15-1/2 gauge steel wire - e.g. survey marker flag, straight wire stock, etc.), 18 to 21 inches in length, with 6" inches from one end visibly marked on the wire. Conduct wire flag test by holding the wire flag near the flag end and push it vertically into the soil at several different locations in the field to the lesser of a 6 inch depth or the depth at which it bends due to penetration of the soil. The soil is adequately compacted if the wire will not bend, or if the wire will not penetrate without bending or deforming at least 4" into the ground by hand, without the use of tools. If penetration fails and an obstruction is suspected (rocks, root, debris, etc.) the test can be repeated in the same general area. If the test is successful the soil is not excessively compacted. If the wire is difficult to insert (wire bends or deforms prior to reaching 6 inches in depth) the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.

2. Handheld Soil Penetrometer Test Method

   This test shall be conducted based on the Standard Operation Procedure (SOP) #SCES310-001, prepared by the Rutgers Cooperative Extension, Implemented June 1, 2010, last revised February 28, 2011. . A result of less than or equal to 300 psi shall be considered passing. If the result is greater than 300 psi the soil may be excessively compacted and compaction mitigation or further testing via method 3 or 4 below is required, the choice of which is at the contractor/owner's discretion.

3. Tube Bulk Density Test Method

   This test shall be certified by a New Jersey Licensed Professional Engineer utilizing only undisturbed samples (reconstitution of the sample not permitted) collected utilizing the procedure for Soil Bulk Density Tests as described in the USDA NRCS Soil Quality Test Kit Guide, Section 3-4, July 2001. When the texture of the soil to be tested is a sand or loamy sand and lack of soil cohesion or the presence of large amounts of coarse fragments, roots or worm channels prevent the taking of undisturbed samples, this test shall not be used.

   Where the results of replicate tests differ by more than ten percent (10%), the samples shall be examined for the following defects:

   i. Cracks, worm channels, large root channels or poor soil tube contact within the samples;
   ii. Large pieces of gravel, roots or other foreign objects
   iii. Smearing or compaction of the upper or lower surface of the samples

   If any of the defects described in 3-(i-iii) above are found, the defective core(s) shall be discarded and the test repeated in the same general area of the field. The results of undisturbed Soil Bulk Density (defined as the weight of dry soil per volume) results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required.

4. Nuclear Density Test Method

   This test shall be certified by a New Jersey Licensed Professional Engineer and conducted by a nuclear gauge certified inspector pursuant to ASTM D6938. The bulk density measurement results shall be compared with the Maximum Dry Bulk Densities in Table 19-1. A result of less than or equal to the applicable maximum bulk density shall be considered passing. If the result is greater than the maximum bulk density the soil shall be considered excessively compacted and compaction mitigation is required.

Return to TOC

Table 19-1 – Maximum Dry Bulk Densities (grams/cubic centimeter) by soil type

Soil Type/Texture	Bulk Density (g/cc)
Coarse, Medium and Fine Sands and Loamy Sands	1.80
Very Fine Sand and Loamy Very Fine Sand	1.77
Sandy Loam	1.70
Coarse and Sandy Clay Loam	1.70
Clay Loam	1.65
Sandy Clay	1.60
Silt, Silt Loam	1.55
Silty Clay Loam	1.50
Silty Clay	1.45
Clay	1.40

Source: USDA Natural Resource Conservation Service, Soil Quality Information Sheet, Soil Quality Resource Concerns: Compaction, April 1996

5. Additional testing methods which conform to ASTM standards and pecifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Procedures for Soil Compaction Mitigation

If subgrade soils are determined to be excessively compacted by testing, as identified above, procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover. Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.) or in the alternative, another method as specified by a New Jersey Licensed Professional Engineer.

Installation Requirements

Timber, logs, brush, rubbish, rocks, stumps and vegetative matter which will interfere with the grading operation or affect the planned stability or fill areas shall be removed and disposed of according to the plan.

Topsoil is to be stripped and stockpiled in amounts necessary to complete finish grading of all exposed areas requiring topsoil. See Standard for Topsoiling, pg. 8-1.

Fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to constructing stable fills.

All structural fills shall be compacted as determined by structural engineering requirements for their intended purpose and as required to reduce slipping, erosion or excessive saturation.

All disturbed areas shall be left with a neat and finished appearance and shall be protected from erosion. See Standards for Permanent Vegetative Cover for Soil Stabilization, pg. 4-1.

Trees to be retained shall be protected if necessary in accordance with the Standard for Tree Protection During Construction, pg. 9-1.

Return to TOC

REVISION	DATE	CHKD
12		
11		
10		
9		
8		
7		
6		
5		
4		
3 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2 REVISED PER PB COMPLETENESS REVIEW	09/19/24	SAD
1 REVISED PER PB COMPLETENESS REVIEW	DATE	CHKD

PROJ. 08139-01-001
DATE 06/07/2024
CHKD SAD

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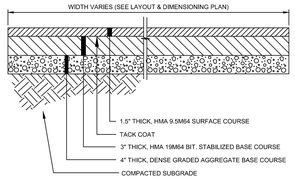
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E-mail: NJ@bowman.com
N.J. Certificate of Authorization No. 24GA28222600

SEAN A. DELANY N.J. Professional Engineer, Lic. 24GE04477100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
CONSTRUCTION DETAILS- SESC
BLOCK 93, LOTS 19, 20, 45.01, 46.8 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

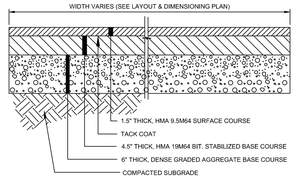
SHEET No.
17B
OF

V:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell\SP\Engineering Plans\02 Site Plans\08139-SP-DET.dwg 12/19/24 01:08:30PM dina.sbinelli LAYOUT:SHT-17B-SESC



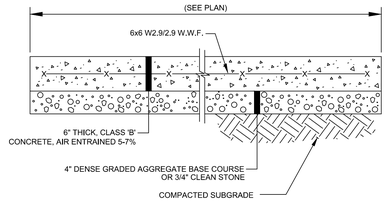
PARKING LOTS–HOT MIX ASPHALT PAVEMENT DETAIL

NOT TO SCALE



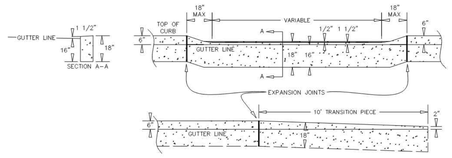
ONSITE ROADS–HOT MIX ASPHALT PAVEMENT DETAIL

NOT TO SCALE



CONCRETE APRON–TYPICAL SECTION

NOT TO SCALE

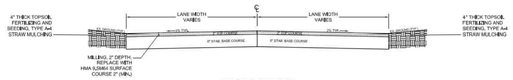


TYPICAL SECTION
OF DEPRESSED CURB AT DRIVEWAYS
AND CURB TRANSITION PIECE
SCALE: NTS

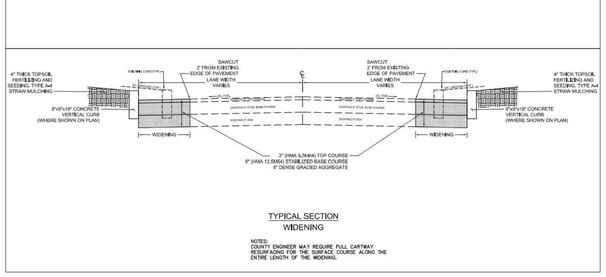
NOTE: 1/2" EXPANSION JOINTS OF CELLULAR COMPRESSION MATERIAL TO BE PLACED AS SHOWN. 1/4" PREMOLDED EXPANSION JOINTS TO BE PLACED LONGITUDINALLY ADJACENT TO ALL ABUTTING CONCRETE STRUCTURES AS THE ENGINEER MAY DIRECT.

COUNTY OF MERCER
DEPARTMENT OF
TRANSPORTATION & INFRASTRUCTURE
DIVISION OF ENGINEERING
GREGORY SANDUSKY, P.E., P.L.S. COUNTY ENGINEER
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE NO. 36758
DRAWN BY: MIKE WILLIAMSON

\\Fls2\Engineering\Details\DEPRESSED CURB DETAIL.dwg, 2/4/2014 11:45:15 AM, 1:1.31288



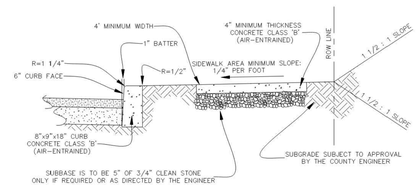
TYPICAL SECTION
MILLING / RESURFACING



TYPICAL SECTION
WIDENING

NOTES:
COUNTY ENGINEER MAY REQUIRE FULL CARTWAY RESURFACING FOR THE SURFACE COURSE ALONG THE ENTIRE LENGTH OF THE WIDENING.

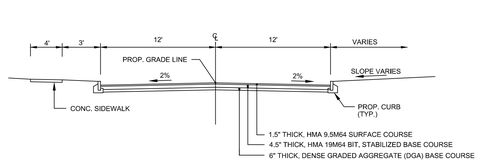
NOTE: 1/2" EXPANSION JOINTS OF CELLULAR COMPRESSION MATERIAL TO BE PLACED AT 20' INTERVALS AND 1/4" PREMOLDED EXPANSION JOINTS TO BE PLACED LONGITUDINALLY ADJACENT TO ALL ABUTTING CONCRETE STRUCTURES AS THE ENGINEER MAY DIRECT. CONSTRUCTION JOINTS TO BE PROVIDED EVERY 20' ALTERNATING WITH EXPANSION JOINTS.



REVISED: 2.04.14 CLASS 'B' CONCRETE
PER: GREG SANDUSKY, COUNTY ENGINEER

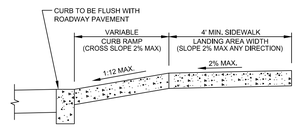
TYPICAL SECTION
OF CURB
& SIDEWALK DETAIL
SCALE: NTS

COUNTY OF MERCER
DEPARTMENT OF
TRANSPORTATION & INFRASTRUCTURE
DIVISION OF ENGINEERING
GREGORY SANDUSKY, P.E., P.L.S. COUNTY ENGINEER
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE NO. 36758
DRAWN BY: MIKE WILLIAMSON



TYPICAL SECTION – ONSITE ROADS

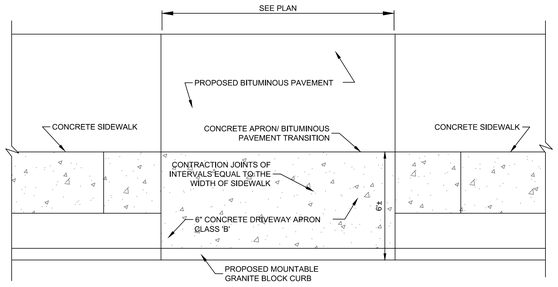
NOT TO SCALE



NOTE: ALL CONCRETE TO BE 4,500 PSI, NJDOT CLASS B, AIR ENTRAINED.

SECTION THROUGH CURB RAMP

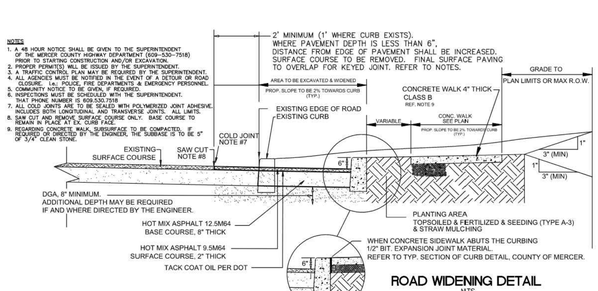
NOT TO SCALE



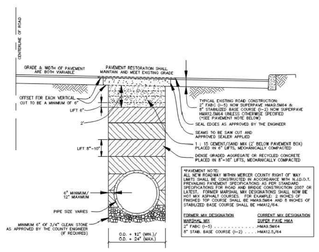
NOTE: CONTRACTION/EXPANSION JOINTS TO BE PLACED AT EQUAL WIDTH OF SIDEWALKS

TYPICAL DRIVEWAY APRON DETAIL

NOT TO SCALE



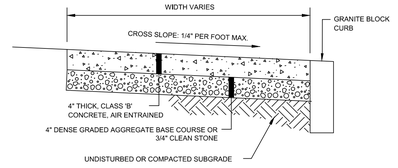
ROAD WIDENING DETAIL
NTS
rev. 06–30–16 HMA stab. base stone size



Mercer County Roadway – Utility Trench Detail

N.S.A.

- TWO LANES OF TRAFFIC, ONE IN EACH DIRECTION, MUST BE MAINTAINED AT ALL TIMES.
- ALL TRAFFIC CONTROL PERSONS MUST BE IN UNIFORM OR WEAR A REFLECTIVE VEST AND USE A STOP/SLOW PADDLE SIGN.
- NO ROAD CAN BE CLOSED AT ANY TIME WITHOUT PRIOR APPROVAL FROM THE MERCER COUNTY ENGINEER OR THE COUNTY TRAFFIC ENGINEER.
- ALL ROADWAYS ROADS MUST BE SAW CUT AND RESTORED WITH 4000 PSI AIR-ENTRAINED CONCRETE TO THE CORRECT THICKNESS.
- ALL TRENCHES ARE TO BE SAW CUT.
- THE SURFACE COURSE IS TO BE PLACED AFTER THE TRENCH SETTLEMENT PERIOD HAS ELAPSED, OR WHEN DIRECTED BY THE COUNTY ENGINEER OR THE MERCER COUNTY ROAD SUPERVISOR.
- NO ROAD CAN BE OPENED AFTER NOVEMBER 15TH, OR BEFORE APRIL 1ST, THE ONLY EXCEPTION WILL BE FOR EMERGENCIES DECLARED BY THE COUNTY ENGINEER.
- ROAD PLATES MAY NOT BE LEFT IN PLACE AFTER NOVEMBER 15TH, THE ONLY EXCEPTION SHALL BE FOR EMERGENCIES DECLARED BY THE COUNTY ENGINEER.
- BACK FILL MATERIAL SHALL BE 19.A SAND/CEMENT, FOR FIRST 2' FEET OF TRENCH DEPTH BELOW PAVEMENT BOX. ALL BACKFILL BELOW THE 2' OF SAND/CEMENT SHALL BE DGA OR RECYCLED CEMENT.
- 19.1 SAND/CEMENT BACKFILL SHALL BE PLACED IN SIX INCH (6") LIFTS AND MECHANICALLY COMPACTED, ALSO DGA OR RECYCLED CONCRETE IF REQUIRED, SHALL BE PLACED IN TWO FOOT (2') LIFTS AND MECHANICALLY COMPACTED.
- CONTACT THE SUPERVISOR PRIOR TO BACK FILLING THE TRENCH TO SCHEDULE AN INSPECTION.
- IF THE COUNTY INSPECTOR IS NOT PRESENT WHEN THE TRENCH IS BACKFILLED, THE CONTRACTOR MUST EXCAVATE THE MATERIAL AND REFILL THE OPENING WHEN THE INSPECTOR IS PRESENT.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE PAVEMENT IN A SMOOTH AND SAFE CONDITION, INCLUDING PAVEMENT SWEEPING AND REMOVAL OF ALL CONSTRUCTION DEBRIS.
- ALL PAVEMENT MARKINGS SHALL BE REPLACED TO COUNTY SPECS.
- THE INSPECTOR MUST BE NOTIFIED UPON COMPLETION OF THE PROJECT.
- ALL COUNTY SURVEY MONUMENTS MUST BE PRESERVED.
- NO BLASTING WILL TAKE PLACE WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE COUNTY ENGINEER, IF APPROVAL IS GIVEN FOR BLASTING, A LICENSED EXPLOSIVE EXPERT MUST BE HIRED. ALL PERMITS FOR BLASTING AND PROPER SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES ENSURING SHAKE, PUBLIC NOTICE AND NOTIFICATION OF HOME AND BUSINESS OWNERS.
- AT THE END OF EACH WORK DAY, ALL TRENCHES MUST BE BACKFILLED AS PREVIOUSLY NOTED OR COVERED WITH AN APPROVED STEEL PLATE SO THAT TRAFFIC CAN FLOW SAFELY. AN INSPECTOR WILL BE PRESENT AT THE END OF THE WORK DAY.
- ROAD OPENING PERMITS WILL BE ISSUED BY THE ROAD SUPERVISOR, AND MUST BE KEPT ON THE JOB SITE AT ALL TIMES.
- THE ROAD OPENING PERMIT IS VALID FOR FIFTEEN (15) DAYS.
- AN EXTENSION CAN BE REQUESTED IF NEEDED. EXTENSIONS MUST BE APPROVED BY THE COUNTY ENGINEER OR ROAD SUPERVISOR.
- ROAD OPENINGS ARE ALLOWED BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM. REQUESTS FOR ALTERNATE AND/OR ADDITIONAL HOURS SHALL BE DIRECTED TO EITHER THE COUNTY ENGINEER OR THE COUNTY TRAFFIC ENGINEER.
- A 48 HOUR NOTICE SHALL BE GIVEN TO THE ROAD SUPERVISOR OF THE MERCER COUNTY HIGHWAY DEPARTMENT (609–530–7518) PRIOR TO STARTING CONSTRUCTION AND/OR EXCAVATION.
- ALL PROJECTS SHALL BE REVIEWED & APPROVED BY THE ROAD SUPERVISOR.
- ALL INSPECTIONS MUST BE SCHEDULED WITH THE ROAD SUPERVISOR.
- ALL AGENCIES MUST BE NOTIFIED IN THE EVENT OF A DETOUR OR ROAD CLOSURE; POLICE, FIRE DEPARTMENTS & EMERGENCY PERSONNEL.
- A TRAFFIC CONTROL PLAN SHALL BE REQUIRED. THE COUNTY ENGINEER OR COUNTY TRAFFIC ENGINEER MAY WAIVE THE TRAFFIC CONTROL PLAN IF DEEMED APPROPRIATE.
- COMMUNITY NOTICE SHALL BE GIVEN 48 HOURS PRIOR TO BEGINNING ROADWORK.
- DETOUR AND/OR CAUTION SIGNS, FLASHING LIGHTS, CONES, BARRELS AND/OR CONSTRUCTION BARRICADES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION AS WELL AS DURING AND AFTER CONSTRUCTION AS DEEMED NECESSARY.
- THE REQUIRED SIGNS, ETC. SHALL MEET THE CURRENT MUTCD STANDARDS AND SHALL BE THE CONTRACTOR'S EXPENSE. MERCER COUNTY WILL NOT PROVIDE SIGNS, ETC.
- ANY PERSON OR PERSONS, FIRM, CORPORATION OR MUNICIPALITY VIOLATING ANY PROVISION OF THE MERCER COUNTY ROAD REGULATION MAY BE SUBJECT TO A FINE NOT TO EXCEED $1000.00 PER CALENDAR DAY OR IMPRISONMENT IN THE COUNTY JAIL NOT MORE THAN NINETY (90) DAYS.



NOTE:
1. ALL CONCRETE TO BE AIR ENTRAINED, 4,500 PSI AT 28 DAYS, NJDOT CLASS B.

CONCRETE SIDEWALK SECTION
(ADJACENT TO PARKING STALLS)

NOT TO SCALE

12	11	10	9	8	7	6	5	4	3	2	1
										REVISED PER TOWNSHIP COMMENTS	REVISED PER RB COMPLETENESS REVIEW
										12/18/24	09/17/24
										SAD	SAD
										DATE	DATE
										CHKD	CHKD
REVISION											
DATE CHKD											

PROJ. 08139-01-001
DES. MW/DG/SAD
CHKD. SAD

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NJ Certificate of Authorization No. 24GA28222900

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

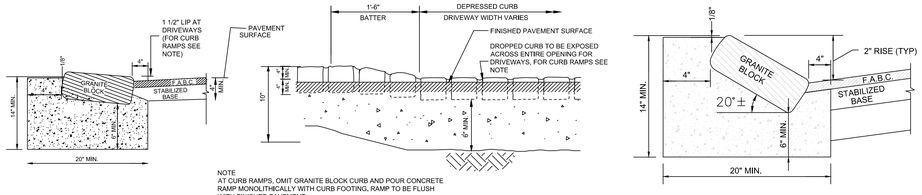
PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

CONSTRUCTION DETAILS - SITE

BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 18A
OF

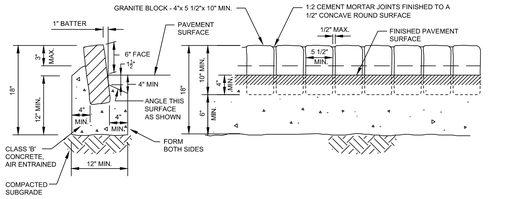
A:\08139 – Nursery Road–Hopewell\08139-01-001 (ENG) – Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-DET.dwg 12/19/24 02:03:22PM, dino.spinelli, LAYOUT:SH1–18A–SITE

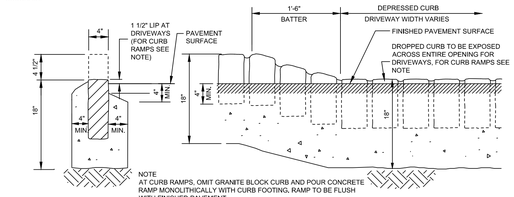


NOTE
AT CURB RAMPS, OMIT GRANITE BLOCK CURB AND POUR CONCRETE RAMP MONOLITHICALLY WITH CURB FOOTING, RAMP TO BE FLUSH WITH FINISHED PAVEMENT.

MOUNTABLE GRANITE BLOCK CURB AND TRANSITION DETAIL

NOT TO SCALE

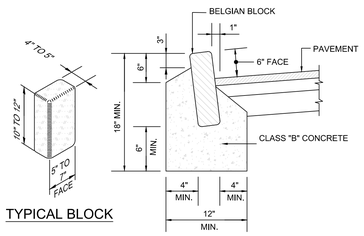




NOTE
AT CURB RAMPS, OMIT GRANITE BLOCK CURB AND POUR CONCRETE RAMP MONOLITHICALLY WITH CURB FOOTING, RAMP TO BE FLUSH WITH FINISHED PAVEMENT.

GRANITE BLOCK CURB AND TRANSITION DETAIL

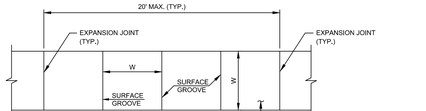
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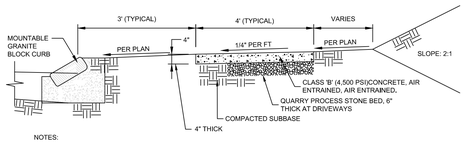
TYPICAL BLOCK

GRANITE BLOCK CURB DETAIL

NOT TO SCALE



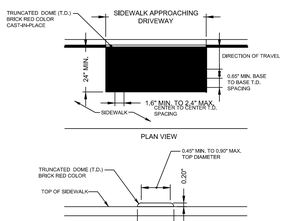
JOINT PLACEMENT DETAIL



NOTES:
1. 4" CLEAN STONE SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
2. ALL CONCRETE SHALL BE AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1.5%
3. CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
4. THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED WITH A WET, SOFT-HAIRED BRUSH.
5. ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
6. PREFORMED EXPANSION JOINT FILLER, 1/4" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
7. THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.

CONCRETE SIDEWALK DETAIL

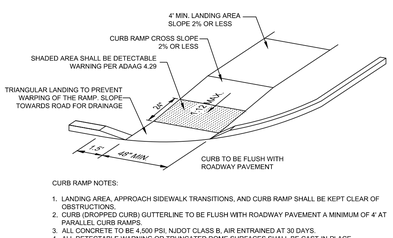
NOT TO SCALE



NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE 70% COLOR RED CAST-IN-PLACE CONRETE.
2. CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DETECTABLE WARNING SURFACE

NOT TO SCALE



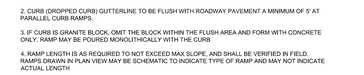
CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT PARALLEL CURB RAMPS.
3. ALL CONCRETE TO BE 4,500 PSI, NJDOT CLASS B, AIR ENTRAINED AT 30 DAYS.
4. ALL DETECTABLE WARNING OR TRUNCATED DOME SURFACES SHALL BE CAST-IN-PLACE CONSTRUCTION.

CURB RAMP DETAIL (TYPE 'A')

SIDEWALK NOT PERPENDICULAR TO CURB

NOT TO SCALE



CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 5' AT PARALLEL CURB RAMPS.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE, AND SHALL BE VERIFIED IN FIELD. RAMPS DRAWN IN PLAN VIEW MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH
5. ALL DETECTABLE WARNING OR TRUNCATED DOME SURFACES SHALL BE EMBEDDED IN THE SIDEWALK

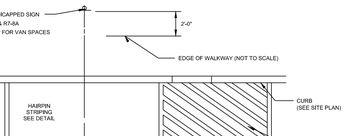
GENERAL NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION, OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE SHALL BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS, EXCEPT THAT CURB RAMP TYPE 6 SHALL BE A MINIMUM OF 5 FEET.
4. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, THE PUBLIC SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE SAFETY RED IN COLOR.
5. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF THE SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPES 1 THROUGH 3.
6. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
7. DIMENSIONS SHOWN ON THE TABLES ARE FOR 4, 6, OR 8 INCH CURB HEIGHTS, WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON THE CROSS SLOPES SHOWN.
8. ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

CURB RAMP 'B' DETAIL

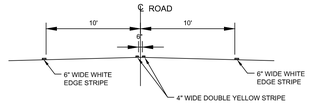
SIDEWALK ADJACENT TO CURB

NOT TO SCALE



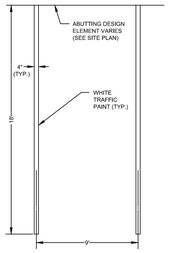
TYPICAL HC ACCESSIBLE ADA PARKING SPACE

NOT TO SCALE



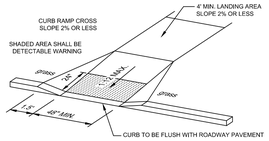
ROAD STRIPING (TYP.)

N.T.S.



PARKING SPACE STRIPING

N.T.S.



CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT PARALLEL CURB RAMPS.
3. ALL CONCRETE TO BE 4,500 PSI, NJDOT CLASS B, AIR ENTRAINED AT 30 DAYS.
4. ALL DETECTABLE WARNING OR TRUNCATED DOME SURFACES SHALL BE CAST-IN-PLACE CONSTRUCTION.

CURB RAMP DETAIL (TYPE 'A')

SIDEWALK NOT PERPENDICULAR TO CURB

NOT TO SCALE



CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) CENTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMPS.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE, AND SHALL BE VERIFIED IN FIELD. RAMPS DRAWN IN PLAN VIEW MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH

CURB RAMP 'C' DETAIL

SIDEWALK PERPENDICULAR TO CURB

NOT TO SCALE

ADA SIDEWALK AND CURB RAMP NOTES

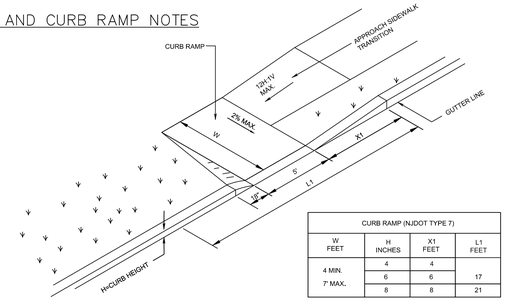
NOT TO SCALE

CURB RAMP (NJDOT TYPE 7)			
W FEET	H INCHES	X1 FEET	L1 FEET
4 MIN. 7' MAX.	4	4	17
	6	6	
	8	8	21

CURB RAMP DIMENSIONS

ADA SIDEWALK AND CURB RAMP TYPE 'E'

NOT TO SCALE



CURB RAMP (NJDOT TYPE 7)			
W FEET	H INCHES	X1 FEET	L1 FEET
4 MIN. 7' MAX.	4	4	17
	6	6	
	8	8	21

CURB RAMP DIMENSIONS

ADA SIDEWALK AND CURB RAMP TYPE 'D'

NOT TO SCALE

NO.	REVISION	DATE	CHKD
12			
11			
10			
9			
8			
7			
6			
5			
4			
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	06/11/24	SAD

PROJ. 08139-01-001
DATE: 6/6/2024
CHKD: SAD

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NJ Certificate of Authorization No. 24GA28222600

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

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

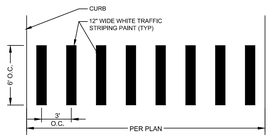
VENUE AT HOPEWELL

CONSTRUCTION DETAILS - SITE

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

SHEET No. 18B OF

J:\08139 – Nursery Road–Hopewell\08139-01-001 (ENG) – Venue at Hopewell 3P\Engineering\Engineering Plans\02 Site Plans\08139-SP-DET.dwg 12/19/24 02:12:19PM dino.spinelli LAYOUT:SHT–18B–SITE



NOTE: ALL PAINT TO BE THERMOPLASTIC.

CROSSWALK STRIPING

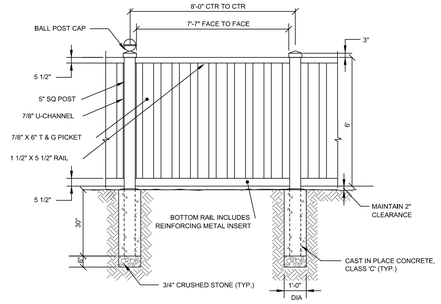
NOT TO SCALE



NOTE: ALL PAINT TO BE THERMOPLASTIC.

STOP BAR DETAILS

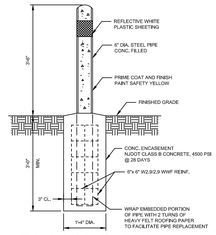
NOT TO SCALE



NOTES:
1. PRIVACY FENCE AS MANUFACTURED BY MASTER-HALCO FENCE OR APPROVED EQUAL.
MATERIAL: VINYL, COLOR: TAN
2. SPECIFICATION SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
3. FOOTING WIDTH TO BE (2)X POST WIDTH, MINIMUM DEPTH 30".

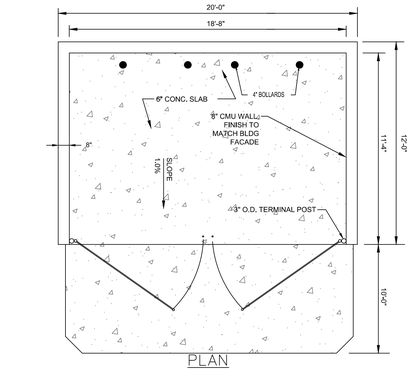
6' VINYL PRIVACY FENCE OR APPROVED EQUAL

NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE



PLAN



TRASH ENCLOSURE SECTION VIEW

NOT TO SCALE



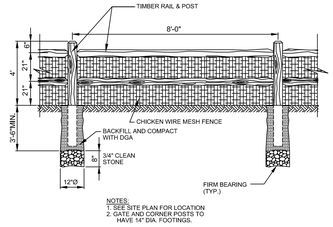
NOTE:
STREET SIGN TO BE LYLE - SERIES E, EMBOSSED WITH BLACK LETTERING ON WHITE BACKGROUND OR EQUAL APPROVED BY TOWNSHIP ENGINEER.

STREET SIGN DETAIL

NOT TO SCALE

STREET SIGN POST DETAIL

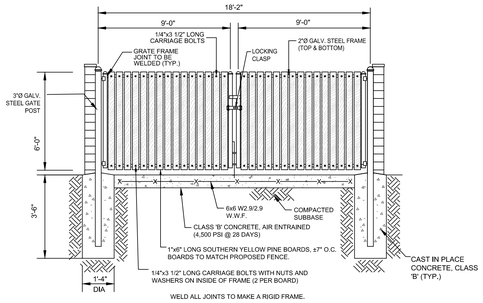
NOT TO SCALE



NOTES:
1. SEE SITE PLAN FOR LOCATION
2. GATE AND CORNER POSTS TO HAVE 14" DIA. FOOTINGS.

SPLIT RAIL FENCE DETAIL OR APPROVED EQUAL

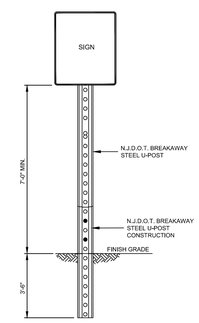
NOT TO SCALE



WELD ALL JOINTS TO MAKE A RIGID FRAME.

TRASH ENCLOSURE DETAIL – COAH LOT

NOT TO SCALE

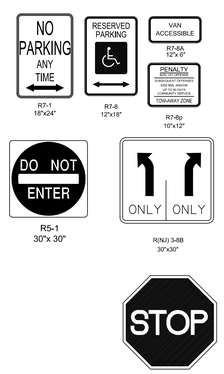


GENERAL NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS".
2. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A 123.
3. POSTS SHALL BE 2 PIECE STEEL U-POST IN CONFORMANCE WITH THE NOTES BELOW.
4. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

SIGN POST DETAIL

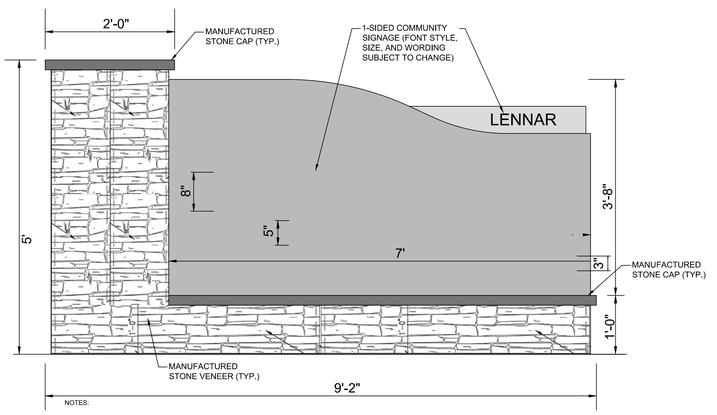
NOT TO SCALE



NOTE:
1. SIGNS TO BE MOUNTED IN ACCORDANCE WITH MUTCD.

SIGN DETAILS

NOT TO SCALE

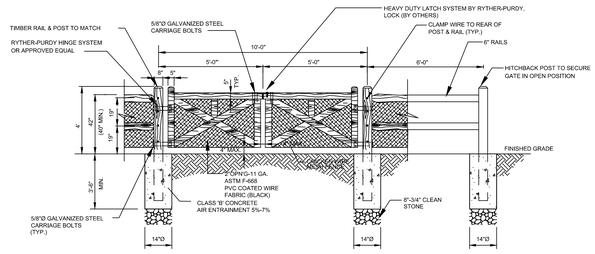


NOTES:
1. FINAL SIGN WORDING, FONT AND TEXT SIZE TO BE DETERMINED.
2. SIGN DIMENSIONS SHALL NOT EXCEED THE REQUIREMENTS OF THE HOPEWELL TOWNSHIP LAND USE ORDINANCE.
3. CONTINUOUS CONCRETE FOOTINGS AND FOUNDATION WALLS FOR SIGN TO BE PROVIDED BY APPLICANT'S CONSULTING STRUCTURAL ENGINEER.
4. SIGN TO BE EXTERNALLY ILLUMINATED AS SHOWN ON APPROVED LIGHTING PLANS. ILLUMINATION TO COMPLY WITH THE REQUIREMENTS OF THE HOPEWELL TOWNSHIP LAND USE ORDINANCE.

MONUMENT ENTRANCE SIGN

NOT TO SCALE

12	11	10	9	8	7								

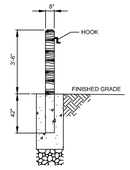


GATE ELEVATION

NOTE:
1. SEE SITE PLAN FOR LOCATION
2. WOOD FENCE TO BE STAINED NATURAL OR DARK BROWN AS PER OWNER, ALL HARDWARE PAINTED BLACK
3. TENSION WIRE AASHTO 181-23.1



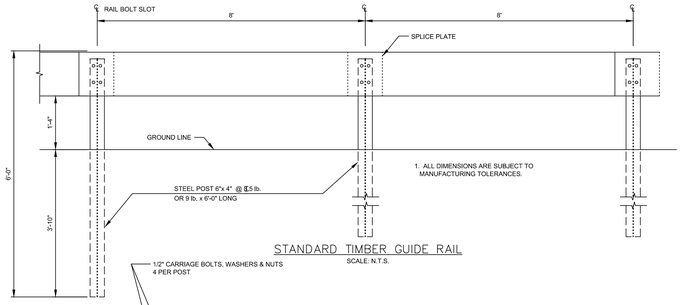
GATE LOCKING LATCH SYSTEM (PLAN VIEW)



HITCHBACK POST DETAIL

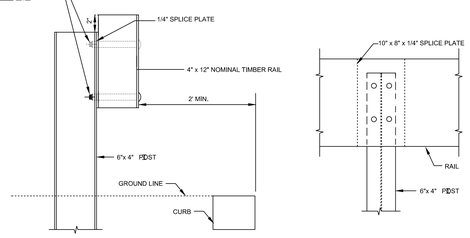
10' WIDE SPLIT RAIL FENCE DOUBLE LEAF WOOD GATE DETAIL AT STORMWATER BASIN

NOT TO SCALE



STANDARD TIMBER GUIDE RAIL

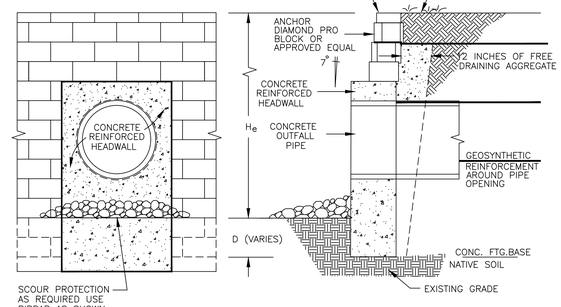
SCALE: N.T.S.



Furnish timber conforming to AASHTO M 168. Fabricate the timber rail from Douglas Fir or Southern Pine.
Treat timber according to AASHTO M 133

TIMBER BEAM GUIDE RAIL OR APPROVED EQUAL

N.T.S.

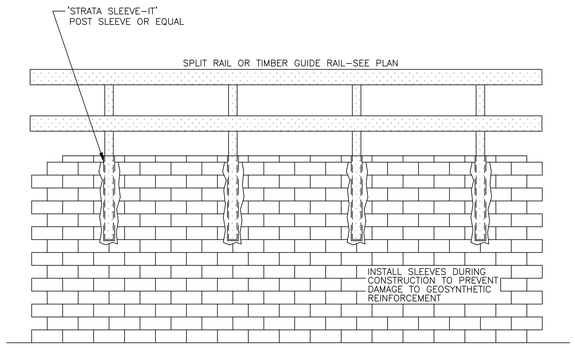


FACE WALL

SIDE WALL

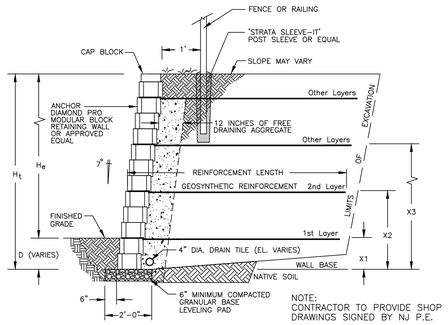
PIPE OUTLET DETAIL

NOT TO SCALE



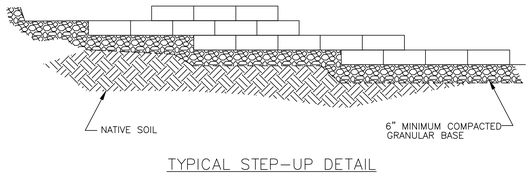
WALL FACE VIEW WITH RAILING OR FENCE

NOT TO SCALE



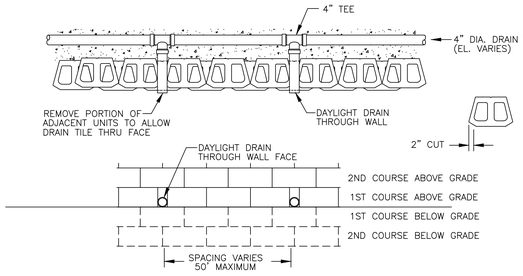
MODULAR BLOCK RETAINING WALL (OR EQUAL) - GEOSYNTHETIC REINFORCED (WALL HEIGHT > 4')

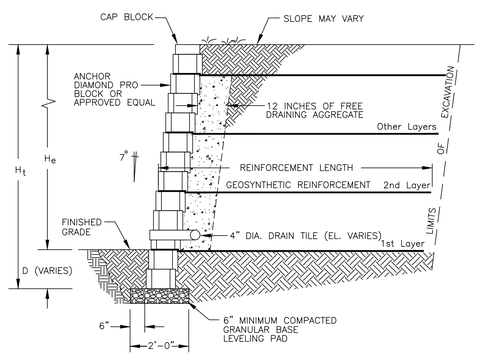
NOT TO SCALE



TYPICAL STEP-UP DETAIL

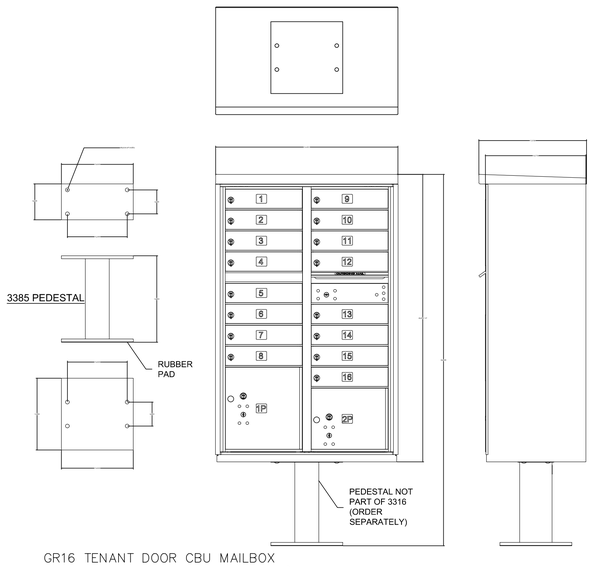
NOT TO SCALE





DAYLIGHT DRAIN TILE THROUGH WALL

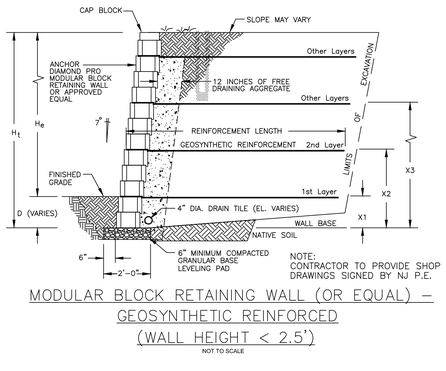
NOT TO SCALE



GR16 TENANT DOOR CBU MAILBOX
USPS APPROVED (INCLUDES PEDESTAL)

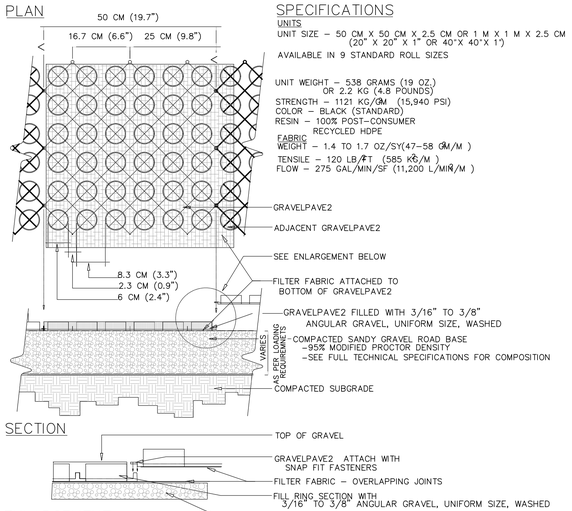
CLUSTER BOX UNIT MAILBOX-16 UNIT

NOT TO SCALE



MODULAR BLOCK RETAINING WALL (OR EQUAL) - GEOSYNTHETIC REINFORCED (WALL HEIGHT < 2.5')

NOT TO SCALE



SPECIFICATIONS

UNITS
UNIT SIZE - 50 CM X 50 CM X 2.5 CM OR 1 M X 1 M X 2.5 CM (20" X 20" X 1" OR 40"X 40"X 1")

AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT - 538 GRAMS (19 OZ.) OR 2.2 KG (4.8 POUNDS)
STRENGTH - 1121 KG/SM (15,940 PSI)
COLOR - BLACK (STANDARD)
RESIN - 100% POST-CONSUMER RECYCLED HDPE
FABRIC
WEIGHT - 1.4 TO 1.7 OZ/SY(47-58 GM/M)
TENSILE - 120 LB/FT (585 KN/M)
FLOW - 275 GAL/MIN/SF (11,200 L/MIN/M)

GRAVELPAVE2
OR APPROVED EQUAL
800-233-1510 OR 303-233-8383
WWW.INVISIBLESTRUCTURES.COM

STABILIZED GRAVEL EMERGENCY ACCESS

NOT TO SCALE

NO.	REVISION	DATE	CHKD
12			
11			
10			
9			
8			
7			
6	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
5			
4			
3			
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1			

PROJ. 081391-01-001
DWG. 081391SHT
CHKD. SAD

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NJ Certificate of Authorization No. 24GA28222600

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

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

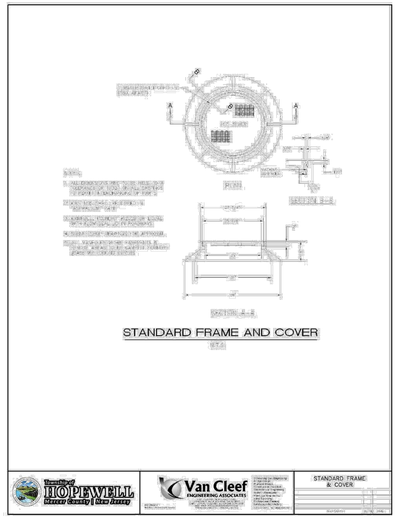
VENUE AT HOPEWELL

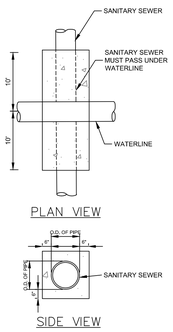
CONSTRUCTION DETAILS - UTILITY

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

SHEET No.
18D
OF

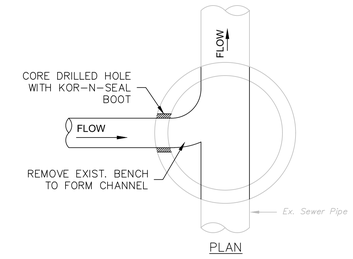
N:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-DET.dwg 12/19/24 02:12:52PM dino.spinelli, LAYOUT:SHT-18D-UTILITY

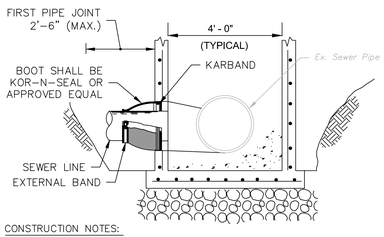




CONCRETE ENCASEMENT DETAIL

N.T.S.



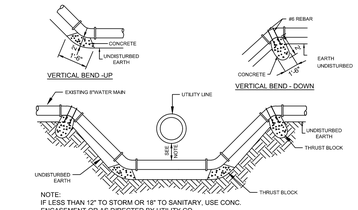


CONSTRUCTION NOTES:

1. A FLEXIBLE MANHOLE BOOT IS TO BE INSTALLED AT ALL MANHOLE AND PIPE CONNECTIONS.
2. FLEXIBLE BOOTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. RECONSTRUCT BENCH TO PROVIDE SMOOTH FLOW THROUGH MANHOLE.
4. ALL EXISTING MANHOLES SHALL BE REHABILITATED AS DETERMINED BY THE ENGINEER.

CONNECTION TO EXISTING MANHOLE

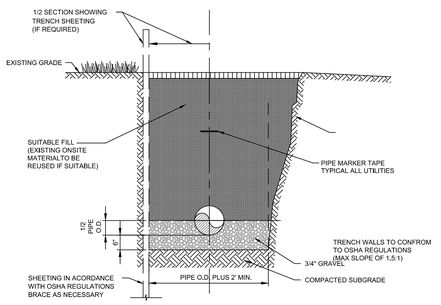
N.T.S.



NOTE:
IF LESS THAN 12" TO STORM OR 18" TO SANITARY, USE CONC. ENCASEMENT OR AS DIRECTED BY UTILITY CO.

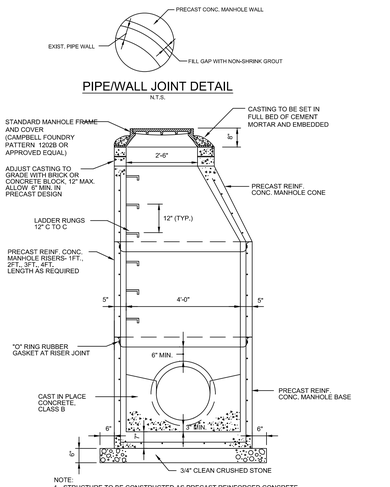
DEPRESSED WATERLINE

NOT TO SCALE



WATER MAIN TRENCH DETAIL

NOT TO SCALE



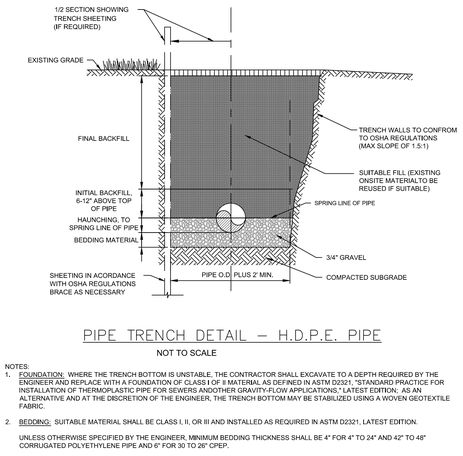
PIPE/WALL JOINT DETAIL

N.T.S.

NOTE:
1. STRUCTURE TO BE CONSTRUCTED AS PRECAST REINFORCED CONCRETE.
2. ALL CONCRETE TO BE 4,500 PSI, NJDOT CLASS B, AIR ENTRAINED.
3. PRECAST MANHOLE SECTIONS PER ASTM C478

STORM PRECAST MANHOLE

N.T.S.

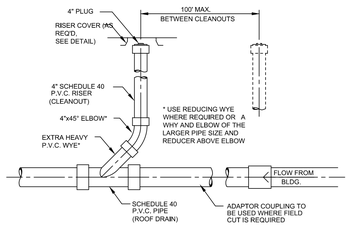


PIPE TRENCH DETAIL – H.D.P.E. PIPE

NOT TO SCALE

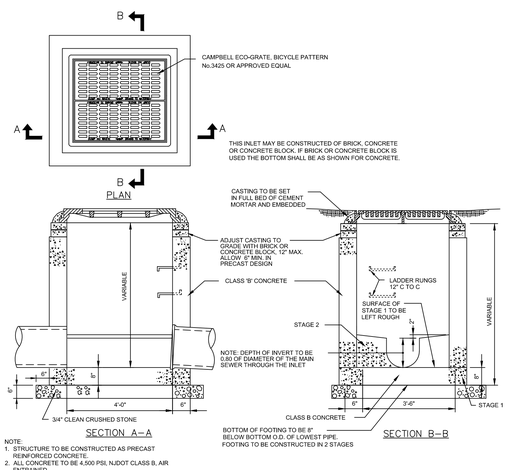
NOTES:
1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OF II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS ANDOTHER GRAVITY-FLOW APPLICATIONS." LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4" TO 24" AND 42" TO 48" CORRUGATED POLYETHYLENE PIPE AND 6" FOR 30 TO 26" CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.



ROOF DRAIN CLEANOUT DETAIL

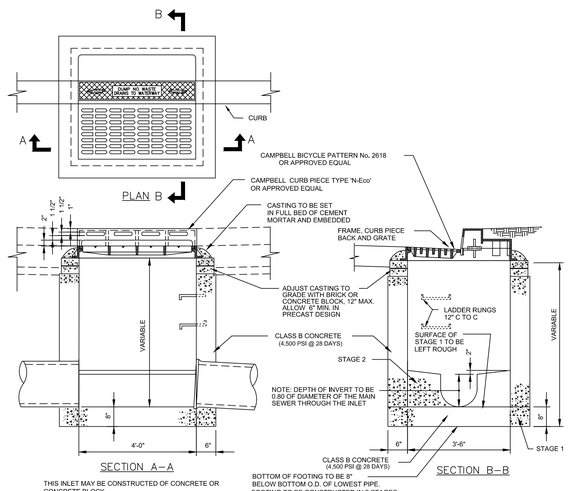
NOT TO SCALE



NOTE:
1. STRUCTURE TO BE CONSTRUCTED AS PRECAST REINFORCED CONCRETE.
2. ALL CONCRETE TO BE 4,500 PSI, NJDOT CLASS B, AIR ENTRAINED.

INLET TYPE "E"

N.T.S.



INLET TYPE "B" DETAIL WITH C.I. CURB PIECE-BACK-FRAME AND GRATE

N.T.S.

INLET & MANHOLE NOTES

1. CORBELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2" PER 8" OF HEIGHT OF WALL: MAXIMUM CORBEL 6" PER WALL.
2. WHEN THE ITEM MANHOLES, INLETS AND CATCH BASINS, ADDITIONAL DEPTH, IS SCHEDULED IN THE PROPOSAL AND THE DEPTH OF A STRUCTURE EXCEEDS 10' AS MEASURED FROM TOP OF COVER OR GRATE TO INVERT OF DRAINAGE STRUCTURE, THE WALLS OF THE STRUCTURE BELOW A DEPTH OF 8' SHALL BE 12" THICK, AND THE OVERALL INTERNAL DIMENSIONS OF FOUNDATIONS SHALL BE INCREASED 12", AND EXCEPT IN ROCK THE DEPTH INCREASED TO 12".
3. EXCEPT FOR CATCH BASINS AND TYPE A INLETS, FOOTINGS AND INVERTS SHALL BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS SHALL BE 8" BELOW THE OUTER WALL OF THE LOWEST PIPE IN INLETS AND 10" IN MANHOLES.
4. LADDER RUNGS OF PRECAST INLETS SHALL BE SPACED A MAXIMUM OF 18".
5. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6" THICK BED OF COMPACTED COARSE AGGREGATE SIZE No. 57. THE COARSE AGGREGATE SHALL EXTEND 6" BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
6. CASTINGS FOR PRECAST INLETS AND MANHOLES SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12" MAXIMUM. 6" MIN, SHALL BE ALLOWED FOR IN PRECAST DESIGN.
7. WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10' AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION SHALL BE INCREASED TO 12", WHEN ROCK IS ENCOUNTERED THE DEPTH OF THE FOUNDATION SHALL NOT BE INCREASED.
8. MINIMUM WALL REINFORCEMENT FOR PRECAST INLETS TYPE A, B, C, E, D-1 AND B MODIFIED.

DEPTH BELOW TOP OF GRATE	HORIZONTAL REINFORCEMENT	VERTICAL REINFORCEMENT	WALL THICKNESS
0' TO 10'-0"	#4 @ 10" C.C.	#4 @ 18" C.C.	6"
10'-1" TO 15'-0"	#4 @ 8" C.C.	#4 @ 18" C.C.	6"
15'-1" TO 20'-0"	#4 @ 6" C.C.	#4 @ 18" C.C.	6"

REINFORCING SHOWN FOR PRECAST INLETS IS THE MINIMUM REQUIRED. ADDITIONAL REINFORCING FOR HANDLING IS THE RESPONSIBILITY OF THE CONTRACTOR.

9. THE ITEM OF RESET HEADS SHALL INCLUDE RAISING OR LOWERING THE HEAD CASTINGS OF INLETS AND CATCH BASINS, OR THE RAISING OF MANHOLE HEAD CASTINGS, FOR A MAXIMUM OF 12". ALL OTHER CHANGES IN POSITION OF HEAD CASTING SHALL BE CONSIDERED AS RECONSTRUCTED MANHOLES OR RECONSTRUCTED INLETS OR CATCH BASINS.
10. WHEN CURB PIECE HEIGHT SPECIFIED IS GREATER THAN CURB FACE HEIGHT, DEPRESS THE GUTTER OF GRATE SO THAT THE TOP OF CURB PIECE IS AT THE SAME ELEVATION AS THE TOP OF CURB.

NO.	REVISION	DATE	CHKD
12			
11			
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6			
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4			
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE	CHKD

PROJ. 08139-01-001
DWG. 08139D24
CHKD. SAD

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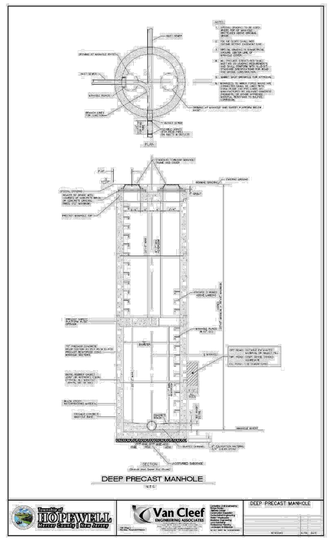
PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

CONSTRUCTION DETAILS - UTILITY

BLOCK 89, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

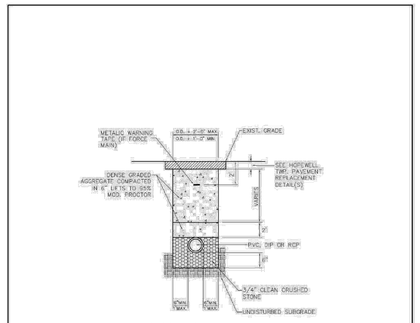
SHEET No.
18E
OF

N:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\08139-SP-DET.dwg 12/19/24 01:19:01PM, dino.spinelli, LAYOUT:SHT-18E-UTILITY



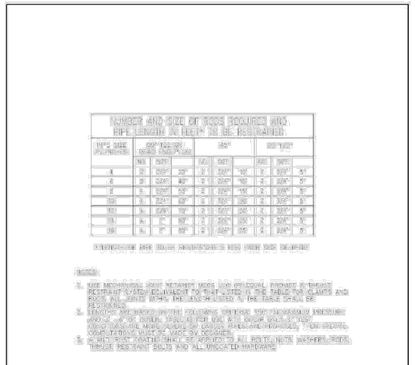
DEEP PRECAST MANHOLE
N.T.S.

DEEP PRECAST MANHOLE



TRENCH HOPEWELL TWP. ROADWAY
NOT TO SCALE

TRENCH TOWNSHIP ROAD



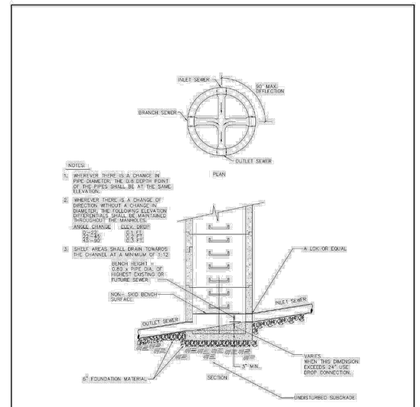
NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH ALLOWED TO BE RESTRAINED									
TYP'L SIDE ELEVATIONS	DEPTH OF COVER		4"			6"			
	MIN.	MAX.	NO.	RODS	PIPE LENGTH	NO.	RODS	PIPE LENGTH	
1	3'-0"	5'-0"	2	1	20'-0"	2	1	20'-0"	
2	3'-0"	5'-0"	4	2	20'-0"	4	2	20'-0"	
3	3'-0"	5'-0"	6	3	20'-0"	6	3	20'-0"	
4	3'-0"	5'-0"	8	4	20'-0"	8	4	20'-0"	
5	3'-0"	5'-0"	10	5	20'-0"	10	5	20'-0"	
6	3'-0"	5'-0"	12	6	20'-0"	12	6	20'-0"	
7	3'-0"	5'-0"	14	7	20'-0"	14	7	20'-0"	

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

NOTES:
1. USE MECHANICAL JOINT RETAINER GLANDS FOR OPTIONAL PROVIDE ALTHOUGH RESTRAINT LENGTH EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS ALL JOINTS WITHIN THE LENGTH LISTED IN THE TABLE SHALL BE RESTRAINED.
2. LENGTHS ARE BASED ON PIPE LAYING WITH NO DEFLECTION AT JOINTS AND A MAXIMUM OF TWO JOINTS DEFLECTED PER MAJOR BELL SPIGOT. FOR LONGER DEFLECTIONS, MORE PIPE LENGTHS MAY BE REQUIRED. CONSULT FACTORY FOR ADVICE IN SPECIAL CONDITIONS.
3. ALL BELL AND SPIGOT JOINTS SHALL BE APPLIED TO ALL BUTT, BELL AND SPIGOT, TYPICAL RESTRAINT BELTS AND ALL ASSOCIATED HARDWARE.

FORCE MAIN JOINT RESTRAINT SCHEDULE
NOT TO SCALE

FORCE MAIN JOINT RESTRAINT SCHEDULE



INVERT DETAIL
N.T.S.

INVERT DETAIL

WATERTIGHT MANHOLE VENT
N.T.S.

WATERTIGHT MANHOLE VENT

NOTES:
1. PIPE AND FITTINGS SHALL MEET ASTM-3034 (SDR SERIES), AS MANUFACTURED BY CERTAINTEED CORP OR EQUAL.
2. SEE TRENCH DETAILS FOR BEDDING REQUIREMENTS.

LATERAL
N.T.S.

LATERAL

SIZE OF PIPE	MAXIMUM JOINT DEFLECTION IN DEGREES	DEFLECTION IN INCHES	APPROXIMATE RADIUS IN FEET OF PRODUCED BY SUCCESSION OF JOINTS
4"	5°	19	205
6"	5°	19	205
8"	5°	19	205
10"	5°	19	205
12"	5°	19	205
14"	5°	19	206

TYTON JOINT PIPE OR AS PER MANUFACTURE'S RECOMMENDATIONS FOR APPROVED EQUAL

MAXIMUM DEFLECTION FULL LENGTH PIPE

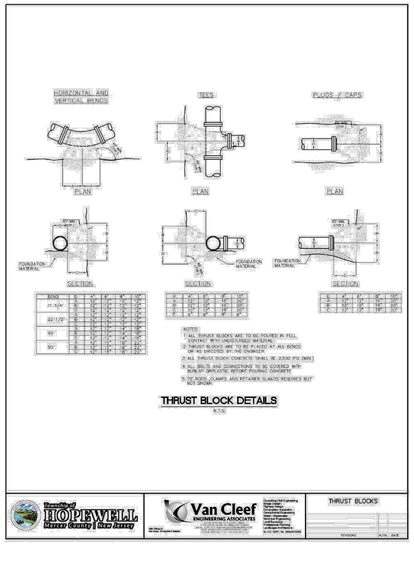
MAX DEFLECTION FULL LENGTH PIPE

TRENCH OFF-ROAD AREA
NOT TO SCALE

TRENCH OFF ROAD

DEEP HOUSE LATERAL
N.T.S.

DEEP HOUSE LATERAL

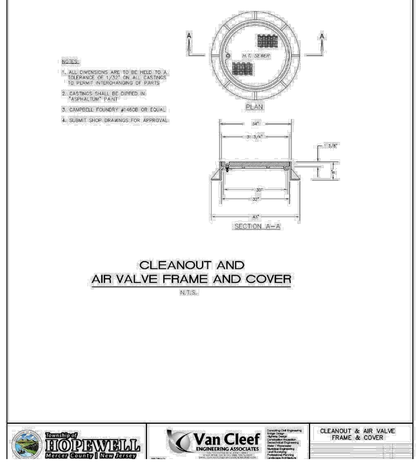


SIZE	A	B	C	D	E	F
4"	1'	1'	1'	1'	1'	1'
6"	1'	1'	1'	1'	1'	1'
8"	2'	2'	2'	2'	2'	2'
10"	2'	2'	2'	2'	2'	2'
12"	3'	3'	3'	3'	3'	3'
14"	3'	3'	3'	3'	3'	3'
16"	4'	4'	4'	4'	4'	4'
18"	4'	4'	4'	4'	4'	4'
20"	5'	5'	5'	5'	5'	5'
24"	6'	6'	6'	6'	6'	6'

NOTES:
1. ALL THRUST BLOCKS ARE TO BE POURED IN FULL CONTACT WITH UNDISTURBED MATERIAL.
2. THRUST BLOCKS ARE TO BE PLACED AT ALL BENDS OR AS DIRECTED BY THE ENGINEER.
3. ALL THRUST BLOCK CONCRETE SHALL BE 3,000 PSI (MIN.)
4. ALL BOLTS AND CONDITIONS TO BE COVERED WITH POLYETHYLENE BEFORE POURING CONCRETE.
5. TIE RODS, CLAMPS, AND RETAINER GLANDS REQUIRED BUT NOT SHOWN.

THRUST BLOCK DETAILS
N.T.S.

THRUST BLOCKS



CLEANOUT AND AIR VALVE FRAME AND COVER
N.T.S.

CLEANOUT & AIR VALVE FRAME & COVER

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/19/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PROJ. 08139-01-001
DATE: 12/19/2024
CHKD: SAD

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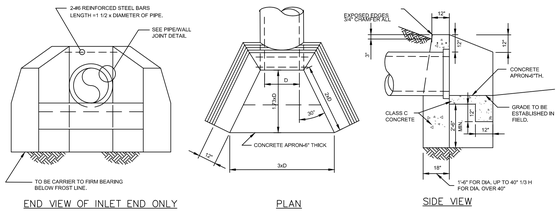
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NJ Certificate of Authorization
No. 24GA28222600

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
CONSTRUCTION DETAILS - UTILITY
BLOCK 93, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
18F
OF

M:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell 3P\Engineering\Engineering Plans\02 Site Plans\08139-3P-DET.dwg 12/19/24 01:55:48PM, dino.spinelli, LAYOUT-SH-18F-UTILITY



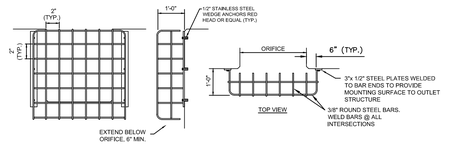
END VIEW OF INLET END ONLY | PLAN | SIDE VIEW

HEADWALLS IN CUBIC YARDS

PIPE SIZE	CORR. STEEL PIPE IN C.Y.	REIN. CONC. PIPE IN C.Y.	APRONS IN C.Y.
12"	1.4	1.4	0.2
15"	1.7	1.7	0.2
18"	2.1	2.1	0.3
21"	2.5	2.5	0.4
24"	2.9	2.9	0.5
27"	3.3	3.4	0.6
30"	3.7	3.8	0.7
36"	4.7	4.8	0.9
42"	5.8	6.3	1.2
48"	7.6	8.4	1.5
54"	9.7	10.7	1.8
60"	12.2	13.4	2.1
66"	15.0	16.4	2.5
72"	18.1	19.9	3.0

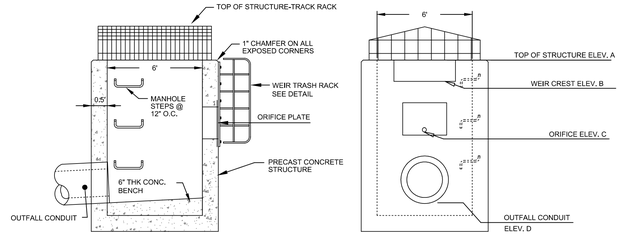
GENERAL NOTES
1. ALL EDGES TO BE CHAMFERED 1".
2. THE RUBBING OF HEADWALLS TO REMOVE FORM MARKS AS REQUIRED IN SUBSECTIONS 501.14 FOR CONCRETE STRUCTURES, WILL NOT BE REQUIRED FOR HEADWALLS AT THE BOTTOM OF EMBANKMENTS IN RURAL AREAS.
3. FOR SLOPE DRAIN HEADWALLS, DIMENSIONS AND APRON GRADES SHALL BE SET BY ENGINEER.
4. FOR MORE THAN ONE PIPE, SET THE PIPES A MINIMUM OF ONE FOOT APART (OUTSIDE BARREL TO OUTSIDE BARREL). THERE SHALL BE 12" ABOVE THE TOP OF A PIPE IN A WINGWALL. THE TERMINUS OF THE WINGWALL SHALL BE 2D FROM THE CENTERLINE OF THE PIPE IN A WINGWALL.
5. THE TERMINUS FOR OUTLET AND INLET APRONS SHALL BE SET BY EXTENDING THE PIPE GRADE AHEAD AND BACK, RESPECTIVELY.
6. FOR ARCH PIPE, THE SPAN SHALL BE SUBSTITUTED FOR D.
7. IF PRECAST HEADWALLS ARE TO BE USED, SHOP DRAWINGS OF THE UNITS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

PRECAST CONCRETE HEADWALL WITH WINGWALLS
NOT TO SCALE



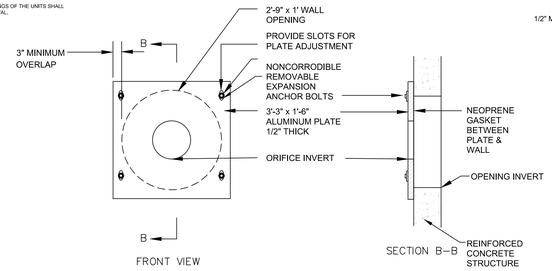
NOTES:
1. ALL JOINTS SHALL BE WELDED.
2. ALL METAL SHALL CONSIST OF STAINLESS STEEL OR GALVANIZED STEEL.

ORIFICE TRASH RACK DETAIL
NOT TO SCALE

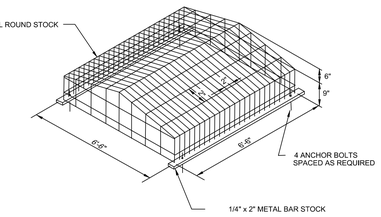


TRASH RACKS NOT SHOWN FOR CLARITY
SEE PLAN FOR WING WALLS AND GRADING

OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



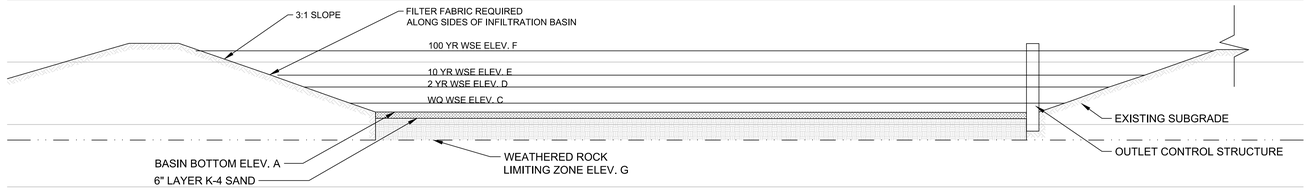
ORIFICE PLATE DETAIL
NOT TO SCALE



NOTES:
1. ALL JOINTS SHALL BE WELDED.
2. ALL METAL SHALL CONSIST OF STAINLESS STEEL OR GALVANIZED STEEL.

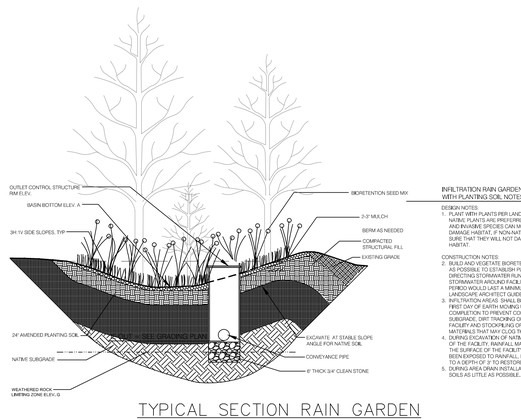
TOP OF STRUCTURE TRASH RACK
NOT TO SCALE

BASIN	ID	ELEV. "A"	WEIR LENGTH	ELEV. "B"	ORIFICE SIZE	ELEV. "C"	OUTLET PIPE SIZE	ELEV. "D"	WEIR 2 LENG
1	OS 1	170.49	4'	169.20	5"	166.01	18"	209.00	
2	OS 4	164.50	2'	163.90	6"	161.24	18"	209.00	
3	OS 39	164.40	0.5' L x 2.0' H	162.00	4"	160.43	18"	213.00	2.5'
4	OS 8	165.50	4'	164.40	3"	160.13	18"	200.00	18'
5	OS 11	164.00	3'	162.65	6.5"	160.00	18"	200.00	
6	OS 28	163.50	4'	160.40	6"	160.39	18"	???	
7	OS 30	161.00	3'	159.00	6"	156.76	18"	???	
8	OS 35	160.00	1.5' L x 1.3' H	157.00	8"	155.69	18"	180.31	3'
9	OS 39	158.50	4'	157.10	6"	154.58	18"	180.34	
10	OS 568	158.50	4'	156.30	6"	154.57	18"	179.00	
11	OS 57	157.00	3'	156.00	6"	153.57	18"	180.00	
12	OS 91	160.00	3'	158.70	6"	156.78	18"	???	
13	OS 84	164.00	4'	162.00	6"	159.36	18"	192.00	
14	OS 104	161.50	N/A	N/A	6"	157.92	18"	188.25	
15	OS 105	156.50	0.8' L x 1.1' H	153.90	3"	151.91	18"	192.25	4'
16	OS 59	165.00	N/A	N/A	3"	161.22	18"	178.00	
17	OS 144	163.00	2'	160.70	4"	158.98	18"	179.00	
18	OS 121	162.00	4'	160.00	4"	158.69	18"	195.00	
19	OS 379	159.00	1.5' L x 0.9' H	156.10	4"	155.32	18"	202.00	4'
20	OS 431	159.00	1.5' L x 1.6' H	155.40	4"	154.57	18"	???	3.5'
21	OS 433	154.60	4'	152.90	18" W x 4" H	152.11	18"	???	
22	OS 528	152.00	1.0' L x 2.5' H	147.50	5"	144.15	15"	148.00	3.1'
23	OS 534	149.00	4'	148.90	2.5"	152.59	18"	145.00	
24	OS 532	148.00	2.5' L x 2.7' H	145.00	2.5"	145.45	18"	145.00	
25	OS 530	146.00	2.0' L x 2.7' H	143.50	4"	142.94	18"	144.00	4'
26	OS ???	161.50	2'	159.80	3"	157.95	18"	???	
27	OS ???	144.00	4'	142.00	2.5"	140.16	18"	???	
28	OS ???	158.50	1.3' L x 1.9' H	160.30	6"	155.29	18"	???	
29	OS 461	140.00	4'	138.00	2.5"	136.11	18"	186.00	
30	OS 462	170.49	4'	169.20	5"	166.01	18"	176.00	
31	OS 459	164.50	2'	163.90	6"	161.24	18"	193.00	
32	OS 408	164.40	0.5' L x 2.0' H	162.00	4"	160.43	18"	194.00	2.5'
33	OS 443	165.50	4'	164.40	3"	160.13	18"	187.00	18'
34	OS ???	164.00	3'	162.65	6.5"	160.00	18"	???	
35	OS ???	163.50	4'	160.40	6"	160.39	18"	???	
36	OS 367	161.00	3'	159.00	6"	156.76	18"	???	
37	OS 358	160.00	1.5' L x 1.3' H	157.00	8"	155.69	18"	192.65	3'
38	OS 315	158.50	4'	157.10	6"	154.58	18"	205.00	
39	OS 570	158.50	4'	156.30	6"	154.57	18"	201.00	
40	OS 309	157.00	3'	156.00	6"	153.57	18"	202.00	
41	OS 269	160.00	3'	158.70	6"	156.78	18"	182.00	
42	OS 272	164.00	4'	162.00	6"	159.36	18"	181.00	
43	OS 285	161.50	N/A	N/A	6"	157.92	18"	177.00	
44	OS 289	156.50	0.8' L x 1.1' H	153.90	3"	151.91	18"	166.00	4'
45	OS 290	165.00	N/A	N/A	3"	161.22	18"	166.00	
46A	OS ???	163.00	2'	160.70	4"	158.98	18"	???	
46B	OS 260	162.00	4'	160.00	4"	158.69	18"	184.00	
47	OS 262	159.00	1.5' L x 0.9' H	156.10	4"	155.32	18"	189.00	4'
48	OS 242	159.00	1.5' L x 1.6' H	155.40	4"	154.57	18"	191.00	3.5'
49	OS ???	154.60	4'	152.90	18" W x 4" H	152.11	18"	???	
50	OS 240	152.00	1.0' L x 2.5' H	147.50	5"	144.15	18"	184.00	3.1'
51	OS 238	149.00	4'	148.90	2.5"	152.59	18"	187.00	
52	OS ???	148.00	2.5' L x 2.7' H	145.00	2.5"	145.45	18"	???	
53	OS ???	146.00	2.0' L x 2.7' H	143.50	4"	142.94	18"	???	4'
54	OS ???	161.50	2'	159.80	3"	157.95	18"	???	
55	OS 227	144.00	4'	142.00	2.5"	140.16	18"	192.00	
56	OS 230	158.50	1.3' L x 1.9' H	160.30	6"	155.29	18"	192.00	
57	OS 203	140.00	4'	138.00	2.5"	136.11	18"	202.00	
58	OS 207	140.00	4'	138.00	2.5"		18"	199.00	



EXTENDED DETENTION-INFILTRATION BASIN DETAIL
NTS

BASIN	ELEV. "A"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "F"	ELEV. "G"
1	209.00	209.02	209.29	209.51	210.07	205.30
2	209.00	209.05	210.28	211.38	211.61	205.30
3	213.00	213.31	213.60	214.09	215.07	206.50
4A	200.00	201.53	204.59	205.47	205.77	190.50
4B	200.00	201.51	204.36	205.46	205.74	190.50
5	200.00	200.02	200.16	201.11	201.99	190.50
6	199.00	199.49	200.14	200.38	200.72	193.40
7	207.00	207.16	207.80	208.16	208.61	193.40
8	179.00	179.17	179.64	179.94	180.40	174.30
9	179.00	179.29	179.78	180.08	180.48	174.30
10	179.00	179.83	180.43	181.09	182.19	173.70
11	180.00	181.0	182.35	183.01	183.68	179.20
12	201.00	201.90	202.74	203.38	203.94	200.40
13	192.00	192.70	193.74	194.22	194.84	185.80
14	192.00	192.37	193.27	193.72	194.31	185.80
15	196.00	197.35	198.47	199.06	199.58	193.80
16A	178.00	179.17	179.74	180.18	180.60	175.90
16B	178.00	178.97	179.68	180.28	180.72	175.90
17A	179.00	179.18	179.71	180.39	180.47	173.80
17B	179.00	179.31	179.87	180.09	179.00	173.80
18	186	187.25	188.87	189.62	190.08	198.70
19	195	196	197.53	198.09	198.59	201.40
20	151.00	151.68	152.80	153.18	153.76	145.80
21	150.00	150.68	151.95	152.60	153.29	138.60
22	148.00	148.15	149.16	149.71	150.36	137.10
23	145.00	145.28	146.23	146.82	147.44	137.10
24	145.00	145.17	145.89	146.50	147.10	138.10
25	146.00	144.42	145.46	146.24	146.92	142.30
26	144	144.36	145.62	146.28	146.99	146.20
27	168	170.47	171.73	172.37	172.77	181.20
28	167	167.87	168.44	168.79	168.69	181.20
29	186	186.88	187.34	187.63	187.99	186.30
30	176	175.93	176.62	177.42	179.02	175.70
31	193	192.97	193.37	193.84	194.72	189.50
32	193	194.53	195.02	195.35	196.21	192.50
33	187	187.79	189.14	189.79	190.35	182.30
34	191	191.09	192.03	192.56	193.10	190.30
35	191	191.44	192.7	193.37	193.93	190.30
36A	191	192.24	193.77	194.45	195.00	190.30
36B	191	192.53	193.30	193.89	194.44	190.30
37A	194	194.77	196.06	196.83	197.42	194.90
37B	194	194.81	196.24	196.90	197.55	194.90
38	205	205.26	206.35	206.94	207.55	195.50
39	201	201.71	202.70	203.39	203.88	197.50
40	202	202.65	203.18	203.64	204.67	201.30
41	182	182.69	184.13	184.55	185.14	183.60
42	181	181.53	182.74	183.36	184.27	183.60
43	177	177.53	178.70	179.14	179.69	178.10
44	166	165.96	166.66	167.28	167.86	161.90
45	166.00	167.05	168.62	169.16	169.66	161.90
46A	181	181.66	183.25	184.40	186.37	171.00
46B	184	183.42	183.79	183.94	184.21	171.00
47	189	188.76	189.21	189.58	189.98	181.90
48	191	191.36	192.12	192.97	193.53	187.00
49	183	183.55	184.46	184.96	185.57	182.90
50	184	184.32	185.04	185.49	186.05	184.50
51	184	184.03	184.88	185.71	187.55	183.80
52	193	195.08	195.47	195.69	196.09	191.30
53	200	201.01	201.69	202.24	202.79	194.70
54	200	201.39	202.17	202.77	203.39	194.70
55	192	192.78	193.55	194.17	194.77	188.20
56	192	192.19	192.48	192.71	193.18	188.20
57	202	202.34	203.34	203.84	204.32	201.10
58	199	198.97	199.67	200.11	200.61	195.00



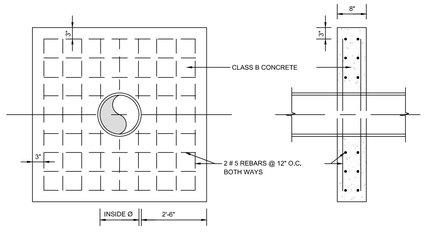
TYPICAL SECTION RAIN GARDEN
N.T.S.

INFILTRATION RAIN GARDEN WITH PLANTING SOIL NOTES

DESIGN NOTES:
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.

CONSTRUCTION NOTES:
2. BUILD AND VEGETATE BIORETENTION BASIN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR ONTO/INTO STORMWATER AROUND FACILITY. PREFERABLY, THIS SHOULD BE DONE AT LEAST SEVERAL MONTHS OR PER LANDSCAPE ARCHITECT GUIDELINES.
3. INFILTRATION AREAS SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, AVOID COMPACTION OF SOILS ACROSS THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.

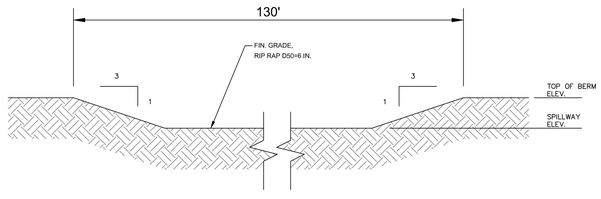
BIORETENTION SOIL NOTES:
1. THE AMENDED PLANTING SOIL BED MATERIAL SHOULD CONSIST OF THE FOLLOWING MIX, BY WEIGHT: 85 TO 95 PERCENT SANDS, WITH NO MORE THAN 25% OF THE SANDS AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX SHALL THEN BE AMENDED WITH 3 TO 7% ORGANICS. THE MIX MUST BE CERTIFIED BY EITHER THE VENDOR WHO PREMIXES THE SOIL OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY PRESENT DURING ANY ONSITE SOIL MATERIAL MIXING. THE MATERIAL'S PH SHOULD RANGE FROM 5.5 TO 6.5. THE MATERIAL SHALL BE PLACED IN 12 TO 18 INCH LIFTS. ADDITIONAL MATERIAL MAY BE NECESSARY TO ACCOUNT FOR THE SUBSEQUENT SETTLING OF THE MATERIAL OVER TIME.
2. THE MULCH LAYER ON THE SURFACE OF THE PLANTING SOIL BED PROVIDES AN ENVIRONMENT FOR PLANT GROWTH BY MAINTAINING MOISTURE, PROVIDING MICROORGANISMS, AND DECOMPOSING INCOMING ORGANIC MATTER. THE MULCH LAYER MAY ALSO ACT AS A FILTER FOR FINER PARTICLES STILL IN SUSPENSION AND MAINTAIN AN ENVIRONMENT FOR THE MICROBIAL COMMUNITY TO HELP BREAK DOWN URBAN RUNOFF POLLUTANTS. CARE MUST BE TAKEN TO ENSURE THAT THE MULCH LAYER DOES REDUCE THE DESIGN PERMEABILITY RATE OF THE SURFACE. THE MULCH LAYER SHOULD CONSIST OF STANDARD 1 TO 2 INCH SHREDDED HARDWOOD OR CHIPS. IT SHOULD BE APPLIED TO A DEPTH OF 2 TO 4 INCHES AND REPLENISHED AS NECESSARY; HOWEVER, PRIOR TO UTILIZING A MULCH LAYER, CONSIDERATION SHOULD BE GIVEN TO PROBLEMS CAUSED BY SCOUR AND FLOATATION DURING STORM EVENTS AND THE POTENTIAL FOR MOSQUITO BREEDING.



ELEVATION | SECTION

NOTES:
1. PRIOR TO CONSTRUCTION OF COLLAR, THE OUTSIDE OF THE PIPE SHALL BE CLEANED.
2. ALL REINFORCEING STEEL SHALL BE GRADE 40.
3. ANTI-SEEP COLLARS SHALL BE INSTALLED ON ALL BASIN DISCHARGE PIPES IN ACCORDANCE WITH CLAY CORE DETAILS. DOWNSTREAM OF CLAY CORE, ANTI-SEEP COLLARS SHALL BE INSTALLED AT MAX. 50' INTERVALS TO DISCHARGE POINT.
4. ALL DIMINISIONS APPLY FOR R.C.P., H.E.R.C.P., CONCRETE BOX CULVERTS, ETC.

TYPICAL ANTI-SEEP COLLAR (OR APPROVED EQUAL)
NOT TO SCALE



TYPICAL SECTION THRU SPILLWAY

EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

NO.	DATE	DRWD
12		
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2	09/19/24	SAD
1		

REVISIONS

REVISED PER TOWNSHIP COMMENTS
REVISED PER RB COMPLETENESS REVIEW

PROJ. 08139-01-001
DATE: 8/5/2024
DRWD: SAD
CHKD:

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

SHEET No.
18G
OF

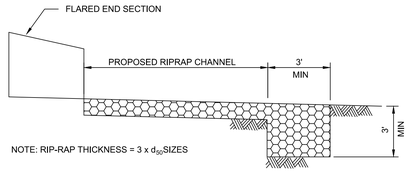
J:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell 3P\Engineering\Engineering Plans\02 Site Plans\08139 - SP - DET.dwg 12/19/24 02:19:19PM dino.spinelli LAYOUT:18T - 18G - UTILITY

THE WIDTH OF THE APRON AT THE CULVERT SHALL BE AT LEAST TRIPLE D_0 . WHERE THERE IS A WELL-DEFINED CHANNEL DOWNSTREAM OF THE APRON, THE APRON BOTTOM WIDTH SHALL BE AT LEAST EQUAL TO THE CHANNEL BOTTOM WIDTH THE LINING SHALL EXTEND AT LEAST ONE FOOT ABOVE THE TAILWATER ELEVATION BUT NO LOWER THAN 2/3 OF THE VERTICAL CONDUIT DIMENSION ABOVE THE CONDUIT INVERT. THE BOTTOM GRADE SHALL BE 0.0% AND LEVEL. THERE SHALL BE NO OVERFALL AT THE END OF THE APRON OR THE CULVERT.

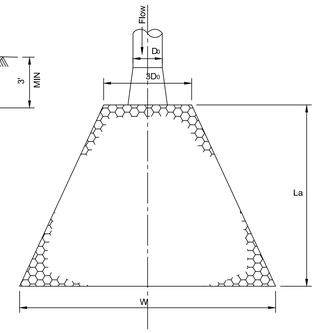
50% BY WEIGHT OF THE RIPRAP MIX SHALL BE SMALLER THAN d_{50}, LARGEST STONE SHALL BE LESS THAN 1.5 TIMES d_{50}, APRON THICKNESS SHALL BE EITHER:

1) THREE TIMES THE d_{50}SIZE, OR
2) TWO TIMES THE d_{50}SIZE WITH A FILTER LAYER

CONDUIT OUTLET PROTECTION SUMMARY						
F.E.S. No.	Q (CFS)	D_0 (FT)	TW (FT)	La (FT)	Wa (FT)	D(50) (IN)
HW 115	8.38	3.50	0.70	27.0	37.5	6

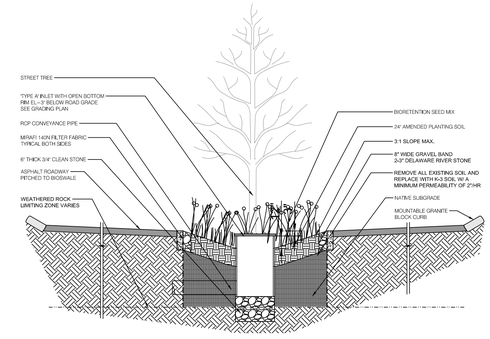


NOTE: RIP-RAP THICKNESS = 3 x d_{50}SIZES

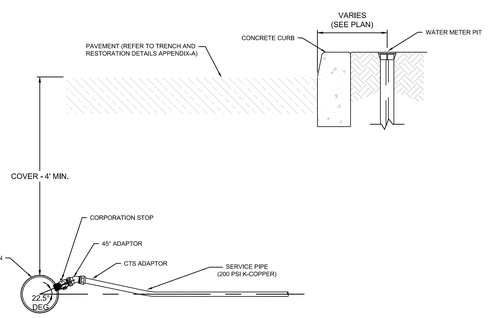


Q = 25 YEAR PEAK FLOW IN CUBIC FEET PER SECOND
D_0 = MAXIMUM CONDUIT WIDTH IN FEET
TW = TAILWATER DEPTH AT THE END OF THE APRON (OR 0.2 D WHERE TW IS INDETERMINATE)
La = APRON LENGTH IN FEET
Wa = APPRON WIDTH AT THE OUTFALL END (NOT APPLICABLE FOR WELL-DEFINED CHANNELS)
d_{50} = MEDIAN RIPRAP SIZE IN INCHES

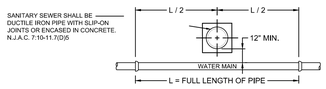
RIP RAP APRON
CONDUIT OUTLET PROTECTION DETAIL
N.T.S

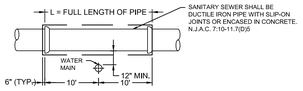


ROAD B BIORETENTION SWALE DETAIL
TYPICAL
NOT TO SCALE

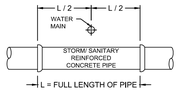


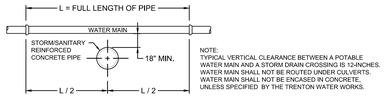
TYPICAL WATER SERVICE LINE INSTALLATION
NOT TO SCALE





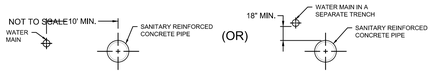
SANITARY SEWER OVER WATER MAIN





NOTE:
TYPICAL VERTICAL CLEARANCE BETWEEN A POTABLE WATER MAIN AND A STORM DRAIN CROSSING IS 12-INCHES.
WATER MAIN SHALL NOT BE ROUTED UNDER CULVERTS.
WATER MAIN SHALL NOT BE ENCASED IN CONCRETE.
UNLESS SPECIFIED BY THE TRENTON WATER WORKS.

WATER MAIN OVER STORM/ SANITARY



SEWER PARALLEL INSTALLATION

STORM/ SANITARY INSTALLATION
AROUND WATER MAIN

ELEV. "C"
164.40
162.00
158.80
164.40
162.00
158.80

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7	REVISION	DATE CHKD
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3	REVISED PER TOWNSHIP COMMENTS	12/18/24 SAD
2	REVISED PER RB COMPLETENESS REVIEW	09/19/24 SAD
1	REVISION	DATE CHKD

PROJ. 08139-01-001
DES. MG/SAD/24
CHKD. SAD

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

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

CONSTRUCTION DETAILS - UTILITY

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
18H
OF

N:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02_Site Plans\08139-SP-18T.dwg 12/19/24 02:41:17PM dhoshpinell LAYOUT SHT-18H-UTILITY

TABLE OF CONTENTS

SUBJECT	PAGE
Developer's Responsibility	2
Trenton Water Works Responsibility	3
N.J.D.E.P. Requirements Re:use of Safe Drinking Water	3 - 4
N.J. Dept. of Transportation Requirements	4
Material Specifications	5 - 8
Valve Boxes	9
Mechanical Joint End Gate Valves	9
Fire Hydrants	9 - 10
Curb Boxes	10
Flushers	10
Water Main	10
Disinfection	11
Hydrostatic Test	11
Bacteriological and Turbidity Test	11 - 12
Tapping Sleeves and Tapping Valves	12
Thrust Blocks and Rodding of Mechanical Joint Fitting	12 - 13
Water Main Installation through a Bridge Structure	13
Application for Domestic and Fireline Service	13 - 14
Irrigation and Backflow Prevention	14
Domestic Water Service and Backflow Prevention	15
Fire Protection and Backflow Prevention	15 - 16
Fire Service and Domestic Service Line Installation Requirements	17 - 18
Fire Service and Domestic Service Connection Details	
Examples of Metering Requirements	19 - 20
Detail Drawings of Water Appurtenance Installations	

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DEVELOPER'S PACKET

Developer's responsibility:

The developer shall be required to submit three (3) sets of utility site plans along with an electronic copy on disk in AutoCAD Version 2014 or higher detailing the proposed water utility and associated site plan. The plans shall show property lines (with house address) and curb lines. One of the pages within the site plan shall include an overall plan of the development at a scale of 1 inch equals 100 feet. The rest of the site plans shall be at a scale of 1 inch equals 40 feet or 50 feet for detail purposes. All water appurtenances shall be shown on the site plans. All site plans shall include both plan and profile views with both water and sewer plotted. The water main shall have a cover of 4 feet and all NJDEP Safe Drinking Water Act Regulations for separation of water mains and sewer mains shall apply.

For all developments and for any new service connections, the Trenton Water Works shall require that the owner/developer install all water meters and other required devices prior to establishing service. Establishing service shall mean opening the curb valve and allowing water to flow into the property. The developer shall not establish service. Only the Trenton Water Works shall establish service after the developer has satisfactorily met the aforementioned requirements. Water shall be established without exception only during normal Trenton Water Work personnel, the establishment of service shall be established without notice to the developer or business.

It is the Developer's responsibility to obtain or purchase all materials, permits, approvals, certifications, registrations, easements, etc., and pay all fees required for the construction of the development and any water related appurtenances. The Trenton Water Works, as the purveyor, shall sign and submit the properly prepared application documents (permits for the construction of distribution system, stream encroachment permit, wetlands permits & N.J.D.O.T. Permits - 3 site plans) where applicable, only if they are in agreement with the content and if they meet the requirements for materials, specifications and diagrams of this Developer's Packet as prepared by the Trenton Water Works.

The developer shall apply for N.J.D.O.T. Permits through the Trenton Water Works, Engineering Office. For details how to apply the developer shall contact the Trenton Water Works, Engineering Office by calling: (609) 989-3444.

Permits for the Construction of the distribution system, stream encroachment, or wetlands shall be submitted to the Trenton Water Works, Engineering Office. If the permits for construction of the distribution system, and/or stream encroachment, and/or wetlands are applicable, they must be properly prepared before endorsement by the General Superintendent and Chief Engineer of the Trenton Water Works.

The developer/contractor shall be required to submit an "Application For Soil Erosion And Sediment Control" where their construction is to disturb an area of 5,000 square feet or greater. "Disturb" as defined by the Mercer County Soil Conservation District and means any activity involving the clearing, excavating, storing, grading, filling or transporting of soil or any other activity which causes soil to be exposed to the danger of erosion. The application shall be submitted to:

Mercer County Soil Conservation District
500 Hughes Drive
Hamilton Square, NJ 08690
Attn: Bill Brash, Director; (609) 586-9603

This would comply with the State of New Jersey, Soil Erosion and Sediment Control Act established in 1975, Chapter 251.

PROCEDURE FOR INSPECTION AND CONTRIBUTION OF WATER FACILITIES IN A DEVELOPMENT UNDER CONSTRUCTION BY TRENTON WATER WORKS (TWW)

It is the intent of this procedure to secure the best workmanship consistent with the job conditions and the contractor's skill. No provision in this procedure shall be construed by the contractor as an excuse for poor workmanship or results. The contractor shall guarantee that the material, equipment, and apparatus required for the development shall be free from all defects in the material, design, and the workmanship. The contractor shall give the Trenton Water Works reasonable notice of when the work will be ready for inspection. Notice shall be such as is reasonably inferred from the submitted mark-up plans, procedures, and specifications and that all work performed by him/her shall be perfect in material and workmanship. The contractor shall agree to repair or replace, at his own expense, any part of the material, apparatus, or workmanship proving defective in inspection prior to Trenton Water Works' ownership takeover of the new water distribution facilities. A visual, operational, and performance inspection shall be made to the following:

1. **Valve Boxes: (See Roadway Box Installation Detail)**
   a) In bituminous base streets, a round **concrete collar** is required around the top section of the valve box **with a diameter of 18 inches** and **a depth of 6 inches** that stops 2 inches below the finished grade or is even with the top of the base course. The concrete shall be Class C, 3000 psi (air entrained, 2% none Chloride accelerator, NJDOT approved).
   b) Both sections of the valve box shall be centered over the bolts of the valve box shall be situated so that the valve can be centered and can be operated with the valve key.
   c) Valve boxes shall also be free of dirt, asphalt, stones, rocks, sand, or any other material, or debris.
   d) **No Adapters** shall be used to raise the valve boxes to finished grade.
2. **Mechanical Joint End (MLE) Gate Valves: (See standard valve replacement detail)**
   a) The M.J.E. gate valve with the U.S. Pipe Resilient Wedge, **open right** is made by U.S. Pipe Valve and Hydrant.
   b) All valves shall open clockwise (open right). TWW **shall not** accept any counter-clockwise (left-handed) to open valves.
   c) All gate valves in the project must be fully open when the project's final inspection is performed unless indicated by the engineer or the appropriate representative of the Trenton Water Works.
3. **Fire Hydrants (F.H.): (See Standard Fire Hydrant Detail)**
   a) All public fire hydrants shall be U.S. Pipe METROPOLITAN/ M-94 Dry-Barrel with either the 4-½" or 5-¼" valve sizes.
   b) Before a fire hydrant can be dispensed from the TWW's yard, it must be checked by the contractor/developer for damage and it's four (4) inch increments must be specified.
   c) **Hydrants** shall be **installed plumb** and have a distance of **no more than 5 inches between** the top of the **curb** and the bottom of the **hydrant nozzle**. **NO HYDRANT ADAPTORS SHALL BE ALLOWED.**
   d) If a Mechanical Joint Tee is used, the **hydrant shall be rodded back** to the gate valve and the gate valve must be rodded back to the Mechanical Joint Tee. M. J. Field Lok Tyton Gaskets shall be used in new fire hydrant installation. All hydrants shall have a **concrete thrust block** below the location of the **shoe** that is on the hydrant.
   e) **Stone** (clear gravel) shall be placed around the area below the hydrant barrel for a **distance of 18" and 6" above the Hydrant Lateral** to allow for adequate drainage from the hydrant.
   f) A distance of **24 inches** shall exist **between** the street side of the **curb** to the front of the 4 1/2" **pumper cap.**
4. **Curb Boxes: (See Service Line Installation Detail)**
   a) The **curb** stop **lid** shall be **visible** and flush with the surrounding ground. The pentagonal insert shall be intact and free of dirt, cement, etc.
   b) The **curb** stop **box** shall be at a distance of approximately **3 inches** from the center of the **curb** to the center of the **curb box.**
   c) **Services** to curb stops from the main shall be **perpendicular to the main.** If for any reason this is not possible, the deviation must be noted on as-built sketches. The **Service Record Sheet** shall be **filled out by** the **Contractor/Developer** before the Hydrostatic Test can be performed.
5. **Flushers: (See Flusher Assembly Detail)**
   a) **A 2 inch Flusher assembly** shall be installed **at** the **end** of a dead end water main, **whenever a hydrant is not present to flush and when the water main is 8 inches or less.** The top of the flusher assembly shall be female threaded pipe and shall be within 6 inches of grade.
   b) A circular **concrete collar** shall be placed around the top of the valve box with a diameter of 18 inches for the Flusher Assembly and a depth of 6 inches on the sides of the valve boxes at a depth of 6 inches that stops 2 inches below the top of the grade or is even with the top of the base course.
6. **Water Main:**
   a) The top of the water main shall be installed with 4 **feet of cover**. This is the distance from the **top** of the pipe **to** the top of **grade**. In order for the Trenton Water Works to allow a deviation in the depth of cover, it shall be presented by the developer beforehand with site plans showing the proposed profiles. The cover may not vary from a minimum of 3½ feet to a maximum of 5 feet. Profiles of the water main and sewer must be indicated on the site plans. **ALL DEFLECTIONS OF THE NJ. SAFE DRINKING WATER ACT STANDARDS FOR THE CONSTRUCTION OF PUBLIC COMMUNITY WATER SYSTEMS MUST BE COMPLIED WITH.** If there are any questions, regarding this requirement can be obtained from the N.J.D.E.P. by calling (609) 292-5550.

Trenton Water Works responsibility as the Water Purveyor:

It is the responsibility of the Water Utility to assure that the appropriate N.J. State Departments are informed when their jurisdictions of the State Department are to be affected by water utility work in the public right-of-way. There are two state departments that will recognize only the Water Utility as the responsible party for submission of their permits where water appurtenances are involved. These departments are:

1) New Jersey Department of Environmental Protection
   Water Supply Element
   Bureau of Safe Drinking Water
   401 East State Street
   CN 426
   Trenton, NJ 08625-0426
   Attn: James Montgomery; Compliance Investigator I; (609) 292-5550

2) New Jersey Department of Transportation
   Region III, Permits
   Route 79 & Delsea Way
   Freehold, NJ 07728-7717
   Attn: Mazhar Parwaz; (732) 625-4333

Requirements of the N.J.D.E.P., Bureau of Safe Drinking Water:

SIMPLIFIED WATER MAIN CERTIFICATION:

The N.J.D.E.P. requires for any main extension which includes more than 30 service connections, but less than 50 service connections, or generates a demand of more than 12,000 gallons per day. It shall be done in accordance with N.J.A.C. 7:10-11.5(b)1. The permit application review fee is specified in N.J.A.C. 7:10-15.3(d)2.

STANDARD APPLICATION FORM:

The N.J.D.E.P. requires for any water main extension which includes 50 or more service connections, is 3,000 or more feet in length, or includes an interconnection with another public community water system, a water distribution map depicting locations of existing mains and proposed extension(s) of water mains. It shall be done in accordance to N.J.A.C. 7:10-11.5(b). The permit application review fee is specified in N.J.A.C. 7:10-15.3(d) 3 or 4, as applicable.

STREAM ENCROACHMENT OR WETLANDS PERMIT:

The N.J.D.E.P. requires that a standard application form shall be submitted in accordance with N.J.A.C. 7:10-11.5 and shall include plans, specifications and an engineer's report prepared pursuant to N.J.A.C. 7:10-11.4(d) through (f) below by a qualified New Jersey Licensed Professional Engineer. The plans shall bear the engineer's seal as required by N.J.S.A. 45:8-45.

To summarize the above requirements, the Trenton Water Works requires that the Developer prepare the following:

1. Where applicable, a properly filled out form with application fee and the signature and seal of a Licensed Professional Engineer in the State of New Jersey.

2. Three (3) site plans (hard copy) including all applicable Trenton Water Works details, specifications and materials as well as the incorporation of all N.J.D.E.P. Safe Drinking Water Act Regulations. Additionally an electronic copy of the site plan with a plan view of the water utility (inclusive of profile changes) shall be submitted in AutoCAD Version 2013 or higher.
   a. One site plan - N.J.D.E.P.
   b. One site plan - The Township having jurisdiction.
   c. One site plan - The Trenton Water Works.
3. A letter with the above information submitted by a Licensed Practicing Professional Engineer in the State of New Jersey.

Failure to comply or properly fill the appropriate permit form, shall result in a rejection by the Trenton Water Works. This will require a re-submittal of the proper documents.

Requirements of the N.J. Department of Transportation:

The N.J.D.O.T. requires that any developer or entity that is to perform construction work involving the installation of any water appurtenances where it may directly or indirectly affect a state highway, shoulder, property, etc., or it's traffic patterns to submit a N.J. State Highway Application along with three (3) sets of site plans and an application for the highway use permit. The site plans must detail the area for construction and must include Trenton Water Works details, specifications and materials as well as incorporate the appropriate N.J.D.E.P., Safe Drinking Water Act Regulations.

The developer shall pay a permit fee determined by the N.J.D.O.T. after the application has been processed by the N.J.D.O.T. A traffic control plan (3 sets) may also be required by the N.J.D.O.T. if they deem it necessary.

The actual submission to the N.J.D.O.T shall be by the Trenton Water Works. To summarize the above, the Contractor/Developer is required to submit the following:

1. Three (3) sets of the site plans showing the area of construction, its relation with the water utility including all water utility parameters. The plans may have to go through some revisions. If so, an additional 3 site plans shall be needed for submission to N.J.D.O.T.
2. Three (3) sets of the Traffic Control Plans, if traffic is to be directly or indirectly affected, shall be submitted with the site plans.
3. The Application Fee and Permit Fee as designated by the N.J.D.O.T. shall be submitted at the appropriate time.

MATERIAL SPECIFICATIONS

For new construction that is to become part of the Trenton Water Works distribution system, the current requirements and specifications are as follows:

1. Pipe shall be ductile iron, class 52, cement lined, and shall have push on joints. (ANSI/AWWA 151/A21.51)
2. **Valves shall be U.S. Pipe Resilient Wedge Gate Valve for Water Systems**, 250 psi Operating Pressure, 500 psi Test Pressure, 2 inch square operating nut, mechanical joint ends, Non-Rising stem and shall open right (clockwise). They shall conform to or exceed the requirements of AWWA C509 and AWWA C500. The size range is between 3 inches and 12 inches inclusive.
   Valves 16 inch and larger shall be U.S. Pipe Resilient Wedge Pattern, side wedge type. Have a 2 inch square operating nut, O-ring seals, mechanical joint ends, a none-rising stem, and shall open-right (clockwise). The working pressure shall be 150 psi with a hydrostatically tested pressure of 300 psi. (ANSI/AWWA C515)
3. Fittings shall be ductile iron pressure rating 350 psi, cement lined and shall have mechanical end joints. (ANSI/AWWA C110/A21.10).

OR Fitting shall be U. S. Pipe TRIM TYTON Ductile Iron Mechanical Joint (3"-30") in accordance with AWWA/ANSI/C153/A21.53 standards with mechanical joint bells. Glands, bolts, nuts and gaskets shall be in accordance with the requirements of AWWA/ANSI C153/A21.53 standards. The working pressure shall be 350 psi. Fittings shall have an asphaltic outside coating in accordance with AWWA/ANSI C153/A21.53 and certified to ANSI/NSF 61 standard. Fittings shall be cement lined and seal coated with an asphaltic coating in accordance with AWWA/ANSI C104/A21.4.

4. Service Material:
   A. Standard 1" service
      a) Corportions for 1" services shall be Mueller catalog # B-2500BN, 1 inch size, and shall have an inlet with Mueller CC thread and an outlet with a Conductive Compression connection for CTS O.D. tubing.
      b) Service tubing shall be 1 inch (ASTM B88) type "K" copper with a maximum working pressure of 200 psi. If installation conditions require a larger size, then the tubing shall be as described above but sized appropriately larger.
      c) Curb valves shall be Mueller Mark II Oriseal Curb Valve Catalog #H15172, 1 inch size and an inlet with Conductive Compression connection for CTS O.D. Tubing, and an outlet with Female Iron Pipe (F.I.P.) thread, have a quarter turn check and shall not have a drain.
      d) Curb boxes shall be Mueller Cast Iron Boxes - Improved Extension Type - Arch Pattern, with pentagonal plug. Box extension shall be 50.5 inches to 66 inches fully extended. Curb box shall fit 1-1/2-inch or 2-inch size. Shall be Mueller Mark II Oriseal Connection curb valve (compression or flared). Mueller catalog number H-10356.
   B. Standard 1-½" or 2" service
      a) Corporations shall be Mueller catalog # H15010, 1-½ inch or 2 inch size, and shall have an inlet with Mueller CC thread and an outlet with a flared eighth bend connection suitable for a (ASTM B88) "K" copper service tubing.
      b) Service tubing shall be 1-1/2 inch or 2 inch size (ASTM B88) type "K" copper with a maximum working pressure of 200 psi.
      c) Curb valves shall be Mueller Mark, II Oriseal, 110 Compression Connection, catalog #H15172, 1½ inch or 2-inch size, and shall have an inlet with a Mueller 110 Compression Connection for CTS O.D. tubing, and outlet with Female Iron Pipe (F.I.P.) thread, have a quarter turn check and shall not have a drain.
      d) Curb boxes shall be Mueller Cast Iron Boxes - Improved Extension Type - Arch Pattern, with pentagonal plug. Box extension shall be 50.5 inches to 66 inches fully extended. Curb box shall fit 1-1/2-inch or 2-inch size. Shall be Mueller Mark II Oriseal Connection curb valve (compression or flared). Mueller catalog number H-10356.
      e) Curb valve rod shall be Mueller Catalog # 10385 - 39 inches long (Part No. 84247).
5. Valve Boxes:
   a) Top sections shall be Bingham & Taylor cutting Sheet Top Section # 55-S, 16 inches long double flanged, or catalog Long Top Section # 56-S, 26 inches long double flanged, and shall have the standard Trenton Water Works additional support flanges 6 inches from the top of the top section, and shall have lids marked with "TWW WATER". Shaft diameter shall be 5-1/4".
   b) Bottom sections shall be (Bingham & Taylor) catalog # 64 slid bottom and shall be 36 inches long.
6. Steel Coupling Devices (Shimmy-Shaft style 441 or Dresser Style 38 or Powerseal style 3501)
   a) Sleeve: Ductile iron ASTM A-536. Ends shall have smooth inside taper for uniform gasket seating.

   b) Gaskets: Grade 30-standard-specially compounded rubber with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
   c) Follower Flanges: Ductile Iron ASTM A-536. Designed for high strength/weight ratio. Thickness determined by coupling size.
   d) Bolts and Nuts: High strength low alloy steel with heavy, semi-finished hexagon nuts to AWWA C111/ANSI-A21.11 standards.
   e) Finish: Blue shop coat enamel.
7. Repair Clamp Couplings: (Smith-Blair Style 226 or Dresser Style 360)
   a) Band: Stainless Steel.
   b) Lugs: High Strength Ductile Iron ASTM A536.
   c) Gasket: Grade 30 specially compounded rubber of all new materials with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
8. Tapping Sleeves and Tapping Valves (Shall meet AWWA approved standards):

   U.S. Pipe Type H-615 Mechanical Joint Tapping Sleeve (flanged tapping end) with AB/CD gaskets and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint.

   or: Smith-Blair #622 Tapping Sleeve (flanged tapping end) and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint

   Tapping Sleeve:
   a) Body: 3/8" Carbon Steel ASTM A285 Grade A PVQ.
   b) Flanges: AWWA C207 Class D, ANSI 150 lb. drilling.
   c) Gasket: Grade 60 Concave Wedge Gasket-compounded to resist-oil, acids, alkalies, most (aliphatic) hydro-carbon fluids, water and many compounds. Temperatures up to 212° F.
   d) Bolts and Nuts: High strength low alloy steel with heavy semi-finished hexagon nuts to AWWA C111/ANSI A21.11) standards. Optional-type 304 stainless steel bolts and nuts. Nuts are Teflon coated to prevent galling.
   e) Finish: Blue shop coat enamel. Optional-fusion bonded epoxy, coated to an average of 12 mil thickness.

   Tapping Valve:

   a) Gaskets: Grade 30-standard-specially compounded rubber with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
   b) Follower Flanges: Ductile Iron ASTM A-536. Designed for high strength/weight ratio. Thickness determined by coupling size.
   c) Bolts and Nuts: High strength low alloy steel with heavy, semi-finished hexagon nuts to AWWA C111/ANSI-A21.11 standards.
   d) Finish: Blue shop coat enamel.
9. **Bacteriological and Turbidity Testing:**
   a) After the Hydrostatic test has passed and has been accepted by the Trenton Water Works' Engineering Office (609) 989-3212, the water main shall be flushed to remove the heavily chlorinated water per NJDEP/EPA regulation and to scour the interior of the pipe. The duration of the flushing shall be determined in the field by the engineer or the duly authorized representative of the Trenton Water Works.
   b) Once flushing is completed, the Trenton Water Works' Quality Office shall perform a Bacteriological and a Turbidity Analysis. This office can be reached by calling 609-989-3216.
10. **Tapping Sleeves and Tapping Valves:**
   a) Trenton Water Works will accept the following tapping appurtenances, which shall meet AWWA standards.

   TEPSMATYX Fittes-A Gerkat No. 2 Sealant
   (Fast Drying, Hard Setting)
   or
   Permatex Clear RTV Silicone Adhesive Sealant
   (Fast Drying, Hard Setting)

   The products have both been approved by the USDA. They are manufactured by Loctite Corporation, Kansas City, KS 66115.
   d) The amount of chlorine tablets shall be determined in the field by the engineer or the duly authorized representative of the Trenton Water Works.
   e) When installation has been completed, the water main shall be filled with water. The water shall remain in the pipe for **at least 24 hours.**
   f) After the 24-hour contact period, the Trenton Water Works' Water Quality Office shall be contacted at 609-989-3216 so that a determination of the residual chlorine concentration can be ascertained. It is recommended that a **2-3 hours notice** be given to the Water Quality Office so that provisions for testing can be arranged.
   g) The main shall not be flushed until after the hydrostatic test has been performed and approved by the Trenton Water Works Engineering Office.
8. **Hydrostatic Tests:**
   a) Hydrostatic testing shall be done in accordance with AWWA Standard C600-82 Section 4 and shall performed under the supervision of the Trenton Water Works' Engineering Office (609-989-3212). The contractor shall subject the water main, services (core to curbstop), valves, hydrants and appurtenances to a water pressure of not less than one hundred and fifty (150) pounds per square inch (PSI) for two (2) hours with allowable leakage as per AWWA Standards.
   THE N.J. SAFE DRINKING WATER ACT STANDARDS FOR THE CONSTRUCTION OF PUBLIC COMMUNITY WATER SYSTEMS MUST BE COMPLIED WITH. If there are any questions, regarding this requirement can be obtained from the N.J.D.E.P. by calling (609) 292-5550.

   b) The water main shall be installed so as to be consistently offset with one side of the street. The water main shall be approximately 5 to 10 feet off the curb line in the limits of the street pavement, unless there exists conditions which would make such an installation impractical.
7. **Disinfection:**
   a) Disinfection shall be done in accordance with the AWWA Standard C651-86, Section 5.1 Tablet Method.
   b) During construction the pipe and appurtenances shall be kept clean and dry.
   c) During construction of the water main, chlorine tablets (calcium Hypochlorite; 65% available chlorine) shall be attached to the upper third of the water main in each length of pipe. Tablets shall be attached by a food-grade adhesive (AWWA C651-a-90) such as:

   TEPSMATYX Fittes-A Gerkat No. 2 Sealant
   (Fast Drying, Hard Setting)
   or
   Permatex Clear RTV Silicone Adhesive Sealant
   (Fast Drying, Hard Setting)

   The amount of chlorine tablets shall be determined in the field by the engineer or the duly authorized representative of the Trenton Water Works.

   d) All thrust restraints shall be designed to withstand the test pressure, working pressure, and any potential surge pressure of the pipe.
   e) Concrete thrust blocks of both the vertical and horizontal orientation shall be made of concrete having a compressive strength of not less than 2000 psi after 28 days. Thrust blocks shall be placed between undisturbed ground and the fitting to be anchored. Each instance shall be as shown in the enclosed thrust block detail or as directed by Trenton Water Works.

Upon written notice from the contractor to the effect that he/she has performed all the work required by the specifications, marked up plans, and requirements, Trenton Water Works will inspect the job promptly to see if everything is satisfactory. Most of what has been previously inspected and accepted by the Trenton Water Works need not be re-examined in general, but if something needs attention it is discovered in the work that had been approved earlier, the former acceptance shall not prevent the Engineer from requiring that it be remedied by the contractor.

10. **Tapping Sleeves and Tapping Valves:**
   a) Trenton Water Works will accept the following tapping appurtenances, which shall meet AWWA standards.

   Smith-Blair #622 Tapping Sleeve Flanged & U.S. Pipe Resilient Wedge Tapping Valve (Gate), open right, flanged by mechanical joint.

   b) The developer shall be responsible to perform his own wet cuts and service taps into the Trenton Water Works distribution system. Before the wet cut is made, the appropriate (gate valve meter(s), backflow prevention device(s), and street opening permit(s) must be obtained and the Trenton Water Works Engineering Office (609-989-3212) must be notified 3 working days in advance to allow the scheduling of a representative to observe the making of the cut.

   NOTE: For Ductile Iron Pipe, the Smith-Blair #622 shall be used on all the various sizes of tapping sleeves for the occasion of a size on size cut.

   NOTE: A U.S. Pipe Mechanical Joint Tapping Sleeve Type H-615 can also be substituted for the above Tapping sleeve, if the flanged end of the sleeve can bolt directly to a Mechanical Joint Tapping Valve (as per TWW Specifications for valves - U.S. Pipe Resilient Wedge).

   NOTE: For Cast Iron Pipe, all size on size and size on one size smaller (i.e., 12"x10" cut) tapping sleeves shall be the U.S. Pipe Type H-615 Ductile Iron Mechanical Joint Tapping Sleeve with AB & CD gaskets.

11. **Thrust Blocks and Rodding of Mechanical Joint Fittings:**

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL MECHANICAL JOINT FITTINGS ARE PROPERLY RESTRAINED.

   a) At a minimum **Retainer glands** or the **U.S. Pipe** M.J. Gripper Gland with 3/4" threaded rods shall be used on ALL JOINTS within 20 feet from a Mechanical Joint Fitting.
   b) All plugs, caps, tees, flushers and bends, unless otherwise specified, shall be provided with thrust blocks or suitably restrained joints as shown or directed by Trenton Water Works. (See detail drawing showing thrust and anchoring blocks)

   c) Curb valve rod shall be Mueller Catalog # 10385 - 39 inches long (Part No. 84247).
B. Standard 1-½" or 2" service
   a) Corporations shall be Mueller catalog # H15010, 1-½ inch or 2 inch size, and shall have an inlet with Mueller CC thread and an outlet with a flared eighth bend connection suitable for a (ASTM B88) "K" copper service tubing.
   b) Service tubing shall be 1-1/2 inch or 2 inch size (ASTM B88) type "K" copper with a maximum working pressure of 200 psi.
   c) Curb valves shall be Mueller Mark, II Oriseal, 110 Compression Connection, catalog #H15172, 1½ inch or 2-inch size, and shall have an inlet with a Mueller 110 Compression Connection for CTS O.D. tubing, and outlet with Female Iron Pipe (F.I.P.) thread, have a quarter turn check and shall not have a drain.
   d) Curb boxes shall be Mueller Cast Iron Boxes - Improved Extension Type - Arch Pattern, with pentagonal plug. Box extension shall be 50.5 inches to 66 inches fully extended. Curb box shall fit 1-1/2-inch or 2-inch size. Shall be Mueller Mark II Oriseal Connection curb valve (compression or flared). Mueller catalog number H-10356.
5. Valve Boxes:
   a) Top sections shall be Bingham & Taylor cutting Sheet Top Section # 55-S, 16 inches long double flanged, or catalog Long Top Section # 56-S, 26 inches long double flanged, and shall have the standard Trenton Water Works additional support flanges 6 inches from the top of the top section, and shall have lids marked with "TWW WATER". Shaft diameter shall be 5-1/4".
   b) Bottom sections shall be (Bingham & Taylor) catalog # 64 slid bottom and shall be 36 inches long.
6. Steel Coupling Devices (Shimmy-Shaft style 441 or Dresser Style 38 or Powerseal style 3501)
   a) Sleeve: Ductile iron ASTM A-536. Ends shall have smooth inside taper for uniform gasket seating.

   b) Gaskets: Grade 30-standard-specially compounded rubber with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
   c) Follower Flanges: Ductile Iron ASTM A-536. Designed for high strength/weight ratio. Thickness determined by coupling size.
   d) Bolts and Nuts: High strength low alloy steel with heavy, semi-finished hexagon nuts to AWWA C111/ANSI-A21.11 standards.
   e) Finish: Blue shop coat enamel.
7. Repair Clamp Couplings: (Smith-Blair Style 226 or Dresser Style 360)
   a) Band: Stainless Steel.
   b) Lugs: High Strength Ductile Iron ASTM A536.
   c) Gasket: Grade 30 specially compounded rubber of all new materials with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
8. Tapping Sleeves and Tapping Valves (Shall meet AWWA approved standards):

   U.S. Pipe Type H-615 Mechanical Joint Tapping Sleeve (flanged tapping end) with AB/CD gaskets and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint.

   or: Smith-Blair #622 Tapping Sleeve (flanged tapping end) and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint

   Tapping Sleeve:
   a) Body: 3/8" Carbon Steel ASTM A285 Grade A PVQ.
   b) Flanges: AWWA C207 Class D, ANSI 150 lb. drilling.
   c) Gasket: Grade 60 Concave Wedge Gasket-compounded to resist-oil, acids, alkalies, most (aliphatic) hydro-carbon fluids, water and many compounds. Temperatures up to 212° F.
   d) Bolts and Nuts: High strength low alloy steel with heavy semi-finished hexagon nuts to AWWA C111/ANSI A21.11) standards. Optional-type 304 stainless steel bolts and nuts. Nuts are Teflon coated to prevent galling.
   e) Finish: Blue shop coat enamel. Optional-fusion bonded epoxy, coated to an average of 12 mil thickness.

   Tapping Valve:

   a) Gaskets: Grade 30-standard-specially compounded rubber with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
   b) Follower Flanges: Ductile Iron ASTM A-536. Designed for high strength/weight ratio. Thickness determined by coupling size.
   c) Bolts and Nuts: High strength low alloy steel with heavy, semi-finished hexagon nuts to AWWA C111/ANSI-A21.11 standards.
   d) Finish: Blue shop coat enamel.
7. Repair Clamp Couplings: (Smith-Blair Style 226 or Dresser Style 360)
   a) Band: Stainless Steel.
   b) Lugs: High Strength Ductile Iron ASTM A536.
   c) Gasket: Grade 30 specially compounded rubber of all new materials with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
8. Tapping Sleeves and Tapping Valves (Shall meet AWWA approved standards):

   U.S. Pipe Type H-615 Mechanical Joint Tapping Sleeve (flanged tapping end) with AB/CD gaskets and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint.

   or: Smith-Blair #622 Tapping Sleeve (flanged tapping end) and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint

   Tapping Sleeve:
   a) Body: 3/8" Carbon Steel ASTM A285 Grade A PVQ.
   b) Flanges: AWWA C207 Class D, ANSI 150 lb. drilling.
   c) Gasket: Grade 60 Concave Wedge Gasket-compounded to resist-oil, acids, alkalies, most (aliphatic) hydro-carbon fluids, water and many compounds. Temperatures up to 212° F.
   d) Bolts and Nuts: High strength low alloy steel with heavy semi-finished hexagon nuts to AWWA C111/ANSI A21.11) standards. Optional-type 304 stainless steel bolts and nuts. Nuts are Teflon coated to prevent galling.
   e) Finish: Blue shop coat enamel. Optional-fusion bonded epoxy, coated to an average of 12 mil thickness.

   Tapping Valve:

   a) Gaskets: Grade 30-standard-specially compounded rubber with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
   b) Follower Flanges: Ductile Iron ASTM A-536. Designed for high strength/weight ratio. Thickness determined by coupling size.
   c) Bolts and Nuts: High strength low alloy steel with heavy, semi-finished hexagon nuts to AWWA C111/ANSI-A21.11 standards.
   d) Finish: Blue shop coat enamel.
7. Repair Clamp Couplings: (Smith-Blair Style 226 or Dresser Style 360)
   a) Band: Stainless Steel.
   b) Lugs: High Strength Ductile Iron ASTM A536.
   c) Gasket: Grade 30 specially compounded rubber of all new materials with ingredients to produce superior storage characteristics, performance and resistance to set after installation. Temperature range -40° F to +150° F.
8. Tapping Sleeves and Tapping Valves (Shall meet AWWA approved standards):

   U.S. Pipe Type H-615 Mechanical Joint Tapping Sleeve (flanged tapping end) with AB/CD gaskets and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint.

   or: Smith-Blair #622 Tapping Sleeve (flanged tapping end) and U.S. Pipe Resilient Wedge Tapping Valve, open right (clockwise), flanged by mechanical joint

   Tapping Sleeve:
   a) Body: 3/8" Carbon Steel ASTM A285 Grade A PVQ.
   b) Flanges: AWWA C207 Class D, ANSI 150 lb. drilling.
   c) Gasket: Grade 60 Concave Wedge Gasket-compounded to resist-oil, acids, alkalies, most (aliphatic) hydro-carbon fluids, water and many compounds. Temperatures up to 212° F.
   d) Bolts and Nuts: High strength low alloy steel with heavy semi-finished hexagon nuts to AWWA C111/ANSI A21.11) standards. Optional-type 304 stainless steel bolts and nuts. Nuts are Teflon coated to prevent galling.
   e) Finish: Blue shop coat enamel. Optional-fusion bonded epoxy, coated to an average of 12 mil thickness.

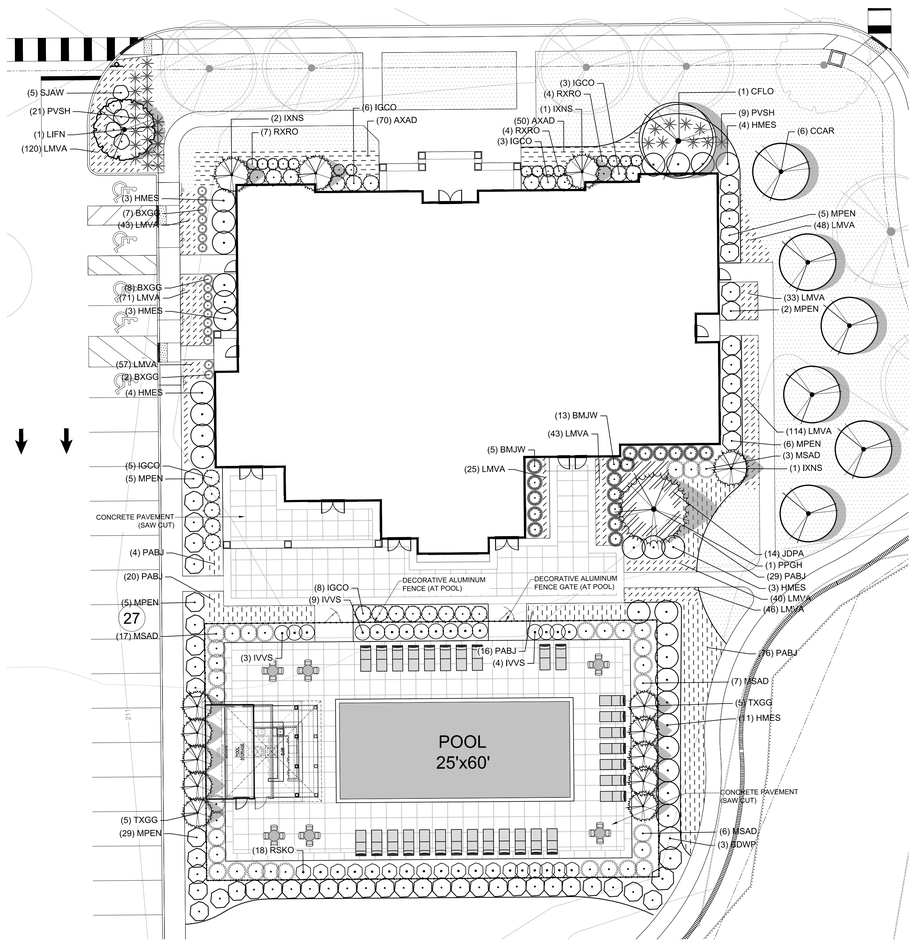
   Tapping Valve:

differential relief valve would have to be piped out of the pit/vault and terminate at least twelve inches (12") above grade with a down facing elbow. When designing the structure, foresight must used to allow for adequate room to read the meter and test the backflow preventer. The backflow preventer must be mounted in a horizontal position, unless approved otherwise by the reviewing engineer.

15. **Domestic Water Line Service and Their Required Backflow Prevention:**

   A domestic water line service that is connected to a public potable water system shall have the required safeguards to prevent the potential of a cross connection hazard(s). This shall be done in compliance with the N.J.D.E.P. Safe Drinking Water Act Regulation N.J.A.C. 7:10 - 10.2 (e) for Physical Connections. The domestic water line service shall also be metered.

   In this case, the domestic water line service tapped off the main in the street (public/private) and the facility have an unapproved water supply (e.g. private well). A **(RPZ/DEP) Reduced Pressure Zone Backflow Preventer (shall meet AWWA standards)** shall be the required method of backflow prev

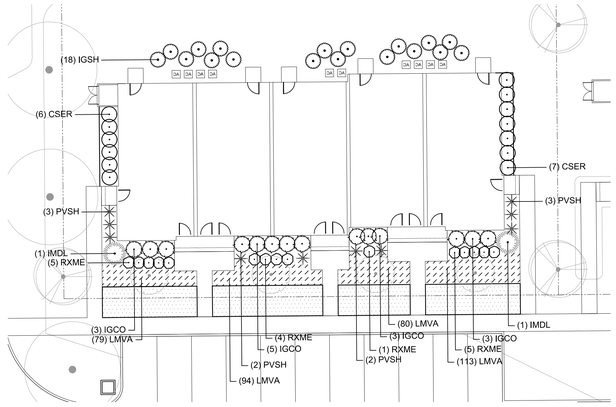


PLANT SCHEDULE CLUBHOUSE ENLARGEMENT PLANTING								
CODE	QTY	COMMON NAME	BOTANICAL NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
DECIDUOUS TREES								
CCAR	6	AMERICAN HORNBEAM STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. NO LIMB CUTS OVER 3/4" WHICH HAVE NOT COMPLETELY CALLUSED OVER, FALL TRANSPLANT HAZARD.	CARPINUS CAROLINIANA	B & B	2-1/2" TO 3" CAL	YES		STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP, NO LIMB CUTS OVER 3/4" WHICH HAVE NOT COMPLETELY CALLUSED OVER, FALL TRANSPLANT HAZARD
CFLO	1	FLOWERING DOGWOOD WELL-BRANCHED, SPREAD OF TOP 5', FALL TRANSPLANT HAZARD.	CORNUS FLORIDA	B & B	2-1/2" TO 3" CAL	YES		WELL-BRANCHED, SPREAD OF TOP 5', FALL TRANSPLANT HAZARD
LIFN	1	NATCHEZ CRAPE MYRTLE WELL- BRANCHED TOP, SPECIMEN QUALITY	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	B & B	2" TO 2-1/2" CAL			WELL- BRANCHED TOP, SPECIMEN QUALITY
EVERGREEN TREES								
IXNS	4	NELLIE R. STEVENS HOLLY HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND, FALL TRANSPLANT HAZARD.	ILEX X 'NELLIE R. STEVENS'	B & B	7` TO 8` HT			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND, FALL TRANSPLANT HAZARD
PPGH	1	HOOPSII BLUE SPRUCE HEAVY, WELL- BRANCHED TOP, SPECIMEN QUALITY.	PICEA PUNGENS GLAUCA 'HOOPSII'	B & B				HEAVY, WELL- BRANCHED TOP, SPECIMEN QUALITY.
TXGG	10	GREEN GIANT ARBORVITAE SINGLE, STRAIGHT TRUNK, DENSELY BRANCHED, FULL TOP. SPECIMEN QUALITY.	THUJA STANDISHII X PLICATA 'GREEN GIANT'	B & B	6` TO 7` HT	YES		SINGLE, STRAIGHT TRUNK, DENSELY BRANCHED, FULL TOP, SPECIMEN QUALITY.
CODE	QTY	COMMON NAME	BOTANICAL NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS								
BDWP	3	WHITE PROFUSION BUTTERFLY BUSH FULL PLANT, WELL ESTABLISHED IN CONTAINER.	BUDDLEJA DAVIDII 'WHITE PROFUSION'	CONTAINER			72" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
HMES	28	ENDLESS SUMMER® HYDRANGEA HEAVY, WELL-BRANCHED TOP.	HYDRANGEA MACROPHYLLA 'BAILMER'	CONTAINER	18" TO 24"		72" o.c.	HEAVY, WELL-BRANCHED TOP.
IVVS	16	VIRGINIA SWEETSPIRE RECOMMENDED FOR GREEN INFRASTRUCTURE / ROW BIOSWALES.	ITEA VIRGINICA	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / ROW BIOSWALES.
MPEN	52	NORTHERN BAYBERRY SYMMETRICAL WITH HEAVY, WELL-BRANCHED TOP.	MYRICA PENSYLVANICA	CONTAINER	24" TO 30"	YES	60" o.c.	SYMMETRICAL WITH HEAVY, WELL-BRANCHED TOP.
MSAD	33	ADAGIO EULALIA GRASS WELL ESTABLISHED IN CONTAINER.	MISCANTHUS SINENSIS 'ADAGIO'	CONTAINER			60" o.c.	WELL ESTABLISHED IN CONTAINER.
RSKO	18	KNOCK OUT ROSE FULL PLANT, WELL ESTABLISHED IN CONTAINER.	ROSA SHRUB `KNOCK OUT`	CONTAINER	#3		48" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
SJAW	5	ANTHONY WATERER JAPANESE SPIREA FULL PLANT, WELL ESTABLISHED IN CONTAINER.	SPIRAEA JAPONICA `ANTHONY WATERER`	CONTAINER	15" TO 18"		48" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
EVERGREEN SHRUBS								
BMJW	18	WINTER GEM JAPANESE BOXWOOD FULL PLANT, WELL ESTABLISHED IN CONTAINER.	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	CONTAINER			48" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
BXGG	17	GREEN GEM BOXWOOD FULL PLANT, WELL ESTABLISHED IN CONTAINER.	BUXUS X 'GREEN GEM'	CONTAINER			30" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
IGCO	25	COMPACT INKBERRY RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.	ILEX GLABRA `COMPACTA`	CONTAINER	18" TO 24"	YES	54" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
RXRO	15	AUTUMN FIRE® ENCORE® AZALEA FULL PLANT, WELL ESTABLISHED IN CONTAINER.	RHODODENDRON X 'ROBLEZ'	CONTAINER	2.5`-3`		36" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
ORNAMENTAL GRASSES								
PVSH	30	SHENANDOAH SWITCH GRASS WELL-ESTABLISHED IN CONTAINER.	PANICUM VIRGATUM 'SHENANDOAH'	CONTAINER	#3	YES	42" o.c.	WELL-ESTABLISHED IN CONTAINER.
CODE	QTY	COMMON NAME	BOTANICAL NAME	ROOT TYPE	SIZE	NATIVE	SPACING	REMARKS
PERENNIALS								
AXAD	120	DEUTSCHLAND ASTILBE WELL ESTABLISHED IN CONTAINER.	ASTILBE X ARENDSII 'DEUTSCHLAND'	CONTAINER	#1		20" o.c.	WELL ESTABLISHED IN CONTAINER.
JDPA	14	PARSON'S JUNIPER	JUNIPERUS DAVURICA 'PARSONII'	CONTAINER	#2		48" o.c.	
LMVA	640	VARIEGATED LILYTURF FULL PLANT, WELL ESTABLISHED IN CONTAINER.	LIRIOPE MUSCARI 'VARIEGATA'	CONTAINER	#1		15" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
PABJ	145	BLUE JEAN BABY RUSSIAN SAGE WELL ESTABLISHED IN CONTAINER.	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	CONTAINER			30" o.c.	WELL ESTABLISHED IN CONTAINER.

CLUBHOUSE ENLARGEMENT PLANTING PLAN

SCALE: 1/16" = 1'-0"

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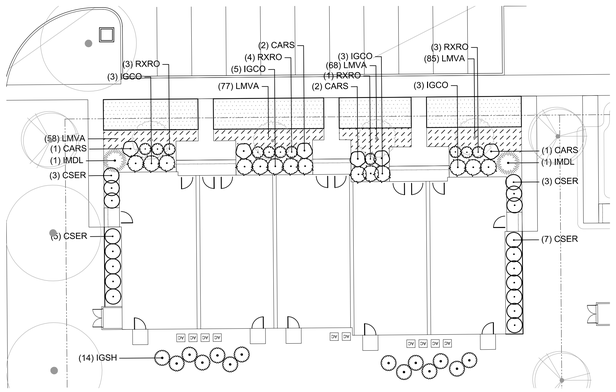


PLANT SCHEDULE TYPICAL TOWNHOUSE PLANTING SOUTH FACING								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
EVERGREEN TREES								
IMDL	2	ILEX X MESERVEAE 'MESCHICK'	DRAGON LADY® HOLLY	B & B	6 TO 7`			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS								
CSER	13	CORNUS SERICEA	RED TWIG DOGWOOD	CONTAINER	24" TO 30"	YES	48" o.c.	HEAVY, WELL-BRANCHED TOP.
RXME	15	ROSA X 'MEIJOCOS'	PINK DRIFT® GROUNDCOVER ROSE	CONTAINER	#3		36" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
EVERGREEN SHRUBS								
IGCO	14	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	CONTAINER	18" TO 24"	YES	54" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
IGSH	18	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
ORNAMENTAL GRASSES								
PVSH	10	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONTAINER	#3	YES	42" o.c.	WELL-ESTABLISHED IN CONTAINER.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	SIZE	NATIVE	SPACING	REMARKS
PERENNIALS								
LMVA	366	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	CONTAINER	#1		15" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.

TYPICAL TOWNHOUSE PLANTING SOUTH FACING

SCALE: 1/16" = 1'-0"

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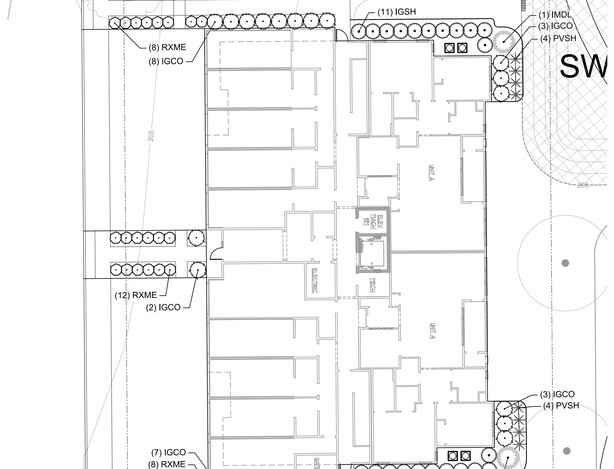


PLANT SCHEDULE TYPICAL TOWNHOUSE PLANTING NORTH FACING								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
EVERGREEN TREES								
IMDL	2	ILEX X MESERVEAE 'MESCHICK'	DRAGON LADY® HOLLY	B & B	6 TO 7`			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS								
CARS	6	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	CONTAINER	18" TO 24"	YES	48" o.c.	HEAVY, WELL-BRANCHED TOP.
CSER	18	CORNUS SERICEA	RED TWIG DOGWOOD	CONTAINER	24" TO 30"	YES	48" o.c.	HEAVY, WELL-BRANCHED TOP.
EVERGREEN SHRUBS								
IGCO	14	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	CONTAINER	18" TO 24"	YES	54" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
IGSH	14	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
RXRO	11	RHODODENDRON X 'ROBLEZ'	AUTUMN FIRE® ENCORE® AZALEA	CONTAINER	2.5`-3`		36" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	SIZE	NATIVE	SPACING	REMARKS
PERENNIALS								
LMVA	288	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	CONTAINER	#1		15" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.

TYPICAL TOWNHOUSE PLANTING NORTH FACING

SCALE: 1/16" = 1'-0"

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PLANT SCHEDULE TYPICAL AFFORDABLE APTS PLANTING EAST/WEST FACING								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
EVERGREEN TREES								
IMDL	2	ILEX X MESERVEAE 'MESCHICK'	DRAGON LADY® HOLLY	B & B	6 TO 7`			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS								
RXME	28	ROSA X 'MEIJOCOS'	PINK DRIFT® GROUNDCOVER ROSE	CONTAINER	#3		36" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
EVERGREEN SHRUBS								
IGCO	23	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	CONTAINER	18" TO 24"	YES	54" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
IGSH	22	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
ORNAMENTAL GRASSES								
PVSH	8	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONTAINER	#3	YES	42" o.c.	WELL-ESTABLISHED IN CONTAINER.

TYPICAL AFFORDABLE APTS PLANTING EAST/WEST FACING

SCALE: 1/16" = 1'-0"

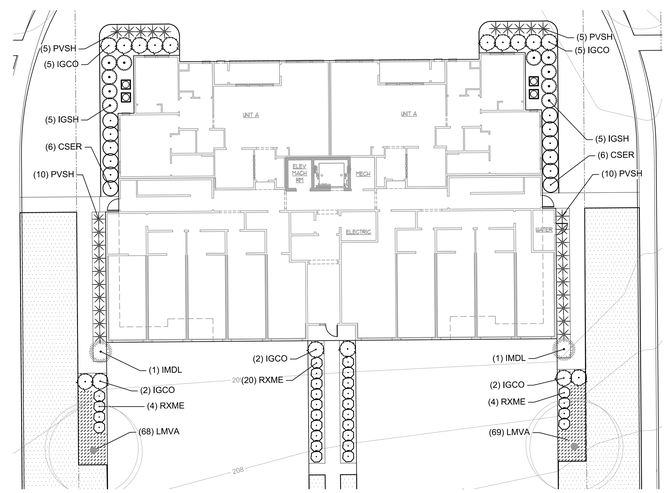
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PLANT SCHEDULE TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
EVERGREEN TREES								
IMDL	2	ILEX X MESERVEAE 'MESCHICK'	DRAGON LADY® HOLLY	B & B	6 TO 7`			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS								
CSER	12	CORNUS SERICEA	RED TWIG DOGWOOD	CONTAINER	24" TO 30"	YES	48" o.c.	HEAVY, WELL-BRANCHED TOP.
RXME	28	ROSA X 'MEIJOCOS'	PINK DRIFT® GROUNDCOVER ROSE	CONTAINER	#3		36" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.
EVERGREEN SHRUBS								
IGCO	16	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	CONTAINER	18" TO 24"	YES	54" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
IGSH	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
ORNAMENTAL GRASSES								
PVSH	30	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONTAINER	#3	YES	42" o.c.	WELL-ESTABLISHED IN CONTAINER.
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	SIZE	NATIVE	SPACING	REMARKS
PERENNIALS								
LMVA	137	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	CONTAINER	#1		15" o.c.	FULL PLANT, WELL ESTABLISHED IN CONTAINER.

TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING

SCALE: 1/16" = 1'-0"

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REVISION	DATE	CHKD
12		
11		
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3	12/18/24	SAD
2	09/10/24	SAD
1		

REVISED PER TOWNSHIP COMMENTS
REVISED PER PB COMPLETENESS REVIEW
REVISION

PROJ.: 08139-1-01-001
DATE: 06/26/2024
DRWN: CMD
CHKD: SAD

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
CONSTRUCTION DETAILS - LANDSCAPE
BLOCK 241, LOTS 9.02, 9.04, 9.07, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
19A
OF

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GENERAL LANDSCAPE PLANTING NOTES

1. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC, AND NOTIFY THE LANDSCAPE ARCHITECT IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. CONTRACTOR SHALL COORDINATE ALL PLANTING INSPECTIONS AND APPROVALS WITH APPLICABLE MUNICIPAL OFFICIALS.
3. THE CONTRACTOR SHALL ENSURE THAT WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
4. IN THE EVENT OF VARIATION BETWEEN WRITTEN QUANTITIES AND QUANTITIES SHOWN ON THE PLAN, THE PLANS SHALL TAKE PRECEDENCE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
5. NAMES OF PLANTS AS DESCRIBED ON THE LANDSCAPE PLANTING PLAN SHALL CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", LATEST EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
6. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD.
7. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). TREES SHALL BE NURSERY-GROWN, FREE OF DISEASE, SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS.
8. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR ENGINEER.
9. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
10. PLANT SUBSTITUTIONS SHALL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT RELATIVE TO SIZE, SPECIES AND VARIETY. ALL PLANT MATERIAL SHALL BE TO TRUE SPECIES, VARIETY, AND SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WRITTEN PROOF OF UNAVAILABLE PLANT MATERIAL MUST BE DOCUMENTED.
11. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.
12. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING/SODDING AS SPECIFIED, SHALL BE COVERED BY A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
13. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
14. ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL DEPTHS IN ACCORDANCE WITH THE TOPSOIL NOTES PRIOR TO PLANTING ACTIVITIES.
15. DELIVERY, STORAGE, AND HANDLING
    A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT THE SITE.
    B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER. DO NOT BEND OR BIND-TIE TREES AND SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
    C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 1/3 INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN MULTIPLE LOCATIONS.
    D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
16. TRANSPLANTING
    A. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
    B. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
    C. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
    D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
    E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
    F. IF TRANSPLANTS DIE, SHRUBS LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND.
17. BULBS SHALL BE PLANTED IN ACCORDANCE WITH SECTION 11 OF THE ANLA STANDARDS.
18. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE AS INDICATED ON THE DOCUMENTS.
19. ALL TREE STAKES AND WIRES WILL BE REMOVED BY THE APPLICANT AFTER ONE (1) YEAR FROM THE DATE OF INSTALLATION.
20. VEGETATION PROPOSED AMONG EXISTING VEGETATION IS TO BE PLANTED TO AVOID DAMAGE TO THE EXISTING VEGETATION.
21. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7' ABOVE GRADE.
22. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, ENGINEER, OR OWNER.
23. ALL PLANTING BEDS SHALL RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH WITH WEED INHIBITING FABRIC BENEATH.
24. PLANT MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
25. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE MEETING OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR ENGINEER OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
26. ALL TREES SHALL BE GUARANTEED FOR 24 MONTHS FROM TO DATE OF ACCEPTANCE. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 24 MONTHS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
27. PLANTING DATES:

FALL		
AUGUST 15 - DECEMBER 15:		EVERGREEN TREES
OCTOBER 15 - DECEMBER 15:		DECIDUOUS TREES
SPRING		
MARCH 1 - MAY 15:		ALL PLANTS

28. ALL LANDSCAPE PLANTED AREAS SHALL BE WATERED BY CONTRACTOR FOR ESTABLISHMENT AND GUARANTEE PERIOD.

COORDINATION:

29. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING CONTRACTOR (WHEN / WHERE APPLICABLE) REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
30. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE THREE (3) DAYS PRIOR TO ANY EXCAVATION, THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT UTILITIES ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
31. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
32. PROPOSED VEGETATION WITHIN RIPARIAN BUFFERS AND WETLAND BUFFERS IS TO BE PLANTED ENTIRELY BY HAND. NO REPLANTING IS TO OCCUR UNTIL APPROVAL IS RECEIVED AND A PERMIT ISSUED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.

INSTALLATION:

33. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
34. DURING PLANTING OPERATIONS EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
35. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.

MAINTENANCE:

36. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES: WATERING, PRUNING, FERTILIZING, WEEDING, MULCHING, REPLACEMENT OF DISEASED OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER, NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF PLANTS.

SOIL NOTES

1. CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL TEST OF EXISTING ON SITE SOILS TO BE USED AS PART OF PLANTING BACKFILL MIXTURE.
2. PLANT BACKFILL MIXTURE: BACKFILL PLANT PITS WITH A MIXTURE OF TOPSOIL AND SOIL AMENDMENTS. AMENDMENTS SHALL BE ADDED AS RECOMMENDED BY CERTIFIED SOIL TEST.
3. CONTRACTOR SHALL PROVIDE PLANTING BACKFILL MIXTURE TO PROPOSED DEPTHS AS FOLLOWS: TREES (24 INCH MINIMUM OF PLANTING BACKFILL MIXTURE); SHRUBS (18 INCH MINIMUM OF PLANTING BACKFILL MIXTURE); PERENNIALS AND GROUNDCOVER (12 INCH MINIMUM OF PLANTING BACKFILL MIXTURE).
4. IF WET SOIL CONDITIONS EXIST THEN PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND THE ADDITIONAL AREA FILLED WITH SAND.
5. IMPORTED OR ON-SITE TOPSOIL MAY BE USED TO REFILL THE EXCAVATED AREA. TOPSOIL FROM THE SITE MAY BE RECIPETED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. CONTRACTOR TO MODIFY THE SOIL AS NEEDED TO MEET REQUIRED PH AND NUTRIENT LEVELS.
6. LAWN/LANDSCAPE RESTORATION AREAS: CONTRACTOR TO COMPLETELY REMOVE ALL UNDERLYING CONSTRUCTION MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24". INCLUDING A MINIMUM OF 6" THICK TOPSOIL.
7. ALL AREAS, WHICH ARE TO BE SEEDED, SHALL RECEIVE 5" OF TOPSOIL PRIOR TO SEEDING. PRIOR TO TOPSOIL PLACEMENT THE EXISTING SOIL SHALL BE RAKED CLEAN OF WEEDS, VEGETATION AND EXTRANEOUS MATERIALS SUCH AS WOOD, STONES, ROCKS, CONSTRUCTION DEBRIS, ETC. LARGER THAN TWO (2) INCHES IN ANY DIMENSION. TOPSOIL SHALL BE SANDY LOAM FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER, 6.0 TO 6.5 PH. TOPSOIL SHALL NOT BE WORKED IN MUDDY OR WET CONDITIONS.
8. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES AND STORAGE OF EQUIPMENT. WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND SOD PRIOR TO SUBMITTING A BID.
9. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
10. ALL PLANTING AREAS WITHIN EXISTING ASPHALT PAVEMENT AREAS SHALL BE DE-COMPACTED A MINIMUM DEPTH OF 24 INCHES. CONTRACTOR TO REMOVE ASPHALT/BASE MATERIALS AND SCARIFY/RIP REMAINING SOIL TO A DEPTH OF 24". TAKE CARE TO NOT RIP SOIL WITHIN THE DRIP LINE OF EXISTING TREES.
11. ALL PROPOSED SLOPES GREATER THAT 3:1 SLOPE SHALL BE STABILIZED WITH COIR FIBER 700 MATTING (AS SUPPLIED BY PINELANDS NURSERY) AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
12. TOPSOIL SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS. TOXINS, TRASH AND STONES OVER 1/2" DIAMETER. IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVE NO NOXIOUS ODORS.
13. TOPSOIL MIX:
    CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST, PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.
14. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL BEFORE INSTALLATION:
    A. PARTICLE SIZE ANALYSIS
    B. FERTILITY ANALYSIS - pH, SOLUBLE SALTS, NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
    C. ORGANIC MATTER CONTENT (% OVEN DRY WEIGHT OF SOIL) = 1,6
    D. TOXIC SUBSTANCE ANALYSIS
    E. MATERIAL DRAINAGE RATE = 60% PASSING IN 2 MINUTES, 40% RETAINED
15. ORGANIC MATTER: 5% - LEAF MOLD 30%
    LEAF MOLD: SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF ONE YEAR, SHOULD BE FREE OF DEBRIS, AND STONES OVER 1/2 INCH, WOOD CHIPS OVER 1 INCH.
16. SOIL AMENDMENT FOR PLANT MATERIAL:
    SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
    -AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
    A. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED
    PENDING RESULTS OF SOIL ANALYSIS.
    -BRING pH LEVELS TO 6.5 MIN. TO 7.0 FOR NON ERICACEOUS PLANTS
    -ERICACEOUS PLANTS pH LEVELS SHALL BE VERIFIED BY TESTING
    B. TERRA-SORB BY "PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
    C. MYCOR-ROOT SAVER BY "PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREE.
17. SOIL CONDITIONING:
    CONTRACTOR TO PROVIDE 5 INCHES (5") MINIMUM DEPTH TOPSOIL LAYER IN LAWN ARES, TWELVE INCHES (12") MINIMUM DEPTH TOPSOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH TOPSOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH TOPSOIL LAYER IN TREE PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN SIX INCH (6") LIFTS UNTIL FULL DEPTHS ARE ACHIEVED AS DESCRIBED ABOVE. 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. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS, PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP SIX TO TWEVLE INCHES OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGH THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATERIAL AMENDMENT.

MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDED SUBSURFACE DRAINAGE LINES.

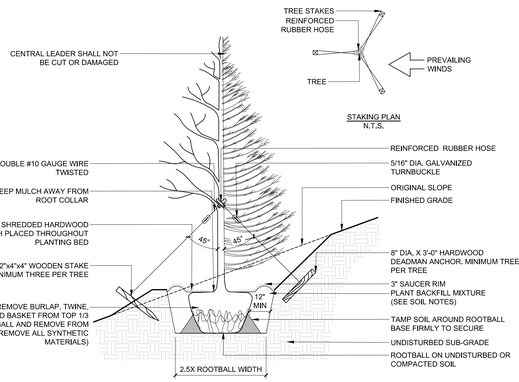
MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

18. POND SOIL
    POND SOIL INSTALLED OVER POND LINER TO FOLLOW TOPSOIL SPECIFICATION ABOVE, WITH THE EXCEPTION TO REDUCE ORGANIC MATTER TO CONTENT TO 3% MAX.

FALL TRANSPLANT HAZARDS

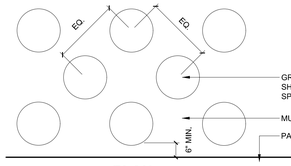
THESE PLANTS REQUIRE SPECIAL ATTENTION FOR FALL DIGGING AND PLANTINGS:

- ABIES CONCOLOR – CONCOLOR FIR
- ACER RUBRUM – RED MAPLE
- ACER JAPONICA – FULL MOON MAPLE
- ACER SACCHARINUM – SILVER MAPLE
- ACER FREEMANII – FREEMAN MAPLE
- BETULA (ALL) – BIRCH
- CARPINUS (ALL) – AMERICAN HORNBEAM, IRONWOOD
- CEDRUS DEODARA – BLUE ATLAS CEDAR
- CELTIS (ALL) – HACKBERRY
- CERCIDIPHYLLUM (ALL) – KATSURA
- CERCIS CANANDENSIS – REDBUD
- CLADRASTIS (ALL) – YELLOWWOOD
- CORNUS (ALL) – DOGWOOD
- CRATAEGUS (ALL) – HAWTHORN
- CUPRESSOCYPARIS LEYLANDII – LEYLAND CYPRESS
- FAGUS (ALL) – BEECH
- GLEDITSIA (ALL) – HONEYLOCUST
- HALESIA (ALL) – SILVERBELL
- ILEX (ALL) – HOLLY
- JUNIPERUS VIRGINIANA – EASTERN RED CEDAR
- KOELREUETRIA PANICULATA – GOLDEN RAIN TREE
- LARIX (ALL) – LARCH
- LIQUIDAMBAR STYRACIFLUA – SWEETGUM
- LIRIODENDRON TULIPIFERA – TULIP TREE
- MALUS (ALL) – CRABAPPLE (MOVE AS LATE AS POSSILBE)
- MAGNOLIA (ALL) – MAGNOLIA
- NYSSA SYLVATICA – TUPELO, BLACK GUM, SOUR GUM
- OSTYRA VIRGINIANA – IRONWOOD, HOPHORNBEAM
- PINUS NIGRA – AUSTRIAN PINE
- PLATANUS (ALL) – SYCAMORE
- PRUNUS (ALL) – CHERRY, PLUM
- PYRUS (ALL) – PEAR
- QUERCUS (ALL) – OAK
- SALIX (ALL) – WILLOW
- SORBUS (ALL) – MOUNTAIN-ASH
- TAXODIUM – BALDCYPRESS
- TAXUS B. REPANDENS – ENGLISH YEW
- TILIA TOMENTOSA – SILVER LINDEN
- ULMUS (ALL) – ELM
- ZELKOVA (ALL) – ZELKOVA

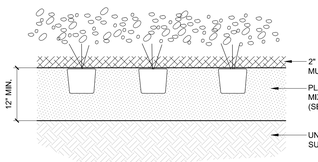


NOTES:
1. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
2. TOP OF ROOTBALL SHALL BE SET FLUSH TO GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
3. ALL TREE STAKING SHALL BE INSTALLED ONLY IF REQUIRED BY LOCAL MUNICIPAL REQUIREMENTS.
4. IF/WHEN INSTALLED, ALL TREE STAKING SHALL BE REMOVED AFTER ONE YEAR.
5. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING PLANTING SOILS IN LANDSCAPE AREAS (3 MAX.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE. REFER TO SOIL NOTES FOR REQUIRED TESTING.

TREE PLANTING ON SLOPE
N.T.S



PLAN



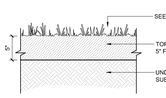
NOTES:
1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING PLANTING SOILS IN LANDSCAPE AREAS (3 MAX.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE. REFER TO SOIL NOTES FOR REQUIRED TESTING.

SECTION

PERENNIAL / GROUNDCOVER PLANTING
N.T.S

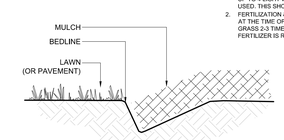
LAWN SEED MIXTURE	LBS. PER ACRE	LBS. PER 1,000 SF	OPTIMUM SEEDING DATE	ACCEPTABLE SEEDING DATE
HARD FESCUE (FESTUCA OVINA)	130	3	8/15 - 10/31	4/1 - 5/31 OR *6/1 - 8/15
CHEWINGS FESCUE (FESTUCA RUBRA SUBSP. COMMUTATA)	45	1		
STRONG CREEPINGS RED FESCUE (FESTUCA RUBRA)	45	1		
PERENNIAL RYEGRASS (LOLIUM PERENNE)	10	0.2500		

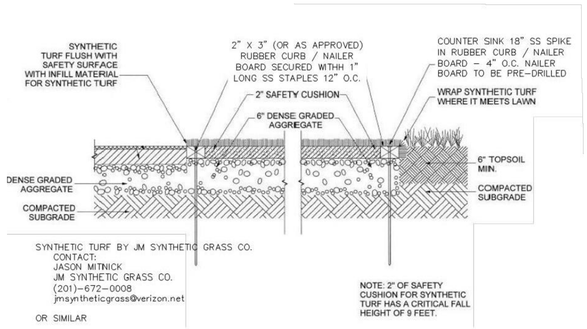
*SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.



NOTES:
1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING PLANTING SOILS IN LANDSCAPE AREAS (3 MAX.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. REFER TO SOIL NOTES FOR REQUIRED TESTING.
2. ALL SUBGRADE AND GRADE MATERIALS ARE TO BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
3. ALL UNDERLYING CONSTRUCTION MATERIALS SHALL BE COMPLETELY REMOVED.
4. PREPARE THE AREA BY CULTIVATING THE FIRST 1/4 INCH OF SOIL. NOTE: JUST SCATTERING THE SEED ON AN UNPREPARED SURFACE OR USING MORE SEED THAN IS RECOMMENDED IS UNACCEPTABLE.
5. SCATTER THE SEED ON PREPARED SURFACE PER PACKAGED APPLICATION RATE. OVER-SEEDING IS DETRIMENTAL TO THE SEEDING PROCESS - NO MORE THAN 5-10 SEEDS PER SQUARE INCH IS RECOMMENDED.
6. GENTLY RAKE OVER TO INCORPORATE THE SEED INTO THE PREPARED AREA.
7. SEED MIX SHALL BE MULCHED WITH SALT HAY OR WEED-FREE STRAW WITH TACKIFIER.
8. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND ACCEPTED BY OWNER.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL BE SPADE EDGED.

CARE FOR NEWLY SEEDED LAWN:
1. WATERING - DAILY WATERING IS REQUIRED. THE BEST WAY TO ACCOMPLISH THIS IS UP TO 4 LIGHT WATERING SESSIONS PER DAY, NO MATTER WHAT TYPE OF MULCH IS USED. THIS SHOULD CONTINUE FOR A PERIOD OF 2-3 WEEKS.
2. FERTILIZATION & WEED PREVENTION - DO NOT USE ANY PRE-EMERGENT FERTILIZER AT THE TIME OF SEEDING. AS A GENERAL RULE, YOU WANT TO HAVE MOWN THE GRASS 2-3 TIMES BEFORE YOU USE ANY PRE-EMERGENT FERTILIZER. NEW SEEDING FERTILIZER IS RECOMMENDED.

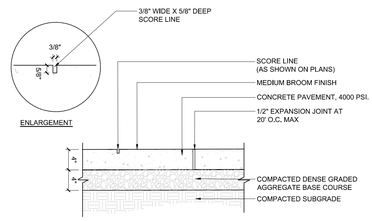

MULCH
BEDLINE
LAWN
(OR PAVEMENT)



NOTE:

1. SYNTHETIC TURF COLOR FINAL SELECTION BY OWNER.

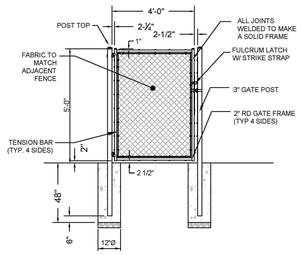
PLAYGROUND SURFACE DETAIL
NOT TO SCALE



NOTE:

1. PROVIDE 1/2" EXPANSION JOINTS AT EVERY 20' O.C. MAX. AT ALL CURBS, WALLS, AND CHANGE IN MATERIAL.

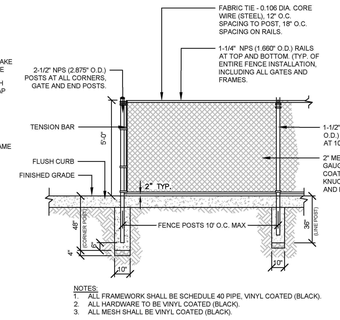
CONCRETE PAVEMENT (SAW CUT)
NOT TO SCALE



NOTES:

1. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN DEPTH TO BE 48".
2. GATE TO BE MANUALLY OPERATED.
3. ALL MESH SHALL BE INSTALLED ON THE EXTERIOR OF DOG PARK.
4. ALL FRAMEWORK SHALL BE SCHEDULE 40 PIPE, VINYL COATED (BLACK).
5. ALL HARDWARE TO BE VINYL COATED (BLACK).
6. ALL MESH SHALL BE VINYL COATED (BLACK).

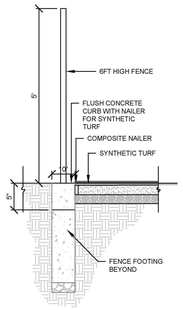
4' WIDE SINGLE LEAF SWING GATE
N.T.S.



NOTES:

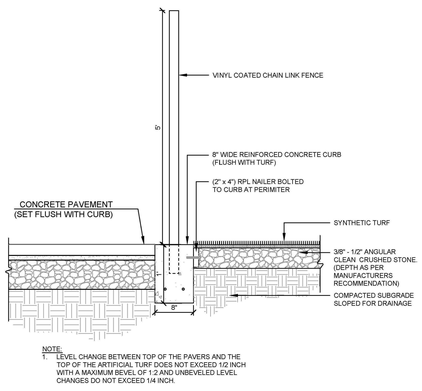
1. ALL FRAMEWORK SHALL BE SCHEDULE 40 PIPE, VINYL COATED (BLACK).
2. ALL HARDWARE TO BE VINYL COATED (BLACK).
3. ALL MESH SHALL BE VINYL COATED (BLACK).

FENCE SECTION
N.T.S.



FENCE SECTION
N.T.S.

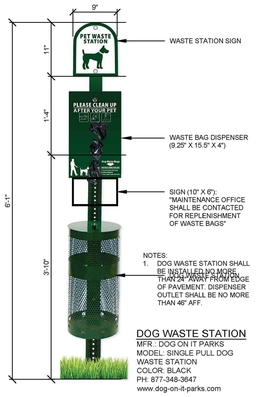
FENCE AND GATE AT DOG RUN
SCALE: 1" = 1'-0"



NOTE:

1. LEVEL CHANGE BETWEEN TOP OF THE PAVERS AND THE TOP OF THE ARTIFICIAL TURF DOES NOT EXCEED 1/2 INCH WITH A MAXIMUM BEVEL OF 1:2 AND UNBEVELED LEVEL CHANGES DO NOT EXCEED 1/4 INCH.

SYNTHETIC TURF AT DOG RUN
SCALE: 1" = 1'-0"

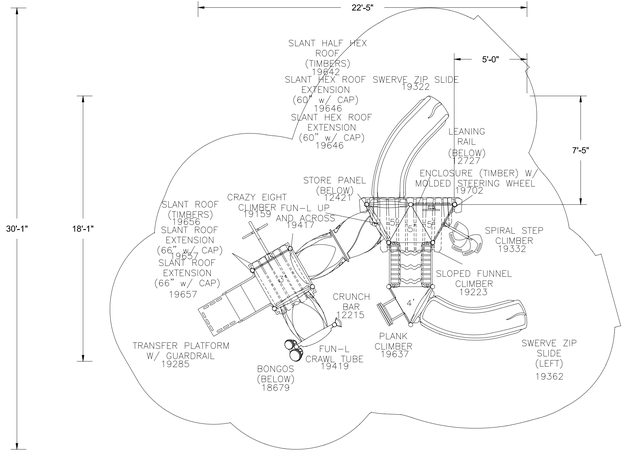


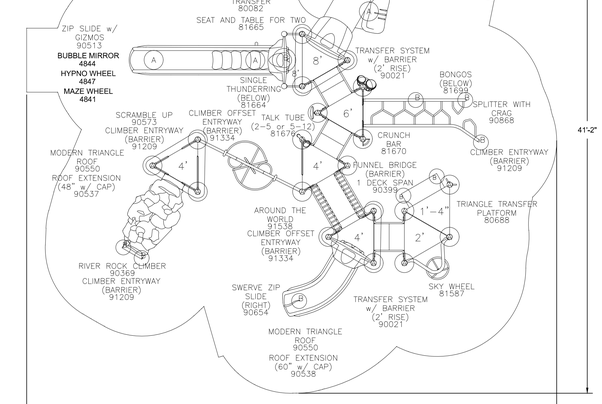
NOTES:

1. DOG WASTE STATION SHALL BE INSTALLED NO MORE THAN 24" AWAY FROM EDGE OF PAVEMENT. DISPENSER OUTLET SHALL BE NO MORE THAN 46" AFF.

DOG WASTE STATION
MFR.: DOG ON IT PARKS
MODEL: SINGLE PULL DOG WASTE STATION
COLOR: BLACK
PH: 877-348-3647
www.dog-on-it-parks.com

DOG WASTE STATION
SCALE: 1" = 1'-0"





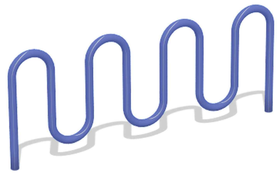
FOOTINGS TABLE			
TYPE	DIAMETER/SIDE	DEPTH*	QTY.
A	1'-6" [45.72cm]	2'-6" [76.20cm]	23
B	1'-2" [35.56cm]	2'-6" [76.20cm]	10
*DEPTH IS MEASURED FROM FINISHED GRADE			



NOTES:

1. TABLES AND CHAIRS: 36" ROUND, SERIES 1000 AS MANUFACTURED BY GAMETIME FORT PAYNE, AL OR SIMILAR AS APPROVED BY OWNER
2. ALL TABLES AND CHAIRS TO BE BLACK

TABLES AND CHAIRS
NOT TO SCALE



NOTES:

1. BICYCLE RACK: 3'-LENGTH LOOP, SERIES 7700 AS MANUFACTURED BY GAMETIME FORT PAYNE, AL OR SIMILAR AS APPROVED BY OWNER
2. ALL BICYCLE RACKS TO BE BLACK

BICYCLE RACK
NOT TO SCALE



NOTES:

1. PLAYGROUND EQUIPMENT "SWOOSH" MODEL NUMBER 11922 AS MANUFACTURED BY GAMETIME FORT PAYNE, AL OR SIMILAR AS APPROVED BY OWNER
2. PLAYGROUND SURFACE COMPLYING WITH ALL APPLICABLE CODES SHALL BE REQUIRED

PLAYGROUND 2-5 YR OLD
NOT TO SCALE



NOTES:

1. PLAYGROUND EQUIPMENT "EDGY" MODEL NUMBER PS20002 AS MANUFACTURED BY GAMETIME FORT PAYNE, AL OR SIMILAR AS APPROVED BY OWNER
2. PLAYGROUND SURFACE COMPLYING WITH ALL APPLICABLE CODES SHALL BE REQUIRED

PLAYGROUND 5-12 YR OLD
NOT TO SCALE

DATE	CHKD	REVISION
		12
		11
		10
		9
		8
		7
12/18/24	SAD	6 REVISED PER TOWNSHIP COMMENTS
09/19/24	SAD	5 REVISED PER PB COMPLETENESS REVIEW
		4
		3
		2
		1

PROJ. 08139-01-001
DWG. 19C-DET-AMENITY
CHKD. SAD

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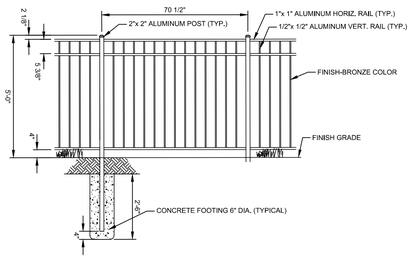
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
CONSTRUCTION DETAILS - AMENITY AREA
BLOCK 93, LOTS 1.02 & 40.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
19C
OF

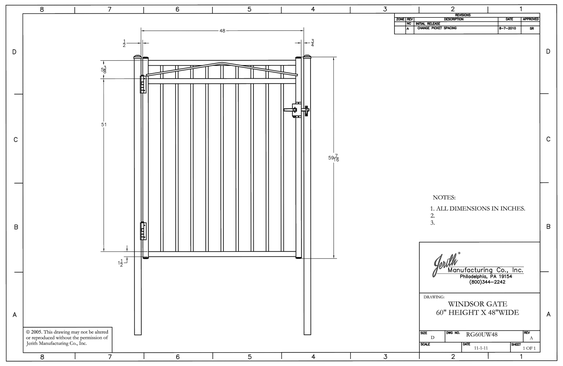
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DECORATIVE ALUMINUM FENCE DETAIL (AT POOL)

(AS MANUFACTURED BY JERITH FENCE COMPANY OR APPROVED EQUAL)

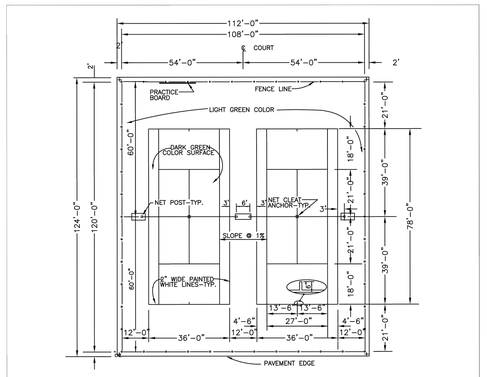
NOT TO SCALE



DECORATIVE ALUMINUM FENCE GATE DETAIL (AT POOL)

(AS MANUFACTURED BY JERITH FENCE COMPANY OR APPROVED EQUAL)

NOT TO SCALE



PLAN

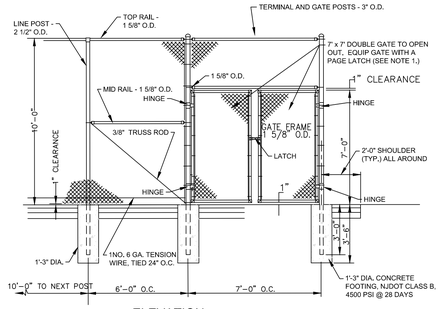
N.T.S.

NOTES:

1. PROVIDE 1% SLOPE ACROSS COURT.
2. POINTS OF FINISH ELEVATIONS SHOWN ON SITE PLAN ARE NOTED BY "+".
3. GATES ARE TO BE LOCATED AS SHOWN ON SITE PLAN AND ARE TO SWING OUT.
4. APPLY PROTECTIVE COLORCOATING OVER RE-SURFACER
5. COLORCOAT SURFACE AFTER FENCE AND GATES HAVE BEEN INSTALLED. PROVIDE CHAIN AND LOCK FOR GATES TO PROTECT THE COLORCOATED SURFACE FROM POSSIBLE VANDALISM.
6. ALL MEASUREMENTS FOR LINE STRIPING OF COURTS ARE TO THE OUTSIDE OF LINES, EXCEPT THOSE INVOLVING THE CENTER SERVICE LINE WHICH IS EQUALLY DIVIDED BETWEEN LEFT AND RIGHT SERVICE COURTS.

TENNIS COURT DETAIL

NOT TO SCALE



ELEVATION

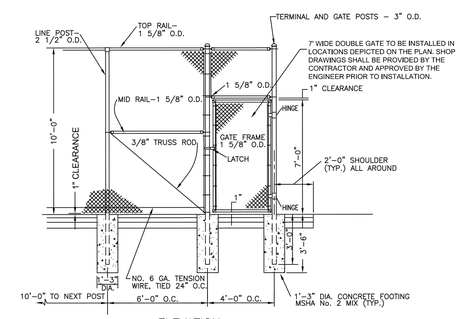
N.T.S.

NOTES:

1. FENCE ELEVATION IS TYPICAL. ACTUAL LOCATION OF GATE SHALL BE AT THE EXACT PLACE AS SHOWN ON THE SITE PLAN.
2. NO CONCRETE SHALL BE PLACED IN FOOTING WITHOUT ONSITE INSPECTION AND APPROVAL OF THE TOWNSHIP ENGINEER.
3. ALL POSTS AND RAILS SHALL BE SCHEDULE 40, HOT-DIPPED GALV. ZINC WITH CHROMATE CONVERSION COATING AND FUSION BONDED VINYL, (ASTM 668 TYPE 2B) COLOR: WOODLAND GREEN , SHALL MATCH FABRIC.
4. ALL ASSORTED HARDWARE SHALL BE FUSION BONDED VINYL.
5. PIPE WEIGHTS: 1 5/8" O.D. = 1.83 LBS./LIN. FT.
   2 1/2" O.D. = 3.11 LBS./LIN. FT.
   3" O.D. = 4.64 LBS./LIN. FT.
6. FABRIC TO BE NO. 11 A.S.W. GA GALV. STEEL CORE, 1 3/4" DIAMOND MESH, FUSION-BONDED (ASTM 668 TYP. 2B) COLOR: "WOODLAND GREEN"
7. ALL PAVEMENT SURFACES ARE TO BE COLOR COATED INCLUDING EDGES OUTSIDE THE FENCE.

TENNIS COURT FENCE DETAIL

NOT TO SCALE



ELEVATION

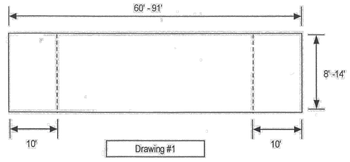
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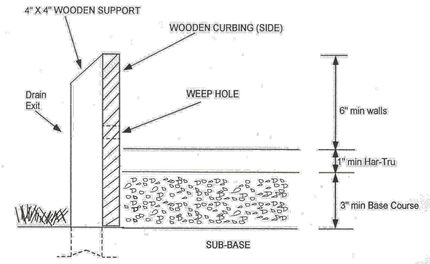
NOTES:

1. FENCE ELEVATION IS TYPICAL. ACTUAL LOCATION OF GATE SHALL BE AT THE EXACT PLACE AS SHOWN ON THE SITE PLAN.
2. NO CONCRETE SHALL BE PLACED IN FOOTING WITHOUT ONSITE INSPECTION AND APPROVAL OF THE TOWNSHIP ENGINEER.
3. ALL POSTS AND RAILS SHALL BE SCHEDULE 40, HOT-DIPPED GALV. ZINC WITH CHROMATE CONVERSION COATING AND FUSION BONDED VINYL, (ASTM 668 TYPE 2B) COLOR: WOODLAND GREEN , SHALL MATCH FABRIC.
4. ALL ASSORTED HARDWARE SHALL BE FUSION BONDED VINYL.
5. PIPE WEIGHTS: 1 5/8" O.D. = 1.83 LBS./LIN. FT.
   2 1/2" O.D. = 3.11 LBS./LIN. FT.
   3" O.D. = 4.64 LBS./LIN. FT.
6. FABRIC TO BE NO. 11 A.S.W. GA GALV. STEEL CORE, 1 3/4" DIAMOND MESH, FUSION-BONDED (ASTM 668 TYP. 2B) COLOR: "WOODLAND GREEN"
7. ALL PAVEMENT SURFACES ARE TO BE COLOR COATED INCLUDING EDGES OUTSIDE THE FENCE.

TENNIS COURT FENCE GATE DETAIL

NOT TO SCALE





BOCCE BALL COURT DIMENSIONS AND DETAIL

NOT TO SCALE



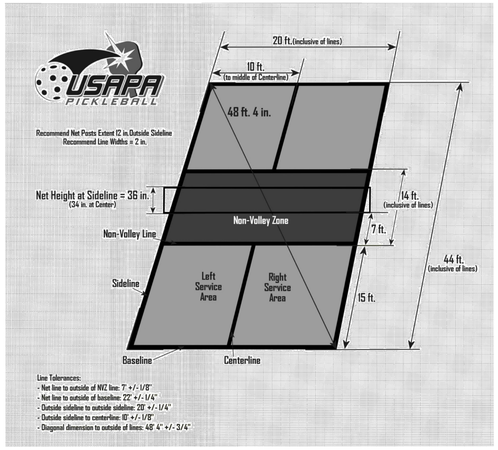
NOTE:

1. ALL CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. CONTRACTOR SHALL REFER TO THE MANUFACTURER'S LATEST SPECIFICATION AND INSTALLATION GUIDELINES FOR ADDITIONAL DETAILS.

ALUMINUM BENCH DETAIL OR APPROVED EQUAL

(AS MANUFACTURED BY LANDSCAPE FORMS COMPANY OR APPROVED EQUAL)

NOT TO SCALE

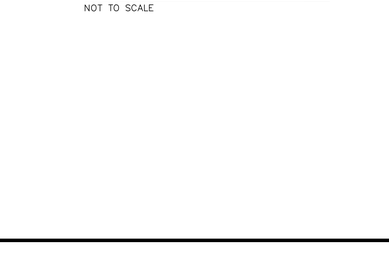


GENERAL NOTES:

1. COURT TO BE CONSTRUCTED IN ACCORDANCE WITH USAPA REGULATIONS.
2. REFER TO USAPA.ORG FOR ADDITIONAL IFORMATION.

PICKLEBALL COURT DETAIL

NOT TO SCALE

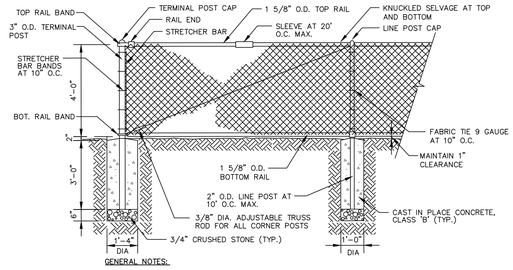


GENERAL NOTES:

1. FABRIC TO BE NO. 11 A.S.W. GA GALV. STEEL CORE, 1 3/4" DIAMOND MESH, FUSION-BONDED (ASTM 668 TYP. 2B) COLOR: "WOODLAND GREEN"

DOUBLE LEAF GATE

NOT TO SCALE

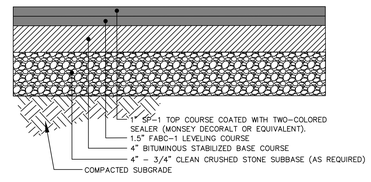


GENERAL NOTES:

1. FABRIC TO BE NO. 11 A.S.W. GA GALV. STEEL CORE, 1 3/4" DIAMOND MESH, FUSION-BONDED (ASTM 668 TYP. 2B) COLOR: "WOODLAND GREEN"

CHAIN LINK FENCE AT PICKLEBALL COURTS

NOT TO SCALE



TENNIS COURT SURFACE DETAIL

NOT TO SCALE

NO.	DATE	REVISION
12		
11		
10		
9		
8		
7		
6		
5		
4		
3	12/18/24	REVISED PER TOWNSHIP COMMENTS
2	09/19/24	REVISED PER PB COMPLETENESS REVIEW
1		REVISED PER PB COMPLETENESS REVIEW

PROJ. 081391-01-001
DES. MG/SD/SAD
CHKD. SAD

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

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

VENUE AT HOPEWELL

CONSTRUCTION DETAILS - AMENITY AREA

BLOCK 89, LOTS 10.01, 10.02, 10.03, 10.04, 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 48 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
19D
OF

PageSetUp: ----- PrintStyleTable: BCG-NJ.ctb
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LUMINAIRE SCHEDULE

TYPE	QUANTITY	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTAGE	LAMP WATTS	LAMP TYPE	DESCRIPTION
SF1	1040	GENERATION LIGHTING (OR EQUAL)	84158DEN3-12	SURFACE &AFF	120	10W MAX	LED A19 2700K 80+ CRI	LED WALL SCONCE. FULL CUT-OFF/U0 DISTRIBUTION, 800 INITIAL LAMP LUMENS. LUMINAIRE TO BE CONTROLLED BY HOMEOWNER AT SINGLE FAMILY AND DUPLEX UNITS. CONTROLLED VIA PHOTOCELL AT COAH UNITS AND CLUBHOUSE.
SF2	443	GENERATION LIGHTING (OR EQUAL)	7546701	CEILING MOUNT UNDER CANOPY	120	10W MAX	LED A19 2700K 80+ CRI	LED CEILING MOUNTED FLUSHMOUNT, 800 INITIAL LAMP LUMENS. LUMINAIRE TO BE CONTROLLED BY HOMEOWNER AT SINGLE FAMILY AND DUPLEX UNITS.
VD1	18	AMERICAN ELECTRIC (OR EQUAL)	ARDCL-P101-MVOLT-27K-R4-FINISH-S CC-PR3 POLE: LITHONIA RSS-13FT-3B-T20-FINISH/CM17CSB	13' POLE	120-277	30W	LED 2700K 80+CRI	LED SINGLE HEAD STREET LUMINAIRE, 13'-0" POLE, FULL CUT-OFF/U0 TYPE IV DISTRIBUTION, INTEGRAL DIMMING DRIVER, INTEGRAL PHOTOCELL CONTROL, AND 3100 DELIVERED LUMENS
VD1A	27	AMERICAN ELECTRIC (OR EQUAL)	ARDCL-P103-MVOLT-27K-R4-FINISH-S CC-PR3 POLE: LITHONIA RSS-13FT-3B-T20-FINISH/CM17CSB	13' POLE	120-277	50W	LED 2700K 80+CRI	LED SINGLE HEAD STREET LUMINAIRE, 13'-0" POLE, FULL CUT-OFF/U0 TYPE IV DISTRIBUTION, INTEGRAL DIMMING DRIVER, INTEGRAL PHOTOCELL CONTROL, AND 4700 DELIVERED LUMENS
VD1B	18	AMERICAN ELECTRIC (OR EQUAL)	ARDCL-P103-MVOLT-27K-R5-FINISH-S CC-PR3 POLE: LITHONIA RSS-13FT-3B-T20-FINISH/CM17CSB	13' POLE	120-277	50W	LED 2700K 80+CRI	LED SINGLE HEAD STREET LUMINAIRE, 13'-0" POLE, FULL CUT-OFF/U0 TYPE V DISTRIBUTION, INTEGRAL DIMMING DRIVER, INTEGRAL PHOTOCELL CONTROL, AND 5000 DELIVERED LUMENS
VD2	10	AMERICAN ELECTRIC (OR EQUAL)	ARDCL-P103-MVOLT-27K-R3-FINISH-S CC-PR3 POLE: LITHONIA RTS-20FT-5-9B-T20-FINISH/CM17CSB	20' POLE	120-277	50W	LED 2700K 80+CRI	LED SINGLE HEAD STREET LUMINAIRE, 20'-0" POLE, FULL CUT-OFF/U0 TYPE III DISTRIBUTION, INTEGRAL DIMMING DRIVER, INTEGRAL PHOTOCELL CONTROL, AND 5000 DELIVERED LUMENS
VD2B	13	AMERICAN ELECTRIC (OR EQUAL)	ARDCL-P201-MVOLT-27K-R4-FINISH-S CC-PR3 POLE: LITHONIA RTS-20FT-5-9B-T20-FINISH/CM17CSB	20' POLE	120-277	70W	LED 2700K 80+CRI	LED SINGLE HEAD STREET LUMINAIRE, 20'-0" POLE, FULL CUT-OFF/U0 TYPE IV DISTRIBUTION, INTEGRAL DIMMING DRIVER, INTEGRAL PHOTOCELL CONTROL, AND 7100 DELIVERED LUMENS
VD2C	3	AMERICAN ELECTRIC (OR EQUAL)	ARDCL-P203-MVOLT-27K-R5-FINISH-S CC-PR3 POLE: LITHONIA RTS-20FT-5-9B-T20-FINISH/CM17CSB	20' POLE	120-277	90W	LED 2700K 80+CRI	LED SINGLE HEAD STREET LUMINAIRE, 20'-0" POLE, FULL CUT-OFF/U0 TYPE V DISTRIBUTION, INTEGRAL DIMMING DRIVER, INTEGRAL PHOTOCELL CONTROL, AND 8900 DELIVERED LUMENS

NOTES:
1. ALL LUMINAIRES SHALL MEET ALL HOPEWELL TOWNSHIP LIGHTING ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, BEING FULL CUT-OFF. REFER TO ORDINANCE FOR ADDITIONAL INFORMATION. POLE LIGHTING MEETS 2700K REQUIREMENT.
2. BECAUSE THIS IS A RESIDENTIAL DEVELOPMENT WITH 24-HOUR ACCESS ALL STREET AND PARKING LOT LIGHTING SHALL REMAIN ON FROM DUSK-TO-DAWN

CALCULATION SUMMARY (INITIAL)

LABEL	LLF	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING AREAS							
PARKING LOT 1	1.0	FC	0.68	1.9	0.2	3.40	9.50
PARKING LOT 2	1.0	FC	0.60	2.1	0.1	6.00	21.00
ROADWAYS							
ROAD A	1.0	FC	0.17	2.0	0.0	N/A	N/A
ROAD B	1.0	FC	0.27	2.0	0.0	N/A	N/A
ROAD C	1.0	FC	0.19	2.2	0.0	N/A	N/A
ROAD D	1.0	FC	0.24	1.9	0.0	N/A	N/A
ROAD E	1.0	FC	0.10	2.0	0.0	N/A	N/A
ROAD F	1.0	FC	0.11	1.5	0.0	N/A	N/A
ROAD G	1.0	FC	0.16	2.1	0.0	N/A	N/A
ROAD 1	1.0	FC	0.12	1.0	0.0	N/A	N/A
ROAD 2	1.0	FC	0.18	2.1	0.0	N/A	N/A
ROAD 3	1.0	FC	0.19	1.7	0.0	N/A	N/A
ROAD 4	1.0	FC	0.17	1.9	0.0	N/A	N/A
ROAD 5	1.0	FC	0.20	2.0	0.0	N/A	N/A
ROAD 6	1.0	FC	0.22	2.2	0.0	N/A	N/A
ROAD 7	1.0	FC	0.13	1.9	0.0	N/A	N/A
ROAD 9	1.0	FC	0.46	1.8	0.0	N/A	N/A
ROAD 10	1.0	FC	0.22	2.0	0.0	N/A	N/A
ROAD 11	1.0	FC	0.19	2.2	0.0	N/A	N/A
ROAD 12	1.0	FC	0.07	1.3	0.0	N/A	N/A

FULL CUTOFF NOTES:
- FULL CUTOFF DEFINITION: ZERO INTENSITY AT OR ABOVE HORIZONTAL (90° ABOVE NADIR) AND LIMITED TO A VALUE NOT EXCEEDING 10% OF LAMP LUMENS AT OR ABOVE 80°
- BUG RATING U0 REQUIREMENTS: NO UPLIGHT EMITTED AT ALL
- REFER TO LUMINAIRE CUTSHEETS AND PHOTOMETRIC REPORTS FOR DOCUMENTATION OF COMPLIANCE

CALCULATION SUMMARY (MAINTAINED)

LABEL	LLF	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING AREAS							
PARKING LOT 1	0.9	FC	0.62	1.7	0.2	3.10	8.50
PARKING LOT 2	0.9	FC	0.54	1.9	0.1	5.40	19.00
ROADWAYS							
ROAD A	0.9	FC	0.15	1.8	0.0	N/A	N/A
ROAD B	0.9	FC	0.24	1.9	0.0	N/A	N/A
ROAD C	0.9	FC	0.17	1.9	0.0	N/A	N/A
ROAD D	0.9	FC	0.22	1.7	0.0	N/A	N/A
ROAD E	0.9	FC	0.10	1.8	0.0	N/A	N/A
ROAD F	0.9	FC	0.10	1.4	0.0	N/A	N/A
ROAD G	0.9	FC	0.14	1.9	0.0	N/A	N/A
ROAD 1	0.9	FC	0.11	1.1	0.0	N/A	N/A
ROAD 2	0.9	FC	0.16	1.9	0.0	N/A	N/A
ROAD 3	0.9	FC	0.17	1.6	0.0	N/A	N/A
ROAD 4	0.9	FC	0.16	1.7	0.0	N/A	N/A
ROAD 5	0.9	FC	0.18	1.8	0.0	N/A	N/A
ROAD 6	0.9	FC	0.20	1.9	0.0	N/A	N/A
ROAD 7	0.9	FC	0.11	1.7	0.0	N/A	N/A
ROAD 9	0.9	FC	0.41	1.6	0.0	N/A	N/A
ROAD 10	0.9	FC	0.20	1.8	0.0	N/A	N/A
ROAD 11	0.9	FC	0.18	1.9	0.0	N/A	N/A
ROAD 12	0.9	FC	0.06	1.2	0.0	N/A	N/A

REVISION	DATE	CHKD
12		
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4		
3	REVISED PER TOWNSHIP COMMENTS	12/18/24 SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24 SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE CHKD

PROJ.: 08159-101-001
DATE: 06/20/24
CHKD: SAD

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BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **SF1**

GENERATION LIGHTING

84158DEN3-12: One Light Outdoor Wall Lantern



Collection: Jamestowne

Dark Sky One Light LED Outdoor Wall Lantern Finished in Black Solid Brass with Etched White Tiffany Glass and White Aluminum Panels.

Featured in the decorative Jamestowne collection

1 A19 Medium 9.3 watt light bulb

Fixture is supplied with 1 light bulb

Etched white tiffany glass panels and white aluminum panels

ENERGY STAR® Qualified

UPC # 785652246087

Finish: Black (12)

Dimensions:

Width:	7"	**Extends:**	8"
Height:	17"	**Wire:**	6 1/2" (color/Black/White)
Weight:	4.27 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box
		Watts:	9
		Lumens:	800

Bulbs:
1 - LED Medium A19 9w Max. 120v - included

Features:
- ENERGY STAR® Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source with excellent performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:
1 Body - Aluminum - Undefined
4 Reflector - Aluminum - Undefined

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (HC-231)
French (F-009)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Etched White Tiffany	4									
Panel	Aluminum	White	4									

Backplate / Canopy Details:

Type	Height / Length			Width	Depth	Diameter		Outlet Box Up		Outlet Box Down	
Back Plate	5 1/2			4 3/4	3/4			6 1/2		10 1/2	

Replacement Bulb Data:

Product #		Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
975125	Frosted	A19	Medium	9	9	120v	15000	800 2700	3000	90

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	84158DEN3-12	1	785652246087	8	8.25	18.25	0.784	5	125	Yes
Master Pack	84158DEN3-12	2	10785652246084	18	10	19.25	2.005	10	125	Yes

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety testing standards without assuming any obligation or liability to products previously manufactured. Generation Lighting is a registered trademark of Visual Comfort & Co. Brands. Generation Lighting® is a registered trademark of Visual Comfort & Co. Brands. All rights reserved. Unauthorized use of this design, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **SF2**

VISUAL COMFORT & CO.

7546701-12: One Light Outdoor Ceiling Flush Mount



Collection: Lavon

Traditional iron forms and casual styling available in three finishes

1 A19 Medium 9.8 watt light bulb

smooth white glass panels

Meets Title 24 energy efficiency standards

Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

UPC # 785652078958

Finish: Black (12)

Dimensions:

Length:	7.25"	**Wire:**	6.5" (color/Black/White)
Width:	7.25"	**Mounting Proc.:**	Cap Nuts
Height:	6.88"	**Connection:**	Mounted To Box
Weight:	1.81 lbs.	**Bulb Appearance:**	Clear

Bulbs:
1 - Medium A19 6© 6w Max. 120v Not included

Features:
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body – Polypropylene - Black

Safety Listing:
Safety Listed for Damp Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990C7546701-DCL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Smooth White	4		4.62	5.12						

Backplate / Canopy Details:

Type	Height / Length		Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	1.94		5.68	5.68			

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1 SERIES**

American Revolution Deluxe Full Cutoff LED
Series ARDCL

PRODUCT OVERVIEW



Features:
- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Sixteen (16) LED performance packages deliver just the right amount of light for any given application up to 13,000 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Designed for up-light restrictive applications (ARDCL has zero up-light)
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 2" diameter tenon, and secured by three set screws.
- Rated LED and driver life greater than 100,000 hours at 25°C
- Surge protection device (standard exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20kV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

Standards:
- Complies with all applicable ANSI C136 standards
- CSA listed and suitable for up to 40°C ambient
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Applications:
Streetscapes
Walkways
Parkways
Parks

DIMENSIONS



Note: Specifications subject to change without notice.
American Revolution Deluxe Full Cutoff LED Series - ARDCL

AEL Americ Electric Lighting

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1 SERIES**

American Revolution Deluxe Full Cutoff LED
Series ARDCL

ORDERING INFORMATION

Example: ARDCL P303 MVOLT 30K R3 BK SCC PRY

Series	Performance Package			Voltage	Color Temperature (CCT)
ARDCL American Revolution Full Cutoff Deluxe LED	**Package**	**Input Watts**	**Lumens (nominal)**	**MVOLT** 120-277V	**27K** 2700K
VD1 – P101T VD1A – P103 VD1B – P103	**P101**	30	3,200	**HVOLT** 347-480V	**30K** 3000K
	P102	40	4,100	**XVOLT** 277-480V with enhanced power quality protection	**40K** 4000K
	P103	50	5,000		
	P111	50	5,300		
	P112	60	6,400		
	P113	70	7,100		
	P201	70	7,500		
	P202	80	8,300		
	P203	90	9,000		
	P300	60	7,100		
	P301	70	8,000		
	P302	80	9,000		
	P303	90	9,900		
	P304	100	10,600		
	P421	100	11,700		
	P422	110	12,700		

Distribution	Finish (smooth gloss)	Cupola	Photocontrol Receptacle
R2 Type II	**BK** Black	**SCC** Standard cupola	**NR** No photocontrol receptacle
R3 Type III	**GY** Gray	**SNC** Smart node cupola	**PR3** 3 pin NEMA photocontrol
R4 Type IV	**DDB** Dark Bronze	**NC** No cupola	**PR7** 7 pin NEMA photocontrol
R5 Type V	**WH** White		
VD1 – R4 VD1A – R4 VD1B – R5	**BZ** Bronze		

Options	Miscellaneous	Prewired leads	Accessory
PCI2 Solid state long life photocontrol (field off)	**SS** Stainless steel hardware	**L18** 1.5 ft. prewired leads	**House Side Shield shipped separately and installed in the field**
PI4 Solid state long life photocontrol, 347 Volt only (fail off)	**TL** Tool-less trigger latch entry	**L84** 18 ft. prewired leads	**FHSSLBM18-1582/83** P18h w/ P15x package, K2 or K3 optic
P40 Solid state long life photocontrol, 480 Volt only (fail off)	**BL** Black finish option	**L28** 28 ft. prewired leads	**FHSSLBM18-1583** P18h w/ P15x package, K3 optic
PCI5 Solid state photocontrol, 120-277V (not CSA Listed) (fail on)	**CA** Two CSA Listed	**L29** 29 ft. prewired leads	**FHSSLBM28-3082/83** P28h w/ P30x package, K2 or K3 optic
SH Shorting cap	**LCA** Ladder Rest	**L30** 30 ft. prewired leads	**FHSSLBM28-3083** P28h w/ P30x package, K3 optic
DALI DALI driver (RFD required)	**CB** Epoxy Pre-Coat Finish		**FHSSLBM42B2/83** P42x package, K2 or R3 optic
	20KV 20kV/10kA surge protection device		**FHSSLBM42B3** P42x package, R3 optic
	House Side Shields		
	HSS House Side Shield		

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL Americ Electric Lighting

AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone 1-800-4SLGHTING
Email: TechSupportNPM@acuitybrands.com

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Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express warranties are disclaimed. Full warranty terms located at www.acuitybrands.com/support/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1 SERIES**

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for ESA standards only. Check with factory for Canadian specifications. Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of 5 1/2" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel (tubing with a minimum yield of 42,000 psi). Shaft is one piece with a full-length longitudinal high-frequency electric-resistance weld. Uniformity round cross-section down-tapered at .14" per foot. Nominal shaft lengths are 14', 16', 18', 20', 25', 30' and 35'. Shaft available by quote. Shaft wall thickness of .188" and .219" are available with certain side diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole as provided as std.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly. Additional base covers are available by quote. Optional anchor base covers are available in either cast aluminum cast or heavy duty two-piece cast aluminum full base cover. All base covers are finished to match pole.

Anchor Base Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend as one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal as the threaded end. Bolt covers are made of steel not having a minimum yield strength of 55,000 psi and a thickness of .060" (1.5mm).

Hardware – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc plated carbon steel or stainless steel.

Finish – Extra durable standard powder coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Textex Green, Bright Red and Steel blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

Warranty — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/support/resources/standard-terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type

Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1 SERIES**

RSS Round Straight Steel Pole

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RSS 20 6 5B DM19 DDB

RSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness**	**Mounting** [1]	**Options**	**Shipped installed**	**Finish** [2]
RSS	8' (8ft 1/2"& 9' (9ft 1/2") poles to be quite round. Ex. 20 ft equals 20ft (6m.) (See technical information table for complete mounting information.)	**4B** 3" (.120") **4C** 4" (.120") **4-5B** 4-1/2" (.120") **5B** 5" (.135") (See technical information table for complete shaft information.)	Tenon mounting PT Open top **T2B** 2-3/8" O.D. (2 3/8" NPS) T2C 2-7/8" O.D. (2 7/8" NPS) T3B 3-1/2" O.D. (3" NPS) [3] T3C 4" O.D. (3-1/2" NPS) [3] **KAC RAD/SQUARE KUCKEIN TOP SIDE mounting** [4] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at 90° DM39 4 at 90° CM/RAD/SQUARE/TRIM/TRUNNION SIDE mounting [4] DM19G 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 4 at 90° AERIC® tapered drill mounting [4] DM19AST 1 at 90° DM28AST 2 at 180° DM29AST 2 at 90° DM32AST 3 at 120° DM39AST 4 at 90° OMERO® tapered drill mounting [4] DM19AST… 1 at 90° DM28AST… 2 at 180° DM29AST… 2 at 90° DM32AST… 3 at 120° DM39AST… 4 at 90°	Shipped installed LAB Less anchor bolts (Include when anchor bolts are not needed) LPBC Less pole bolt cover (Include to order pole without a base cover) VD Vibration damper TP Tamper-resistant handhole cover fasteners HAsy Horizontal arm bracket (1 fixture) [5] FDLxy Festoon outlet box electrical [6] CPC2xy 1/2" coupling [7] CPL34xy 3/4" coupling [7] CPC1xy 1" coupling [7] NPC12xy 1-1/2" threaded nipple [7] NPL34xy 3/4" threaded nipple [7] NPC1xy 1" threaded nipple [7] EHAsy Extra handhole [8] WAEK Watch-existing [9] ICP3M Integral photocell (Point of manufacture luminaire cooling) [10] UL UL listed with label (includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labelled)	**Finish** [2] Standard colors DDB0 Dark bronze DWH0 White DBL0 Black DMB0 Medium bronze DNA0 Natural aluminum GALV Galvanized finish Classic colors DSS Sandstone DGC Charcoal gray DTG Textex green DBG Bright red DSR Steel blue Architectural colors (premium finish) Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.
	VD1 SERIES – 13FT POLE				Shipped separately (replacement kit available) SHAK6 FBC Ball base cover (plastic) RSKC Round Full Base Cover (Plastic) SHAK6 TC Top cap SHAK6 HHC Handhole cover	

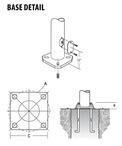
NOTES:
1. Tenon Mounting will be significantly wide at "C" (1) Gauge) or a "D" (1 gauge) in nominal plate, "T" = 0.134" ("A" = 0.179).
2. PT open top poles include top cap. When ordering tenon mounting, specify tenon size and quantity. For example: SH2B-T3C. The combination includes a square extra handhole.
3. Tenon O.D. dimensions are given for the pre-cut drilling template pattern and orientation compatibility.
4. Insert "2" or "3" in designate fixture size, e.g. DM19AST2 for two fixtures. Tenon orientation is 180° apart for two fixtures, 90° for three fixtures. Specify the angle where the fixture will be located and the fixture, separate feet and inches with a "-". Example: DM19AST2 90-270 or DM19AST3 90-180-270. Consult your local handhole ALLIED Metro for the Bradford Winterization diagram below. Example: 12" coupling at 0° is", orientation C=+75 C2-0.
5. Horizontal arm is 5ft" or 5 1/4" O.D. tenon standard with radius curve providing 12" rise. If ordering two horizontal arms at the same height, specify with HAsy2. Example: HA5B3 Consult factory for other than top and drill mount brackets and handholes.
6. Must add original order number of existing pole(s).
7. Couplings and nipples are hot-dip galvanized.
8. Provides advanced corrosion resistance.
9. Additional colors available; see www.lithonia.com/acuitycolors
10. Not available with shipped included (SI) options. Available by limited quote only, consult factory for details.
11. Additional colors available; see www.lithonia.com/acuitycolors

POLE DATA

Shaft base size	Bolt circle B	Bolt projection B	Base plate diameter	Template description	Anchor bolt description
3"	7.5"- 8.5"	5.56"-5.75"	10.50"	ARTEMPLATE7550AV1	ABT8-0
4"	7.5"- 8.5"	5.56"-5.75"	10.50"	ARTEMPLATE7550AV1	ABT8-0
4.5"	7.5"- 8.5"	5.56"-5.75"	10.50"	ARTEMPLATE7550AV1	ABT8-0
5"	7.5"- 8.5"	5.56"-5.75"	10.50"	ARTEMPLATE7550AV1	ABT8-0

IMPORTANT INSTALLATION NOTES:
- Do not erect poles without bearing fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Top of base plate must be level. Proper orientation and hole placement are to be shown on as-built drawings.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

BASE DETAIL



HANDHOLE ORIENTATION

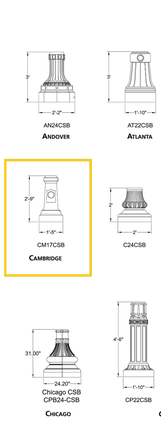


LITHONIA LIGHTING

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BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1 SERIES**



BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1 SERIES**



VD1 SERIES ELEVATION
3/8" = 1'-0"

BEAM
ILLUMINATING ARCHITECTURE
BEAM, ltd.
2220 Mount Carmel Avenue
Glenside, PA 19038
T. 215.508.0900
www.beamltd.com

JASON BRADSHAW
LIGHTING CERTIFIED BY NCQLP
EXPIRATION 12.31.24
04/30/2024
DATE OF SIGN.

Bowman Consulting Group Ltd
Cherry Hill, NJ
Freehold, New Jersey 07728
Phone: 732-665-5500
FAX: 732-665-5501
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

LIGHTING DETAILS

BLOCK 93, LOTS 19, 20, 46.01, 46.8, 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 20 OF
A

\\ V:\08139\ - Nursery Road-Hopewell\V03-19-01-001 (ENG) - Venue at Hopewell 3\Engineering\Plans\V0 Site Plans\V03-19-01-001 Dwg 12/19/24 03:51:09PM, dino.sphiris, LAYOUT1, DETAILS 01

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1**

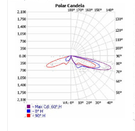
1/31/24, 2:40 PM ARDCL P101 XXXX 27K R4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P101 XXXX 27K R4

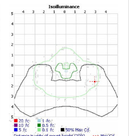
AcuityBrands. AEL American Electric Lighting

Test #:	ISF 22114AWN1
Test Lab:	SCALED PHOTOMETRY
Catalog:	ARDCL P101 XXXX 27K R4
Description:	AEDL American Revolution Deluxe LED Full Cutoff, P101 Performance Package, 2700K CCT, R4 Distribution, Series ARDCL LED - Full Cutoff
Series:	
Lamp Output:	Total luminaire Lumens: 3099.5, absolute photometry *
Luminaire Efficacy:	100 lm/W
Luminous Opening:	Rectangle (L, 9", W, 9")
Max Cd:	2,007.8 at Horizontal: 60°, Vertical: 72.5°
Roadway Class:	MEDIUM, TYPE IV

Polar Candela (dBF 270° 90° 0° 180° 180°)



Isoilluminance



Distance in units of mount height (20ft) — Max'd/CE

*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

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ISF 22114AWN1
VISUAL PHOTOMETRIC TOOL

PAGE 1 OF 4

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=1127667 1/4

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1**

1/31/24, 2:40 PM ARDCL P101 XXXX 27K R4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P101 XXXX 27K R4

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Total
0-30	188.3	5.4%
0-40	424.9	13.7%
0-60	1,320.2	42.8%
60-90	1,774.4	57.2%
70-180	922.9	29.7%
90-120	0.000	0%
0-90	3,099.5	100%
90-180	0.000	0%
0-180	3,099.5	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.3	0.0%	90-100	0.000	0%
10-20	26.1	0.9%	100-110	0.000	0%
20-30	139.9	4.5%	110-120	0.000	0%
30-40	256.6	8.3%	120-130	0.000	0%
40-50	352.1	11.4%	130-140	0.000	0%
50-60	546.2	17.7%	140-150	0.000	0%
60-70	853.3	27.5%	150-160	0.000	0%
70-80	793.7	25.6%	160-170	0.000	0%
80-90	126.2	4.1%	170-180	0.000	0%

Roadway Summary

Distribution:	TYPE IV, MEDIUM
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	1,213.5
	Lumens / % Lamp
Downward Street Side:	2,420.4 / 78.1%
Downward House Side:	678.7 / 21.9%
Downward Total:	3,099.2 / 100%
Upward Street Side:	0.000 / 0%
Upward House Side:	0.000 / 0%
Upward Total:	0.000 / 0%
Total Lumens:	3,099.2 / 100%

LCS Table

BUG Rating	B1 U0 G1
Forward Light	Lumens / Lumens %
Low(0-30):	99.9 / 3.2%
Medium(30-60):	814.2 / 26.3%
High(60-80):	1,397.7 / 45.1%
Very High(80-90):	108.6 / 3.5%
Back Light	
Low(0-30):	68.1 / 2.2%
Medium(30-60):	342.4 / 11%
High(60-80):	249.2 / 8%
Very High(80-90):	19.0 / 0.6%
Uplight	
Low(90-100):	0.000 / 0%
High(100-180):	0.000 / 0%
Trapped Light:	0.4 / 0%

ISF 22114AWN1
VISUAL PHOTOMETRIC TOOL

PAGE 2 OF 4

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=1127667 2/4

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1A**

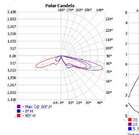
1/31/24, 2:43 PM ARDCL P103 XXXX 27K R4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P103 XXXX 27K R4

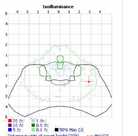
AcuityBrands. AEL American Electric Lighting

Test #:	ISF 22114AWN2
Test Lab:	SCALED PHOTOMETRY
Catalog:	ARDCL P103 XXXX 27K R4
Description:	AEDL American Revolution Deluxe LED Full Cutoff, P103 Performance Package, 2700K CCT, R4 Distribution, Series ARDCL LED - Full Cutoff
Series:	
Lamp Output:	Total luminaire Lumens: 4742.4, absolute photometry *
Luminaire Efficacy:	153 lm/W
Luminous Opening:	Rectangle (L, 9", W, 9")
Max Cd:	3,072.2 at Horizontal: 60°, Vertical: 72.5°
Roadway Class:	MEDIUM, TYPE IV

Polar Candela (dBF 270° 90° 0° 180° 180°)



Isoilluminance



Distance in units of mount height (20ft) — Max'd/CE

*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

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ISF 22114AWN2
VISUAL PHOTOMETRIC TOOL

PAGE 1 OF 4

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=1127673 1/4

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1A**

1/31/24, 2:43 PM ARDCL P103 XXXX 27K R4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P103 XXXX 27K R4

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Total
0-30	227.5	5.4%
0-40	650.2	13.7%
0-60	2,227.7	42.8%
60-90	3,215.0	57.2%
70-180	1,410.6	29.7%
90-120	0.000	0%
0-90	4,742.8	100%
90-180	0.000	0%
0-180	4,742.8	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.5	0.0%	90-100	0.000	0%
10-20	43.0	0.9%	100-110	0.000	0%
20-30	214.0	4.5%	110-120	0.000	0%
30-40	392.7	8.3%	120-130	0.000	0%
40-50	538.8	11.4%	130-140	0.000	0%
50-60	836.8	17.7%	140-150	0.000	0%
60-70	1,304.4	27.5%	150-160	0.000	0%
70-80	1,214.4	25.6%	160-170	0.000	0%
80-90	196.2	4.1%	170-180	0.000	0%

Roadway Summary

Distribution:	TYPE IV, MEDIUM
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	1,856.9
	Lumens / % Lamp
Downward Street Side:	3,703.6 / 78.1%
Downward House Side:	1,038.5 / 21.9%
Downward Total:	4,742.1 / 100%
Upward Street Side:	0.000 / 0%
Upward House Side:	0.000 / 0%
Upward Total:	0.000 / 0%
Total Lumens:	4,742.1 / 100%

LCS Table

BUG Rating	B1 U0 G1
Forward Light	Lumens / Lumens %
Low(0-30):	153.9 / 3.2%
Medium(30-60):	1,245.8 / 26.3%
High(60-80):	2,138.6 / 45.1%
Very High(80-90):	166.2 / 3.5%
Back Light	
Low(0-30):	104.2 / 2.2%
Medium(30-60):	523.9 / 11%
High(60-80):	381.3 / 8%
Very High(80-90):	29.1 / 0.6%
Uplight	
Low(90-100):	0.000 / 0%
High(100-180):	0.000 / 0%
Trapped Light:	0.6 / 0%

ISF 22114AWN2
VISUAL PHOTOMETRIC TOOL

PAGE 2 OF 4

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=1127673 2/4

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1B**

1/31/24, 2:47 PM ARDCL P103 XXXX 27K R5

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P103 XXXX 27K R5

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Total
0-30	136.6	2.8%
0-40	395.0	8%
0-60	1,968.3	39.7%
60-90	2,986.4	60.3%
70-180	1,355.4	27.4%
90-120	0.000	0%
0-90	4,954.8	100%
90-180	0.000	0%
0-180	4,954.8	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.1	0.0%	90-100	0.000	0%
10-20	18.7	0.4%	100-110	0.000	0%
20-30	117.9	2.4%	110-120	0.000	0%
30-40	258.3	5.2%	120-130	0.000	0%
40-50	517.9	10.5%	130-140	0.000	0%
50-60	1,035.5	21.3%	140-150	0.000	0%
60-70	1,331.1	32.9%	150-160	0.000	0%
70-80	1,230.5	24.8%	160-170	0.000	0%
80-90	124.9	2.5%	170-180	0.000	0%

Roadway Summary

Distribution:	Type VS
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	1,398.5
	Lumens / % Lamp
Downward Street Side:	2,477.1 / 50%
Downward House Side:	2,477.1 / 50%
Downward Total:	4,954.2 / 100%
Upward Street Side:	0.000 / 0%
Upward House Side:	0.000 / 0%
Upward Total:	0.000 / 0%
Total Lumens:	4,954.2 / 100%

LCS Table

BUG Rating	B2 U0 G2
Forward Light	Lumens / Lumens %
Low(0-30):	68.2 / 1.4%
Medium(30-60):	915.5 / 18.5%
High(60-80):	1,451.3 / 29.3%
Very High(80-90):	62.2 / 1.3%
Uplight	
Low(90-100):	0.000 / 0%
High(100-180):	0.000 / 0%
Trapped Light:	0.3 / 0%

ISF 22114AWP2
VISUAL PHOTOMETRIC TOOL

PAGE 2 OF 4

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=1119108 2/4

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD1B**

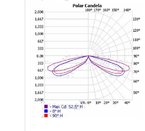
1/31/24, 2:47 PM ARDCL P103 XXXX 27K R5

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P103 XXXX 27K R5

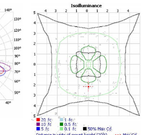
AcuityBrands. AEL American Electric Lighting

Test #:	ISF 22104WPS2
Test Lab:	SCALED PHOTOMETRY
Catalog:	ARDCL P103 XXXX 27K R5
Description:	AEDL American Revolution Deluxe LED Full Cutoff, P103 Performance Package, 2700K CCT, R5 Distribution, Series ARDCL LED - Full Cutoff
Series:	
Lamp Output:	Total luminaire Lumens: 4954.8, absolute photometry *
Luminaire Efficacy:	153 lm/W
Luminous Opening:	Rectangle (L, 9", W, 9")
Max Cd:	1,958.8 at Horizontal: 52.5°, Vertical: 72.5°
Roadway Class:	Type VS

Polar Candela (dBF 270° 90° 0° 180° 180°)



Isoilluminance



Distance in units of mount height (20ft) — Max'd/CE

*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

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ISF 22104WPS2
VISUAL PHOTOMETRIC TOOL

PAGE 1 OF 4

https://www.visual-3d.com/tools/PhotometricViewer/Default.aspx?ID=1119108 1/4

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2 SERIES**

RTS Round Tapered Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.5 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	80 MPH	Max. weight*	90 MPH	Max. weight*	100 MPH	Max. weight*	Bolt size (in. x in. x in.)
RTS-20-5-11G	20	5.9 x 5.1 x 20	0.120	11	19.1	462	15.5	377	12.2	301	1 x 36 x 4
RTS-20-6-5R	20	6.5 x 5.7 x 20	0.120	11	24.2	605	19.3	482	15.6	390	1 x 36 x 4
RTS-25-5-11G	25	5.9 x 5.1 x 25	0.120	11	12.5	312	9.9	247	8	200	1 x 36 x 4
RTS-25-7-5R	25	7.0 x 5.1 x 25	0.120	11	36.3	907	16.2	405	13.1	327	1 x 36 x 4
RTS-25-7-3/16	25	7.0 x 5.1 x 25	0.179	7	36.1	766	24	625	19.6	495	1 x 36 x 4
RTS-30-6-6R	30	6.6 x 2.4 x 30	0.120	11	11.7	292	9.3	232	7.5	187	1 x 36 x 4
RTS-30-8-5R	30	8.0 x 5.6 x 30	0.120	11	18.9	472	14.9	373	12	300	1 x 36 x 4
RTS-30-8-4F	30	8.0 x 5.8 x 30	0.179	7	33.5	838	27	675	22	550	1-1/4 x 42 x 6
RTS-35-7-3R	35	7.3 x 5.4 x 35	0.120	11	11.2	280	8.9	222	7.1	177	1 x 36 x 4
RTS-35-8-5R	35	8.0 x 5.6 x 35	0.120	11	18.9	472	15.1	377	12.2	305	1 x 36 x 4
RTS-35-9-5R	35	9.3 x 6.6 x 35	0.120	11	23.2	580	18.2	455	14.5	363	1 x 36 x 4
RTS-35-7-3/16	35	7.0 x 2.4 x 35	0.120	11	10.7	267	8.5	213	6.6	165	1 x 36 x 4
RTS-39-9-5R	39	9.0 x 5.6 x 39	0.120	11	17.2	430	13.5	338	10.8	270	1 x 36 x 4
RTS-39-9-4F	39	9.0 x 5.6 x 39	0.179	7	26.5	715	21	575	17	475	1-1/4 x 42 x 6
RTS-45-10-5R	45	10.0 x 7.1 x 45	0.120	11	17.4	435	13.3	338	10.6	265	1 x 36 x 4
RTS-45-10-4F	45	10.0 x 7.1 x 45	0.179	7	26.5	715	21	575	16	475	1-1/4 x 42 x 6
RTS-50-10-5R	50	10.0 x 3.5 x 50	0.120	11	13.2	330	10.6	265	8.3	208	1 x 36 x 4
RTS-50-10-4F	50	10.0 x 3.5 x 50	0.179	7	20.5	512	16.5	412	13.0	340	1-1/4 x 42 x 6
RTS-50-11-4F	50	11.0 x 3.5 x 50	0.179	7	29.9	748	23.3	588	18.6	465	1-1/4 x 42 x 6
RTS-50-13-4F	50	13.0 x 6.6 x 50	0.179	7	56.4	1,560	39.7	992	31.4	785	1-1/4 x 54 x 6
RTS-50-13-5M	50	13.0 x 6.6 x 50	0.239	3	69.2	1730	55	1375	44.2	1105	1-3/4 x 84 x 6

* EPA values are based AASHTO 1.5 wind mpg. For 12 ft increments, add -4 to the pole height. Ex: 20 ft equals 200 lbs.

LITHONIA LIGHTING

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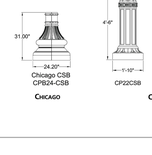
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BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2 SERIES**

American Revolution Deluxe Full Cutoff LED
Series ARDCL

PRODUCT OVERVIEW



Features:
- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Sixteen (16) LED performance packages deliver just the right amount of light for any given application up to 13,000 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Designed for up-light restrictive applications, ARDCL has zero up-light.
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy access and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.
- Rated LED and driver life greater than 100,000 hours at 25°C
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20KV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

Standards:
- Complies with all applicable ANSI C136 standards
- CSA listed and available for up to 40°C ambient
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Applications:
Streetscapes
Walkways
Pathways
Parks

DIMENSIONS

Note: Specifications subject to change without notice.
American Revolution Deluxe Full Cutoff LED Series - ARDCL

AEL American Electric Lighting

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2 SERIES**

American Revolution Deluxe Full Cutoff LED
Series ARDCL

ORDERING INFORMATION

Example: ARDCL P303 MVOLT 30K R3 BK SCC PR7

Series	Performance Package	Voltage	Color Temperature (CCT)
ARDCL American Revolution Full Cutoff Deluxe LED	**Package** Input Watts Lumens (nominal) P101 39 3,200 P102 49 4,100 P103 59 5,000 P111 50 5,300 P112 60 6,400 P113 70 7,500 P202 70 7,500 P203 80 8,300 P204 90 9,000 P308 60 7,100 P309 70 8,000 P302 80 9,000 P303 90 9,900 P304 100 10,600 P403 100 11,700 P412 110 12,700	MVOLT 120-277V HVOLT 347-480V XVOLT 277-480V with enhanced power quality protection	27K 2700K 30K 3000K 40K 4000K

VOLT - P103
VOLTB - P201
VOLTC - P303

Distribution	Finish (smooth gloss)	Cupola	Photocontrol Receptacle
R2 Type II R3 Type III R4 Type IV R5 Type V	BK Black GY Gray DDB Dark Bronze WH White BZ Bronze	SCC Standard cupola SNC Smart node cupola XC No cupola	NR No photocontrol receptacle PR3 7 pin NEMA photocontrol PR7 7 pin NEMA photocontrol

VOLT - R3
VOLTB - R4
VOLTC - R5

Options

Options	**Miscellaneous**	**Prewired leads**	**Accessory**
PCLL Solid state long life photocontrol (add #SF)	SS Stainless steel hardware TL Tool less trigger latch entry	L18 1.5 ft. prewired leads L19 10 ft. prewired leads	**House Side Shield shipped separately and installed in the field**
F3A Solid state long life photocontrol, 347 Volt only (Call eff)	NL133 3"x 3" NEMA label NL252 2"x 3" NEMA label	L10 10 ft. prewired leads L20 20 ft. prewired leads	FHSSLDB10-5582 P10x or P15x package, R2 or R3 optic
P4F Solid state long life photocontrol, 480 Volt only (Call eff)	SL Not CSA Listed	L25 25 ft. prewired leads	FHSSLDB10-5582 P10x or P15x package, R3 optic
PCSS Solid state photocontrol, 120-277V - Not CSA Listed. (Sold as)	LDR Ladder Rest CB Epoxy Pre-Coat Finish	L30 30 ft. prewired leads	FHSSLDB20-3082/85 P20x or P25x package, R2 or R3 optic
SH Shorting cap	20KV 20kV/10kA surge protection device		FHSSLDB20-3082 P20x or P25x package, R3 optic
AD Field adjustable output module	**House Side Shields**		FHSSLDB43582/85 P43x package, R2 or R3 optic
DALI DALI driver (R3D required)	RSS House Side Shield		FHSSLDB43582 P43x package, R3 optic

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL American Electric Lighting

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Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

Note Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2 SERIES**

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for ESA standards only. RTS poles are not to be utilized for Sports lighting applications requiring one of crossarms to mount luminaires. DRTC series poles are the correct pole type for Sports lighting projects and are designed to be configured as a complete assembly with the desired crossarm(s) incorporated within the pole nomenclature description.

CONSTRUCTION — Pole Shaft: The pole shaft is of 11 gauge (0.1196") or 7 gauge (0.1793") with a nominal yield strength of 55,000 psi and a tensile strength of 70,000 psi. Shaft is a one piece construction with a full length longitudinal high frequency electric resistance weld and round in cross section having a uniform taper of .14" per foot.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable steel cap with set screws.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 3" x 5" rectangular handhole is provided on pole with 5.0" diameter. Pole shaft with diameters greater than 5.9" are provided with a 4"x 6.5" oval shaped handhole.

Base Cover: A two piece ABS plastic full base cover is provided with each pole assembly on pole shaft sizes 5.9" diameter and smaller. Options include a two piece cast aluminum full base cover. Aluminum cover options are available in powder coat paint finish to match standard color offerings. Base covers are not required on most pole shaft sizes. Options include heavy duty two-piece cast aluminum full base cover and bolt cover caps. All base covers and bolt cover caps are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an L-shape embedment configuration with two nuts and one washer. Pre-threaded aluminum alloyed galvanized anchor bolt is furnished with machine nuts and two flat washers.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel, or stainless steel.

FINISH – Extra durable standard finishes include Dark Bronze, White, Black, Medium Bronze, Natural Aluminum, or Hot-dipped Galvanized finish. Classic colors include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue. Architectural Colors and Special Finishes are available by quote and include but are not limited to Hot-dipped Galvanized, Paint over Galvanized, Mill Zinc, Custom Colors and Extended Warranty Finishes.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type

Anchor Base Poles

RTS

ROUND TAPERED STEEL

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2 SERIES**

RTS Round Tapered Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RTS 30-6-6B DM19 DDB

RTS				
Series	**Nominal Bottom Diameter, Height**	**Nominal shaft base size/Wall thickness***	**Mounting***	
RTS	20' 20'-30' thru 11'/9 gauge (11 gauge to be pole length & 12-20 in basic 20ft ins.)	5.9B (120") 6.5B (120") 6.6B (120") 7.0B (120") 7.3B (120") 8.0B (120") 8.6B (120") 9.0B (120") 9.3B (120") 10.0B (120") 10.9B (120") 11.0B (120") 13.0B (120") Core technical information table for complete ordering information.)	Tenon mounting PT Open top DM Drilled for side mount fixture DM29 7 in DM28 2 at 180° DM28D 2 at 180° with one side plugged DM29 2 at 90° DM29 3 at 120° DM39 3 at 90° DM49 4 at 90° **ARCHITECTURAL MOUNTING (for pole mounting)** AM29 1 in 90° AM28 2 at 180° AM28D 2 at 180° with one side plugged AM29D2 2 at 90° AM29D3 3 at 90° AM39D2 3 at 120° AM39D3 3 at 90° AM49D2 4 at 90° **SQUARE mounting***	CSQ (SQUARE) DIRECT*(MONTANTING & BASE CAP) (Not Available with Fluted Poles) SM19AS 1 at 90° SM28AS 2 at 180° SM29AS 2 at 90° SM39AS 3 at 120° SM39AS 3 at 90° SM49AS 4 at 90° **RAD drill mounting***
RTS 30' 30'-40' thru 11'/9 gauge (11 gauge to be pole length & 12-20 in basic 20ft ins.)				DM19AS8 1 at 90° DM28AS8 2 at 180° DM29AS8 2 at 90° DM39AS8 3 at 90° DM49AS8 4 at 90° **DRILLED mounting***
VOLT SERIES - 208 V POLE*				DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° **SQUARE** (SQUARE) DRILLED mounting***
				SM19AS 1 at 90° SM28AS 2 at 180° SM29AS 2 at 90° SM39AS 3 at 90° SM49AS 4 at 90° **ADJUSTABLE** (ADJUSTABLE) mounting***
				AM19AS 1 at 90° AM28AS 2 at 180° AM29AS 2 at 90° AM39AS 3 at 90° AM49AS 4 at 90°

Options				Finish*	
Shipped installed	CPL12ns 1/2" coupling*		U/DOM Unlisted (system power at manufacturer)	**Standard colors**	**Classic colors**
LAB Lens anchor bolts (Includes where anchor bolts are not needed)	CPL34ns 3/4" coupling*			DDB Dark bronze	SND Sandstone
	CPL1ns 1" coupling*		K Internal coupling*	BLK Black	CHG Charcoal gray
HS Vibration damper	WPL12ns 1/2" threaded nipple*		UL UL listed with label (includes NEC 410.30(B) compliance)	DBLDD Black	TNG Tennessee green
TP Tamper resistant	WPL34ns 3/4" threaded nipple*			DMBRD Medium bronze	BRR Bright red
SPA Single phase ballasted	WPL1ns 1" threaded nipple*		NEC NEC 410.30 compliant quotient/handhole (Not UL Labeled)	DNATD Natural aluminum	BSB Steel blue
3Way Horizontal cane bracket (1 fixture)*	Extra handhole**			GALV Galvanized finish	Architectural Colors and Special Finishes*
FBQ xy Fixture/or outfitter trim electrical*	3WAY Match matching*			**Shipped separately** (replacement kit or catalog)	Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.
				DNAHC FBK Full base cover	
				DNAHS FC Top cap	

NOTES:
1. Wall thickness will be signified with a "T" (11 Gauge) or a "S" (7 Gauge) in nomenclature. "T" - 0.1196" | "S" - 0.1793"
2. Pole shaft is .14" taper per ft. Upon ordering select preferred tenon mounting and drill mounting for the same pole, follow the examples SHOWN TO. The combination includes a required extra handhole.
3. Refer to the Bolcon spec sheet for the correct drilling template pattern and orientation compatibility.
4. Specify location and orientation of handhole if other than standard.
5. Specify location and orientation when ordering tenons.
   For "A" Specify the height above the base of pole to feet or feet and inches; separate feet and inches with a ".". Example: 12'-6" = 12.6 or 12'-0" = 12.
   For "B" Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 3'-6" orientation C = 3PL12/A-C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12" rise. If ordering two horizontal arm at the same height, specify with Hilux; Example: HA2AD
7. Consult factory for mast arm length, weight and wind rating for specific mast arm handhole.
8. Base and original order number of existing pole(s).
9. Use when refit certifications are required.
10. Consult factory for additional options.
11. Additional colors available; see www.lithonia.com/architectural or Architectural Color's brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

LITHONIA LIGHTING P20.0.RTS

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BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2 SERIES**

BEAM
ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2**

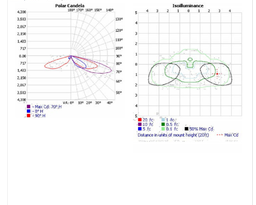
1/31/24, 2:57 PM ARDCL P103 XXXX 30K R3

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P103 XXXX 30K R3

AcuityBrands.
AEL American Electric Lighting

Test #:	ISF 222845P03
Test Lab:	SCALED PHOTOMETRY
Catalog:	ARDCL P103 XXXX 30K R3
Description:	AEL American Revolution Deluxe LED Full Cutoff, P103 Performance Package, 3000K CCT, R3 Distribution
Series:	Series ARDCL LED - Full Cutoff
Lamp Output:	Total luminaire Lumens: 4968.5, absolute photometry *
Luminaire Efficacy:	100 lm/W
Luminous Opening:	Rectangle (L: 9", W: 9")
Max Cd:	4,231.7 at Horizontal: 75°, Vertical: 70°
Roadway Class:	MEDIUM, TYPE III

Polar Candela



Isoilluminance

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	266.9	5.4%
0-40	713.7	14.4%
0-60	1,556.5	31.3%
60-90	3,396.2	68.3%
90-180	1,572.3	31.7%
80-90	0.000	0%
0-90	4,968.5	100%
90-180	0.000	0%
0-180	4,968.5	100%

Roadway Summary

Distribution:	TYPE III, MEDIUM
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	833.5
	Lumens, % Lamp
Downward Street Side:	3,910.9 78.7%
Downward House Side:	1,056.9 21.3%
Downward Total:	4,967.7 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	4,967.7 100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.1	0.0%	90-100	0.000	0%
10-20	33.8	0.4%	100-110	0.000	0%
20-30	213.0	2.4%	110-120	0.000	0%
30-40	466.8	5.2%	120-130	0.000	0%
40-50	935.7	10.5%	130-140	0.000	0%
50-60	1,907.2	21.3%	140-150	0.000	0%
60-70	2,153.3	24.0%	150-160	0.000	0%
70-80	2,233.3	24.8%	160-170	0.000	0%
80-90	225.7	2.5%	170-180	0.000	0%

LCS Table
BUG Rating B4 U0 G4
Forward Light Lumens, Lumens %
Low(0-30): 266.9 5.4%
Medium(30-60): 1,289.6 26.0%
High(60-90): 3,410.0 68.7%
Very High(80-90): 225.7 4.5%
Back Light
Low(0-30): 123.3 2.5%
Medium(30-60): 1,654.1 33.3%
High(60-90): 2,386.1 48.0%
Very High(80-90): 112.3 2.3%
Uplight
Low(90-100): 0.000 0%
High(100-180): 0.000 0%
Trapped Light: 0.0 0%

*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2024, Acuity Brands Lighting.
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

BEAM
ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2**

1/31/24, 2:57 PM ARDCL P103 XXXX 30K R3

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P103 XXXX 30K R3

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	266.9	5.4%
0-40	713.7	14.4%
0-60	1,556.5	31.3%
60-90	3,396.2	68.3%
90-180	1,572.3	31.7%
80-90	0.000	0%
0-90	4,968.5	100%
90-180	0.000	0%
0-180	4,968.5	100%

Roadway Summary

Distribution:	TYPE III, MEDIUM
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	833.5
	Lumens, % Lamp
Downward Street Side:	3,910.9 78.7%
Downward House Side:	1,056.9 21.3%
Downward Total:	4,967.7 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	4,967.7 100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.1	0.0%	90-100	0.000	0%
10-20	33.8	0.4%	100-110	0.000	0%
20-30	213.0	2.4%	110-120	0.000	0%
30-40	466.8	5.2%	120-130	0.000	0%
40-50	935.7	10.5%	130-140	0.000	0%
50-60	1,907.2	21.3%	140-150	0.000	0%
60-70	2,153.3	24.0%	150-160	0.000	0%
70-80	2,233.3	24.8%	160-170	0.000	0%
80-90	225.7	2.5%	170-180	0.000	0%

LCS Table
BUG Rating B4 U0 G4
Forward Light Lumens, Lumens %
Low(0-30): 266.9 5.4%
Medium(30-60): 1,289.6 26.0%
High(60-90): 3,410.0 68.7%
Very High(80-90): 225.7 4.5%
Back Light
Low(0-30): 123.3 2.5%
Medium(30-60): 1,654.1 33.3%
High(60-90): 2,386.1 48.0%
Very High(80-90): 112.3 2.3%
Uplight
Low(90-100): 0.000 0%
High(100-180): 0.000 0%
Trapped Light: 0.0 0%

BEAM
ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2B**

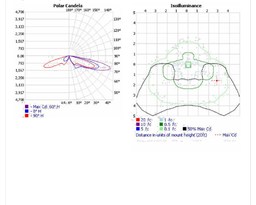
1/31/24, 2:59 PM ARDCL P201 XXXX 27K R4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P201 XXXX 27K R4

AcuityBrands.
AEL American Electric Lighting

Test #:	ISF 222194MP05
Test Lab:	SCALED PHOTOMETRY
Catalog:	ARDCL P201 XXXX 27K R4
Description:	AEL American Revolution Deluxe LED Full Cutoff, P201 Performance Package, 2700K CCT, R4 Distribution, Series ARDCL LED - Full Cutoff
Series:	
Lamp Output:	Total luminaire Lumens: 7137.6, absolute photometry *
Luminaire Efficacy:	100 lm/W
Luminous Opening:	Rectangle (L: 9", W: 9")
Max Cd:	4,623.8 at Horizontal: 60°, Vertical: 72.5°
Roadway Class:	MEDIUM, TYPE IV

Polar Candela



Isoilluminance

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	387.6	5.4%
0-40	976.6	13.7%
0-60	3,053.8	42.8%
60-90	4,086.2	57.2%
70-90	2,123.0	29.7%
90-120	0.000	0%
0-90	7,137.9	100%
90-180	0.000	0%
0-180	7,137.9	100%

Roadway Summary

Distribution:	TYPE IV, MEDIUM
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	2,794.6
	Lumens, % Lamp
Downward Street Side:	5,574.3 78.1%
Downward House Side:	1,563.0 21.9%
Downward Total:	7,137.0 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	7,137.0 100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.7	0.0%	90-100	0.000	0%
10-20	64.8	0.9%	100-110	0.000	0%
20-30	322.1	4.5%	110-120	0.000	0%
30-40	593.0	8.3%	120-130	0.000	0%
40-50	832.9	11.4%	130-140	0.000	0%
50-60	1,262.3	17.7%	140-150	0.000	0%
60-70	1,963.2	27.5%	150-160	0.000	0%
70-80	1,827.7	25.6%	160-170	0.000	0%
80-90	296.3	4.1%	170-180	0.000	0%

LCS Table
BUG Rating B4 U0 G4
Forward Light Lumens, Lumens %
Low(0-30): 238.2 3.2%
Medium(30-60): 1,875.0 26.3%
High(60-90): 3,218.7 45.1%
Very High(80-90): 250.2 3.5%
Back Light
Low(0-30): 156.9 2.2%
Medium(30-60): 788.5 11%
High(60-90): 573.8 8%
Very High(80-90): 43.8 0.6%
Uplight
Low(90-100): 0.000 0%
High(100-180): 0.000 0%
Trapped Light: 0.9 0%

BEAM
ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2B**

1/31/24, 2:59 PM ARDCL P201 XXXX 27K R4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P201 XXXX 27K R4

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	387.6	5.4%
0-40	976.6	13.7%
0-60	3,053.8	42.8%
60-90	4,086.2	57.2%
70-90	2,123.0	29.7%
90-120	0.000	0%
0-90	7,137.9	100%
90-180	0.000	0%
0-180	7,137.9	100%

Roadway Summary

Distribution:	TYPE IV, MEDIUM
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	2,794.6
	Lumens, % Lamp
Downward Street Side:	5,574.3 78.1%
Downward House Side:	1,563.0 21.9%
Downward Total:	7,137.0 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	7,137.0 100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.7	0.0%	90-100	0.000	0%
10-20	64.8	0.9%	100-110	0.000	0%
20-30	322.1	4.5%	110-120	0.000	0%
30-40	593.0	8.3%	120-130	0.000	0%
40-50	832.9	11.4%	130-140	0.000	0%
50-60	1,262.3	17.7%	140-150	0.000	0%
60-70	1,963.2	27.5%	150-160	0.000	0%
70-80	1,827.7	25.6%	160-170	0.000	0%
80-90	296.3	4.1%	170-180	0.000	0%

LCS Table
BUG Rating B4 U0 G4
Forward Light Lumens, Lumens %
Low(0-30): 238.2 3.2%
Medium(30-60): 1,875.0 26.3%
High(60-90): 3,218.7 45.1%
Very High(80-90): 250.2 3.5%
Back Light
Low(0-30): 156.9 2.2%
Medium(30-60): 788.5 11%
High(60-90): 573.8 8%
Very High(80-90): 43.8 0.6%
Uplight
Low(90-100): 0.000 0%
High(100-180): 0.000 0%
Trapped Light: 0.9 0%

BEAM
ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2C**

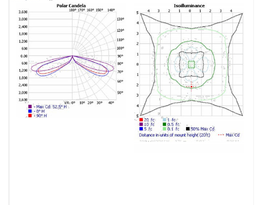
1/31/24, 3:01 PM ARDCL P203 XXXX 27K R5

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P203 XXXX 27K R5

AcuityBrands.
AEL American Electric Lighting

Test #:	ISF 222844P05
Test Lab:	SCALED PHOTOMETRY
Catalog:	ARDCL P203 XXXX 27K R5
Description:	AEL American Revolution Deluxe LED Full Cutoff, P203 Performance Package, 2700K CCT, R5 Distribution
Series:	Series ARDCL LED - Full Cutoff
Lamp Output:	Total luminaire Lumens: 8952.1, absolute photometry *
Luminaire Efficacy:	100 lm/W
Luminous Opening:	Rectangle (L: 9", W: 9")
Max Cd:	3,539.4 at Horizontal: 52.5°, Vertical: 72.5°
Roadway Class:	Type V5

Polar Candela



Isoilluminance

BEAM
ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE **VD2C**

1/31/24, 3:01 PM ARDCL P203 XXXX 27K R5

OUTDOOR PHOTOMETRIC REPORT
CATALOG: ARDCL P203 XXXX 27K R5

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	246.9	2.8%
0-40	713.7	8%
0-60	3,506.5	39.7%
60-90	5,396.2	60.3%
70-90	2,449.0	27.4%
90-120	0.000	0%
0-90	8,952.7	100%
90-180	0.000	0%
0-180	8,952.7	100%

Roadway Summary

Distribution:	Type V5
Max Cd, 90 Deg Vert:	0.000
Max Cd, 80 to +90 Deg:	2,527.0
	Lumens, % Lamp
Downward Street Side:	4,475.9 50%
Downward House Side:	4,475.9 50%
Downward Total:	8,951.7 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	8,951.7 100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.1	0.0%	90-100	0.000	0%
10-20	33.8	0.4%	100-110	0.000	0%
20-30	213.0	2.4%	110-120	0.000	0%
30-40	466.8	5.2%	120-130	0.000	0%
40-50	935.7	10.5%	130-140	0.000	0%
50-60	1,907.2	21.3%	140-150	0.000	0%
60-70	2,153.3	24.0%	150-160	0.000	0%
70-80	2,233.3	24.8%	160-170	0.000	0%
80-90	225.7	2.5%	170-180	0.000	0%

LCS Table
BUG Rating B4 U0 G4
Forward Light Lumens, Lumens %
Low(0-30): 266.9 5.4%
Medium(30-60): 1,289.6 26.0%
High(60-90): 3,410.0 68.7%
Very High(80-90): 225.7 4.5%
Back Light
Low(0-30): 123.3 2.5%
Medium(30-60): 1,654.1 33.3%
High(60-90): 2,386.1 48.0%
Very High(80-90): 112.3 2.3%
Uplight
Low(90-100): 0.000 0%
High(100-180): 0.000 0%
Trapped Light: 1.0 0%

BEAM
ILLUMINATING ARCHITECTURE

FIXTURE TYPE **SU1**

ACCENT 120V
5012

WAC
LANDSCAPE LIGHTING





Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

FEATURES
- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated. Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Detachable shroud, 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS
Input: 110V - 120VAC
Power: 7.108 to 14.50W
Brightness: 450 to 1,000lm
Beam Angle: 36° to 60°
CRI: 90
Rated Life: 45,000 hours

ORDERING NUMBER

	Color Temp		Finish
5012 *Accent 120V*	30 *3000K*	BK BZ BBR	*Black on Aluminum* *Bronze on Aluminum* *Bronze on Brass*

5012-30____
Example: **5012-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs: MAY 19 2021

BEAM
ILLUMINATING ARCHITECTURE

FIXTURE TYPE **SU1**

ACCENT 120V
5012

WAC
LANDSCAPE LIGHTING

Accessories:

Power Stake		MG000-STAKE	60°C	*Ship with any accessory designed for 12V & 120V products. Extruded Diecast Rot Resistant Anti-Rust Zinc*
Accent Types		5010-SNOOT-BK 5010-SNOOT-BZ 5010-SNOOT-BBR	*Black on Aluminum* *Bronze on Aluminum* *Bronze on Brass*	*Shields lamp and reduces glare*
4" Linear Flood		5010-LSHR-BK 5010-LSHR-BZ 5010-LSHR-BBR	*Black on Aluminum* *Bronze on Aluminum* *Bronze on Brass*	*Reduces glare. Shields lamp and reflector*
Gimbal Mount Bracket		5000-GM-BZ 5000-GM-BK	*Stainless Steel*	*Swivel and Tilt to direct beam to the surface requiring illumination*
Post Mounted Transformer Box		5000-TCP-BZ 5000-TCP-BK	*Bronze on Aluminum* *Black on Aluminum*	*Weather resistant for use in wet locations. Fits 12 NPT threaded holes*
Optics		LENS-20-AMB LENS-20-GRN LENS-20-RED	Amber Green Red	LENS-20-BLU LENS-20-FR LENS-20-SPR	Blue Neutral Spread	*Enhances saturation of Red and Foliage*
Extension Rods		5000-X04-BZ 5000-X04-BK 5000-X08-BZ 5000-X08-BK 5000-X12-BZ 5000-X12-BK	4 in 4 in 8 in 8 in 12 in 12 in	5000-X18-BZ 5000-X18-BK 5000-X24-BZ 5000-X24-BK	18 in 18 in 24 in 24 in	*Extends distance between fixture and Surface Mount Canopy, Hubs, or Rear Mount Box*
Rock Eagles		5000-LCO-BZ	*Bronze*			

waclighting.com
Phone (800) 526.2588
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Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

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1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs: MAY 19 2021

12			
11			
10			
9			
8			
7			DATE / DRWD
6			
5			
4			
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	DATE	DRWD
	REVISION	DATE	DRWD

PROJ.: 08139-101-001
DWG.: 08139024
DRWD: SAD

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Bowman

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NJ Certificate of Authorization
No. 24GA28522600

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

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

LIGHTING DETAILS

BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BEAM
ILLUMINATING ARCHITECTURE
BEAM, ltd.
2220 Mount Carmel Avenue
Glenside, PA 19038
T. 215.508.0900
www.beamltd.com

JASON BRADSHAW
LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00033400
EXPIRATION 12.31.24
04/30/2024
DATE OF SIGN.

SHEET No.
20
OF
C

J:\08139 - Nursery Roads-Hopewell\08139-01-001 (DND) - Venue at Hopewell SP\Engineering\Engineering Plans\V02 Site Plans\08139-SP-LI1.dwg 12/19/24 03:11:51PM, dino.spinelli, LAYOUT1, DETAILS 03

ROAD

(TO BE DEDICATED AS PUB

TW 190.00
BW 189.00

TW 191.00
BW 186.00

TW 190.00
BW 189.50

TW 192.50
BW 179.50

TW 191.50
BW 179.50

SEE CIVIL SITE PLANS FOR ALIGNMENT OF WATER LINES

12' WIDE DRIVEWAY APRON BY OTHERS

12' MANUAL HINGE GATE

INFLUENT MANHOLE

MUFFIN MONSTER COMMINUTOR WITH DOOR, RAIL & FRAME ASSEMBLY

8" PVC INFLUENT GRAVITY SEWER

8" DIA. WET WELL

HOIST SOCKET

6' BOLLARD TYP. SEE DETAIL SHEET 3F

8'X8' I.D. VALVE VAULT

8'X8' I.D. METER VAULT

ASPHALT PAVED SURFACE

4" PVC SEWER LATERAL @ 2.00% MIN.

17'-4"x14'-8" CONTROL BUILDING F.F. = 208.50

LAVATORY

EMERGENCY GENERATOR ON CONCRETE PAD

1" RPZ BACKFLOW PREVENTOR

CLEAN OUT

PUMP STATION LOT LINE, TYP.

8' CHAIN LINK PERIMETER FENCE

185

175

170

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

PUMP STATION LAYOUT 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

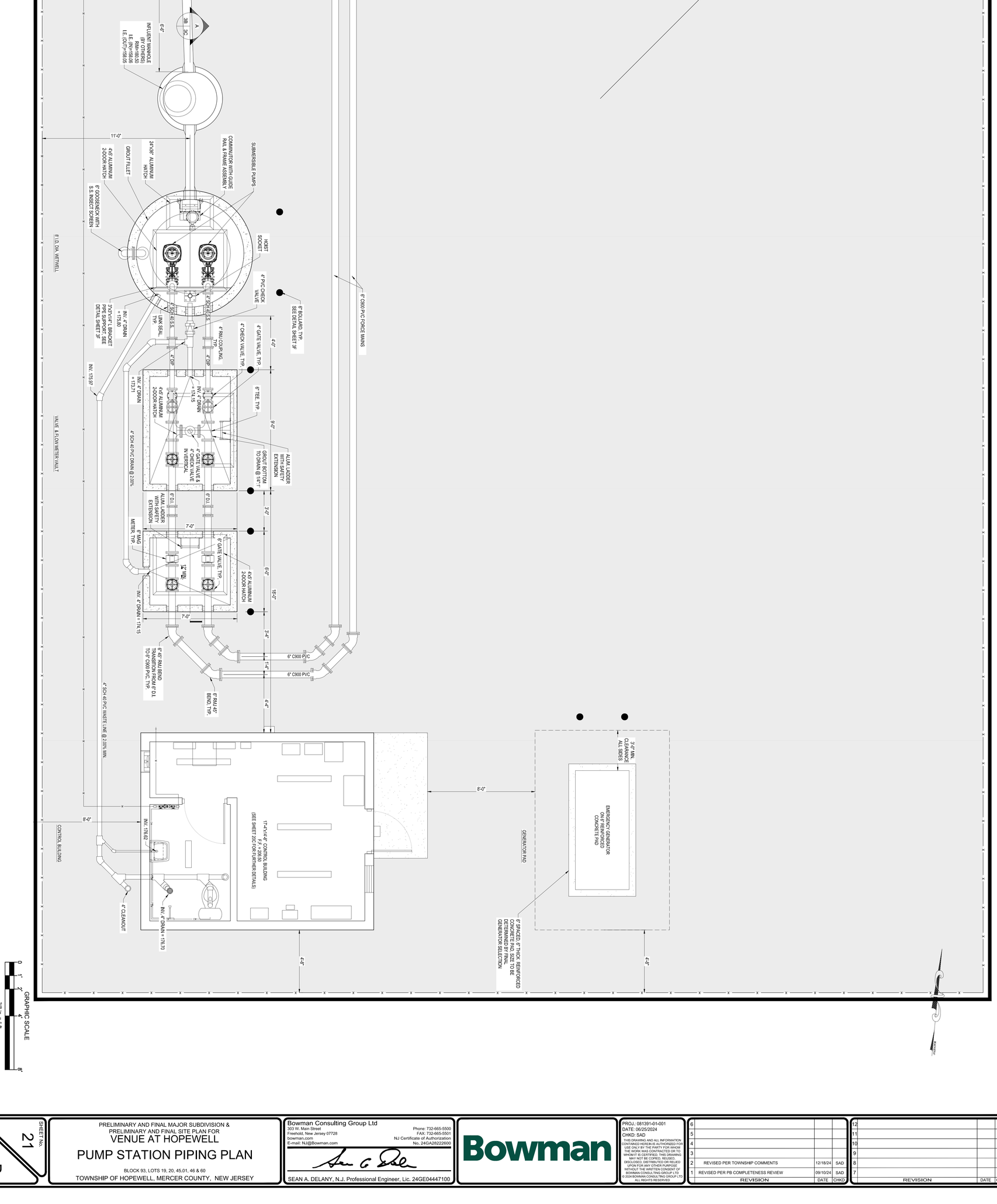
Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
CHKD: SAD

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
12			
11			
10			
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SHEET No. 21
CF B

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

PUMP STATION PIPING 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
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bowman.com
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Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization
No. 24GA28222600

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

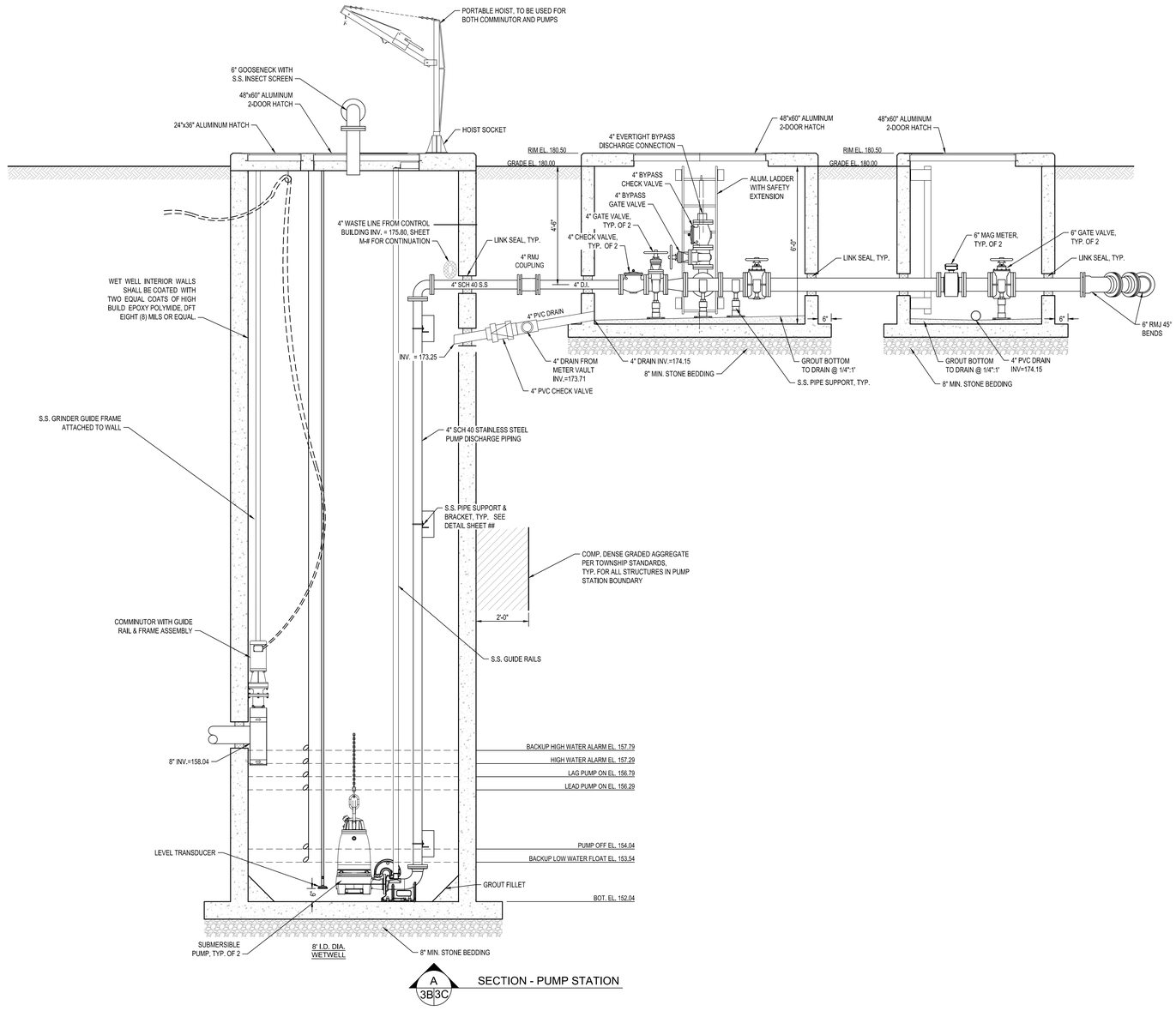
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PROJ.: 081391-01-001
DATE: 06/25/2024
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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	REVISION	DATE	CHKD
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A / 3B3C SECTION - PUMP STATION

GRAPHIC SCALE

1/2 in. = 1 ft.

NO.	REVISION	DATE	CHKD
12			
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4			
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
2			
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

PROJ. 0219A1-A1001
DATE: 06/12/2024
DRWN: SAD
CHKD: SAD

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

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

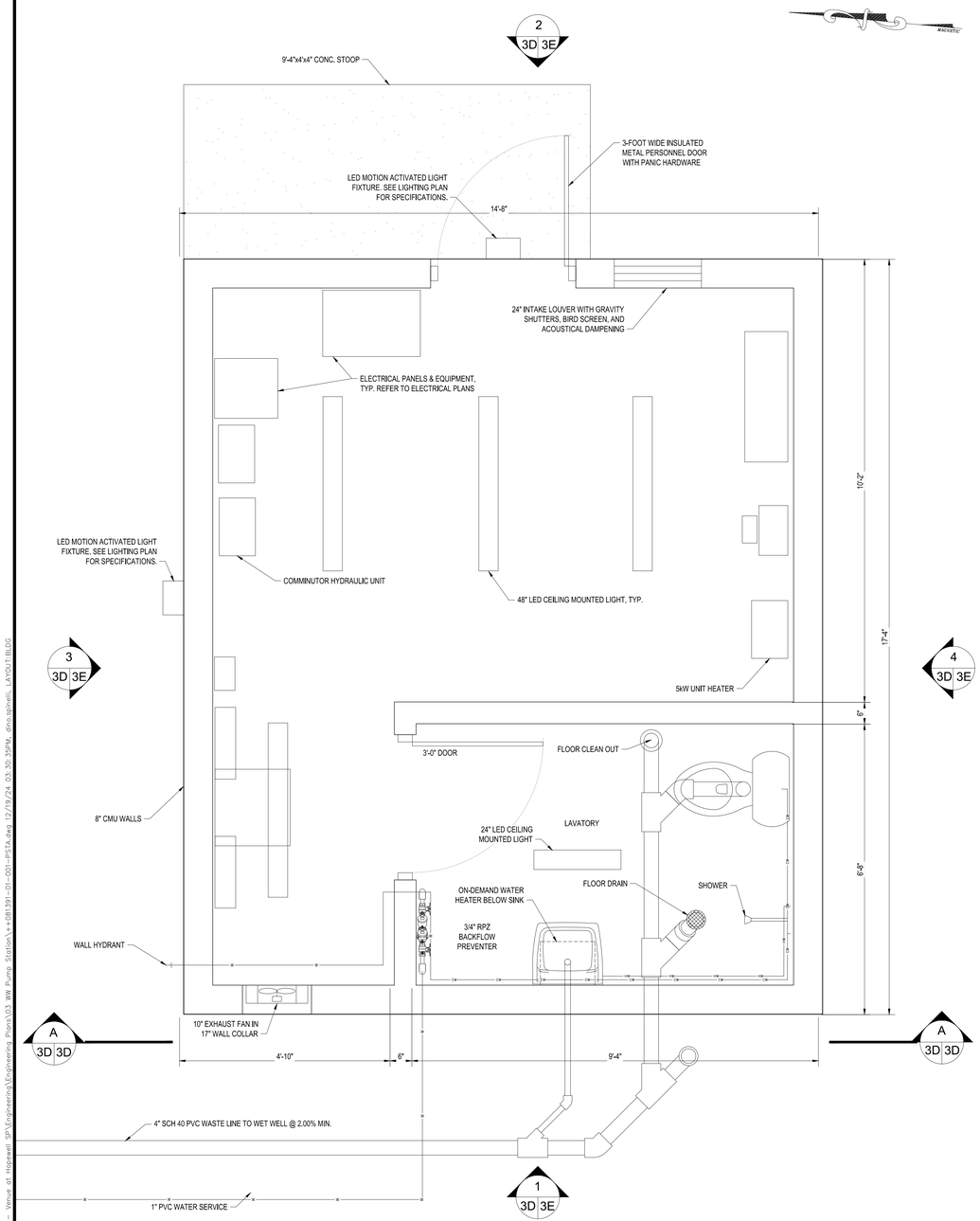
VENUE AT HOPEWELL

PUMP STATION SECTIONS

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

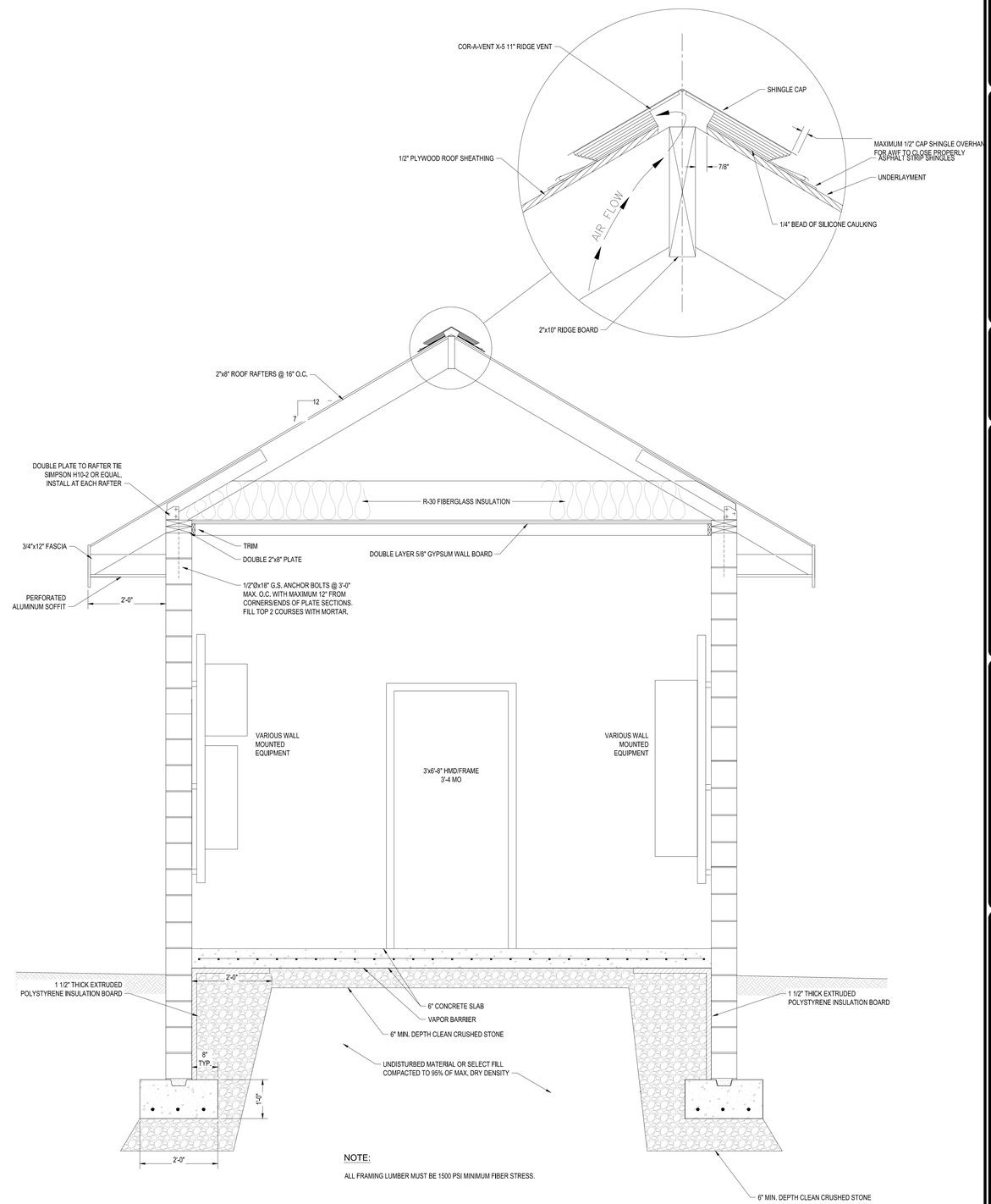
SHEET No. 21 OF C

V:\0219A1-A1001 - Nursery Road-Hopewell\0219A1-A1-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\A3 WW Pump Station*.dwg, 12/19/24 8:30:50 PM, dmc-sphelli, LAYOUT: SECTION



CONTROL BUILDING FLOOR PLAN

SCALE: 3/4 IN. = 1 FT.



NOTE:

ALL FRAMING LUMBER MUST BE 1500 PSI MINIMUM FIBER STRESS.

A
3D 3D SECTION A-A

GRAPHIC SCALE

0 6" 1' 2' 4'

3/4 in. = 1 ft.

NO.	REVISION	DATE	CHKD
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6			
5			
4			
3			
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

PROJ. 08139-01-001
DATE: 06/25/2024
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NJ Certificate of Authorization No. 24GA28222600

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

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

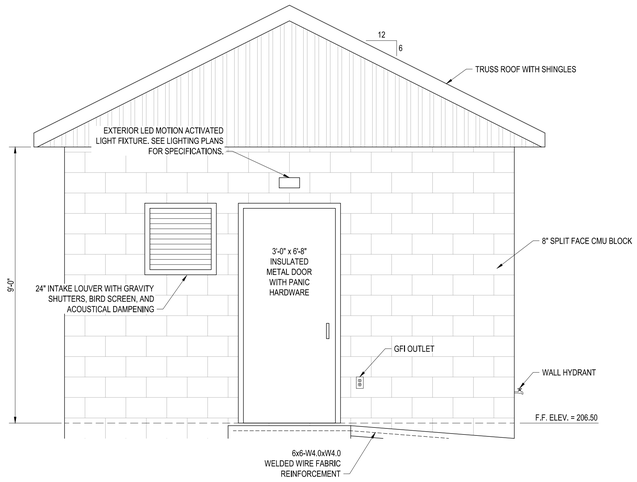
CONTROL BLDG. FLOOR PLAN

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

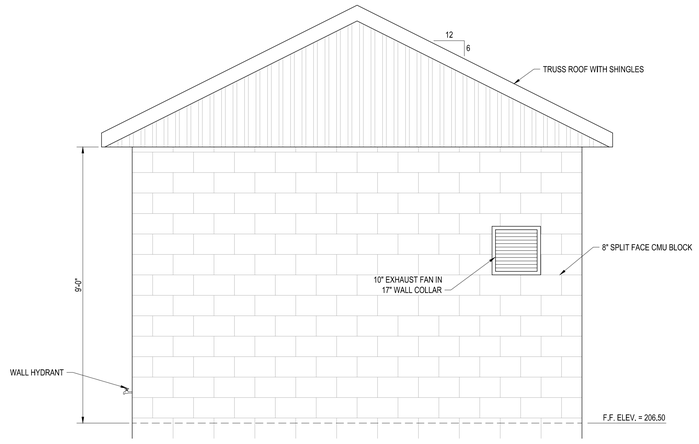
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OF D

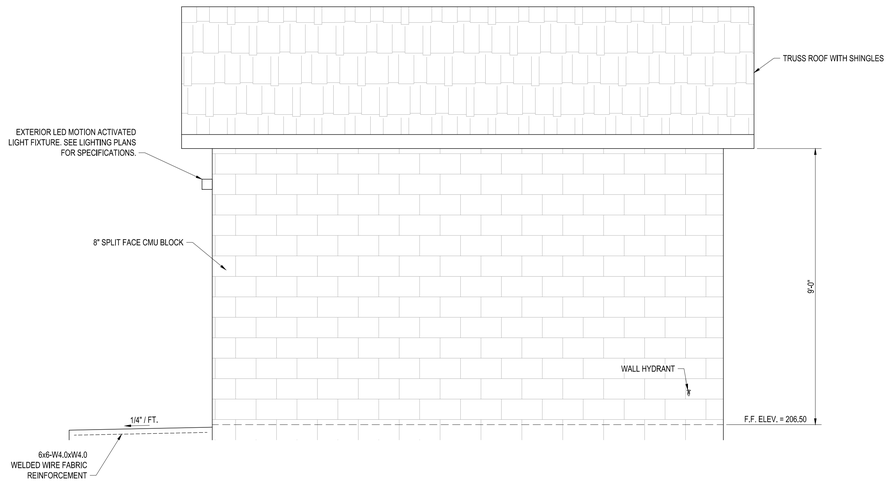
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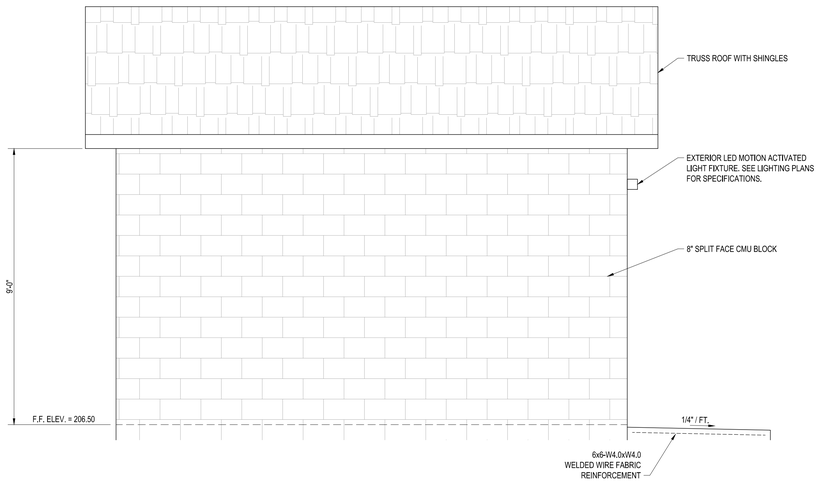
1 3D 3E FRONT ELEVATION



2 3D 3E REAR ELEVATION



3 3D 3E LEFT ELEVATION



4 3D 3E RIGHT ELEVATION

NO.	REVISION	DATE	CHKD
12			
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

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

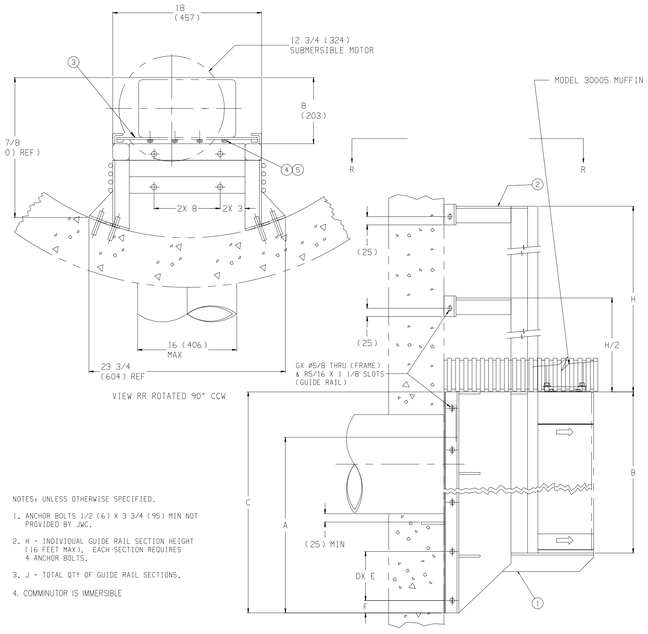
PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

CONTROL BLDG. ELEVATIONS

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

SHEET No. 21 OF E

V:\08139 - Nursery Road-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering Plans\03 WW Pump Station\+ +08139-01-001-PST4.dwg 12/19/24 03:31:14PM dino.spinelli LAYOUT:BLDG. ELEVS

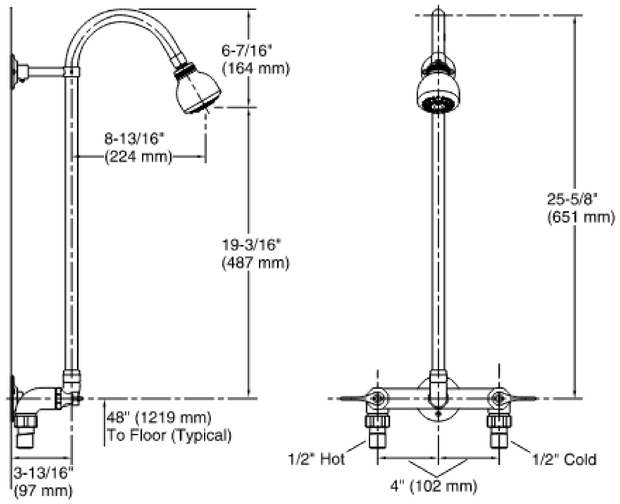


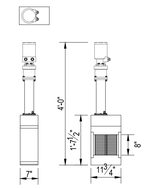
TAB BLOCK							
MODEL NO.	DIMENSIONS & QUANTITIES						
	A	B	C	D	E	F	G
30005-12	24 7/8 (632)	23 5/8 (600)	30 7/8 (784)	8	6 13/16 (173)	2 (51)	10 • 4=J

NOTES: UNLESS OTHERWISE SPECIFIED.

1. ANCHOR BOLTS 1/2 (6) X 3 3/4 (95) MIN NOT PROVIDED BY JWC.
2. H - INDIVIDUAL GUIDE RAIL SECTION HEIGHT (16 FEET MAX.). EACH SECTION REQUIRES 4 ANCHOR BOLTS.
3. J - TOTAL QTY OF GUIDE RAIL SECTIONS.
4. COMMINUTOR IS IMMERSIBLE

COMMINUTOR MOUNTING DETAIL
NOT TO SCALE

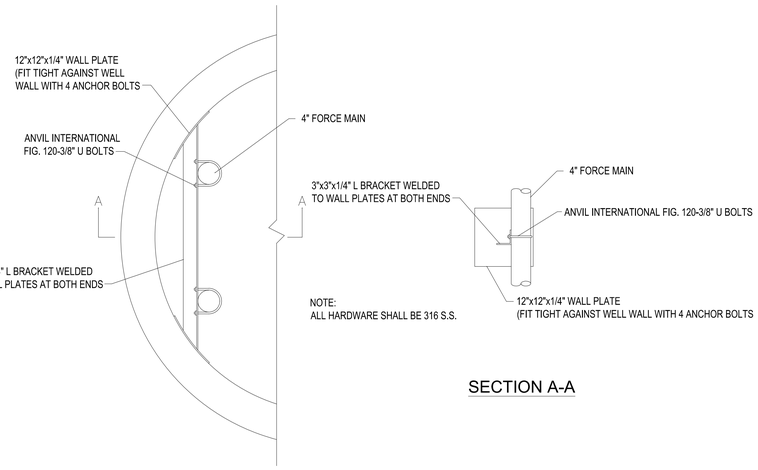




SUPPLIER TO PROVIDE:

1. FRAME TO FIT INLET CHANNEL 1'-6" WIDE X 2'-0" HIGH.
2. GUIDE RAIL ASSEMBLY.
3. HYDRAULIC HOSES.
4. DRIVE UNIT ENCLOSURE.

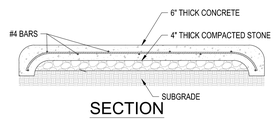
JWC MUFFIN MONSTER MODEL 30005-0008 DETAIL
SCALE: 1/2" = 1'-0"



PLAN VIEW

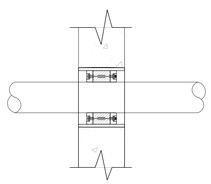
SECTION A-A

DISCHARGE PIPE SUPPORT DETAIL
NOT TO SCALE



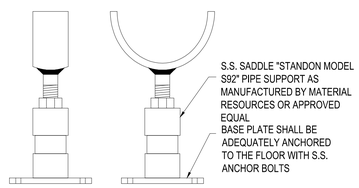
SECTION

NOTES:
1. #4 BARS SHALL BE SPACED 12" ON CENTER.
2. CONCRETE SHALL BE 3000 PSI AND BE SLOPED TO DRAIN.

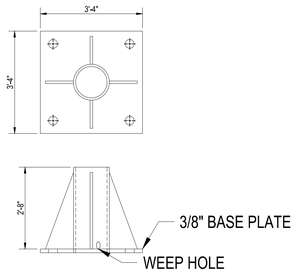


PIPE SIZE NOM.	ACTUAL O.D.	LINK SEAL SIZE	LINK PER SEAL	CORE HOLE DIA
2"	2.375"	LS-300-***	6	4"
4"	4.5"	LS-300-***	10	6"

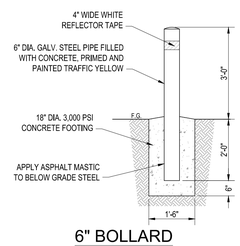
LINK SEAL CONNECTION DETAIL
SCALE: NONE



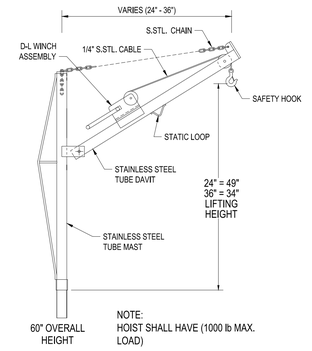
TYPICAL PIPE SUPPORT DETAIL
NOT TO SCALE



FLOOR MOUNTED S.S. SOCKET DETAIL
SCALE: 1" = 1'-0"



6" BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



NOTE:
HOIST SHALL HAVE (1000 lb MAX. LOAD)

ADJUSTABLE PORTABLE HOIST DETAIL
SCALE: NONE

NO.	REVISION	DATE	CHKD
12			
11			
10			
9			
8			
7	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
6	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
5			
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2			
1			

PROJ. 08139-01-001
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

PUMP STATION DETAILS - 1

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

SHEET No.
21
OF
F

J:\08139 – Nursery Roads-Hopewell\08139-01-001 (ENG) – Venue at Hopewell SP\Engineering Plans\03. WW Pump Station\4.e-08139-01-001-PSTA.dwg 12/19/24 03:31:07PM dlos.spinelli LAYOUT: DETAILS

SERIES S1S ACCESS DOOR

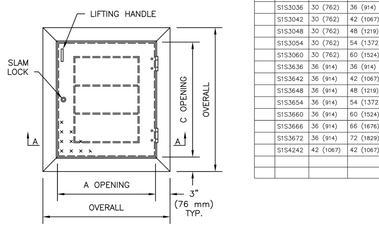
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Fax 407-298-4534
Sales@HalldayProducts.com

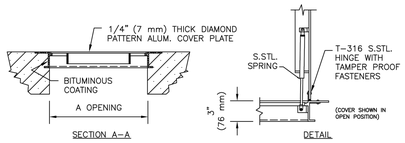
STANDARD FEATURES:

- 300 LBS. PER SQ. FT. LOAD RATING (1464 kg PER SQ. METER LOAD RATING)
- EXTRUDED ALUMINUM ANGLE FRAME
- SINGLE LEAF CONSTRUCTION
- AUTO-LOCK T-316 STAINLESS STEEL HOLD OPEN ARM WITH RELEASE HANDLE
- T-316 STAINLESS STEEL HINGES AND ATTACHING HARDWARE
- T-316 STAINLESS STEEL SLAM LOCK WITH REMOVABLE KEY
- STAINLESS STEEL COMPRESSION SPRING ASSIST
- BUILT-IN EPDM CUSHION/GASKET
- NON-OZONE DEPLETING BITUMINOUS COATING
- RECESSED LIFTING HANDLE
- LIFETIME GUARANTEE

STANDARD SIZES

QTY.	MODEL NO.	A DIM. INCHES (MM)	C DIM. INCHES (MM)	UNIT WT. LBS. (KG.)
	S1S2424	24 (610)	24 (610)	37 (17)
	S1S2430	24 (610)	30 (762)	42 (19)
	S1S2436	24 (610)	36 (914)	48 (22)
	S1S2442	24 (610)	42 (1067)	55 (25)
	S1S2448	24 (610)	48 (1219)	61 (28)
	S1S3030	30 (762)	30 (762)	49 (22)
	S1S3036	30 (762)	36 (914)	57 (26)
	S1S3042	30 (762)	42 (1067)	64 (29)
	S1S3048	30 (762)	48 (1219)	71 (32)
	S1S3054	30 (762)	54 (1372)	79 (36)
	S1S3060	30 (762)	60 (1524)	87 (39)
	S1S3636	36 (914)	36 (914)	65 (25)
	S1S3642	36 (914)	42 (1067)	79 (36)
	S1S3648	36 (914)	48 (1219)	85 (39)
	S1S3654	36 (914)	54 (1372)	91 (41)
	S1S3660	36 (914)	60 (1524)	100 (45)
	S1S3666	36 (914)	66 (1676)	109 (49)
	S1S3672	36 (914)	72 (1829)	116 (53)
	S1S4242	42 (1067)	42 (1067)	93 (42)





SERIES S2S ACCESS DOOR

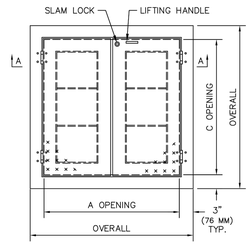
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www.HalldayProducts.com
Phone 800-298-1027
Fax 407-298-4534
Sales@HalldayProducts.com

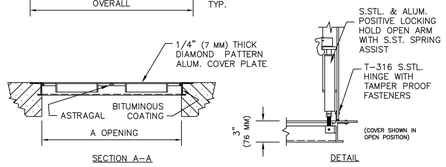
STANDARD FEATURES:

- AUTO-LOCK T-316 STAINLESS STEEL HOLD OPEN ARM WITH RELEASE HANDLE
- T-316 STAINLESS STEEL HINGES AND ATTACHING HARDWARE
- T-316 STAINLESS STEEL SLAM LOCK WITH REMOVABLE KEY
- STAINLESS STEEL COMPRESSION SPRING ASSIST
- BUILT-IN NEOPRENE CUSHION/GASKET
- NON-OZONE DEPLETING BITUMINOUS COATING
- DOUBLE LEAF CONSTRUCTION
- 300 LBS. PER SQ. FT. LOAD RATING (1464 KG. PER SQ. METER LOAD RATING)
- EXTRUDED ALUMINUM FRAME
- RECESSED LIFTING HANDLE
- LIFETIME GUARANTEE

STANDARD SIZES

QTY.	MODEL NO.	A DIM. INCHES (MM)	C DIM. INCHES (MM)	UNIT WT. LBS. (KG.)
	S2S4242	42 (1067)	42 (1067)	93 (42)
	S2S4842	48 (1219)	42 (1067)	99 (45)
	S2S4848	48 (1219)	48 (1219)	110 (50)
	S2S5442	54 (1372)	42 (1067)	108 (49)
	S2S5448	54 (1372)	48 (1219)	119 (54)
	S2S5454	54 (1372)	54 (1372)	127 (58)
	S2S6030	60 (1524)	30 (762)	87 (39)
	S2S6036	60 (1524)	36 (914)	100 (45)
	S2S6042	60 (1524)	42 (1067)	115 (52)
	S2S6048	60 (1524)	48 (1219)	130 (59)
	S2S6054	60 (1524)	54 (1372)	143 (65)
	S2S6060	60 (1524)	60 (1524)	158 (72)
	S2S6636	66 (1676)	36 (914)	109 (49)
	S2S6648	66 (1676)	48 (1219)	141 (64)
	S2S7236	72 (1829)	36 (914)	116 (53)
	S2S7242	72 (1829)	42 (1067)	135 (61)
	S2S7248	72 (1829)	48 (1219)	151 (68)
	S2S7254	72 (1829)	54 (1372)	168 (76)
	S2S7260	72 (1829)	60 (1524)	178 (81)



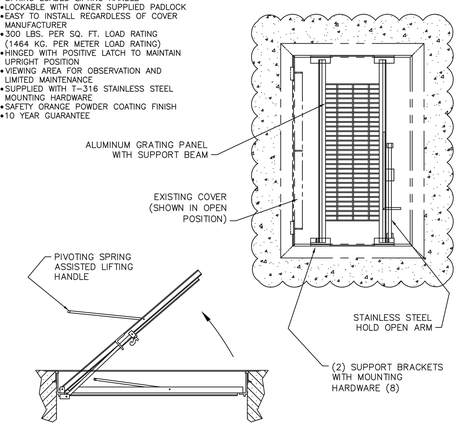


SERIES X RETRO-GRATING

HALLIDAY PRODUCTS
www.HalldayProducts.com
Phone 800-298-1027
Fax 407-298-4534
Sales@HalldayProducts.com

STANDARD FEATURES:

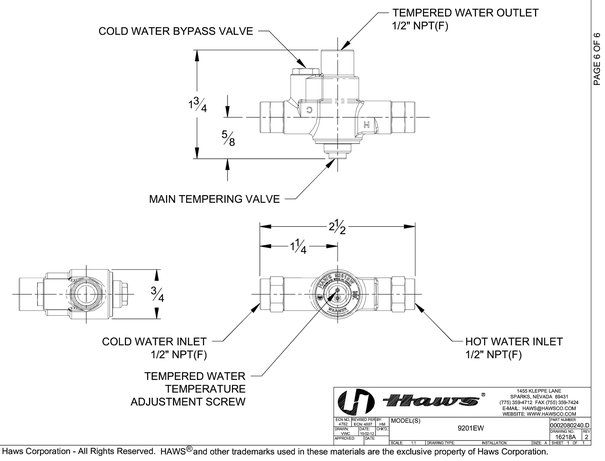
- ALUMINUM "I" BAR CONSTRUCTION
- T-316 STAINLESS STEEL HARDWARE
- SPRING LOADED LIFTING HANDLE
- LOCKABLE WITH OWNER SUPPLIED PADLOCK
- EASY TO INSTALL REGARDLESS OF COVER MANUFACTURER
- 300 LBS. PER SQ. FT. LOAD RATING (1464 KG. PER METER LOAD RATING)
- HINGED WITH POSITIVE LATCH TO MAINTAIN UPRIGHT POSITION
- VIEWING AREA FOR OBSERVATION AND LIMITED MAINTENANCE
- SUPPLIED WITH T-316 STAINLESS STEEL MOUNTING HARDWARE
- SAFETY ORANGE POWDER COATING FINISH
- 10 YEAR GUARANTEE



APPLICATIONS:
THE SERIES X RETRO-GRATE IS A HINGED ALUMINUM GRATING PANEL THAT IS EASILY INSTALLED BENEATH EXISTING ACCESS COVERS REGARDLESS OF THE ORIGINAL COVER MANUFACTURER. THE RETRO-GRATE PROVIDES ADDITIONAL PROTECTION AGAINST FALL THROUGH ACCIDENTS WHEN THE COVER IS LEFT IN THE OPEN POSITION. THE UNIT IS LOCKABLE BY AN OWNER SUPPLIED PADLOCK AND INCORPORATES A SPRING ASSISTED LIFTING HANDLE THAT POSITIONS THE HANDLE NEAR THE SLAB LEVEL. THE UNIT IS SUPPLIED WITH T-316 STAINLESS STEEL MOUNTING HARDWARE AND AN AUTOMATIC HOLD OPEN ARM WITH ALUMINUM RELEASE LATCH. THE RETRO-GRATE IS DESIGNED TO BE INSTALLED BY MOUNTING THE SUPPORT BRACKETS TO EITHER THE EXISTING FRAMEWORK OR TO THE CONCRETE SLAB BELOW THE FRAMEWORK.

SER-X-N 07/27/05

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SPARKS, NEVADA 89431
(775) 359-4712 FAX (775) 359-7424
E-MAIL HAWS@HAWSCO.COM
WEBSITE WWW.HAWSCO.COM

TOTAL WEIGHT	MODEL(S)	DRAWING NO.
1 PIECE 1.63 LBS.	9201EW	10012080240 D
SCALE NONE		SHEET 1 OF 1
APPROVED	DATE	16218A 2

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TEMPERING VALVE DETAIL

NOT TO SCALE

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PROJ. 08139-HLH-001
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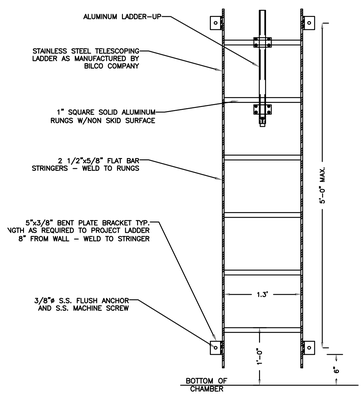
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303 W. Main Street
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Fax: 732-665-6501
NJ Certificate of Authorization No. 24GA28222600
Email: NJ@Bowman.com
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

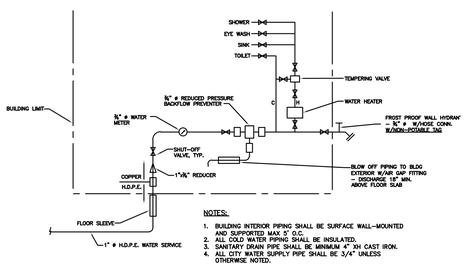
PUMP STATION DETAILS - 2

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

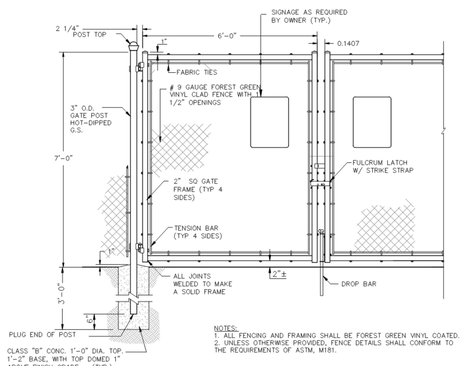
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OF G



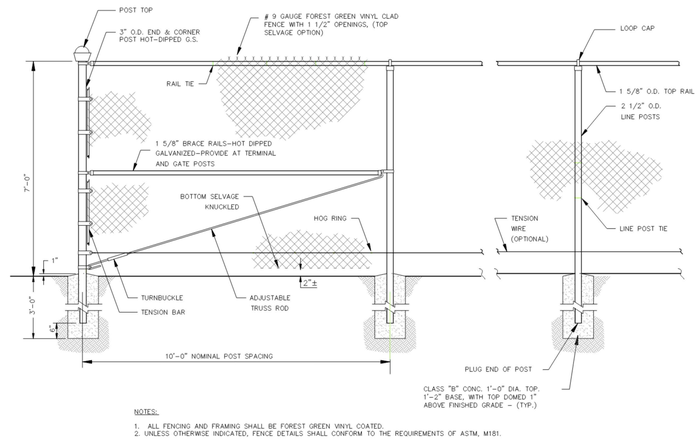
ALUMINUM LADDER DETAIL
NOT TO SCALE



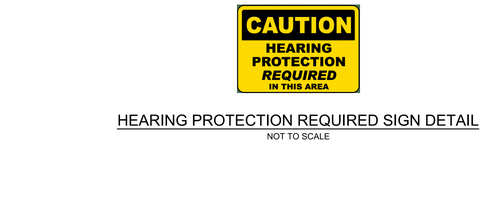
WATER SUPPLY SCHEMATIC
NOT TO SCALE



GATE DETAIL
NOT TO SCALE



CHAIN LINK FENCE DETAIL
NOT TO SCALE



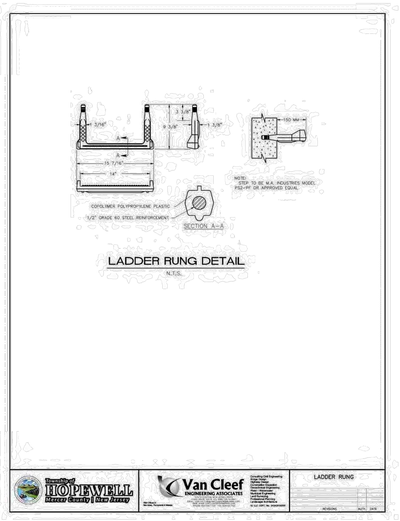
HEARING PROTECTION REQUIRED SIGN DETAIL
NOT TO SCALE



CONFINED SPACE ENTRY SIGN DETAIL
NOT TO SCALE

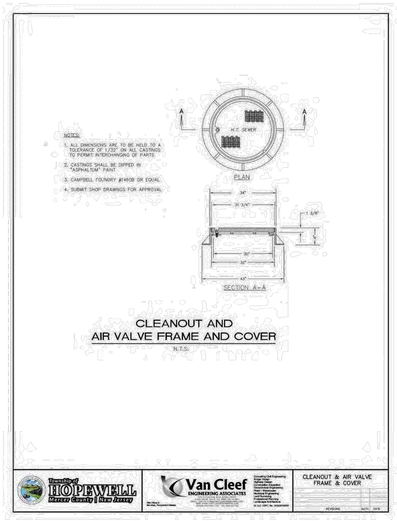
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HOPEWELL TOWNSHIP
SANITARY SEWER DESIGN STANDARDS



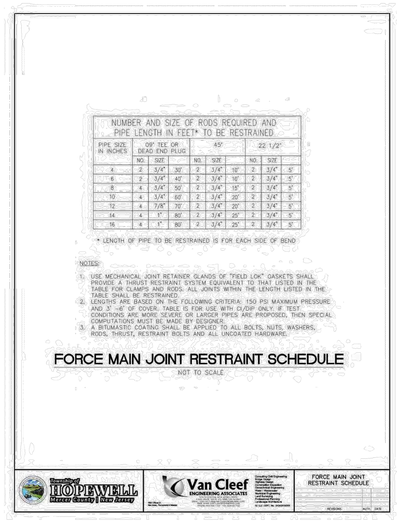
Page 57 of 94

HOPEWELL TOWNSHIP
SANITARY SEWER DESIGN STANDARDS



Page 43 of 94

HOPEWELL TOWNSHIP
SANITARY SEWER DESIGN STANDARDS



Page 51 of 94

HOPEWELL TOWNSHIP
SANITARY SEWER DESIGN STANDARDS

Page 58 of 94

HOPEWELL TOWNSHIP
SANITARY SEWER DESIGN STANDARDS

Page 85 of 94

HOPEWELL TOWNSHIP
SANITARY SEWER DESIGN STANDARDS

Page 86 of 94

NO.	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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NO.	REVISION	DATE	CHKD
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

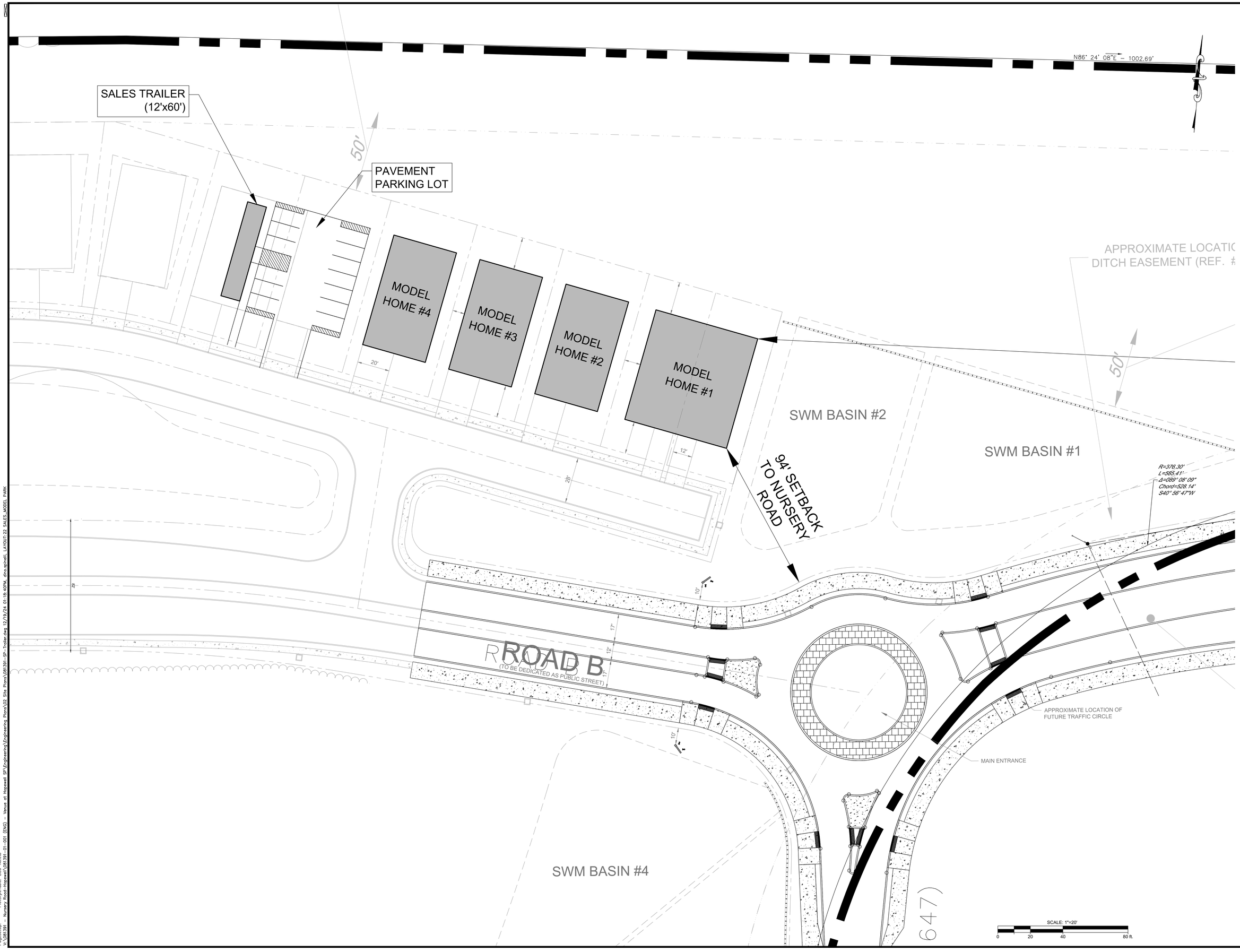
PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

HOPEWELL TOWNSHIP DETAILS

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

SHEET No. 21
OF H

V:\08139 - Nursery Roads-Hopewell\08139-01-001 (ENG) - Venue at Hopewell SP\Engineering Plans\03 WW Pump Station\4-e-08139-01-001-PSTA.dwg 12/19/24 03:29:34PM dino.spinelli LAYOUT: TOWNSHIP DETAILS



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2	REVISED PER TOWNSHIP COMMENTS	12/19/24	SAD	
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
SALES TRAILER AND
MODEL HOME PARK SITE PLAN
BLOCK 1.03, LOTS 15, 16.01, 16.02 & 16.05
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
22
OF

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CONSTRUCTION TRAILER
(13'-9"x64')

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

20'

28'

CRUSHED STONE
PARKING LOT

ROAD 7
(TO BE DEDICATED AS PUBLIC STREET)

S84° W –

S02° 19' 27"E – 100.53'

S02° 19' 27"E – 176.82'

10'

10'

10'

10'

LIMIT OF
GRADING

LIMIT OF
MILLING

SECONDARY ACCESS

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

N05° W –

50' WETLANDS BUFFER

WETLANDS 0.13 AC
(TO REMAIN)

S8 20"W 34'

LIMIT OF
MILLING

SCALE: 1"=20'
0 20 40 60 ft

EDGE OF PAVEMENT

	REVISION	DATE	DRWD
12			
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

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DATE: 8/6/2024
DRWD: SAD

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
CONSTRUCTION TRAILER
LOCATION PLAN - 1
BLOCK 1.03, LOT 70, 4&5 & 6
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
23A
OF

PageSetUp: ---- PlotStyleTable: BOC-NJ.ctb
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STREAM CORRIDOR 150' BUFFER LINE

CONSTRUCTION TRAILER
(13'-9"x68')

CRUSHED STONE
PARKING LOT

SWM BASIN #55

SWM BASIN #56

12'

SWM

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

SWM
BASIN
#52

SWM
BASIN #57

50'

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN
PIPE LINE COMPANY
(DB. 1217, PG. 70)

50'

28'

GAS-1

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

SWM
BASIN #53

SWM
BASIN #54

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

11'

SCALE: 1"=20'
0 20 40 80 ft.

12							
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7	REVISION					DATE	CHKD

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2	REVISED PER TOWNSHIP COMMENTS					12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW					09/19/24	SAD
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CHKD: SAD

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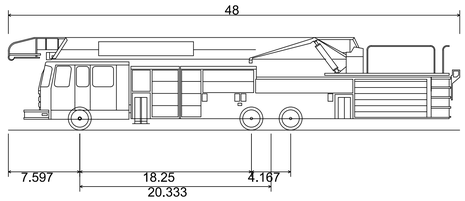
Phone: 732-665-5500
FAX: 732-665-5561
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No. 24GA28222600

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
CONSTRUCTION TRAILER
LOCATION PLAN - 2
BLOCK 41, LOTS 36.45, 44 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

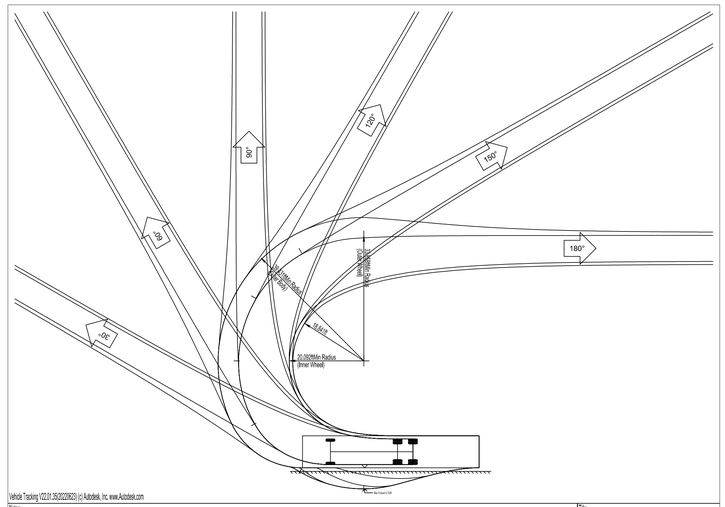
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23B
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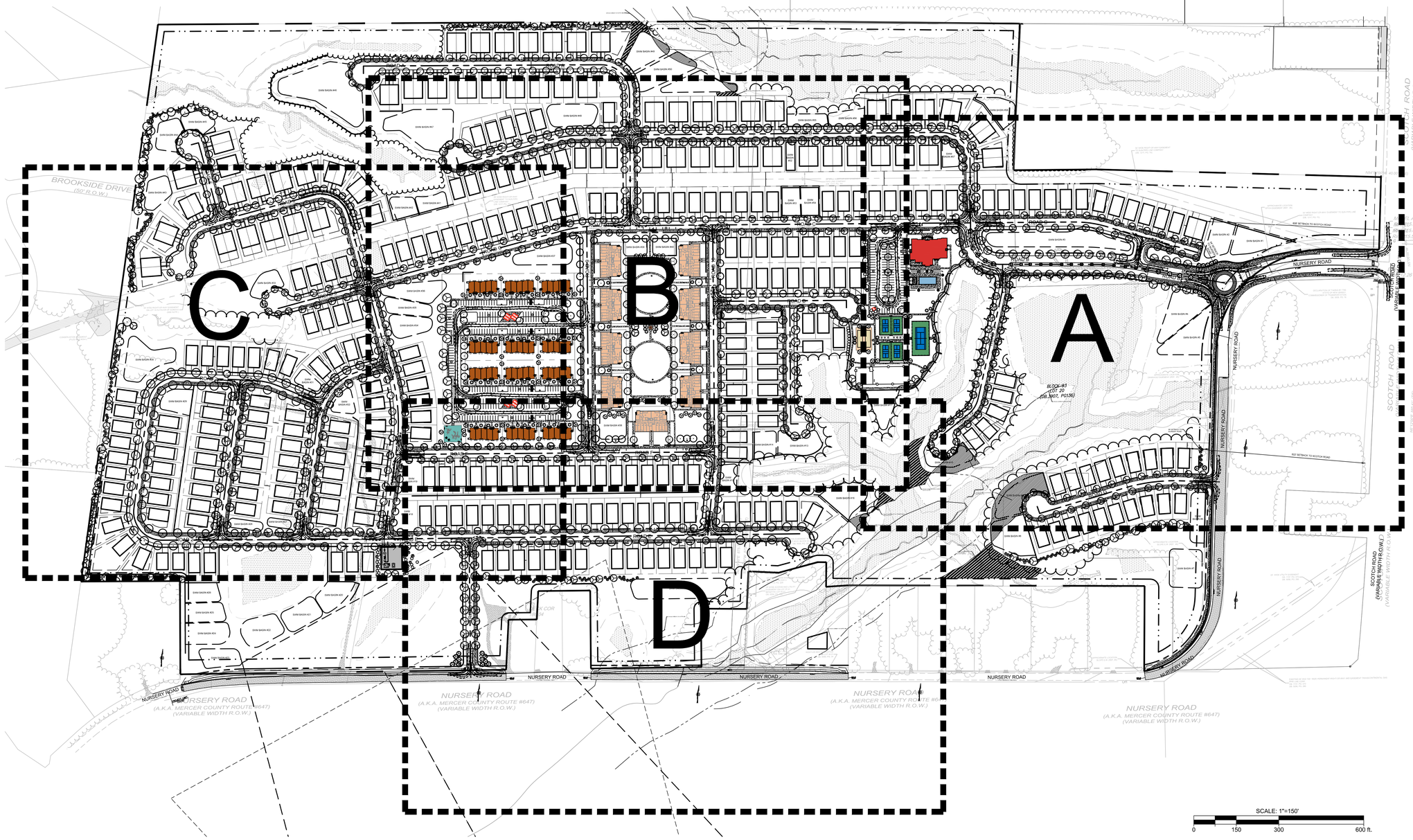
TOWER 51 HOPEWELL TOWNSHIP

Overall Length	48.000ft
Overall Width	8.700ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.687ft
Track Width	7.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



Notes:
Turn(s) based upon a design speed of 5.00mph.

Title:
TOWER 51 HOPEWELL TOWNSHIP



NO.	REVISION	DATE	CHKD
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

VENUE AT HOPEWELL

OVERALL FIRE TRUCK TURNING EXHIBIT

BLOCK 93, LOTS 51.01, 51.02, 51.03, 48 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
24
OF

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SWM BASIN #11
SWM BASIN #10
SWM BASIN #7
SWM BASIN #6
SWM BASIN #5
SWM BASIN #4
SWM BASIN #3
SWM BASIN #2
SWM BASIN #1
SWM BASIN #57
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
ROAD 12
ROAD 12
ROAD B
ROAD B
ROAD B
ROAD C
ROAD G
NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)
NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)
NURSERY ROAD
SCOTCH ROAD
(VARIABLE WIDTH R.O.W.)
SCOTCH ROAD
(VARIABLE WIDTH R.O.W.)
BLOCK 93
LOT 20
(DB. 3907, PG136)
622' SETBACK TO SCOTCH ROAD
608' SETBACK TO SCOTCH ROAD
69' SETBACK TO NURSERY ROAD
9' SETBACK TO NURSERY ROAD
APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)
APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)
APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)
50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)
50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)
DECLARATION OF TAKING BY THE COMMISSIONER OF TRANSPORTATION DB. 3938, PG. 16
PROJECT 69+51
SAWCUT
SAWCUT
R. 1000'
R. 1000'
R. 1000'

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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ROAD 6
ROAD 6
ROAD C
SWM BASIN #19
SWM BASIN #34
SWM BASIN #35
SWM BASIN #36
SWM BASIN #42
SWM BASIN #41
SWM BASIN #47
ROAD F
ROAD C
50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)
SWM BASIN #37
SWM BASIN #48
ROAD 9
ROAD 9
ROAD C
ROAD B
ROAD A
SWM BASIN #38
SWM BASIN #39
SWM BASIN #40
ROAD F
ROAD 10
ROAD 10
SWM BASIN #51
SWM BASIN #15
SWM BASIN #12
SWM BASIN #14
SWM BASIN #13
ROAD 11
ROAD D
ROAD C
SWM BASIN #53
SWM BASIN #54
SWM BASIN #52
ROAD B
SWM BASIN #55
SWM BASIN #56
50' WIDE ACCESS EASEMENT (IN FAVOR OF LOT 46, BLOCK 93 DB. 1519 PG. 229)
CONSERVATION EASEMENT ON LOT 45.01, BLOCK 93 (DB. 3324, PG. 2043)
50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE COMPANY (DB. 1217, PG. 70)
SWM BASIN #11
PICKLEBALL COURT (40'x84')
PICKLEBALL COURT (40'x84')
PICKLEBALL COURT (40'x84')
PICKLEBALL COURT (40'x84')

0 50 100 200 ft
SCALE: 1"=50'

SHEET No. 24B OF

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

FIRE TRUCK TURNING EXHIBIT

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

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Bowman

PROJ.: 081391-01-001
DATE: 11/13/2024
CHKD: SAD

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BROOKSIDE DRIVE
(50' R.O.W.)

CONSERVATION EASEMENT
(FILED MAP #341)

50' WIDE RIGHT-OF-WAY EASEMENT
ON LOT 19 IN FAVOR OF
(SEE NOTE)

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
ROAD C
ROAD E
ROAD F

SWM BASIN #18
SWM BASIN #19
SWM BASIN #24
SWM BASIN #27
SWM BASIN #28
SWM BASIN #29
SWM BASIN #30
SWM BASIN #31
SWM BASIN #32
SWM BASIN #33
SWM BASIN #35
SWM BASIN #36
SWM BASIN #37
SWM BASIN #41
SWM BASIN #42
SWM BASIN #43

50' WIDE RIGHT-OF-WAY
EASEMENT TO SUN PIPE
LINE COMPANY
(DB. 1217, PG. 19)

SCALE: 1"=50'
0
50
100
200 (ft)

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
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FIRE TRUCK TURNING EXHIBIT

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

SHEET No. 24C OF

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ROAD F
(TO BE DEDICATED AS PUBLIC STREET)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)

ROAD 7

ROAD 9

ROAD 10

SWM BASIN #38

SWM BASIN #19

SWM BASIN #18

SWM BASIN #15

SWM BASIN #14

SWM BASIN #13

SWM BASIN #11

SWM BASIN #16

SWM BASIN #17

CONSERVATION EASEMENT "E" ON LOT 45.01, BLOCK 93 DB. 5056, PG. 281

50' WIDE ACCESS EASEMENT IN FAVOR OF LOT 45, BLOCK 3 DB. 1519, PG. 229

25' WIDE ACCESS AND UTILITY EASEMENT ON LOT 37.01 BENEFITS LOT 45.01 DB. 5056, PG. 266

RIGHT-OF-WAY DEDICATION ON LOT 07.01 DB. 5088, PG. 34

RIGHT-OF-WAY DEDICATION ON LOT 45.01 DB. 5088, PG. 34

STREAM CORRIDOR 150' BUFFER LINE

STREAM CORRIDOR BUFFER COMPENSATION 7,834 SF (0.18 AC)

STREAM CORRIDOR BUFFER COMPENSATION 2,058 SF (0.05 AC)

STREAM CORRIDOR BUFFER REDUCTION 1,904 SF (0.04 AC)

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)

LIMIT OF MILLING

SAWCUT

NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)
(VARIABLE WIDTH R.O.W.)

SCALE: 1"=50'
0 50 100 200 ft

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