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)

LAYOUT & DIMENSIONS 4.2.25

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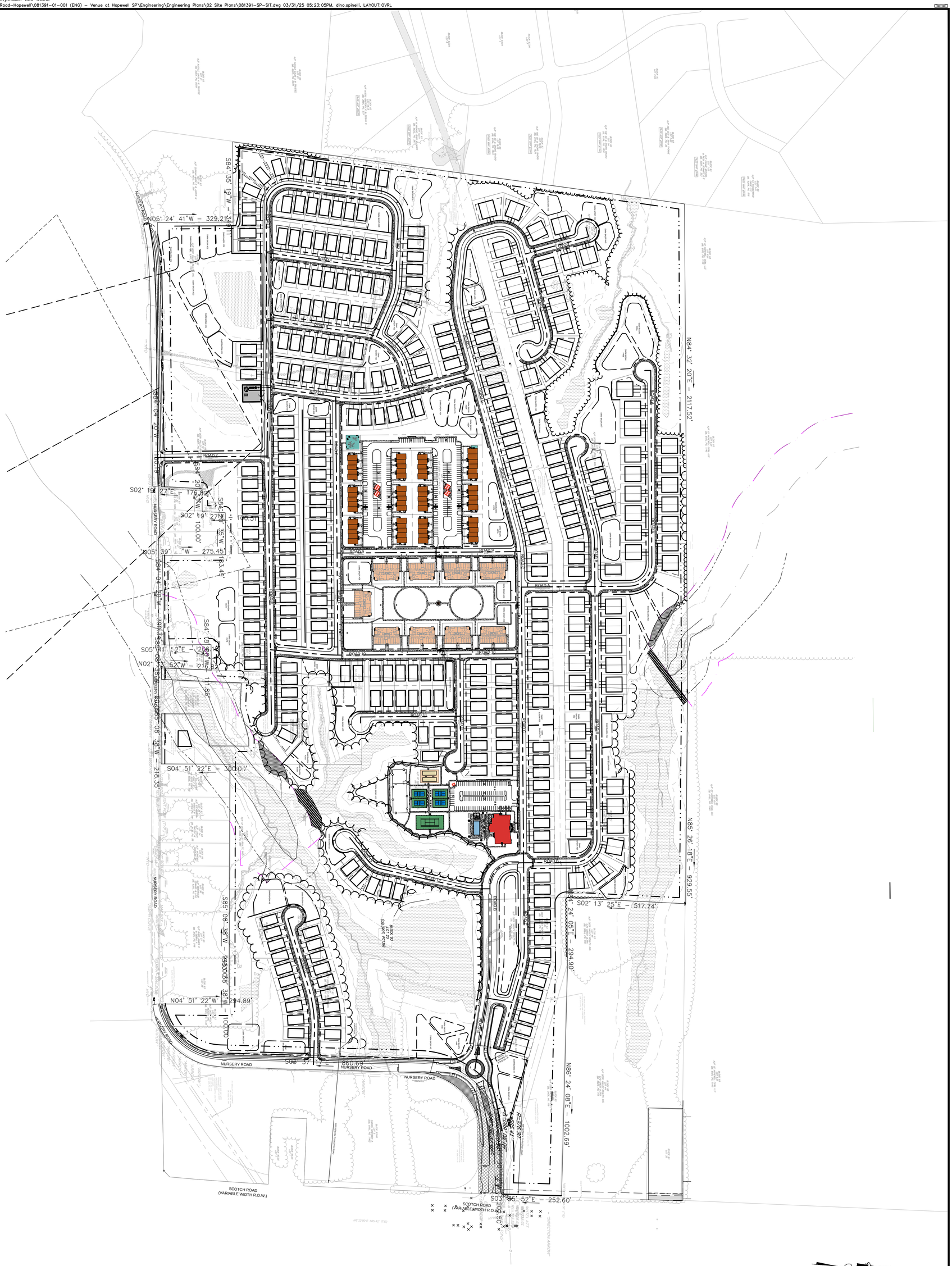

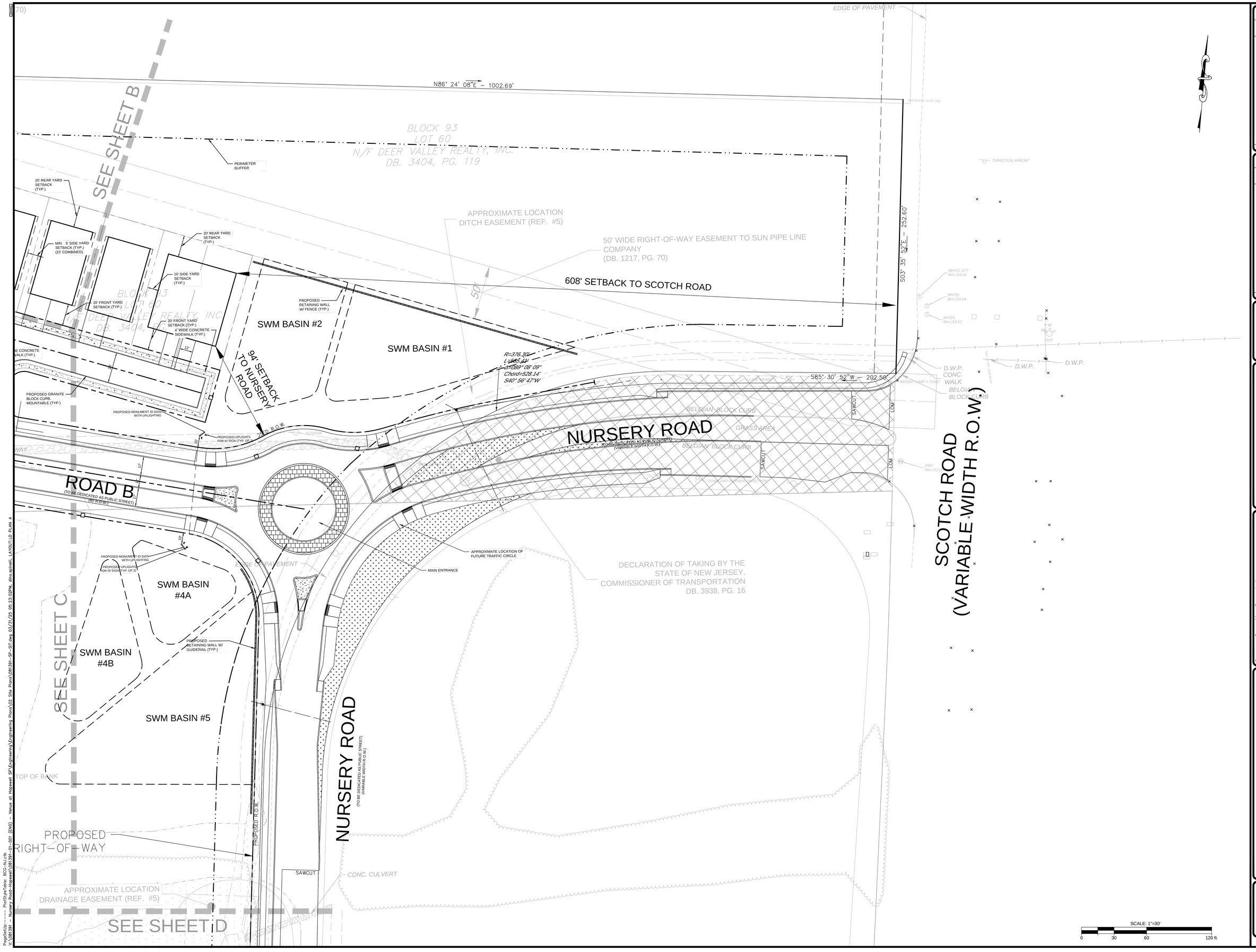

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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
	REVISION	DATE	DWN

PROJ. 08139.-01-001
DATE: 06/05/2024
CHKD. SAD

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NJ Authorization No. 24GA28000400
NJ Certificate of Authorization No. 24GA28022600

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

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

LAYOUT AND DIMENSIONING PLAN A

BLOCK 93, LOTS 19, 20, 45/53, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7A
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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N85° 26' 18"E – 929.55'

MON.

SEE SHEET E

WOOLSEY CREEK

PERIMETER BUFFER

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

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

WOOLSEY CREEK

PROPOSED RETAINING WALL W/ FENCE (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #58

S02° 13' 25"E – 517.74'

BLOCK 93
LOT 10
N/F DEER VALLEY REALTY, INC.
DB. 6330, PG. 884

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

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

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

SWM BASIN #57

PROPOSED RETAINING WALL W/ FENCE (TYP.)

N84° 24' 05"E – 294.90'

GAS

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

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

20' REAR YARD SETBACK (TYP.)

50'

SEE SHEET A

PERIMETER BUFFER

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

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' FRONT YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

CURB RAMP TYPE D (TYP.)

CURB RAMP TYPE E (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

20'

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' REAR YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

SEE SHEET C

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE E (TYP.)

CLUBHOUSE SIGN

R7-8 & R7-8P SIGNS

CLUBHOUSE

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

SWM BASIN #3

SCALE: 1"=30'

0 30 60 120 ft.

94' S
TO NUR
RO

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9	2/14/25	SAD	REVISED PER ENGINEERING REVIEW
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DATE: 08/29/2024
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NJ Certificate of Authorization No. 24GA28225600
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

SHEET No.
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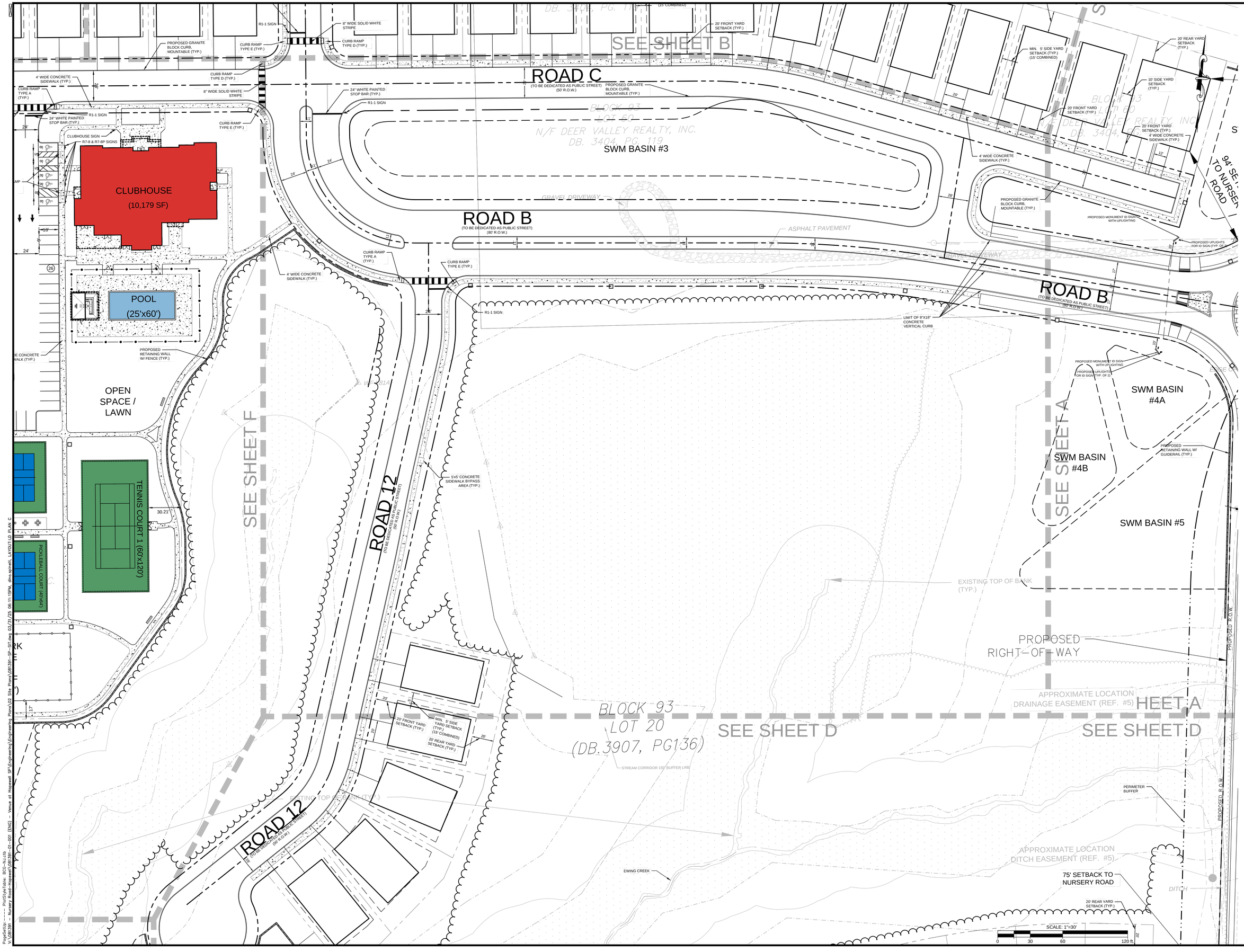

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LAYOUT AND DIMENSIONING PLAN C

BLOCK 93, 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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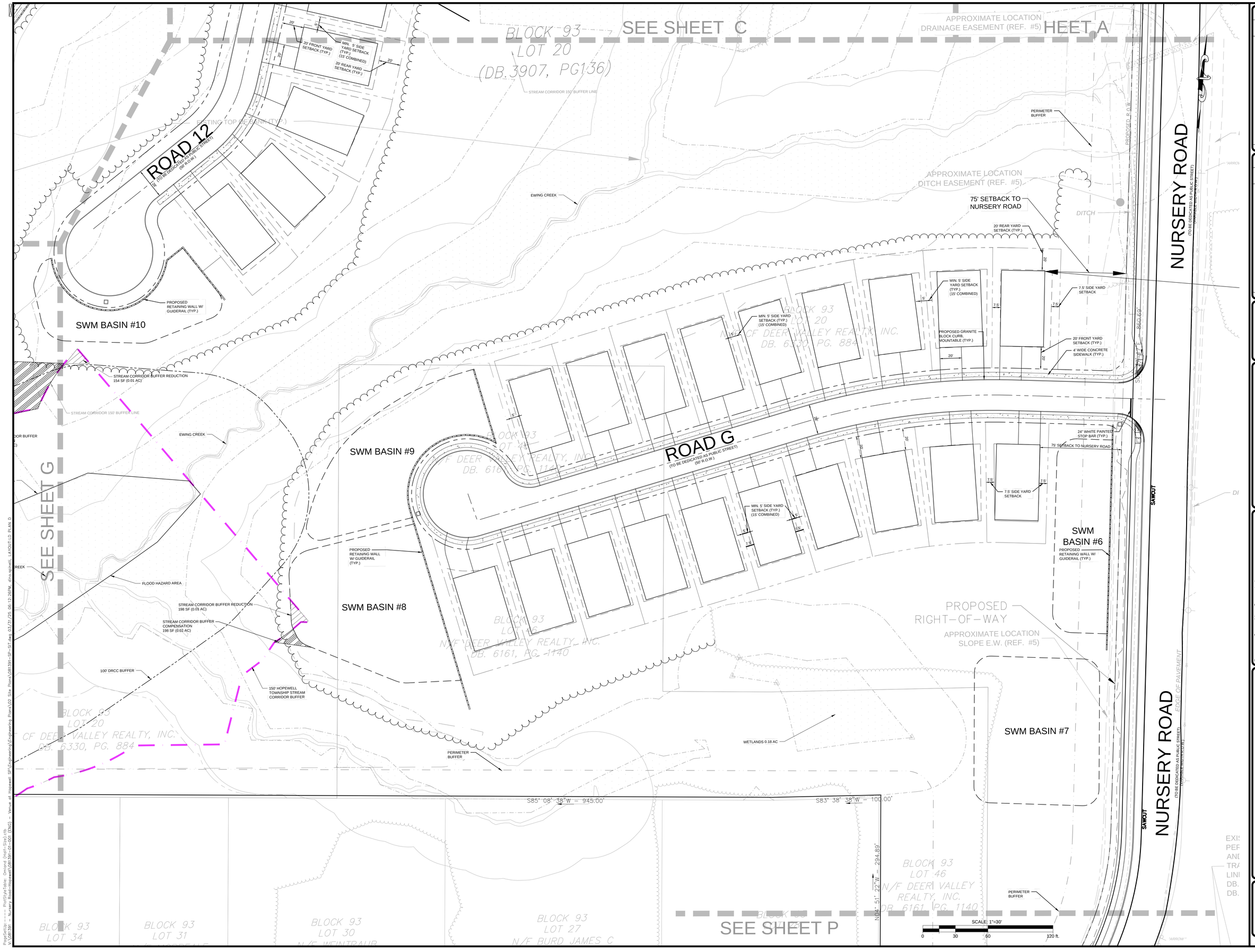

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN D

BLOCK 93, LOTS 19, 20, 46.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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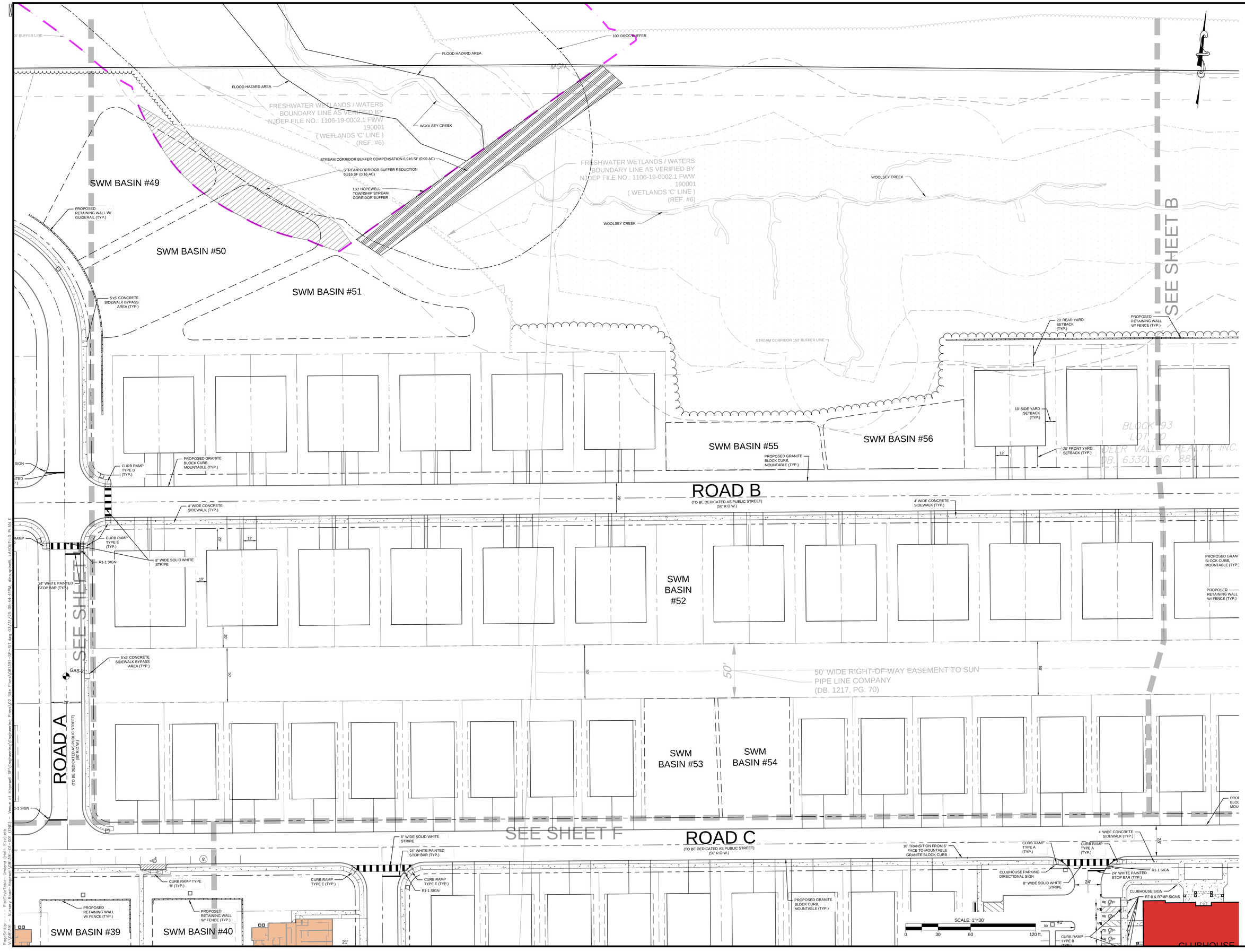

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

LAYOUT AND DIMENSIONING PLAN E

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

SHEET No.
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SEE SHEET E

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD D
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD 11
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

SEE SHEET I

SEE SHEET C

SEE SHEET G

SWM BASIN #40

SWM BASIN #12

SWM BASIN #11

SWM BASIN #14

SWM BASIN #13

CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

OPEN SPACE / LAWN

PICKLEBALL COURT (40'x64')

BOCCE BALL COURT 2

BOCCE BALL COURT 1

TENNIS COURT 1 (60'x120')

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

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

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

CURB RAMP TYPE 'B' (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

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

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE 'A' (TYP.)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

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

CLUBHOUSE PARKING DIRECTIONAL SIGN

CLUBHOUSE SIGN

R7-8 & R7-8P SIGNS

4' WIDE CONCRETE SIDEWALK (TYP.)

6' WIDE CONCRETE SIDEWALK (TYP.)

CBU CLUSTER MAILBOXES
30 TYPE III
18 PARCEL LOCKERS

20' REAR YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.)
(15' COMBINED)

20' FRONT YARD SETBACK (TYP.)

ELECTRONIC VEHICLE CHARGING STATION (TYP.)

BLOCK 93
LOT 19
VALLE REALTY, INC.
DB. 6537, PG. 1787

BLOCK 93
LOT 20
N/F OF DEEP VALLEY, INC.
DB. 6337, PG. 1787

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

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No. 24GA28232500
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

SHEET No.
7F
OF

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD F
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

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 #16A

SWM BASIN #16B

SWM BASIN #17A

SWM BASIN #17B

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 W/ FENCE (TYP.)

PROPOSED RETAINING WALL (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

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

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

20' REAR YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

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

BLOCK 93 LOT 45.01 N/F DEER VALLEY REALTY INC C/O CREST ULTRA DB. 3610, PG. 93 FILED MAP #3929

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

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

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

BLOCK 93 LOT 20 N/F CF DEER VALLEY DB. 6330, PG

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

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

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

S84° 18' 08"W – 141.85'

S04° 51' 22"E – 300.00'

BLOCK 93 LOT 42 DB. 4040, PG. 246

BLOCK 93 LOT 37.01 N/F LOMNICKI JESSICA Z & ZBIGNIEW DB. 5083, PG. 256

BLOCK 93 LOT 36 N/F GALLAGHER JOHN F III & SEITZ ERICA DB. 5925, PG. 218

BLOCK 93 LOT 35 N/F STEVENSON THOMAS P DB. 5765, PG. 43

BLOCK 93 LOT 34 N/F LYNCH TIMOTHY M DB. 6135, PG. 5

STREAM CORRIDOR 150' BUFFER LINE

PERIMETER BUFFER

FLOOD HAZARD AREA

EWING CREEK

STREAM CORRIDOR BUFFER COMPENSATION 8,790 SF (0.20 AC)

150' HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER

STREAM CORRIDOR BUFFER REDUCTION 8,636 SF (0.20 AC)

RIGHT-OF-WAY DEDICATION

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

LAYOUT AND DIMENSIONING PLAN G

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

SHEET No.
7G
OF

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)

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED SINGLE FAMILY SEMI-DETACHED DWELLINGS (TYP.)

10' REAR YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

12'

SWM BASIN #49

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

4' WIDE CONCRETE SIDEWALK (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

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

VM BASIN #46B

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

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #47

20' REAR YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

15'

BLOCK 193
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 178

SWM BASIN #48

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE D (TYP.)

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

20' FRONT YARD SETBACK (TYP.)

20'

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

JACOBS CREEK

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'

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

SEE SHEET I

SEE SHEET

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

GAS-2

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

R1-1 SIGN

SWM BASIN #42

SWM BASIN #41

PROPOSED RETAINING WALL W/ FENCE (TYP.)

24.00

24.00

20' REAR YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' FRONT YARD SETBACK (TYP.)

20'

GAS-3

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

SCALE: 1"=30'

0 30 60 120 ft.

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #39

SWM

ROAD C

4' WIDE CONCRETE SIDEWALK (TYP.)

DS 0.44 AC
LLED)

	DATE	DWN	REVISION
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	DATE	DWN	REVISION
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4	03/31/25	SAD	REVISED PER TOWNSHIP COMMENTS
3	2/14/25	SAD	REVISED PER ENGINEERING REVIEW
2	12/19/24	SAD	REVISED PER TOWNSHIP COMMENTS
1	09/10/24	SAD	REVISED PER PB COMPLETENESS REVIEW

PROJ. 081391-01-001
DATE: 06/05/2024
DWN: SAD
CHKD: SAD

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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 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7H
OF

PageSetUp:---- PlotStyleTable: BCG-NJ.ctb
A:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell\8\Engineering Plans\02 Site Plans\081391-SP-ST.dwg 03/31/25 08:15:09\N, dmcspinelli, LAYOUTFIELD PLAN H

SWM BASIN #42

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SEE SHEET

20' REAR YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' FRONT YARD SETBACK (TYP.)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

4' WIDE CONCRETE SIDEWALK (TYP.)

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

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

SWM BASIN #37B

SWM BASIN #37A

ROAD 9
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE 'B' (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #39

SWM BASIN #40

SWM BASIN #36B

SWM BASIN #36A

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #35

SWM BASIN #34

R7-8 & R7-8P SIGNS

BLOCK 9
LOT 19
N/F DEER VALLEY REALTY, INC.
(DB. 6367, PG. 187)

ELECTRONIC VEHICLE CHARGING STATION (TYP.)

CBU CLUSTER MAILBOXES
7 TYPE III
1 TYPE I
4 PARCEL LOCKERS

ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

CURB RAMP TYPE 'B' (TYP.)

CURB RAMP TYPE 'A' (TYP.)

SEE SHEET F

SWM BASIN #38

FRAME SHED

ABOVE GROUND OIL TANK

SCALE: 1"=30'

0 30 60 120 ft.

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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
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

LAYOUT AND DIMENSIONING PLAN I

BLOCK 9.03, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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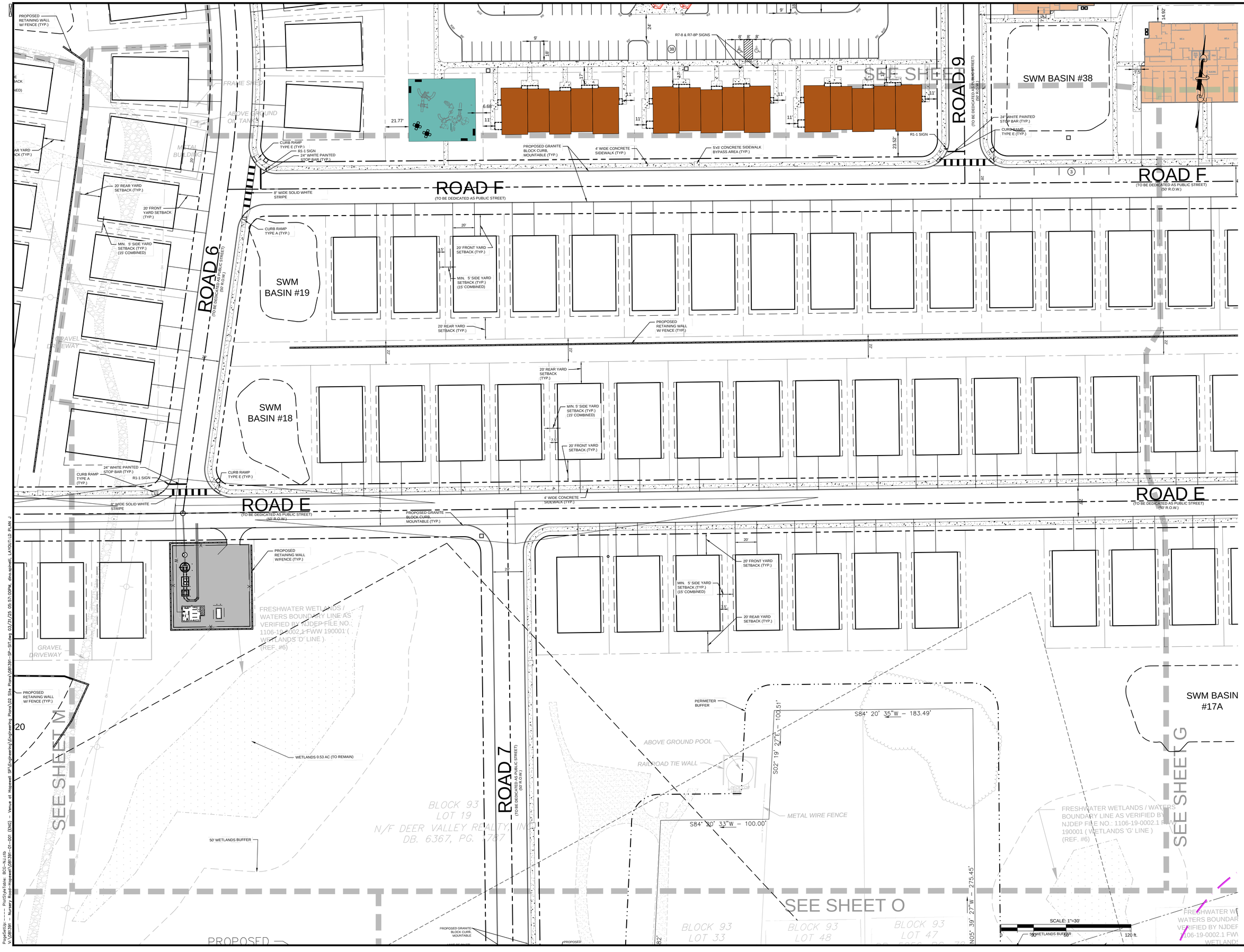
OF



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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
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	REVISION	DATE	DWN

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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

LAYOUT AND DIMENSIONING PLAN J

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

SHEET No. 7J
OF

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FILED MAP #3196

YVONNE

NG XIAOXU
1634

3341

N84° 32' 20"E – 2117.52'

PERIMETER 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)

FRESHWATER BOUNDARY LIN FILE NO.: 1106- WETLANDS 'Y' (REF. #6)

EXISTING STREAM

JACOBS CREEK

ROAD A
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

SWM BASIN #46A

SWM BASIN #46B

PROPOSED RETAINING WALL W/ FENCE (TYP.)

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

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

SWM BASIN #45

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #44

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY INC
DB. 6367 PG. 78

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

50' WETLANDS BUFFER

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

WETLANDS 0.13 AC (TO BE FILLED)

20' REAR YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

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

SEE SHEET H

ROAD 1
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

SWM BASIN #43

8" WIDE SOLID WHITE STRIPE

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

ROAD 3
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

CHAIN LINK FENCE

20' FRONT YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

SWM BASIN

SEE SHEET L

GAS-3

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

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7	REVISION	DATE	CHKD

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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/19/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
	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

LAYOUT AND DIMENSIONING PLAN K

BLOCK 93, LOTS 19, 20, 46.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7K
OF

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SEE SHEET K

SEE SHEET M

SEE SHEET L

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD C (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

SWM BASIN #33

SWM BASIN #30

SWM BASIN #29

SWM BASIN #31

SWM BASIN #32

SWM BA

SWM I

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. 1206-19-0002.3 FWW 190001 (WETLANDS LINE) (REF. #6)

WETLANDS 0.44 AC (TO BE FILLED)

BLOCK 93 LOT 15 W/F DEER VALLEY REALTY, INC. DB. 6367, PG. 1787

CHAIN LINK FENCE

GRAVEL DRIVEWAY

HORSE TRAILER

FRAME SHED

ABOVE GROUND OIL TANK

GAS-3

GAS-4

8" WIDE SOLID WHITE STRIPE

CURB RAMP TYPE E (TYP.)

CONCRETE SIDEWALK (TYP.)

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

10' SIDE YARD SETBACK (TYP.)

20' FRONT YARD SETBACK (TYP.)

20' REAR YARD SETBACK (TYP.)

PROPOSED GRANITE BLOCK CURB MOUNTABLE (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

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

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

CURB RAMP TYPE A (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

R1-1 SIGN CURB RAMP TYPE D (TYP.)

SCALE: 1"=30'

0 30 60 120 ft.

REVISION			
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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/19/24	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

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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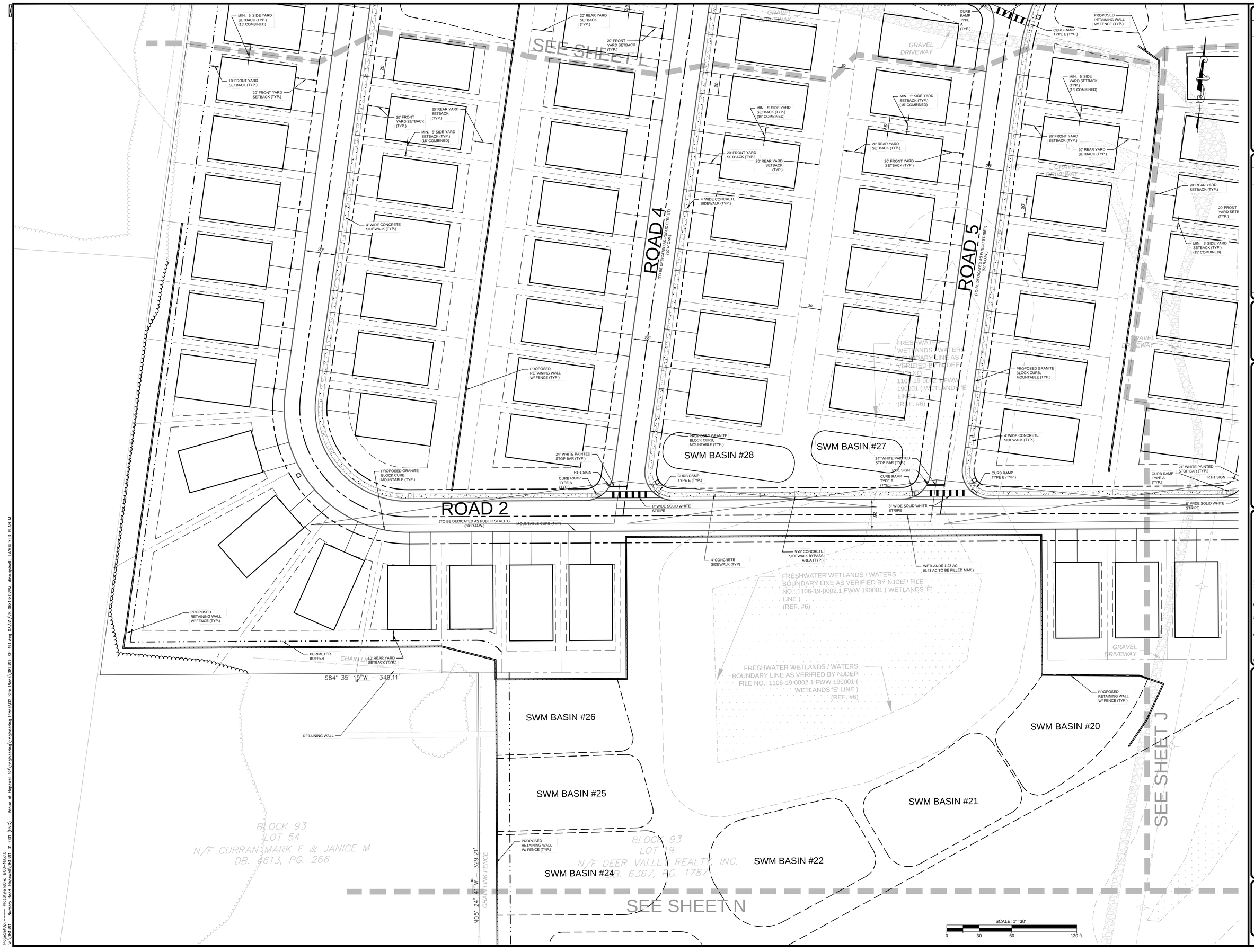

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN M

BLOCK 93, LOTS 19, 20, 45/53, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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SEE SHEET M

SWM BASIN #24

SWM BASIN #23

N05° 24' 41"W – 3

CHAIN LINK FE

PROPOSED RIGHT–OF–WAY

ASPHALT DRIVEWAY

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)

DITCH

PROPOSED R.O.W.

LIMIT OF GRADING

EDGE OF PAVEMENT

GUY WIRE

65539 HW

S84° 04' 20"W – 1150.19'

SAWCUT

DITCH

CONC. HEADWALL

CONC. PAD

HYD

"DEER CROSSING"

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)

(VARIABLE WIDTH R.O.W.)

LIMIT OF MILLING

SEE SHEET O

SEE SHEET J

SEE SHEET G

BLOCK 93
LOT 33
DB. 6133, PG. 1004

BLOCK 93
LOT 48
DB. 3716, PG. 70

BLOCK 93
LOT 47
DB. 5856, PG. 78

S02° 19' 27"E – 176.82'

N05° 39' 27"W – 275.45'

S05° 41' 52"E – 206.15'

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)

PROPOSED MONUMENT ID SIGN WITH UPLIGHTING

PROPOSED UPLIGHTS FOR ID SIGN (TYP. OF 2)

DITCH

LIMIT OF GRADING

ASPHALT DRIVEWAY

STONE DRIVEWAY

LIGHT POLE

MAILBOX

62315 HW

64005 HW

ASPHALT DRIVEWAY

50' WETLANDS BUFFER

WETLANDS 0.13 AC (TO REMAIN)

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

PROPOSED RIGHT–OF–WAY

CONC. HEADWALL

METAL GUIDE RAIL

FLOOD HAZARD AREA

EWING CREEK

PROPOSED R.O.W.

S84° 04' 20"W – 390.34'

FLOOD HAZARD AREA

S84° 04' 20"W – 1150.19'

SECONDARY ACCESS

"DEER SIGN"

LIMIT OF MILLING

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)

(VARIABLE WIDTH R.O.W.)

65443 HW

HYD

EDGE OF PAVEMENT

EDGE OF PAVEMENT

EDGE OF PAVEMENT

"BUS STOP"

METAL GUIDE RAIL

RIP-RAP AREA

SEE SHEET N

SEE SHEET D

BLOCK 93
LOT 28

N04° 51'

REALTY, INC.
DB. 6161, PG. 1140

PERIMETER BUFFER

EDGE OF PAVEMENT

"ARROW"

PROPOSED R.O.W.

LIMIT OF GRADING

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

ASPHALT DRIVEWAY

MAILBOX

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)

(VARIABLE WIDTH R.O.W.)

LIMIT OF MILLING

EDGE OF PAVEMENT

CONC. PAD

HYD

SCALE: 1"=30'

0 30 60 120 ft.

No.	DATE	DRWN	REVISION
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4	03/31/25	SAD	REVISED PER TOWNSHIP COMMENTS
3	2/14/25	SAD	REVISED PER ENGINEERING REVIEW
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN N, O & P

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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