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)

UTILITY PLAN 10/10/25

PageSetUp: ---- PlotStyleTable: Omland (Half-Size).ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 03:29:48PM, jroes, LAYOUT: OVRL

XREFs: 081391-SP-TMS.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-Streets 2-13.dwg



SHEET No. 11 OF

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

VENUE AT HOPEWELL

OVERALL UTILITY PLAN

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

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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 FOR THIS 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 OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2025 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED

	REVISION	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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
12			
11			
10			
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:16:16PM, sdelany, LAYOUT:UT PLAN A
XREFS: 081391-SP-TMSTR.dwg
081391_XS-sss.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET C

SEE SHEET B

SEE SHEET D

50' RIPARIAN BUFFER
PROPOSED
RIGHT-OF-WAY

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

PROPOSED R.O.W.

ROAD B
(50' R.O.W. AS SHOWN ON APPROVED SUBDIVISION PLAN)

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)
(VARIABLE WIDTH R.O.W.)

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

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

608' SETBACK TO SCOTCH ROAD

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #5)

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

SETBACK TO NURSERY ROAD

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

BLOCK 93
LOT 20
N/F DEER VALLEY REALTY, INC.
DB. 3404, PG. 119

N86° 24' 08"E – 1002.69'

S03° 35' 52"E – 252.60'

S05° 30' 52"W – 290.32'

MEET EXISTING RAMP

EDGE OF PAVEMENT

APPROXIMATE LOCATION OF FUTURE TRAFFIC CIRCLE

MAIN ENTRANCE

RECORDED CENTER LINE RADIUS POINT

PROPOSED CENTER LINE RADIUS POINT

BELGIAN BLOCK CURB

SAWCUT

LOM

MAINTAIN EX. CULVERT

MAINTAIN EX. UTILITY POLE

RELOCATE UTILITY POLE TO +/- 33' FROM EX. POLE

CONSTRUCT SHARED USE PATH:
HMA 9.5M64 SURFACE COURSE, 1½" THICK
HMA 19M64 BASE COURSE, 2½" THICK
DENSE GRADED AGGREGATE, 4" THICK

CONSTRUCT 18" CONCRETE VERTICAL CURB

CONSTRUCT RAMP DOWN FOR BICYCLES

CONSTRUCT 9' CONCRETE SIDEWALK

CONSTRUCT 6' CONCRETE SIDEWALK

CONSTRUCT 4' CONCRETE SIDEWALK

CONSTRUCT 4' CONCRETE WALK

CONSTRUCT 6' CONCRETE WALK

CONSTRUCT 8' CONCRETE WALK

CONSTRUCT 10' CONCRETE WALK

CONSTRUCT 12' CONCRETE WALK

CONSTRUCT 15' CONCRETE WALK

CONSTRUCT 18' CONCRETE WALK

CONSTRUCT 20' CONCRETE WALK

CONSTRUCT 24' CONCRETE WALK

CONSTRUCT 30' CONCRETE WALK

CONSTRUCT 36' CONCRETE WALK

CONSTRUCT 42' CONCRETE WALK

CONSTRUCT 48' CONCRETE WALK

CONSTRUCT 54' CONCRETE WALK

CONSTRUCT 60' CONCRETE WALK

CONSTRUCT 66' CONCRETE WALK

CONSTRUCT 72' CONCRETE WALK

CONSTRUCT 78' CONCRETE WALK

CONSTRUCT

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:17:22PM, sdelany, LAYOUT:UT PLAN B
XREFS: 081391-SP-TMSTR.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg

SEE SHEET E

SEE SHEET B

50' RIPARIAN BUFFER

N85° 26' 18"E - 929.55'

WOOLSEY CREEK

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

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

69 L.F. 30" RCP @ 0.44%

278 L.F. 8" PVC @ 0.38%

28 L.F. 15" RCP @ 0.50%

45 L.F. 8" PVC @ 2.67%

195 L.F. 36" RCP @ 1.12%

60 L.F. 36" RCP @ 1.12%

81 L.F. 36" RCP @ 1.12%

S02° 13' 25"E - 517.74'

N84° 24' 05"E - 294.90'

245 L.F. 8" PVC @ 4.00%

111 L.F. 8" PVC @ 0.40%

327 L.F. 12" HP RP @ 0.12%

281 L.F. 8" PVC @ 0.40%

111 L.F. 8" PVC @ 0.40%

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

EXISTING TOP OF BANK (TYP.)

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

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

BLOCK 93
LOT 60
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 115

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 119

BLOCK 93
LOT 20
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 119

BLOCK 93
LOT 45.01
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 119

BLOCK 93
LOT 46
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 119

BLOCK 93
LOT 60.03
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 119

SHEET No. 11B OF

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

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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 OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2025 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED

	REVISION	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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
12			
11			
10			
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

	DATE	CHKD
12		
11		
10	10/10/25	SAD
9	9/30/25	SAD
8	9/11/25	SAD
7	REVISED PER ENGINEERING COMMENTS	
6	REVISED PER ENGINEERING COMMENTS	08/15/25 SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25 SAD
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

PROJ. 08139-01-001
DWG. 08139-01-C01
CHKD. SAD

THIS DRAWING AND ALL INFORMATION CONTAINED HEREON IS THE PROPERTY OF THE WORK WAS CONTRACTED OR TO WHOM IT WAS CERTIFIED. IT MAY NOT BE COPIED, RELEASED, REVISED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD. © BOWMAN CONSULTING GROUP LTD. ALL RIGHTS RESERVED

Bowman

Bowman Consulting Group Ltd
Bowman Consulting
Freehold, New Jersey 07728
Phone: 732-865-5000
FAX: 732-865-5001
NJ Certificate of Authorization No. 24GA28222900
E-mail: NJ@Bowman.com
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

UTILITY PLAN C

BLOCK 93, LOTS 19, 20, 45.01, 46 & 89
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 (PV Engineering)\Engineering Plans\02 Site Plans\08139-PP-UTP.dwg 10/17/25 08:18:01PM, sdelany, LAYOUT:UT 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-UTP.dwg 10/13/25 06:18:34PM, sdelany, LAYOUT:UT PLAN D
XREFS: 081391-SP-INSTR.dwg
081391_XbaseA.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

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

ROAD 12
ROAD G
NURSERY ROAD
NURSERY ROAD
SAWCUT
SAWCUT
PROPOSED R.O.W.
EDGE OF PAVEMENT
50' WETLANDS BUFFER
50' RIPARIAN BUFFER
50' WETLANDS BUFFER
50' WETLANDS BUFFER
50' WETLANDS BUFFER
50' WETLANDS BUFFER
50' WETLANDS BUFFER
50' WETLANDS BUFFER
50' RIPARIAN BUFFER
WETLANDS LINE
APPROXIMATE LOCATION OF TOP OF BANK (TYP.)
APPROXIMATE LOCATION OF TOP OF BANK (TYP.)
APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)
APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)
75' SETBACK TO NURSERY ROAD
75' SETBACK TO NURSERY ROAD
EVANS CREEK
EVANS CREEK
STREAM CORRIDOR BUFFER REDUCTION
STREAM CORRIDOR BUFFER REDUCTION
100' DRCC BUFFER
FLOOD HAZARD AREA
HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER
HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER
STREAM CORRIDOR BUFFER 198 SF (0.00 AC)
STREAM CORRIDOR BUFFER REDUCTION 198 SF (0.00 AC)
PROPOSED SHARED USE PATH
PROPOSED SHARED USE PATH
CONSTRUCT SHARED USE PATH: HMA 9.5M64 SURFACE COURSE, 1½" THICK HMA 19M64 BASE COURSE, 2½" THICK DENSE GRADED AGGREGATE, 4" THICK
CONSTRUCT SHARED USE PATH: HMA 9.5M64 SURFACE COURSE, 1½" THICK HMA 19M64 BASE COURSE, 2½" THICK DENSE GRADED AGGREGATE, 4" THICK
CONSTRUCT CONCRETE SIDEWALK, VERTICAL CURB & CONCRETE CURB RAMP, TYPE 3 DETECTABLE WARNING SURFACE
CONSTRUCT CONCRETE SIDEWALK, VERTICAL CURB & CONCRETE CURB RAMP, TYPE 3 DETECTABLE WARNING SURFACE
CONSTRUCT SHARED USE PATH: 4" THICK HMA 9.5M64 SURFACE COURSE, 1½" THICK DENSE GRADED AGGREGATE, 4" THICK
CONSTRUCT SHARED USE PATH: 4" THICK HMA 9.5M64 SURFACE COURSE, 1½" THICK DENSE GRADED AGGREGATE, 4" THICK
6" WATER VALVE
6" WATER VALVE
6" WATER VALVE

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:19:10PM, sdelany, LAYOUT:UT PLAN E
XREFS: 081391-SP-MSTR.dwg
081391_XbaseA.dwg
081391_PBASE.dwg
081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

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

ROAD B
(TO BE DEDICATED AS PUBLIC STREET)

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

SEE SHEET E
SEE SHEET B

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP LOI NO. 1998 1 0003.1 FWW 190001 (WETLANDS 'C' LINE) (REF. #6)

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

50' RIPARIAN BUFFER

EXISTING TOP OF BANK (TYP.)

WOOLSEY CREEK

FLOOD HAZARD AREA

100' DRCC BUFFER

STREAM CORRIDOR BUFFER

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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

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

UTILITY PLAN E

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

SHEET No. 11E OF

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 OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2025 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED

No.	REVISION	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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

No.	REVISION	DATE	CHKD
12			
11			
10			
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

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

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
Freehold, New Jersey 07728
Phone: 732-665-6500
FAX: 732-665-6501
Contact@BowmanConsulting.com
NJ Certificate of Authorization No. 24GA28222600

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

Bowman

P:\01_081391-01-001 CHKD: SAD DATE: 08/25/2024

© 2025 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED
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. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BOWMAN FOR ANY OTHER PURPOSE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOWMAN. DISTRIBUTED OR RELEASED ELECTRONICALLY FOR THE CONVENIENCE OF THE USER. UPON ANY CHANGE IN THE ORIGINAL DATA, THE USER AGREES TO HOLD BOWMAN HARMLESS FOR ANY ERRORS OR OMISSIONS WHICH MAY ARISE AS A RESULT OF THE CHANGE.

REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3 REVISED PER ENGINEERING REVIEW	2/14/25	SAD
4 REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
5 REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
6 REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
7 REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
8 REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
9 REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
10		
11		
12		

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

PageSetup: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:19:45PM, sdelany, LAYOUT: UTILITY PLAN F

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:20:22PM, sdelany, LAYOUT:UT PLAN G
XREFS: 081391-SP-INSTR.dwg
081391_PBASE.dwg
081391_Xbase.dwg
081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg

SEE SHEET F
SEE SHEET G
SEE SHEET G
SEE SHEET O
SEE SHEET G
SEE SHEET D

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

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

ROAD 10
(50' R.O.W.)

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

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

50' WETLANDS BUFFER

50' RIPARIAN BUFFER TYP.
TO BE VERIFIED BY NJDEP

STREAM CORRIDOR BUFFER

S84° 18' 08"W - 1400.00'

S04° 51' 22"E - 206.15'

S04° 51' 22"E - 300.00'

BLOCK 93
LOT 37.01
N/F LOMNICKI
JESSICA L & ZBIGNIEW
DB. 5083, PG. 2

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

BLOCK 93
LOT 35
N/F STEVENSON
THOMAS P
DB. 6765, PG. 43

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

BLOCK 93
LOT 45.01
N/F HOPEWELL
TOWNSHIP
DB. 5056, PG. 1

BLOCK 93
LOT 45.01
N/F HOPEWELL
TOWNSHIP
DB. 5056, PG. 1

BLOCK 3
LOT 45.01
N/F HOPEWELL
TOWNSHIP
DB. 5056, PG. 1

50' WIDE ACCESS EASEMENT IN FAVOR OF LOT 45.01, BLOCK 3 DB. 1519, PG. 229

25' WIDE ACCESS AND UTILITY EASEMENT IN FAVOR OF LOT 45.01 BLOCK 93 DB. 5056, PG. 1

CONSERVATION EASEMENT IN FAVOR OF LOT 45.01, BLOCK 93 DB. 5056, PG. 1

NOT PROVIDED BY WF-L6170

FLOOD HAZARD AREA

EWING CREEK

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

SHEET No. 11G OF

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

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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 OTHER PURPOSE WITHOUT THE EXPRESSED CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2025 BOWMAN CONSULTING GROUP, LTD
ALL RIGHTS RESERVED.

No.	REVISION	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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
12			
11			
10			
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

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

VENUE AT HOPEWELL

UTILITY PLAN H

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 11H OF

Bowman Consulting Group Ltd
3 Paragon Way, Suite 110
Freehold, New Jersey 07728
Phone: 732-665-6000
FAX: 732-665-6001
Comments@BowmanConsulting.com
NJ Certificate of Authorization No. 24GA28222600

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

e-mail: NJ@bowman.com

Bowman

P20_081391-01-001
DATE: 06/25/2024
CHKD: SAD

	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
6	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
10			
11			
12			

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. USE BY ANY OTHER PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD. UPON ANY SUCH UNAUTHORIZED USE, BOWMAN CONSULTING GROUP, LTD. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THE INSTRUMENT OF SERVICE. © 2025 BOWMAN CONSULTING GROUP, LTD. ALL RIGHTS RESERVED

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

PageSetup: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:21:04PM sdelany LAYOUT: UT PLAN H

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:22:07PM, sdelany, LAYOUT:UT PLAN I
XREFS: 081391-SP-TMSTR.dwg
081391_PBASE.dwg
081391_Xbase.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

ROAD 6
ROAD 9
ROAD C
SEE SHEET I
SEE SHEET F
SEE SHEET H
SEE SHEET I
SEE SHEET F
FRESHWATER WETLANDS BUFFER
LIMITS VERIFIED BY NJDEP LETTER DATED 1/16/2025 FWW 190001 (WETLANDS KEEP #6)
50' WETLANDS BUFFER
DB 12177, PG 1
LOT 19
LOT 20
PROPOSED 24' WIDE ACCESS EASEMENT
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)
12" DIP WATER MAIN
6" WATER VALVE
FIRE HYDRANT
SCALE 1"=30'
63 L.F. 15" RCP @ 1.51%
63 L.F. 15" RCP @ 1.50%
71 L.F. 15" RCP @ 1.90%
124 L.F. 15" RCP @ 1.92%
432 L.F. 24" RCP @ 1.60%
304 L.F. 8" PVC @ 0.75%
246 L.F. 15" RCP @ 0.71%
285 L.F. 18" RCP @ 0.61%
194 L.F. 8" PVC @ 0.61%
105 L.F. 18" RCP @ 0.71%
60 L.F. 36" RCP @ 0.00%
121 L.F. 18" RCP @ 1.04%
103 L.F. 18" RCP @ 3.70%
205 L.F. 42" RCP @ 0.23%
123 L.F. 42" RCP @ 0.33%
163 L.F. 18" RCP @ 4.76%
45 L.F. 15" RCP @ 5.91%
31 L.F. 15" RCP @ 2.04%
28 L.F. 15" RCP @ 2.00%
36 L.F. 15" RCP @ 2.00%
26 L.F. 15" RCP @ 2.04%
28 L.F. 15" RCP @ 1.04%
28 L.F. 15" RCP @ 0.39%
28 L.F. 15" RCP @ 1.00%
28 L.F. 15" RCP @ 1.94%
28 L.F. 15" RCP @ 1.12%
28 L.F. 15" RCP @ 0.77%
28 L.F. 15" RCP @ 0.50%
28 L.F. 15" RCP @ 0.52%
28 L.F. 15" RCP @ 0.49%
28 L.F. 15" RCP @ 0.50%
28 L.F. 15" RCP @ 0.50%
28 L.F. 15" RCP @ 0.50

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

Bowman Consulting Group Ltd
3 Paragon Way, Suite 110
Freehold, New Jersey 07728
Phone: 732-665-6000
FAX: 732-665-6001
Northern.com
E-mail: NJ@bowman.com
NJ Certificate of Authorization No. 24GA28222600

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

Bowman

P20_0.081391.01-001
DATE: 06/25/2024
CHKD: SAD

THE DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZATION FOR USE ONLY FOR THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. ANY OTHER USE OR REUSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD. UPON FOR ANY OTHER PURPOSE SHALL BE AT THE PARTY'S OWN RISK AND BOWMAN CONSULTING GROUP LTD. HEREBY DISCLAIMED. ON RELEASED PLANS, ALL RIGHTS RESERVED.

© 2025 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED

REVISION	DATE	CHKD
1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2 REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3 REVISED PER ENGINEERING REVIEW	2/14/25	SAD
4 REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
5 REVISED PER ENGINEERING COMMENTS	06/19/25	SAD
6 REVISED PER ENGINEERING COMMENTS	08/19/25	SAD
7 REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
8 REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
9 REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
10		
11		
12		

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

PageSetup: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 – Nursery Road-Hopewell\081391-01-001 (ENG) – Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:22:42PM, adelany, LAYOUT: UTILITY 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-UTP.dwg 10/13/25 06:23:31PM, sdelany, LAYOUT:UT PLAN K

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



SHEET No. 11K OF

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 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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 OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD. © 2025 BOWMAN CONSULTING GROUP LTD. ALL RIGHTS RESERVED

	REVISION	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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
12			
11			
10			
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:24:07PM, sdelany, LAYOUT:UT PLAN L

XREFS: 081391-SP-INSTR.dwg
081391_XbaseA.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET K

SEE SHEET L

SEE SHEET M

SEE SHEET J

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6

50' RIPARIAN BUFFER

EXISTING 60 FOOT GAS MAIN EASEMENT

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

CHAIN LINK FENCE

GRAVEL DRIVEWAY

WETLANDS 0.44 AC (TO BE FILLED)

TOP OF GAS PIPE 189.66 BOTTOM OF GAS PIPE 189.66 TOP OF WATER MAIN 189.66

6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD	12			
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD	11			
4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD	10			
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD	9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD	8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD	7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
	REVISION	DATE	CHK'D		REVISION	DATE	CHK'D

SHEET No. 11L OF

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

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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

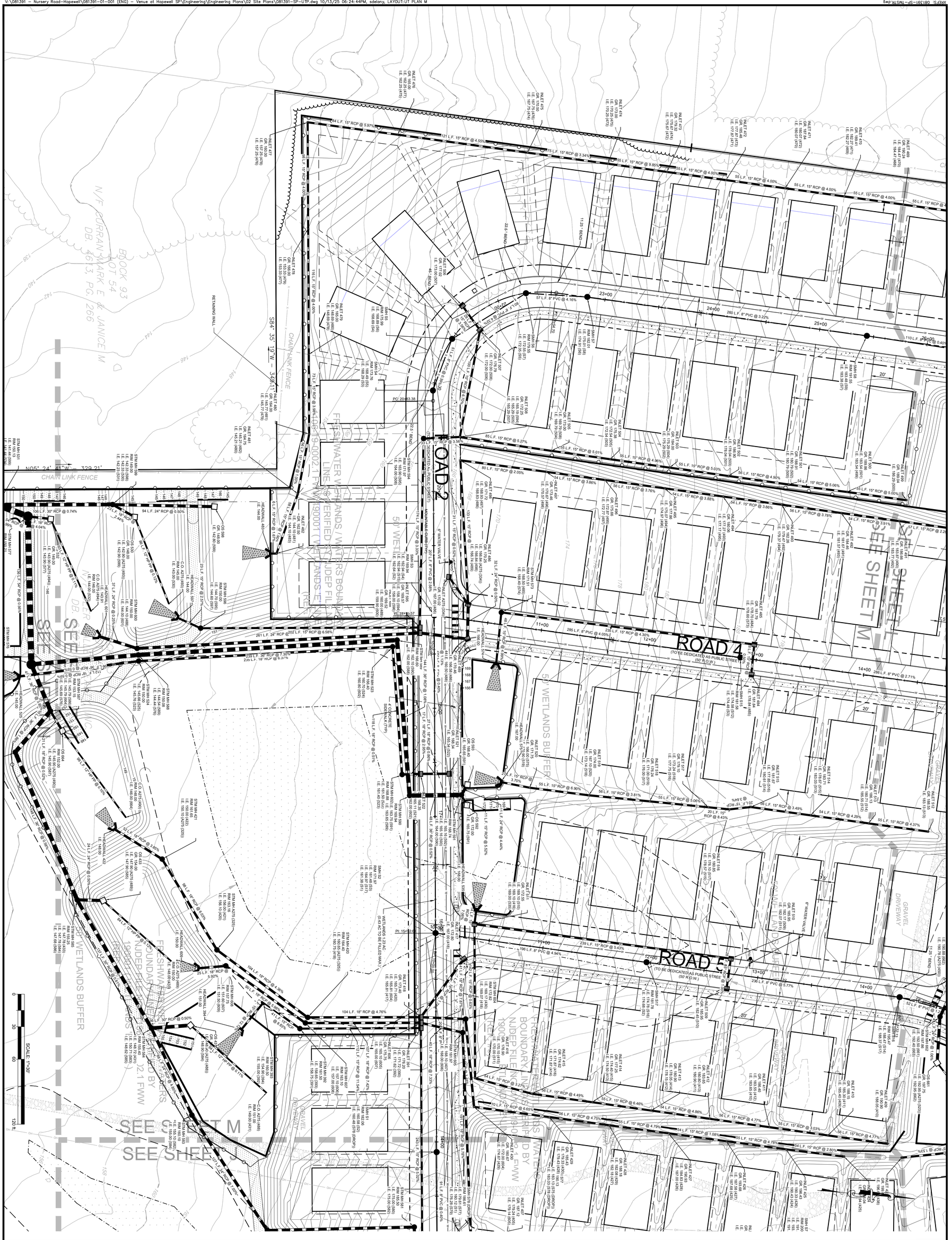
Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
CHK'D: 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 OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2025 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED.

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/25 06:24:44PM, sdelany, LAYOUT:UT PLAN M

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



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

VENUE AT HOPEWELL

UTILITY PLAN M

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 11M OF

Bowman Consulting Group Ltd
3 Paragon Way, Suite 170
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 IT WAS PREPARED AND FOR THE PROJECT FOR WHICH IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2025 BOWMAN CONSULTING GROUP LTD
ALL RIGHTS RESERVED

	REVISION	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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
12			
11			
10			
9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

XREFs: 081391-SP-TABLE.dwg
081391_Plotting.dwg
081391_Plotting_BCG.dwg
081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET D
SEE SHEET P

SEE SHEET J
SEE SHEET O

SEE SHEET G
SEE SHEET O

SEE SHEET I
SEE SHEET M

SEE SHEET I
SEE SHEET M

50' WETLANDS BUFFER

STM MH 587
RIM 153.15
I.E. 145.79 (586)
I.E. 145.79 (664)
I.E. 145.69 (576)

STM MH 585
RIM 155.25
I.E. 147.78 (433)
I.E. 147.78 (584)
I.E. 147.68 (586)

OS 664
RIM 152.00
I.E. 145.90 (490)
I.E. 145.90 (587)

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

STM MH 531
RIM 150.13
I.E. 141.44 (599)
I.E. 141.44 (534)
I.E. 141.44 (577)
I.E. 141.34 (533)
16 L.F. 72" RCP @ 2.17%

HEADWALL 533
I.E. 141.00

STM MH 577
RIM 150.21
I.E. 143.04 (576)
I.E. 143.04 (532)

STM MH 576
RIM 150.97
I.E. 143.90 (588)
I.E. 143.90 (587)
I.E. 143.80 (577)

OS 534
GR. 149.00
I.E. 142.00 (A275 (495))

C.O. A275 (495)
RIM 145.00
I.E. 142.10 (534)

HEADWALL 523
I.E. 145.00

CONSTRUCT
SHARED USE PATH:
HMA 9.5M64 SURFACE COURSE, 1½" THICK
HMA 19M64 BASE COURSE, 2½" THICK
DENSE GRADED AGGREGATE, 4" THICK

CONSTRUCT
SHARED USE PATH:
HMA 9.5M64 SURFACE COURSE, 1½" THICK
HMA 19M64 BASE COURSE, 2½" THICK
DENSE GRADED AGGREGATE, 4" THICK

REMOVE
EX. DRIVEWAY

ASPHALT DRIVEWAY

PROPOSED RIGHT-OF-WAY

PROPOSED R.O.W.

LIMIT OF GRADING

MAINTAIN
EX. UTILITY POLE

REMOVE
EX. UTILITY POLE

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)
(VARIABLE WIDTH R.O.W.)

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

EDGE OF PAVEMENT

CONC. HEADWALL

CONC. PAD

DITCH

SAWCUT

PLUG

LIMIT OF MILLING

10' A.C.

CONSTRUCT
CONCRETE SIDEWALK, 4" THICK

REMOVE
EX. UTILITY POLE

TO REMAIN
EXISTING DRIVEWAY

STONE DRIVEWAY

MAINTAIN
EX. UTILITY POLE

SECONDARY ACCESS

BP: 0+00.00

S84° 04' 20"W - 1150.13'

S02° 19' 27"E - 276.45'

N05° 40' 27"W - 206.15'

S15° 41' 52"E - 206.15'

S84° 04' 20"W - 390.34'

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

WETLANDS 0.13 AC (TO REMAIN)

FLOOD HAZARD AREA

EWING CREEK

METAL GUIDE RAIL

RIP-RAP AREA

BLOCK 93
LOT 33
DB. 6133, PG. 1004

BLOCK 93
LOT 48
DB. 3716, PG. 70

BLOCK 93
LOT 47
DB. 5856, PG. 78

REALTY, INC.
DB. 6161, PG. 1140

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

DENSE GRADED AGGREGATE, 4" THICK

45° BEND

22.5° BEND

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

NO.	REVISION	DATE	CHKD
12			
11			
10	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
9	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
7	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
6	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
5	REVISED PER ENGINEERING COMMENTS	03/31/25	SAD
4	REVISED PER TOWNSHIP COMMENTS	2/14/25	SAD
3	REVISED PER ENGINEERING REVIEW	12/18/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	09/10/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	06/10/24	SAD

PROJ. 081391-01-001
DWG. 081391-SP-UTILITY PLAN N
CHKD. SAD

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE WORK WAS CONTRACTED OR WAS PREPARED FOR THE PROJECT AND MAY NOT BE COPIED, RELEASED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD. © BOWMAN CONSULTING GROUP LTD. ALL RIGHTS RESERVED

Bowman

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

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

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

UTILITY PLAN N

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

SHEET No.
11N
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell (SP\Engineering Plans\02 Site Plans\081391-SP-UTP.dwg 10/13/2025 08:28:00PM, sdelany, LAYOUT: UT PLAN N