



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK: 93.06

LOT: 81 & 83

ADDRESS: To Be Known As Samuel Peterson Drive
Formerly a Portion of Block 93, Lot 5.01 (Scotch Road) Lot 5.02
(449 Scotch Road and Lot 6.02 (445 Scotch Road)

PROJECT NAME: Hopewell Parc - Phase N4

PLANS

AMENDED PRELIMINARY AND FINAL
MAJOR SITE PLAN
OF
HOPEWELL PARC - PHASE N-4

PREPARED FOR
THE KRE GROUP
SITUATED ON
BLOCK 93.06, LOTS 81 AND 83
(FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02)
INCLUSIONARY PLANNED DEVELOPMENT 1 (IPD-1) ZONE
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

OWNER/APPLICANT:
1 SP DRIVE OWNER URBAN RENEWAL LLC
515 MARIN BOULEVARD
JERSEY CITY, NEW JERSEY 07302

LAND USE ATTORNEY:
PRIME AND TUVEL
14000 HORIZON WAY, SUITE 325
MOUNT LAUREL, NEW JERSEY 08054

ENGINEER-SURVEYOR:
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST, THIRD FLOOR
PRINCETON, NEW JERSEY 08540

PLANNER:
CREIGH RAHENKAMP & ASSOCIATES
P.O. BOX 222
RIVERTON, NEW JERSEY 08077
TO BE CONFIRMED

TRAFFIC ENGINEER:
LANGAN ENGINEERING
989 LENOX DRIVE, SUITE 124
LAWRENCEVILLE, NEW JERSEY 08648
TO BE CONFIRMED

LANDSCAPE ARCHITECTS:
MELILLO + BAUER ASSOCIATES, INC.
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730

LIGHTING CONSULTANT:
BEAM, Ltd.
2220 MOUNT CARMEL AVENUE
GLENSEIDE, PENNSYLVANIA 19038

ARCHITECTS:
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NEW JERSEY 07302

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A-14	MULTIFAMILY CLUBHOUSE NORTH AND SOUTH ELEVATIONS
A-15	MULTIFAMILY CLUBHOUSE EAST AND WEST ELEVATIONS

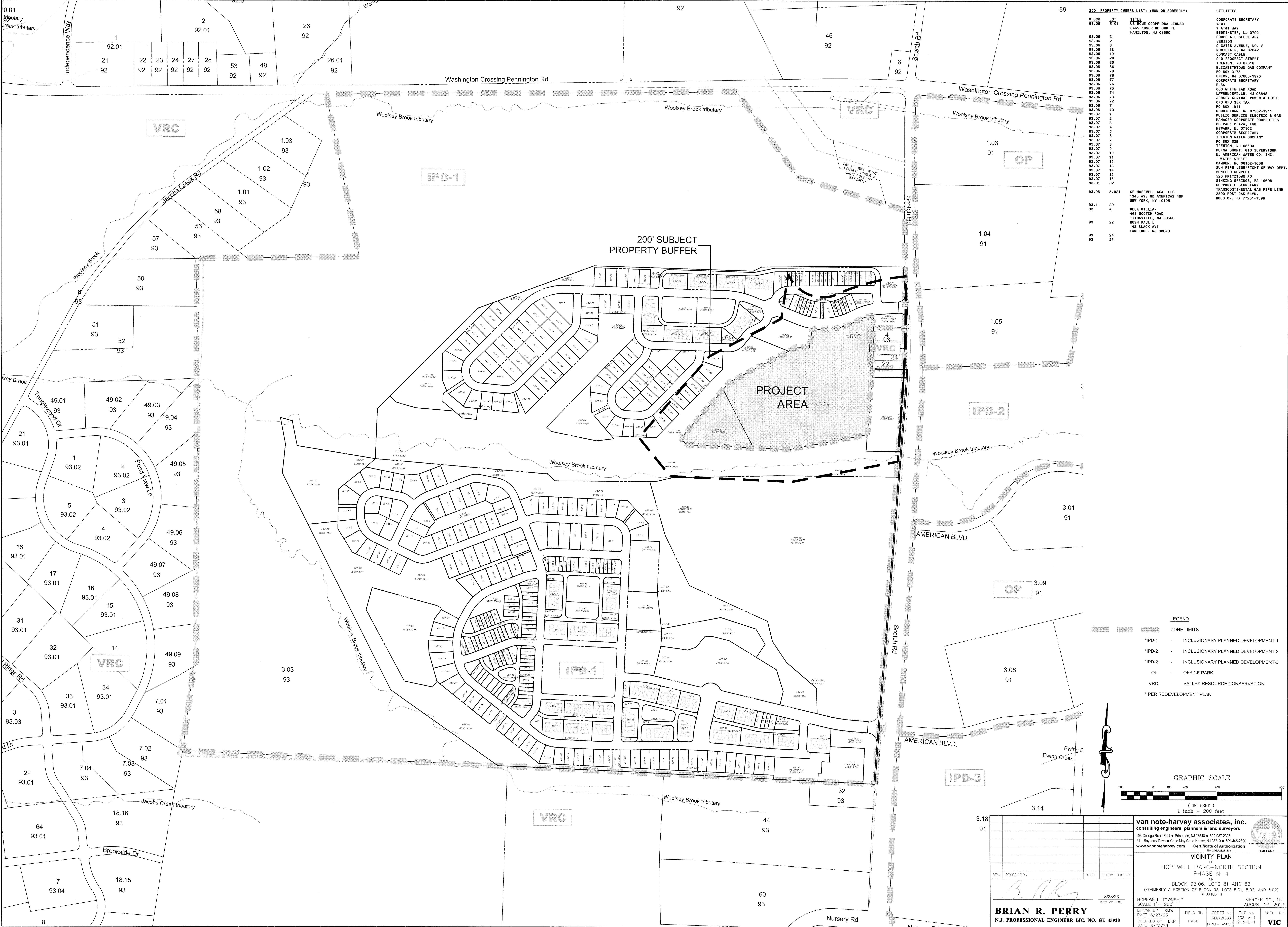
APPROVED BY THE PLANNING BOARD OF HOPEWELL
TOWNSHIP AS AN AMENDED PRELIMINARY / FINAL SITE PLAN
(REF. HOPEWELL TOWNSHIP PLANNING BOARD RESOLUTION
NO. 21-014)

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

DRAWN BY KMW	ORDER No. KRE:GX21006	FILE No. 203-A-1	SHEET No. 203-B-1
CHECKED BY BPP	[XREF=45051]		CVR



200' PROPERTY OWNERS LIST: (NOW OR FORMERLY)			UTILITIES
BLOCK	LOT	TITLE	
93.06	5.01	US HOME CORPP DBA LENNAR	CORPORATE SECRETARY
93.06	31	3405 KUBER RD 3RD FL	AT&T
93.06	2	HAMILTON, NJ 08060	BERKSHIRE, NJ 07921
93.06	3		CORPORATE SECRETARY
93.06	18		VERIZON
93.06	19		9 GATES AVENUE, NO. 2
93.06	20		MONTECALA, NJ 07042
93.06	80		CORCAST CABLE
93.06	86		840 PROSPECT STREET
93.06	79		TRENTON, NJ 07616
93.06	78		ELTZABETHOWN GAS COMPANY
93.06	77		PO BOX 3175
93.06	76		UNION, NJ 07083-1975
93.06	75		CORPORATE SECRETARY
93.06	74		ELSA
93.06	73		600 WHITEHEAD ROAD
93.06	72		LAWRENCEVILLE, NJ 08648
93.06	71		JERSEY CENTRAL POWER & LIGHT
93.06	70		C/O GPU SER TAX
93.07	1		PO BOX 1911
93.07	2		HORRISTOWN, NJ 07862-1911
93.07	3		PUBLIC SERVICE ELECTRIC & GAS
93.07	4		MANAGER-CORPORATE PROPERTIES
93.07	5		80 PARK PLAZA, T68
93.07	6		NEWARK, NJ 07102
93.07	7		CORPORATE SECRETARY
93.07	8		TRENTON WATER COMPANY
93.07	9		PO BOX 528
93.07	10		TRENTON, NJ 08604
93.07	11		DONNA SHORT, C/S SUPERVISOR
93.07	12		NJ AMERICAN WATER CO. INC.
93.07	13		1 WATER STREET
93.07	14		CAMDEN, NJ 08102-1658
93.07	15		SUN PIPE LINE/RIGHT OF WAY DEPT.
93.07	16		MONELLO COMPLEX
93.01	82		525 FRITZTOWN RD
93.01	81		SINKING SPRINGS, PA 19068
93.01	80		CORPORATE SECRETARY
93.01	79		TRANSCONTINENTAL GAS PIPE LINE
93.01	78		2800 POST OAK BLVD.
93.01	77		HOUSTON, TX 77251-1396
93.06	5.021	OF HOPEWELL C&AL LLC	
93.06	5.022	1345 AVE OF AMERICAS 46F	
93.06	5.023	NEW YORK, NY 10105	
93.11	89		
93	4	BECK GILLIAN	
93	22	461 SCOTCH ROAD	
93	24	TITUSVILLE, NJ 08560	
93	25	RUSH PAUL L	
93	26	143 SLACK AVE	
93	27	LAWRENCE, NJ 08548	

LEGEND

ZONE LIMITS

- *IPD-1 - INCLUSIONARY PLANNED DEVELOPMENT-1
- *IPD-2 - INCLUSIONARY PLANNED DEVELOPMENT-2
- *IPD-3 - INCLUSIONARY PLANNED DEVELOPMENT-3
- OP - OFFICE PARK
- VRC - VALLEY RESOURCE CONSERVATION
- * PER REDEVELOPMENT PLAN

GRAPHIC SCALE

(IN FEET)

1 inch = 200 feet

van note-harvey associates, inc.
consulting engineers, planners & land surveyors
103 College Road East • Princeton, NJ 08540 • 609-987-2323
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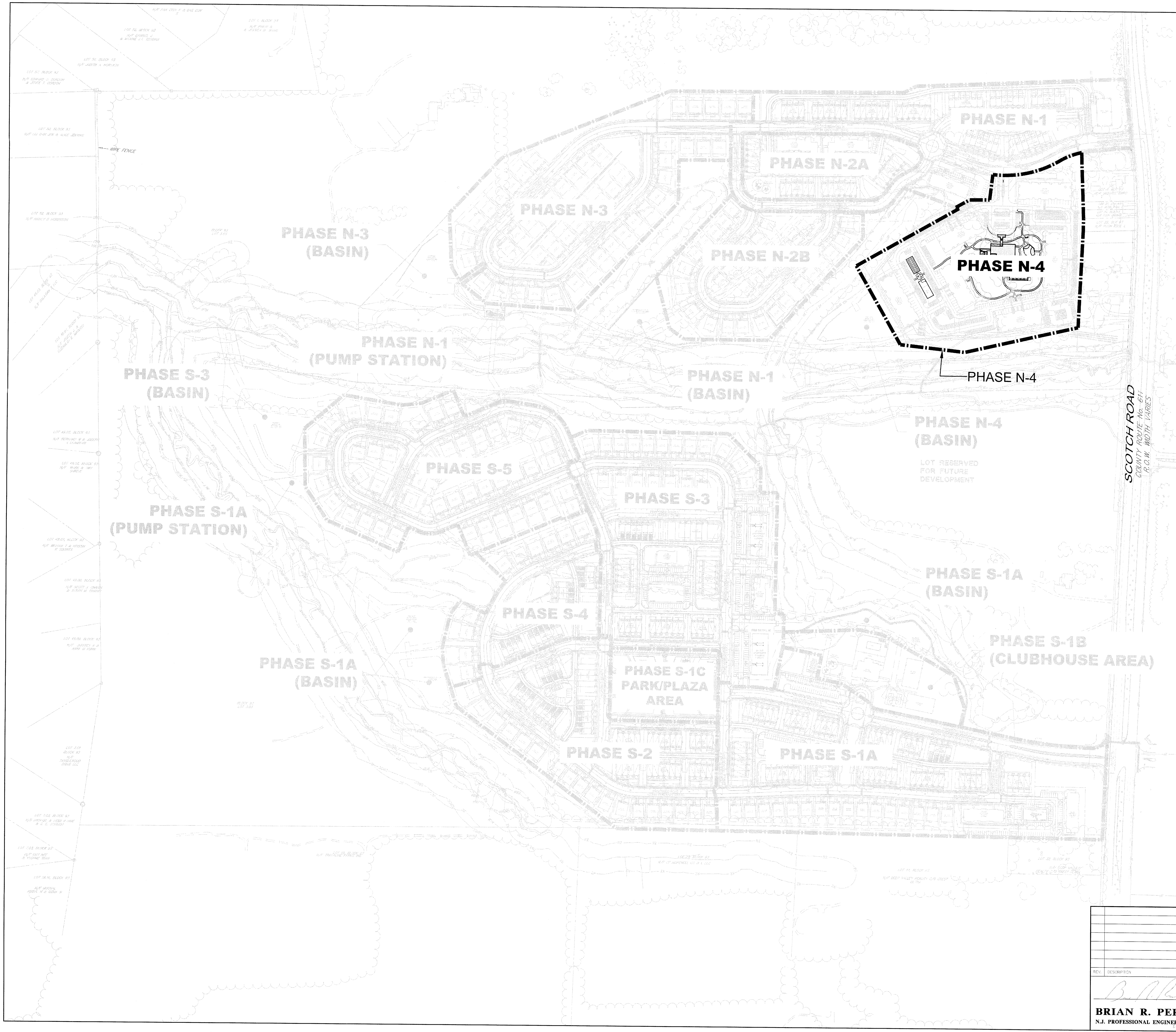
VICINITY PLAN
OF
HOPEWELL PARC-NORTH SECTION
PHASE N-4
ON
BLOCK 93.06, LOTS 81 AND 83
(FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02)
SITUATED IN
MERCER CO., N.J.
AUGUST 23, 2023

BRIAN R. PERRY
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920

DATE: 8/23/23
CHECKED BY: BRP
DATE: 8/23/23

FIELD BK: ORDER NO. KREQ21006
PAGE: (XREF- 45051)

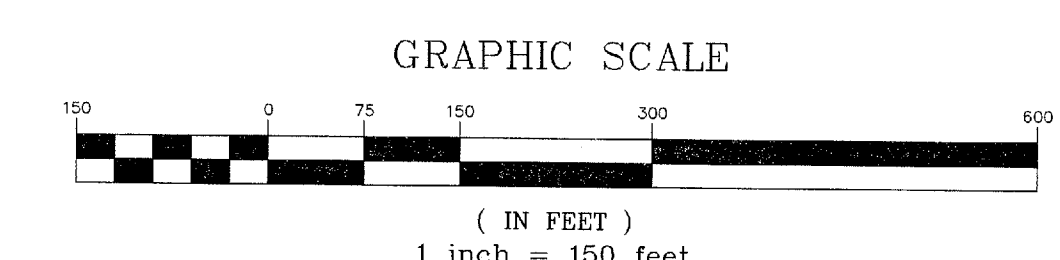
SHEET NO. 203-A-1
203-B-1
VIC



DEVELOPMENT PHASING SUMMARY									
North Section	Single Family	Townhome	Student Townhome	Apartment	Real Units by Phase	Affordable Units by Phase	Cumulative Total Units	Cumulative Total Affordable Units (%)	Cumulative Total Affordable Units (U)
Phase 1	40	20	40	30	130	40	130	31%	40
Phase 2A	40	20	40	30	130	40	260	31%	80
Phase 3	40	20	40	30	130	40	390	31%	120
Phase 4	40	20	40	30	130	40	520	31%	160
North Total	160	80	160	120	520	160	680	31%	320
South Section									
Phase 1A/1B	40	20	40	30	130	40	130	31%	40
Phase 2	40	20	40	30	130	40	260	31%	80
Phase 3	40	20	40	30	130	40	390	31%	120
Phase 4	40	20	40	30	130	40	520	31%	160
Phase 5	40	20	40	30	130	40	650	31%	200
South Total	160	80	160	120	520	160	1170	31%	560
Grand Total	320	160	320	240	1040	320	1850	31%	880

Notes:
1. Cumulative totals assume that phases will be constructed sequentially starting with the North Section.
2. Should phases be constructed out of sequence or in parallel as shown on this chart, the cumulative total of the affordable units shall not represent the total of the affordable units at all times but the total units constructed for the entire development in accordance with the project, development, and/or other applicable laws and regulations. The cumulative total of the affordable units shall be the sum of the affordable units in all phases of the project, development, and/or other applicable laws and regulations. The cumulative total of the affordable units shall be the sum of the affordable units in all phases of the project, development, and/or other applicable laws and regulations. The cumulative total of the affordable units shall be the sum of the affordable units in all phases of the project, development, and/or other applicable laws and regulations.

- NOTES:
1. NO CHANGE TO PHASE 4



REV.

DESCRIPTION

DATE

DRAWN BY

CHK BY

B.R.P.

8/23/23

DATE OF SIGN.

BRIAN R. PERRY
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920

8/23/23

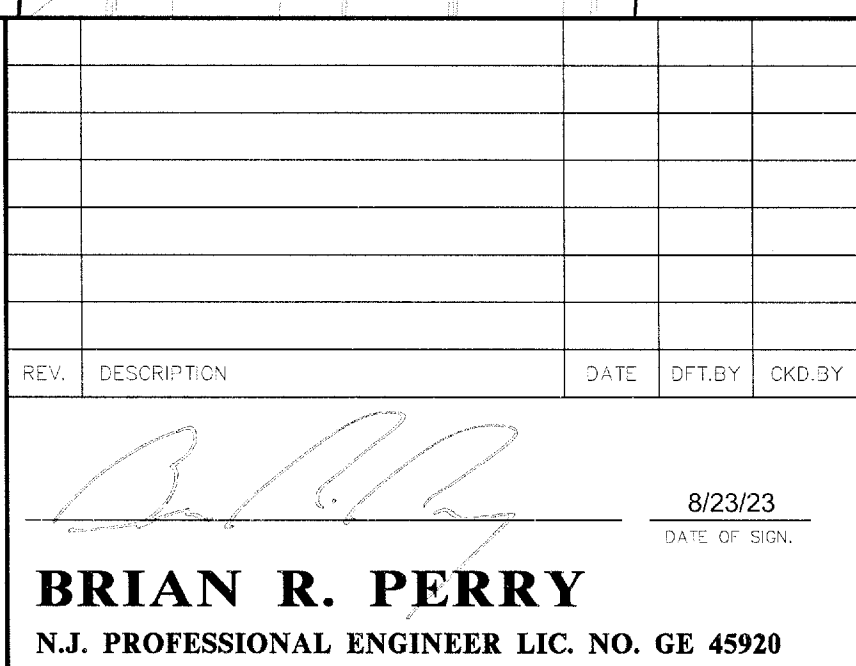
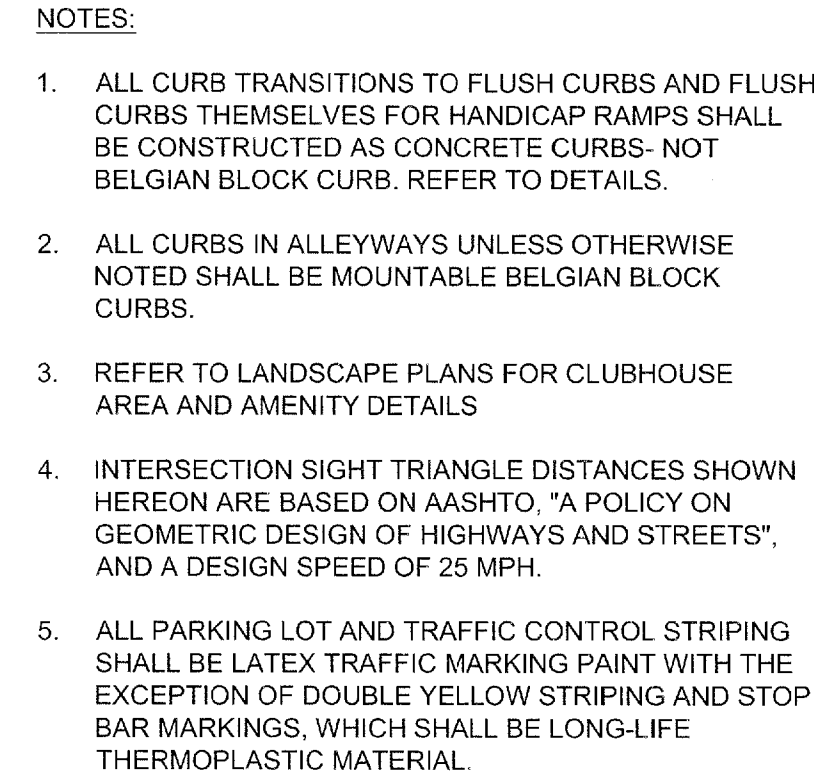
DATE OF SIGN.

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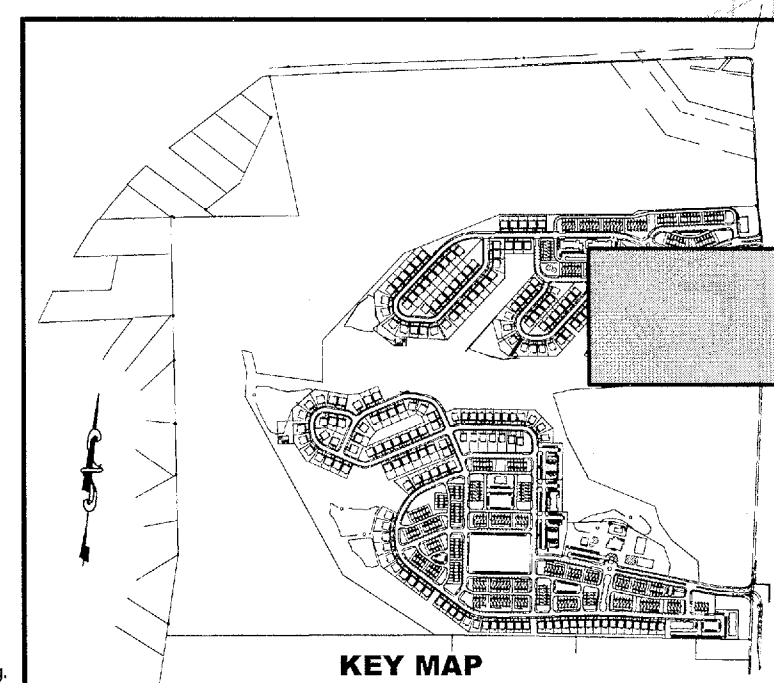
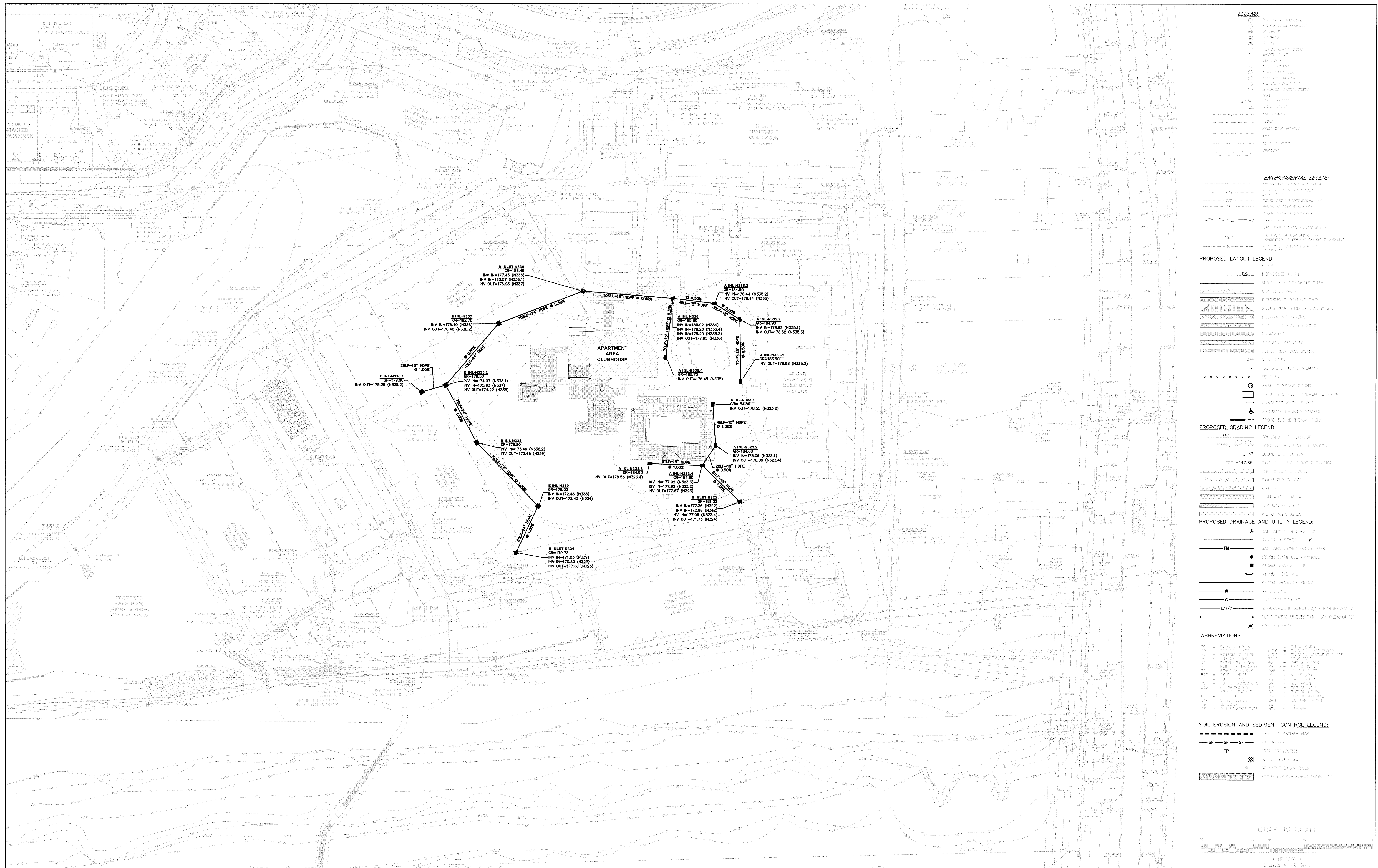
OVERALL SITE PHASING PLAN
HOPEWELL PARC-NORTH SECTION
PHASE N-4
ON
BLOCK 93.06, LOTS 81 AND 83
(FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02)
SITUATED IN
HOPEWELL TOWNSHIP
SCALE 1" = 150'
DRAWN BY: KMW
DATE: 8/23/23
CHECKED BY: BRP
DATE: 8/23/23

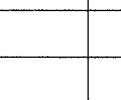
MERCER CO., N.J.
AUGUST 23, 2023
FILE NO.: 203-A-1
SHEET NO.: 203-B-1
CE-2

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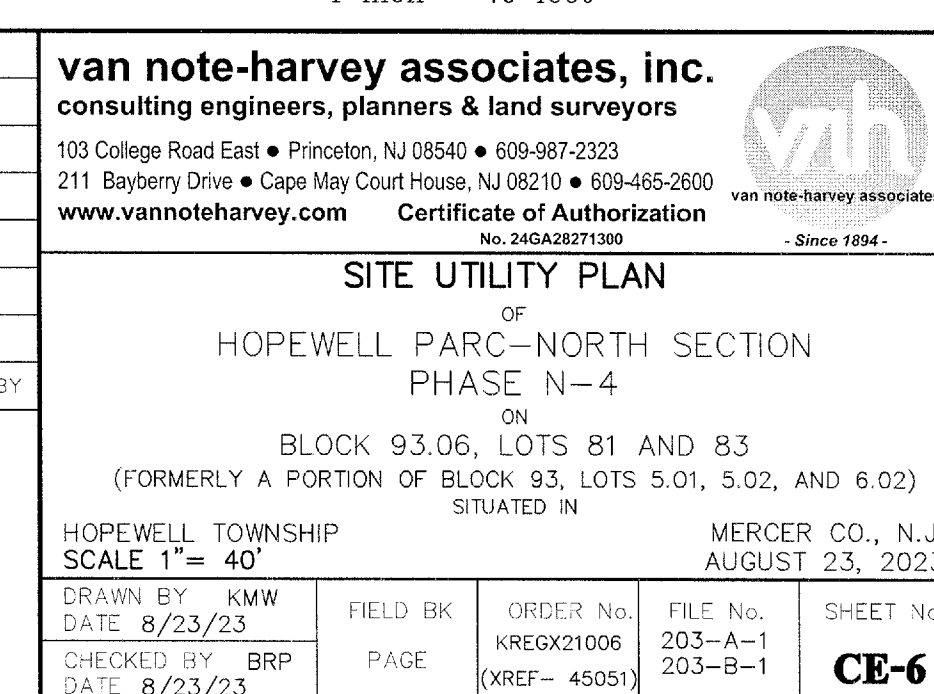
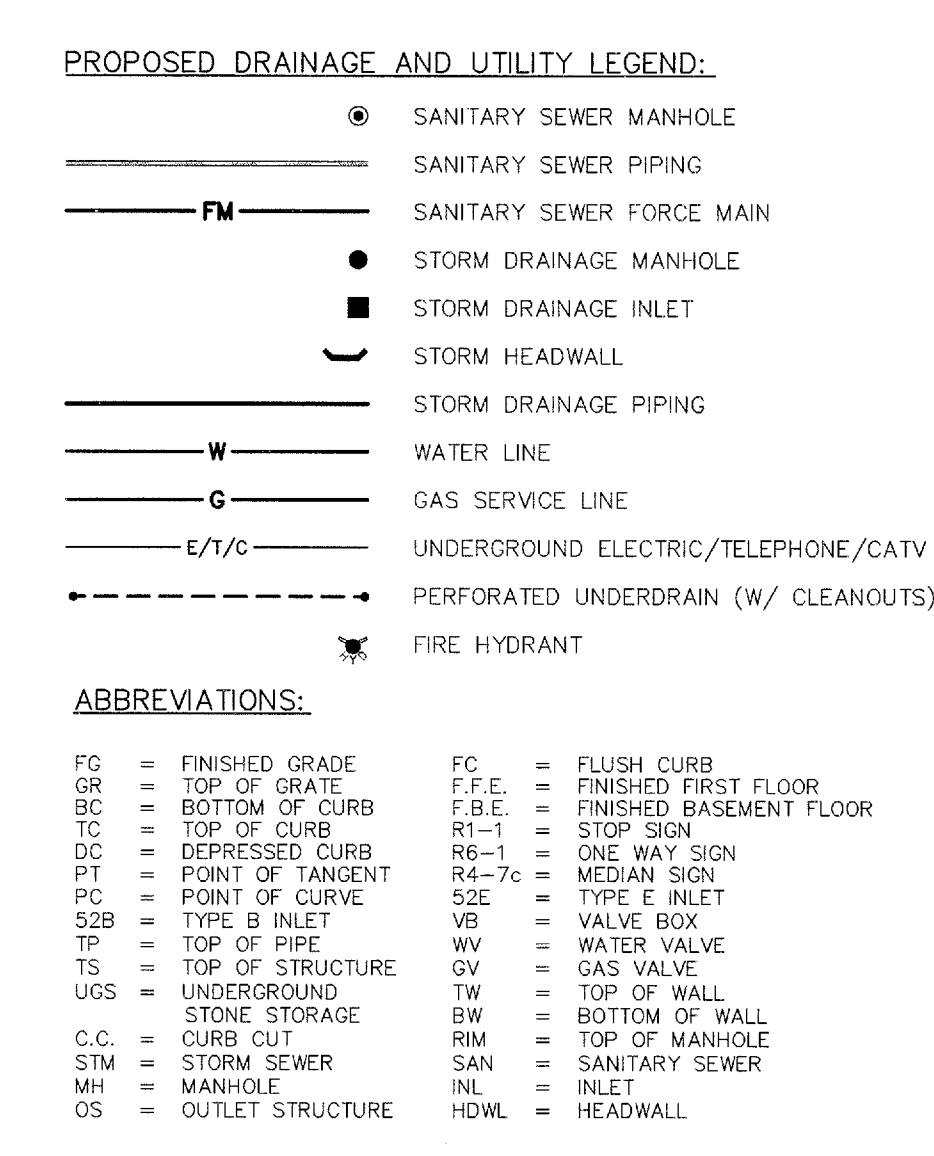


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SITE LAYOUT PLAN			
OF HOPEWELL PARC-NORTH SECTION PHASE N-4 ON BLOCK 93.06, LOTS 81, 85 AND 83 (FORMERLY A PORTION OF BLOCKS 93.06, LOTS 5.01, 5.02, AND 6.02)			
HOPEWELL TOWNSHIP SCALE 1" = 40'		MERCER CO. NJ AUGUST 23, 2020	
DRAWN BY KRW DATE 8/23/2021 CHECKED BY BMV	FIELD BOOK PAGE 1	FILE NO. XREK6G1006 SHEET NO. 1	PROJECT NO. CE-3



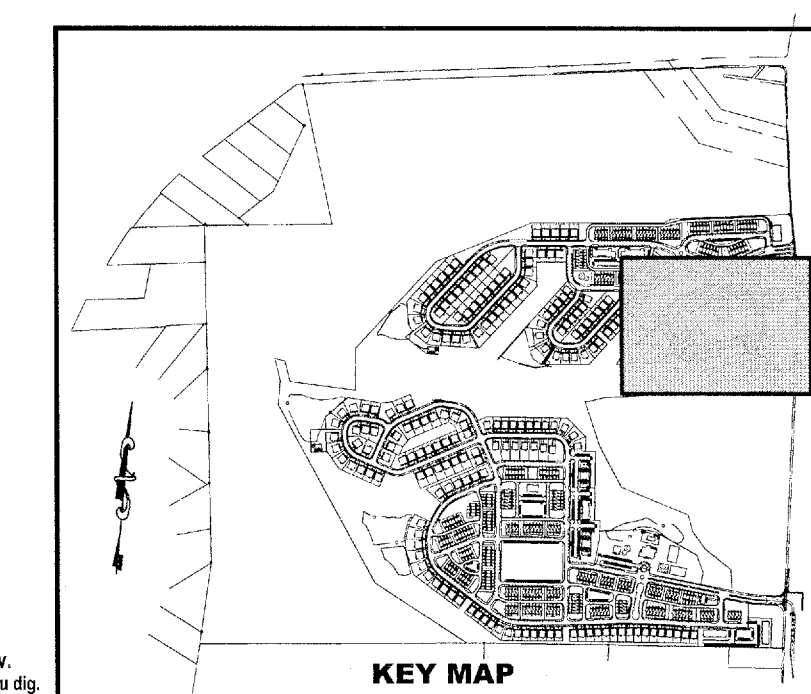
REV.	DESCRIPTION	DATE	OF TBY	CHK'D BY
				
			8/23/23	
			(Date of Sign)	
BRIAN R. PERRY				
N.J. PROFESSIONAL ENGINEER L/C. NO. GE 45920				

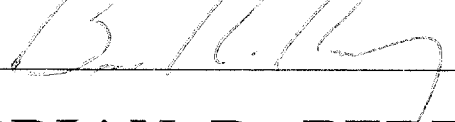
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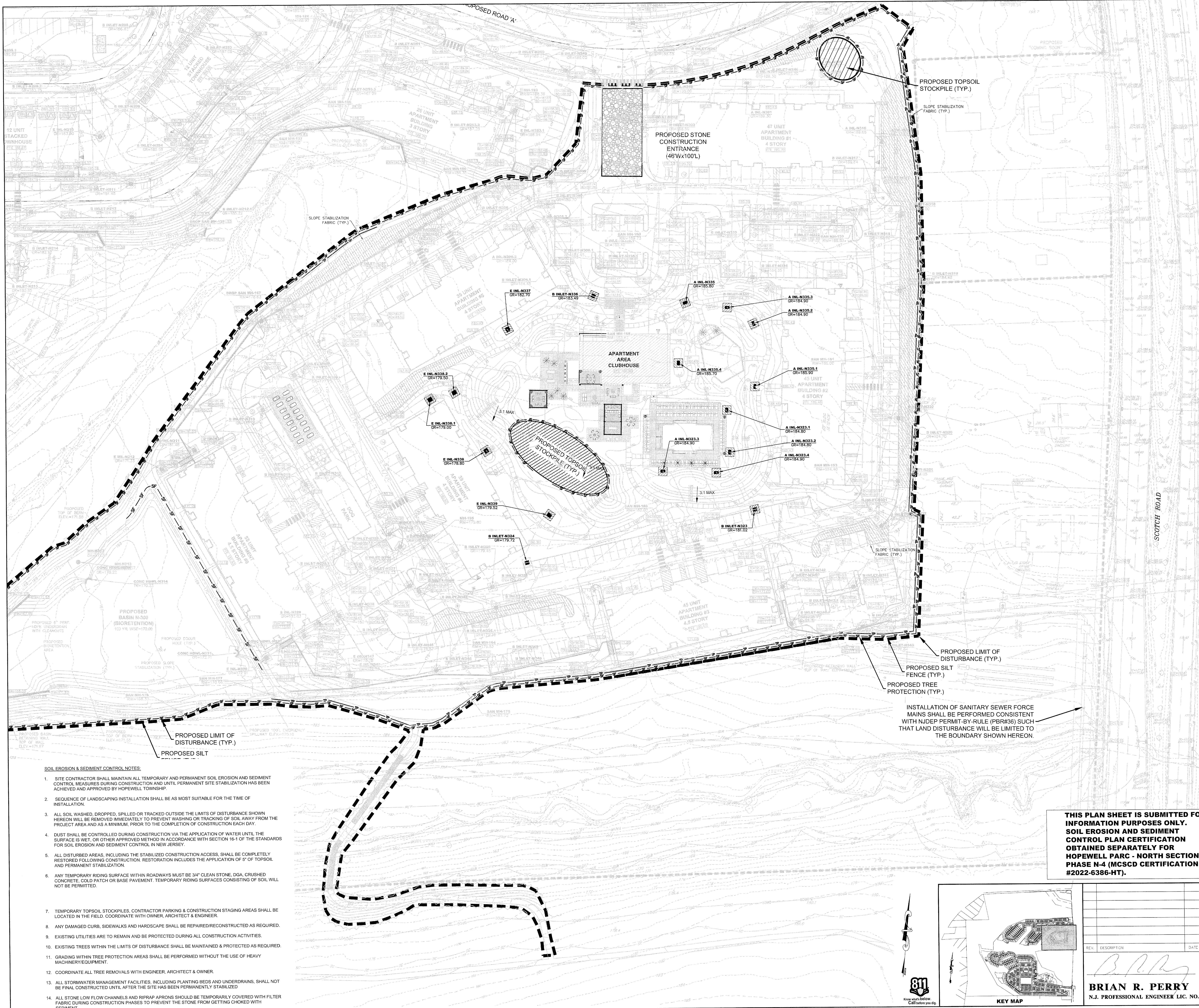
GENERAL UTILITY NOTES:

1. ALL UTILITIES SHOWN ARE FOR INFORMATION/COORDINATION ONLY. FINAL UTILITY LOCATIONS, SIZING, AND CONFIGURATION SHALL BE SUBJECT TO FINAL APPROVAL OF UTILITY AUTHORITIES HAVING JURISDICTION.
2. WASTEWATER SHALL BE CONVEYED TO EWING-LAWRENCE SEWER AUTHORITY (ELSA) FOR TREATMENT & DISPOSAL.
3. VALVES SHALL BE PROVIDED AT EVERY JUNCTION. THE NUMBER OF VALVES SHALL NOT BE LESS THAN N-1, WHERE "N" IS THE NUMBER OF PIPES AT THE NODE.
4. VALVING SHALL BE PROVIDED IN ACCORDANCE WITH RSIS.
5. PROVIDE MINIMUM 10' FT. HORIZONTAL AND 16" VERTICAL CLEARANCE BETWEEN SANITARY AND WATER MAIN PIPING, WHERE THE WATER SHALL BE ABOVE THE SANITARY SEWER LINE.
6. A 5 FT. HORIZONTAL SEPARATION BETWEEN WATER AND GAS LINES SHALL BE PROVIDED, WHEREVER POSSIBLE.



REV.	DESCRIPTION	DATE	DFT BY	CHK'D
 8/23/23 DATE OF SIGN				
BRIAN R. PERRY N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920				

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SITE UTILITY PLAN HOPEWELL PARC-NORTH SECTION MAP No. 4 ON BLOCK 93.06, LOTS 81 AND 83 (FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02) SITUATED IN MERCER COUNTY, NJ AUGUST 23, 2002			
HOPWELL TOWNSHIP SCALE 1"= 40' DRAWN BY KMM DATE 8/22/23		FIELD BOOK PAGE ORDER NO. 060901006 (REF = 4500)	
CHECKED BY BRP DATE 8/23/23		FILE NO. 203-A-1 203-B-1 203-B-1 Sheet 6	



- SOIL EROSION & SEDIMENT CONTROL NOTES:

1. SITE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED AND APPROVED BY HOWEVELL TOWNSHIP.
2. SEQUENCE OF LANDSCAPING INSTALLATION SHALL BE AS MOST SUITABLE FOR THE TIME OF INSTALLATION.
3. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE SHOWN HEREON SHALL BE REMOVED IMMEDIATELY TO PREVENT WASHING OR TRACKING OF SOIL AWAY FROM THE PROJECT AREA AND AS A MINIMUM, PRIOR TO THE COMPLETION OF CONSTRUCTION EACH DAY.
4. DUST SHALL BE CONTROLLED DURING CONSTRUCTION VIA THE APPLICATION OF WATER UNTIL THE SURFACE IS WET, OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
5. ALL DISTURBED AREAS, INCLUDING THE STABILIZED CONSTRUCTION ACCESS, SHALL BE COMPLETELY RESTORED FOLLOWING CONSTRUCTION. RESTORATION INCLUDES THE APPLICATION OF 5" OF TOPSOIL AND PERMANENT STABILIZATION.
6. ANY TEMPORARY RIDING SURFACE WITHIN ROADWAYS MUST BE 3" CLEAN STONE, DGA, CRUSHED CONCRETE, COLD PATCH OR BASE PAVEMENT. TEMPORARY RIDING SURFACES CONSISTING OF SOIL WILL NOT BE PERMITTED.
7. TEMPORARY TOPSOIL STOCKPILES, CONTRACTOR PARKING & CONSTRUCTION STAGING AREAS SHALL BE LOCATED IN THE FIELD, COORDINATE WITH OWNER, ARCHITECT & ENGINEER.
8. ANY DAMAGED CURB, SIDEWALKS AND HARDCAPE SHALL BE REPAIRED/RECONSTRUCTED AS REQUIRED.
9. EXISTING UTILITIES ARE TO REMAIN AND BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
10. EXISTING TREES WITHIN THE LIMITS OF DISTURBANCE SHALL BE MAINTAINED & PROTECTED AS REQUIRED.
11. GRADING WITHIN TREE PROTECTION AREAS SHALL BE PERFORMED WITHOUT THE USE OF HEAVY MACHINERY/EQUIPMENT.
12. COORDINATE ALL TREE REMOVALS WITH ENGINEER, ARCHITECT & OWNER.
13. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING PLANTING BEDS AND UNDERDRAINS, SHALL NOT BE FINAL CONSTRUCTED UNTIL AFTER THE SITE HAS BEEN PERMANENTLY STABILIZED.
14. ALL STONE LOW FLOW CHANNELS AND RIPRAP APRONS SHOULD BE TEMPORARILY COVERED WITH FILTER FABRIC DURING CONSTRUCTION PHASES TO PREVENT THE STONE FROM GETTING CORKED WITH SEDIMENT.

LEGEND:

	TELEPHONE MANHOLE
	STORM DRAIN MANHOLE
	8" INLET
	18" INLET
	FLARED END SECTION
	WATER VALVE
	CURB/GUTTER
	RISE MANHOLE
	UTILITY MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	MANHOLE (UNIDENTIFIED)
	SEWER
	TREE LOCATION
	UTILITY POLE
	OVERHEAD LINES
	EDGE OF PAVEMENT
	HUMPS
	EDGE OF TRACK
	INCLINE

ENVIRONMENTAL LEGEND

- | | |
|------|--|
| WCT | WETLAND DETENTION PONDWAYS |
| WTB | WETLAND TRANSITION AREA BOUNDARY |
| SWR | STATE GREEN WATER BOUNDARY |
| RZ | RIPARIAN ZONE BOUNDARY |
| | FLOOD HAZARD BOUNDARY |
| | WATER EDGE |
| | 100 YEAR FLOODPLAIN BOUNDARY |
| CRDC | RECREATION & RIPARIAN CANAL COMMISSIONERS STREAM CORRIDOR BOUNDARY |
| SC | MUNICIPAL STREAM CORRIDOR |

PROPOSED LAYOUT LEGEND

-
- Figure 1: Standardized symbols for street design elements. The figure is a vertical list of 20 items, each with a symbol on the left and a text label on the right. The symbols are:
- CURB
 - DEPRESSED CURB
 - MOUNTABLE CONCRETE CURB
 - CONCRETE WALK
 - BITUMINOUS WALKING PATH
 - PEDESTRIAN STRIPED CROSSWALK
 - DECORATIVE PAVERS
 - STABILIZED BASIN ACCESS
 - DRIVEWAYS
 - POROUS PAVEMENT
 - PEDESTRIAN BOARDWALK
 - MAIL KIOSK
 - TRAFFIC CONTROL SIGNAGE
 - FENCING
 - PARKING SPACE COUNT
 - PARKING SPACE PAVEMENT STRIPING
 - CONCRETE WHEEL STOPS
 - HANDICAP PARKING SYMBOL
 - PROJECT/DIRECTIONAL SIGNS

PROPOSED GRADING LEGEN

- | | |
|---|--------------------------------|
| 147 | TOPOGRAPHIC CONTOUR |
| 147.66, TC=147.87
BC=147.37 | TOPOGRAPHIC SPOT ELEVATION |
| 0.505 | SLOPE & DIRECTION |
| FFE =147.85 | FINISHED FIRST FLOOR ELEVATION |
|  | EMERGENCY SPILLWAY |
|  | STABILIZED SLOPES |
|  | RIPRAP |
|  | HIGH MARSH AREA |
|  | LOW MARSH AREA |
|  | MICRO POND AREA |

PROPOSED DRAINAGE AND UTILITY LEGEND:

- | | |
|---|--------------------------------------|
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER PIPING |
|  | SANITARY SEWER FORCE MAIN |
|  | STORM DRAINAGE MANHOLE |
|  | STORM DRAINAGE INLET |
|  | STORM HEADWALL |
|  | STORM DRAINAGE PIPING |
|  | WATER LINE |
|  | GAS SERVICE LINE |
|  | PERFORATED UNDERDRAIN (W/ CLEANOUTS) |
|  | FIRE HYDRANT |

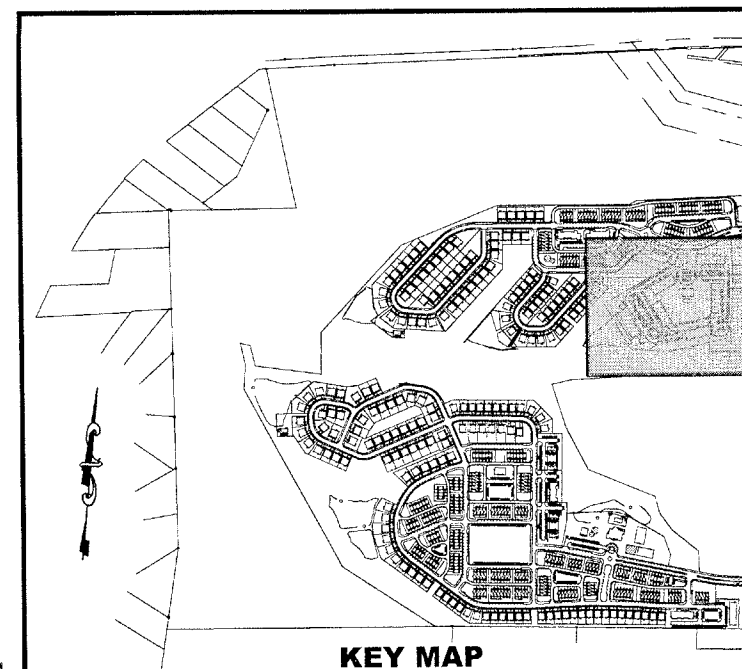
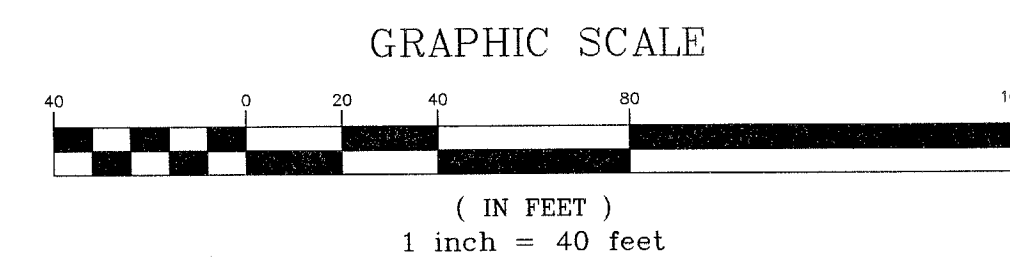
ABBREVIATIONS

- | | | | |
|------|-----------------------|--------|---------------------------|
| FG | = FINISHED GRADE | FC | = FLUSH CURB |
| GE | = TOP OF GRADE | F.F.E. | = FINISHED FIRST FLOOR |
| GB | = BOTTOM OF CURB | F.B.E. | = FINISHED BASEMENT FLOOR |
| TC | = TOP OF CURB | R1-1 | = STOP SIGN |
| CC | = CONCURRED CURB | DC | = DRIVE CURB |
| PT | = POINT OF TANGENT | R4-7C | = MEDIAN SIGN |
| PC | = POINT OF CURVE | 52E | = TYPE E INLET |
| 52B | = 52 IN. VALVE | 52V | = VALVE |
| IP | = TOP OF PIPE | WV | = WATER VALVE |
| TS | = TOP OF STRUCTURE | GV | = GAS VALVE |
| UGS | = UNDERGROUND STORAGE | WV | = TOP OF WALL |
| | | BW | = BOTTOM OF WALL |
| C.C. | = CURB CUT | RM | = TOP OF MANHOLE |
| STM | = STEEL SEWER | SAN | = SANITARY SEWER |
| WH | = MANHOLE | INLET | = INLET |
| OS | = OUTLET STRUCTURE | HDWL | = HEADWALL |

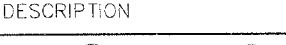
SOIL EROSION AND SEDIMENT CONTROL LEGEND:

-  LIMIT OF DISTURBANCE
 SILT FENCE
 TREE PROTECTION
 INLET PROTECTION
 SEDIMENT BASIN RISER
 STONE CONSTRUCTION ENTRANCE

THIS PLAN SHEET IS SUBMITTED FOR INFORMATION PURPOSES ONLY. SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION OBTAINED SEPARATELY FOR HOPEWELL PARC - NORTH SECTION PHASE N-4 (MCSO CERTIFICATION #2022-6386-HT).



BRIAN R. PERRY
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920

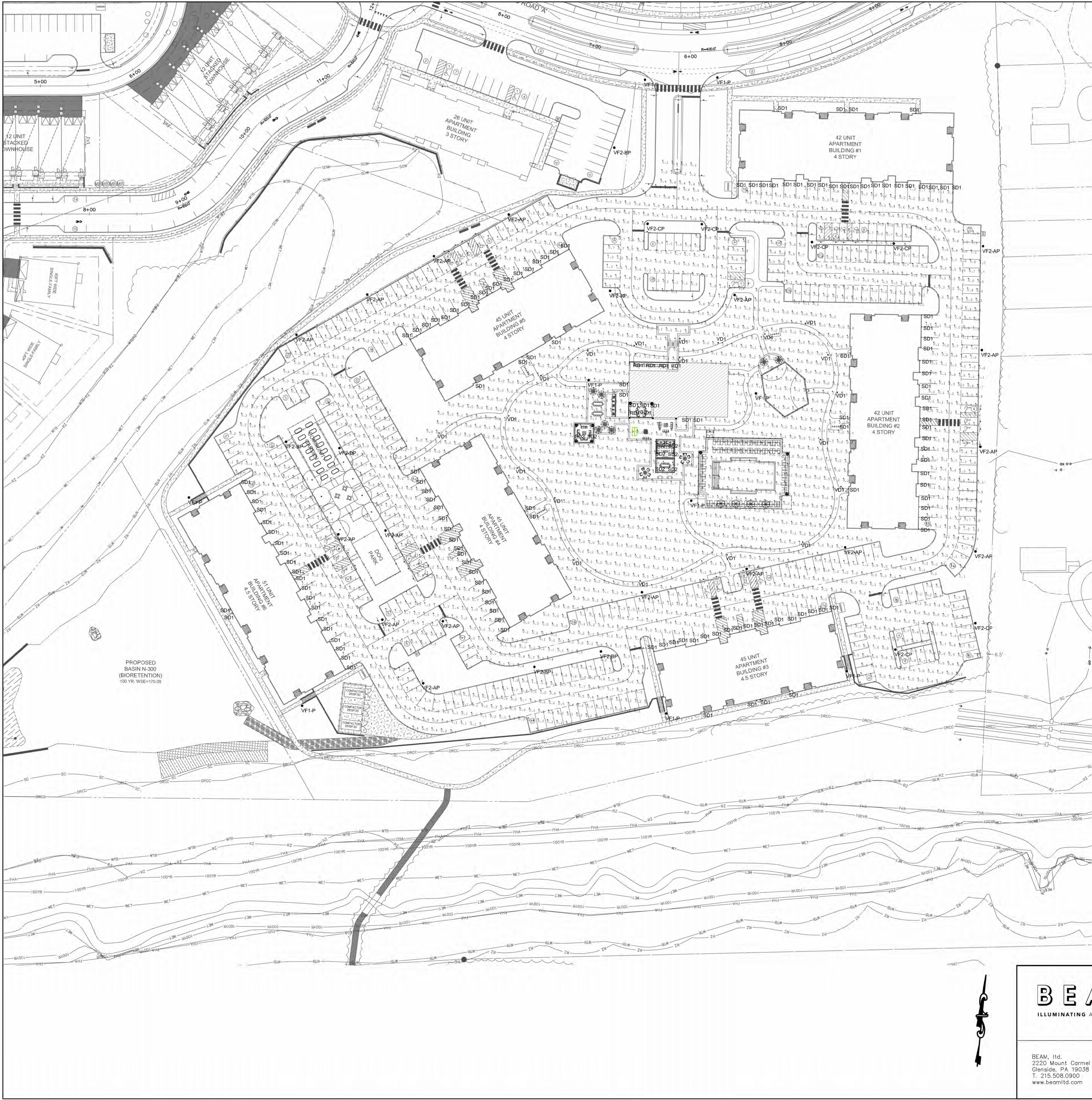
REV.	DESCRIPTION	DATE	DFT. BY	CHK. BY
		8/23/23		
BRIAN R. PERRY N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920		DATE OF SIGN.		

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SITE SOIL EROSION & SEDIMENT CONTROL PLAN

HOPEWELL PARC—NORTH SECTION
PHASE N-4
 ON
 BLOCK 93.06, LOTS 81 AND 83
 (FORMERLY A PORTION OF BLOCK 93, LOTS 501, 502, AND 602)
 SITUATED IN
 MERCER CO., NJ,
 AUGUST 23, 2002

DRAWN BY KRW DATE 8/23/02 CHECKED BY BNP	FIELD BOOK PAGE	ORDER NO. KRG06X1006	FILE NO. 203-A-1 335-B-1	SHEET NO. CF-7
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LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	QTY	MOUNTING	VOLTAGE	LAMP WATTS	LAMP TYPE	DESCRIPTION	
RD1	CSL (OR EQUAL)	A3-SIC-R-ST-CEILING THICKNESS 27-0-40-10-S / A3-R-ST-TRIM FINISH-ST-REFLECTOR FINISH-CL	6	RECESSED	TBD	10W	LED 2700K 90+ CR	LED 3" APERTURE DOWNLIGHT, 80 DEGREE DISTRIBUTION, INTEGRAL UNIVERSAL DIMMING DRIVER, 730 DELIVERED LUMENS. 1. LUMINAIRE SHALL BE ENERGY STAR COMPLIANT. 2. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
SD1	CSL (OR EQUAL)	LWD2-10-27-80-FINISH-S-S	140	WALL 5' AFF	TBD	10W	LED 2700K 90+ CR	LED CYLINDER DOWNLIGHT, 80 DEGREE DISTRIBUTION, INTEGRAL UNIVERSAL DIMMING DRIVER, 760 DELIVERED LUMENS. 1. LUMINAIRE SHALL BE ENERGY STAR COMPLIANT. 2. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
SD2	GOATHAM (OR EQUAL)	EV02VC-27-07-AR-LD-WV-MVLT-SG B-WL FINISH	8	CEILING SURFACE	TBD	10W	LED 2700K 90+ CR	LED CYLINDER DOWNLIGHT, WIDE DISTRIBUTION, UNIVERSAL DIMMING DRIVER, 750 DELIVERED LUMENS. 1. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
VD1	BEGA (OR EQUAL)	K27-77221-FINISH	15	BOLLARD	TBD	8W	LED 2700K 90+ CR	LED PATH BOLLARD, 35-1/2" ASYMMETRIC DISTRIBUTION, INTEGRAL 0-10V TRIAC ELV DIMMING DRIVER, 846 DELIVERED LUMENS. 1. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
VF1-P	AEI (OR EQUAL)	ARDCL-P30-VOLTAGE-27K-R5-PANT-PND	10	POLE 13' AFF.	TBD	46W	LED 2700K 80+ CRI	LED DECORATIVE STREET LUMINAIRE, 13'-0" POLE, FULL CUT-OFF WITH TYPE V DISTRIBUTION, INTEGRAL PHOTOCELL FOR DUSK-TO-DAWN OPERATION AND PART NIGHT DIMMING, 5174 DELIVERED LUMENS.	
VF2-AP	AEI (OR EQUAL)	AVPCL2-P30-VOLTAGE-27K-R3-PANT-PND / RTS-20'-5-9B-T20-FINISH-RTS-20-5-9B / CAMBRIDGE POLE BASE	19	POLE 20' AFF.	TBD	46W	LED 2700K 80+ CRI	LED PARKING LOT LUMINAIRE 20'-0" POLE, FULL CUT-OFF WITH TYPE II DISTRIBUTION, INTEGRAL PHOTOCELL FOR DUSK-TO-DAWN OPERATION AND PART NIGHT DIMMING, 4667 DELIVERED LUMENS.	
VF2-BP	AEI (OR EQUAL)	AVPCL2-P30-VOLTAGE-27K-R4-PANT-PND / RTS-20'-5-9B-T20-FINISH-RTS-20-5-9B / CAMBRIDGE POLE BASE	6	POLE 20' AFF.	TBD	46W	LED 2700K 80+ CRI	SAME AS VF2-AP EXCEPT WITH TYPE IV DISTRIBUTION	
VF2-CP	AEI (OR EQUAL)	AVPCL2-P30-VOLTAGE-27K-R5-PANT-PND / RTS-20'-5-9B-T20-FINISH-RTS-20-5-9B / CAMBRIDGE POLE BASE	7	POLE 20' AFF.	TBD	46W	LED 2700K 80+ CRI	SAME AS VF2-A EXCEPT WITH TYPE V DISTRIBUTION	

NOTES:
1. ALL LUMINAIRES SHALL MEET ALL HOPEWELL TOWNSHIP LIGHTING ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, BEING FULL CUT-OFF AND CONTAIN A 2700K COLOR TEMPERATURE. REFER TO ORDINANCE FOR ADDITIONAL INFORMATION.
2. BECAUSE THIS IS A RESIDENTIAL DEVELOPMENT WITH 24-HOUR ACCESS ALL STREET AND PARKING LOT LIGHTING SHALL REMAIN ON FROM DUSK-TO-DAWN.
3. PART NIGHT DIMMING ENABLED LUMINAIRES TO DIM TO 50% OUTPUT FROM 12AM-DAWN.

MAINTAINED CALCULATION SUMMARY							
LABEL	LLF	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITY	.9	FC	35	6.1	0	N.A.	N.A.
PARKING	.9	FC	56	2	.1	5.6	20

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 90°
• BUG RATING UO REQUIREMENTS: NO UPLIGHT EMITTED AT ALL
• REFER TO LUMINAIRE CUTSHEETS AND PHOTOMETRIC REPORTS FOR DOCUMENTATION OF COMPLIANCE

NOTE:
INTERSECTION SIGHT TRIANGLE DISTANCES SHOWN HEREON ARE BASED ON AASHTO "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND A DESIGN SPEED OF 25 MPH.

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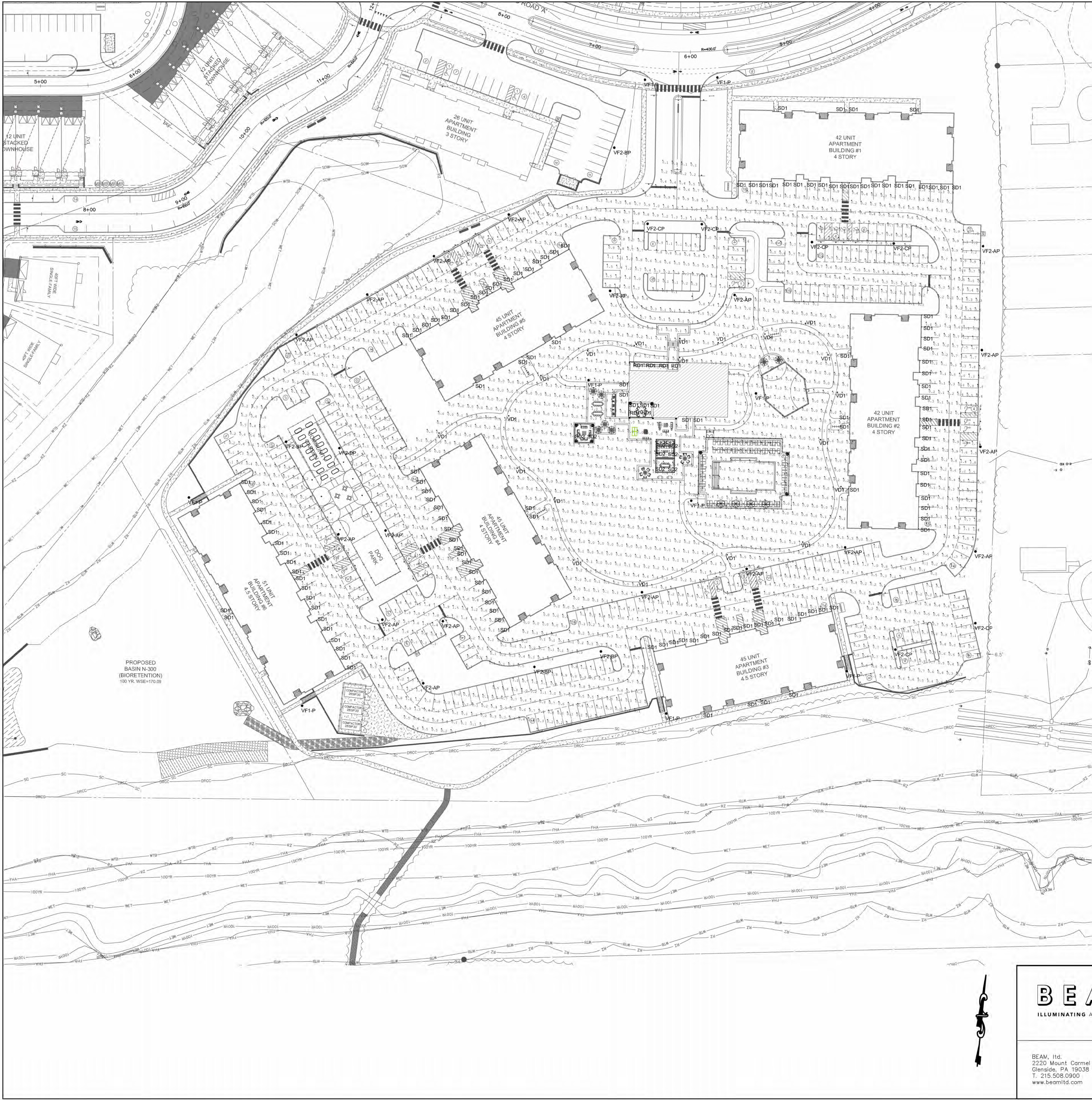
BEAM, Ltd.
2220 Mount Carmel Avenue
Glenside, PA 19038
T. 215.508.0900
www.beamlt.com

REV. DESCRIPTION. DATE. DFL BY. CKD BY.

CHRISTINA SPANGLER
LIGHTING CERTIFIED BY NCQLP
EXPIRATION 12.31.24
8/15/23
DATE OF SGL.

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consulting engineers, planners & land surveyors
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SITE LIGHTING PLAN (MAINT. ILLUMINATION LEVELS)
OF
HOPEWELL PARC-NORTH SECTION
PHASE N-4
BLOCK 93.06, LOTS 81 AND 83
(FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02)
SITUATED IN
HOPEWELL TOWNSHIP
MERCEUR CO., N.J.
AUGUST 15, 2023
DRAWN BY: TP
DATE: 8/15/23
CHECKED BY: CS
DATE: 8/15/23
FIELD BK: ORDER No. 203-A-1 (XREF- 45001) PAGE: SHEET No. LG1.0



LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	QTY	MOUNTING	VOLTAGE	LAMP WATTS	LAMP TYPE	DESCRIPTION	
RD1	CSL (OR EQUAL)	A3-SIC-R-ST-CEILING THICKNESS 27-0-80-10-S / A3-R-ST-TRIM FINISH-ST-REFLECTOR FINISH-CL	6	RECESSED	TBD	10W	LED 2700K 90+ CRI	LED 3" APERTURE DOWNLIGHT, 80 DEGREE DISTRIBUTION, INTEGRAL UNIVERSAL DIMMING DRIVER, 730 DELIVERED LUMENS. 1. LUMINAIRE SHALL BE ENERGY STAR COMPLIANT. 2. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
SD1	CSL (OR EQUAL)	LWD2-16-27-80-FINISH-S-S	140	WALL 5' AFF	TBD	10W	LED 2700K 90+ CRI	LED CYLINDER DOWNLIGHT, 80 DEGREE DISTRIBUTION, INTEGRAL UNIVERSAL DIMMING DRIVER, 760 DELIVERED LUMENS. 1. LUMINAIRE SHALL BE ENERGY STAR COMPLIANT. 2. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
SD2	GOATHAM (OR EQUAL)	EV02VC-27-07-AR-LD-WV-MVLT-SG B-WL FINISH	8	CEILING SURFACE	TBD	10W	LED 2700K 90+ CRI	LED CYLINDER DOWNLIGHT, WIDE DISTRIBUTION, UNIVERSAL DIMMING DRIVER, 750 DELIVERED LUMENS. 1. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
VD1	BEGA (OR EQUAL)	K27-7721-FINISH	15	BOLLARD	TBD	8W	LED 2700K 90+ CRI	LED PATH BOLLARD, 35-12"1, ASYMMETRIC DISTRIBUTION, INTEGRAL 0-10V, TRIAC, ELV DIMMING DRIVER, 840 DELIVERED LUMENS. 1. LUMINAIRE CONTROLLED VIA REMOTE PHOTOCELL FOR DUSK-TO-DAWN OPERATION.	
VF1-P	AEI (OR EQUAL)	ARDCL-P30-VOLTAGE-27K-R5-PANT-1- PND	10	POLE 13' AFF.	TBD	46W	LED 2700K 80+ CRI	LED DECORATIVE STREET LUMINAIRE, 13'0" POLE, FULL CUT-OFF WITH TYPE V DISTRIBUTION INTEGRAL PHOTOCELL FOR DUSK-TO-DAWN OPERATION AND PART NIGHT DIMMING, 5174 DELIVERED LUMENS.	
VF2-AP	AEI (OR EQUAL)	AVPCL2-P30-VOLTAGE-27K-R3-PANT-1- PND / RTS-20'-5-9B-T20-FINISH-RTS-20-5-9B / CAMBRIDGE POLE BASE	19	POLE 20' AFF.	TBD	46W	LED 2700K 90+ CRI	LED PARKING LOT LUMINAIRE 20'-0" POLE, FULL CUT-OFF WITH TYPE II DISTRIBUTION, INTEGRAL PHOTOCELL FOR DUSK-TO-DAWN OPERATION AND PART NIGHT DIMMING, 4667 DELIVERED LUMENS.	
VF2-BP	AEI (OR EQUAL)	AVPCL2-P30-VOLTAGE-27K-R4-PANT-1- PND / RTS-20'-5-9B-T20-FINISH-RTS-20-5-9B / CAMBRIDGE POLE BASE	6	POLE 20' AFF.	TBD	46W	LED 2700K 80+ CRI	SAME AS VF2-AP EXCEPT WITH TYPE IV DISTRIBUTION	
VF2-CP	AEI (OR EQUAL)	AVPCL2-P30-VOLTAGE-27K-R5-PANT-1- PND / RTS-20'-5-9B-T20-FINISH-RTS-20-5-9B / CAMBRIDGE POLE BASE	7	POLE 20' AFF.	TBD	46W	LED 2700K 80+ CRI	SAME AS VF2-A EXCEPT WITH TYPE V DISTRIBUTION	

NOTES:
1. ALL LUMINAIRES SHALL MEET ALL HOPEWELL TOWNSHIP LIGHTING ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, BEING FULL CUT-OFF AND CONTAIN A 2700K
COLOR TEMPERATURE. REFER TO ORDINANCE FOR ADDITIONAL INFORMATION.
2. BECAUSE THIS IS A RESIDENTIAL DEVELOPMENT WITH 24-HOUR ACCESS ALL STREET AND PARKING LOT LIGHTING SHALL REMAIN ON FROM DUSK-TO-DAWN
3. PART NIGHT DIMMING ENABLED LUMINAIRES TO DIM TO 50% OUTPUT FROM 12AM-DAWN

INITIAL CALCULATION SUMMARY							
LABEL	LLF	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITY	1.0	FC	39	6.8	0	N.A.	N.A.
PARKING	1.0	FC	63	2.2	1	6.30	22

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 90°
• BUG RATING 0 REQUIREMENTS: NO UPLIGHT EMITTED AT ALL
• REFER TO LUMINAIRE CUTSHEETS AND PHOTOMETRIC
REPORTS FOR DOCUMENTATION OF COMPLIANCE

NOTE:
INTERSECTION SIGHT TRIANGLE DISTANCES SHOWN HEREON ARE BASED ON
AASHTO "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND A
DESIGN SPEED OF 25 MPH

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REV. DESCRIPTION. DATE. DFI.BY. CKD.BY.

CHRISTINA SPANGLER
LIGHTING, CERTIFIED BY NCQLP
EXPIRATION 12.31.24
8/15/23
DATE OF SGL.

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SITE LIGHTING PLAN (INITIAL ILLUMINATION LEVELS)
OF
HOPEWELL PARC-NORTH SECTION
PHASE N-4
ON
BLOCK 93.06, LOTS 81 AND 83
(FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02)
SITUATED IN
HOPEWELL TOWNSHIP
MERCEER CO., N.J.
AUGUST 15, 2023
DRAWN BY: TP
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DATE: 8/15/23
FIELD BK: PAGE
ORDER No: FILE No: SHEET No:
KREG021006 203-A-1 203-B-1
(XREF- 45001) LG1.OA

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[illegible]

B E A M
ILLUMINATING ARCHITECTURE

LUMINAIRE
TYPE

SD2

"2"

General Illumination Wall Mount Cylinder

CONSULT WWW.GOTHAM.LIGHTING.COM FOR ADDITIONAL PHOTOMETRY

EYOVZWC 3515 AR LSS MVD Input Watts: 21.2, Delivered Lumens: 1537, LPW: 76.5, S.M.H: 0.80, Ties: No 19-049-D3249F

		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
CP Summary		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
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		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization				Case of Light				Luminaire Performance
		Zone/Lumen Summary				Coefficients of Utilization								

BEAM

ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE VD1

BEGA

Photometric Filename: 77221.ies

TEST: BE_77221
TEST LAB: BEGA
DATE: 11/11/2017
LUMINAIRE: 77 221
LAMP: 7.8W LED

Characteristics

IES Classification
Longitudinal Classification
Lumens Per Lamp
Total Lamp Lumens
Luminaire Lumens
Downward Total Efficiency
Total Luminaire Efficiency
Luminaire Efficacy Rating (LER)
Total Luminaire Watts
Ballast Factor
Upward Waste Light Ratio
Max. Cct.
Max. Cct. (<90 Vert.)
Max. Cct. (At 90 Deg. Vert.)
Max. Cct. (80 to <90 Deg. Vert.)
Calcd. Classification (depreciated)

Type III
Very Short
N.A. (absolute)
N.A. (absolute)
643
N.A.
N.A.
64
10
1.00
0.00
290.5 (355H, 25V)
290.5 (355H, 25V)
0.0 (0.0Lum)
43.2 (0.7Lum)
N.A. (absolute)

Lum. Classification System (LCS)

LCS	Lumens	%Lamp	%Lum
FL (0-30)	109.2	N.A.	17.0
FM (30-60)	234.9	N.A.	36.5
FR (60-80)	86.4	N.A.	13.4
FVR (80-90)	6.7	N.A.	1.0
BL (0-30)	69.7	N.A.	9.3
BM (30-60)	108.0	N.A.	16.6
BH (60-80)	35.8	N.A.	5.5
BVM (80-90)	2.2	N.A.	0.3
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	642.9	N.A.	100

BUG Rating BB-U0-G0

Grid Spacing = 5 ft

Luminaire Lumens

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA, 1000 Begg Way, Carpinteria, CA 93013 (805)984-0533 Fax (805)686-9474 www.bega-us.com © Copyright BEGA-US 2017

6/28/2017

Q:\PROJECTS\VAN NOTE HARVEY\2023\351.23 HOPEWELL MULTIFAMILY AMENITY\DRAWINGS\CAD\BEAM HOPEWELL MULTIFAMILY AMENITY LTG PLAN - UPDATED.DWG

OUTDOOR PHOTOMETRIC REPORT

CATALOG: AVPC12 P30 XX 27K RS

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	234.7	5%
0-40	619.4	13.1%
0-60	2,226.7	47.2%
60-90	2,490.3	52.8%
70-100	1,062.0	22.5%
90-120	0.000	0%
0-60	4,719.0	100%
90-180	0.000	0%
0-180	4,719.0	100%

Roadway Summary

Distribution:	TYPE IV, SHORT
Max Cd, 50 Deg Vert:	0.000
Max Cd, 80 to <90 Deg:	562.4
Lumens	% Lamp
Downward Street Side:	3,756.5 79.6%
Downward House Side:	962.1 20.4%
Downward Total:	4,718.6 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	4,718.6 100%

LCS Table

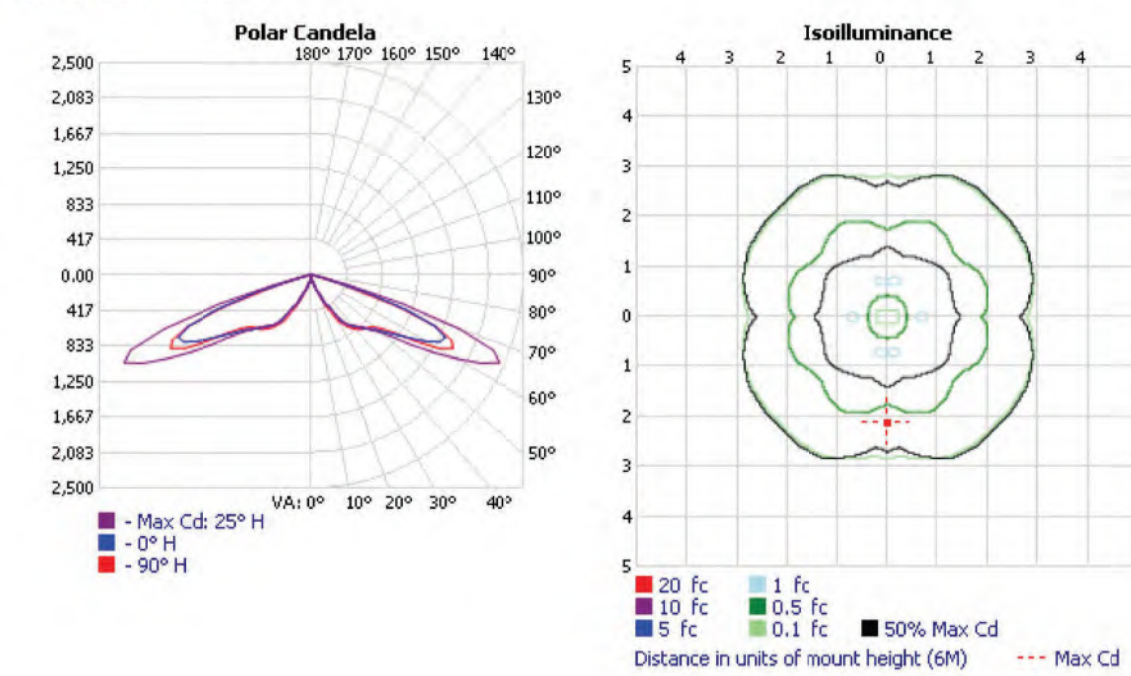
BUG Rating	B1 - U0 - G2
Forward Light	Lumens Lumens %
Low(0-30):	144.9 3.1%
Medium(30-60):	1,495.1 31.7%
High(60-80):	2,026.1 42.9%
Very High(80-90):	90.4 1.9%
Back Light	Lumens Lumens %
Low(0-30):	89.5 1.9%
Medium(30-60):	498.4 10.6%
High(60-80):	327.2 6.9%
Very High(80-90):	47.1 1%
Uplight	Low(90-100): 0.000 0%
	High(100-180): 0.000 0%
Trapped Light:	0.3 0%

CATALOG: AVPC12 P30 XX 27K RS

OUTDOOR PHOTOMETRIC REPORT

CATALOG: AVPC12 P30 XX 27K RS

Test #: ISF 182621P33
Test Lab: SCALED PHOTOMETRY
Catalog: AVPC12 P30 XX 27K RS
Description: Valiant? LED Full cutoff with RS distribution
Series: Series AVPC12 LED - Full Cutoff
Lamp Output: Total Luminaire Lumens: 5082.7, absolute
photometry
Input Wattage: 45
Luminous Opening: Rectangle (L: 0.16M, W: 0.15M)
Max Cd: 2,433.8 at Horizontal: 25°, Vertical: 65°
Roadway Class: Type VS



*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 2021, Acuity Brands Lighting.
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ISF 182621P33
VISUAL PHOTOMETRIC TOOL

PUBLISH
PAGE 1 OF 4

OUTDOOR PHOTOMETRIC REPORT

CATALOG: AVPC12 P30 XX 27K RS

Zonal Lumen Summary

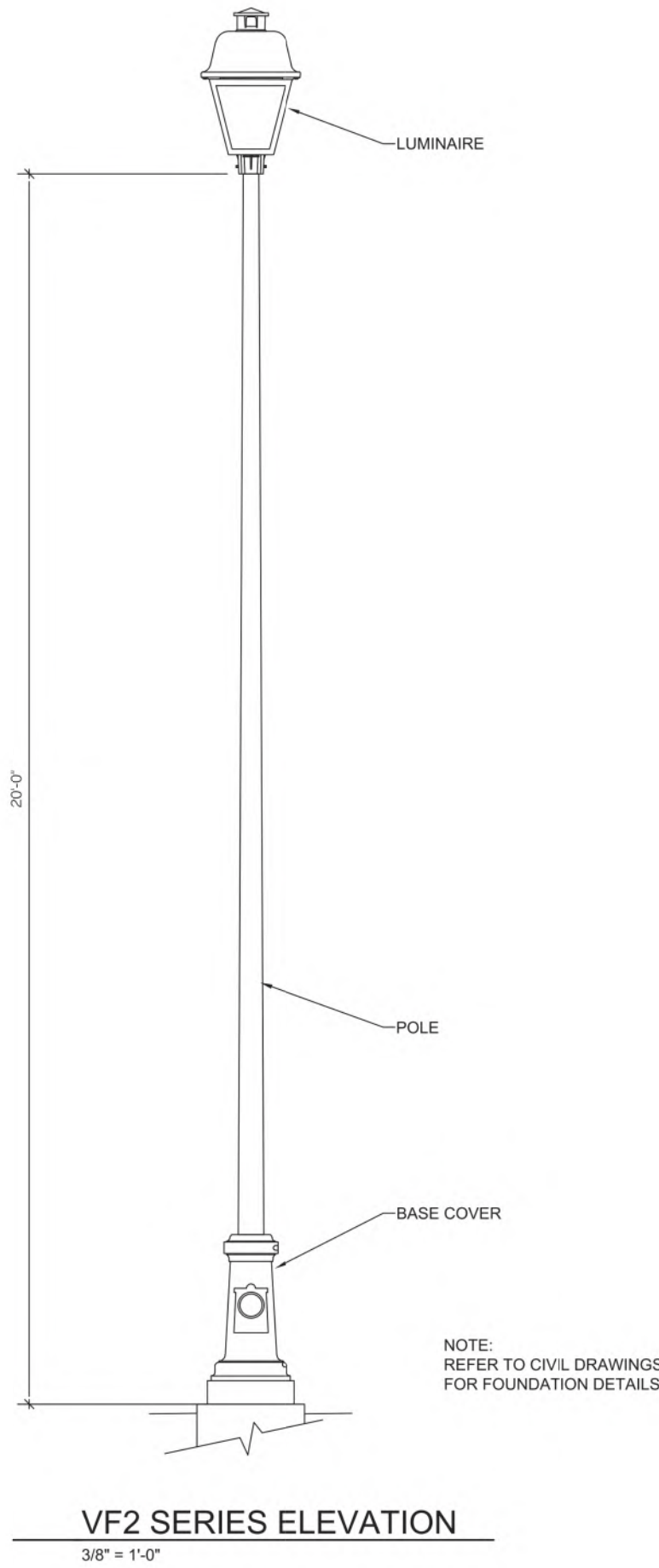
Zone	Lumens	% Luminaire
0-30	187.8	3.7%
0-40	597.2	11.8%
0-60	2,497.6	49.1%
60-90	2,585.0	50.9%
70-100	618.6	12.2%
90-120	0.000	0%
0-60	5,082.7	100%
90-180	0.000	0%
0-180	5,082.7	100%

Roadway Summary

Distribution:	TYPE VS
Max Cd, 80 Deg Vert:	0.000
Max Cd, 80 to <90 Deg:	68.3
Lumens	% Lamp
Downward Street Side:	2,541.2 50%
Downward House Side:	2,541.2 50%
Downward Total:	5,082.4 100%
Upward Street Side:	0.000 0%
Upward House Side:	0.000 0%
Upward Total:	0.000 0%
Total Lumens:	5,082.4 100%

LCS Table

BUG Rating	B3 - U0 - G1
Forward Light	Lumens Lumens %
Low(0-30):	93.7 1.8%
Medium(30-60):	1,154.4 22.7%
High(60-80):	1,276.8 25.1%
Very High(80-90):	16.3 0.3%
Back Light	Lumens Lumens %
Low(0-30):	93.7 1.8%
Medium(30-60):	1,154.4 22.7%
High(60-80):	1,276.8 25.1%
Very High(80-90):	16.3 0.3%
Uplight	Low(90-100): 0.000 0%
	High(100-180): 0.000 0%
Trapped Light:	0.3 0%



ISF 182621P33
VISUAL PHOTOMETRIC TOOL

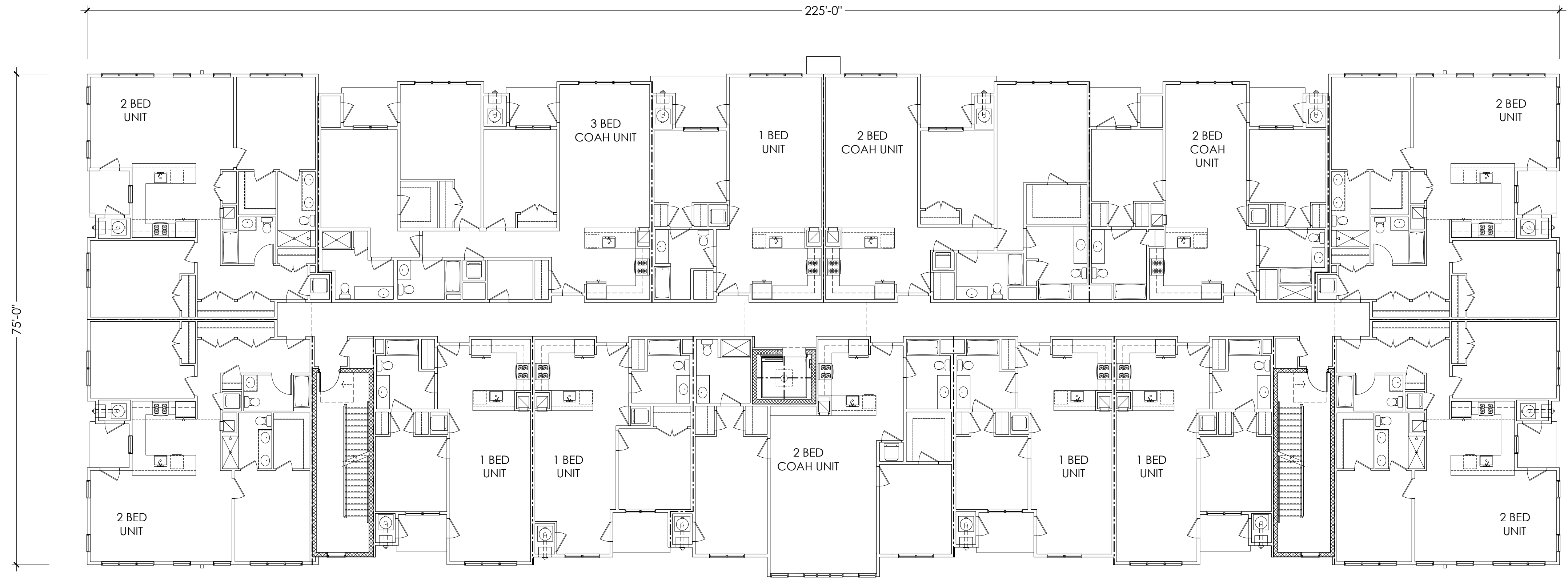
PUBLISH
PAGE 2 OF 4

ISF 182621P33
VISUAL PHOTOMETRIC TOOL

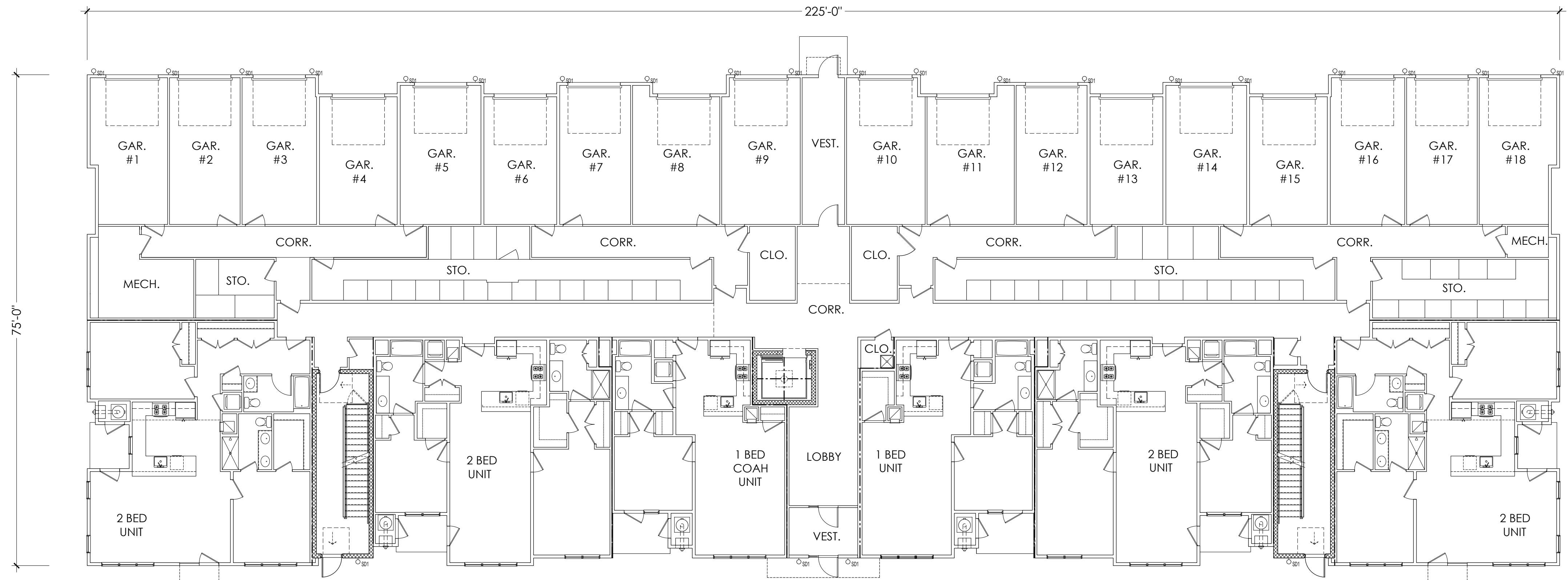
PUBLISH
PAGE 2 OF 4

NOTE:
INTERSECTION SIGHT TRIANGLE DISTANCES SHOWN HEREON ARE BASED ON AASHTO, "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", AND A DESIGN SPEED OF 25 MPH.

BEAM ILLUMINATING ARCHITECTURE	BEAM, Ltd. 2220 Mount Carmel Avenue Glenside, PA 19038 T: 215.508.0900 www.beamltd.com	CHRISTINA SPANGLER LIGHTING CERTIFIED BY NCQLP EXPIRATION 12.31.24 8/15/23 DATE OF SIG.	FIELD BK PAGE	ORDER No. VREG021006 (REF- 45001)	FILE No. 203-A-1 203-B-1	SHEET No. LC2.4
van note-harvey associates, inc. consulting engineers, planners & land surveyors 103 College Road East • Princeton, NJ 08540 • 609-987-2323 211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600 www.vannoteharvey.com Certificate of Authorization No. 36454001300 Since 1984						
LIGHTING DETAILS OF HOPEWELL PARC-NORTH SECTION PHASE N-4 ON BLOCK 93.06, LOTS 81 AND 83 (FORMERLY A PORTION OF BLOCK 93, LOTS 5.01, 5.02, AND 6.02) SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. AUGUST 15, 2023						



2 2ND FLOOR PLAN
Scale: 3/32"=1'-0"



1 GROUND FLOOR PLAN
Scale: 3/32"=1'-0"

PROJECT
HOPEWELL PARC
NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
**1 SP DRIVE OWNER URBAN
RENEWAL LLC**
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS
Major
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

ISSUE		
NO.	DATE	DESCRIPTION
01	12/16/2020	PRELIMINARY/FINAL SITE PLAN SUBMISSION
02	07/16/2021	FINAL SITE PLAN SUBMISSION
03	10/07/2022	TOWNSHIP RE-SUBMISSION
04	02/04/2023	REVISED CLUBHOUSE DESIGN
05	08/31/2023	TOWNSHIP RE-SUBMISSION

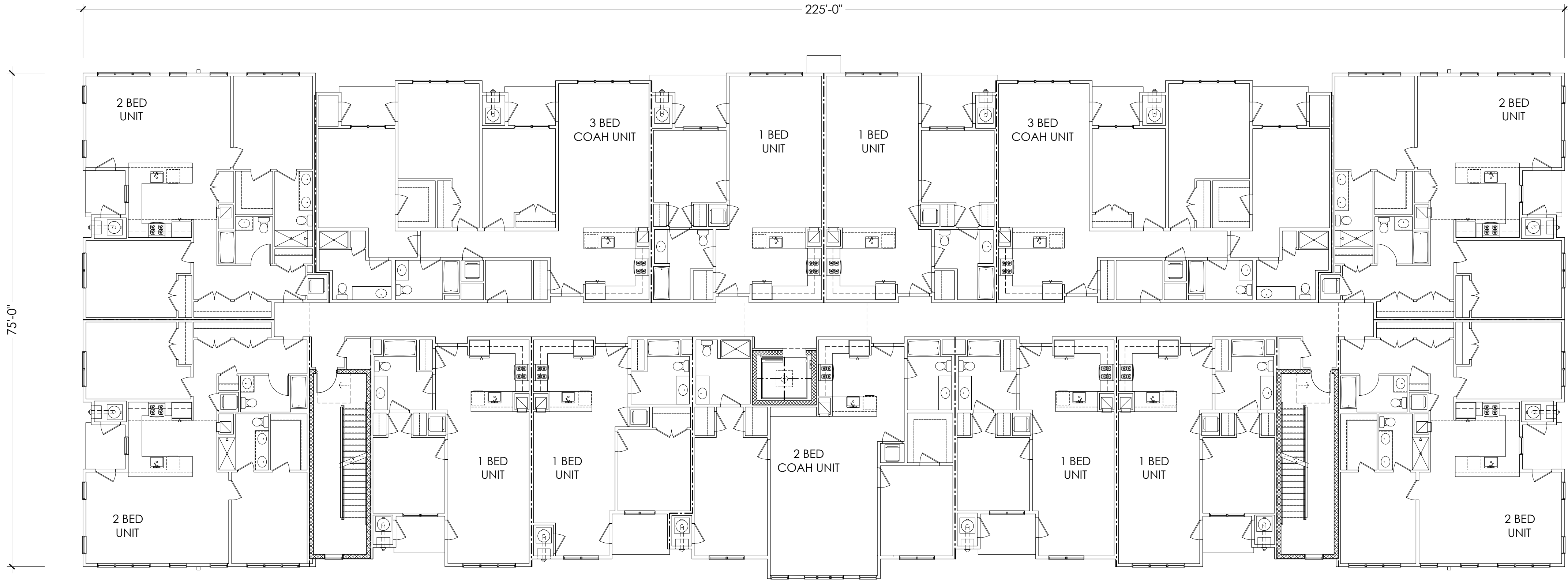
SEAL

TITLE
**BUILDING 1
GROUND & 2ND
FLOOR PLANS**

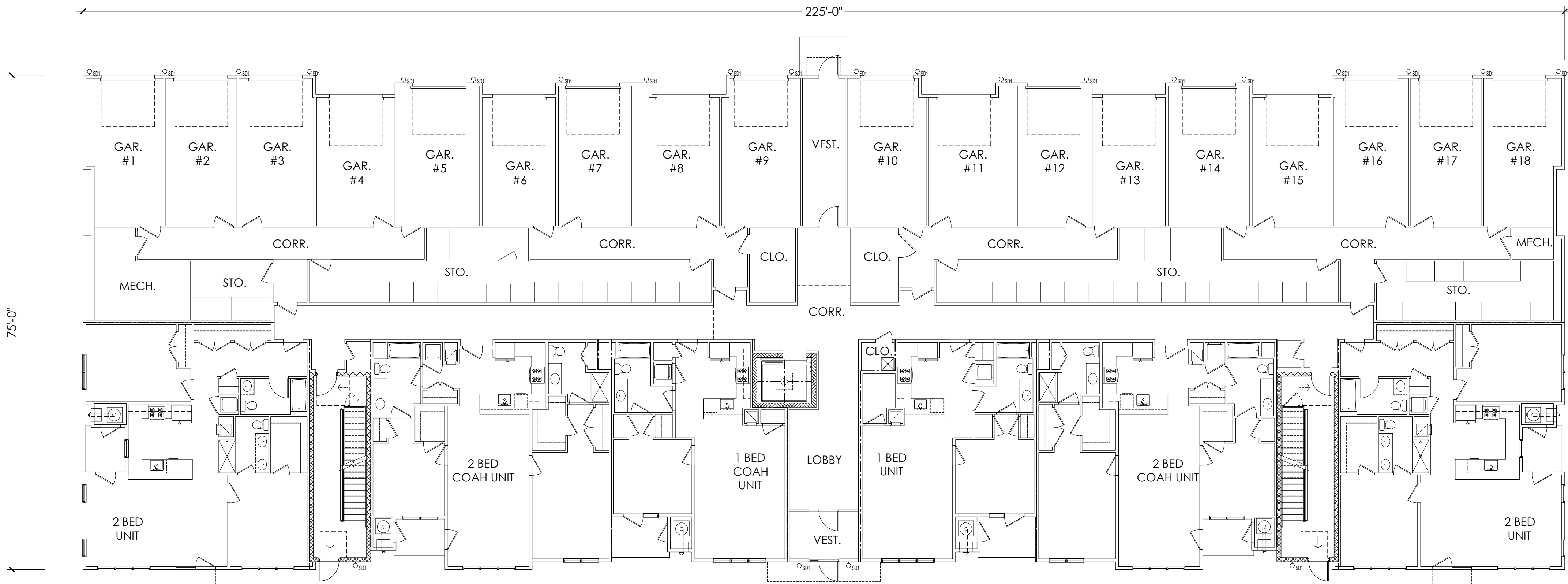
JOB: **2007_HOPEWELL**

SCALE: **3/32" = 1'-0"**
SHEET NUMBER

A-01
© MAJOR ARCHITECTURE DPC



2 2ND FLOOR PLAN
Scale: 3/32"=1'-0"



1 GROUND FLOOR PLAN
Scale: 3/32"=1'-0"

PROJECT
HOPEWELL PARC
NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
**1 SP DRIVE OWNER URBAN
RENEWAL LLC**
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS
Major
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

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04	02/04/2023	REVISED CLUBHOUSE DESIGN
05	08/31/2023	TOWNSHIP RE-SUBMISSION

SEAL

TITLE
**BUILDING 2
GROUND & 2ND
FLOOR PLANS**

JOB: **2007_HOPEWELL**

SCALE: **3/32" = 1'-0"**
SHEET NUMBER

A-01C

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DESIGN ARCHITECTS

Major

MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER

VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

[illegible]

SEAL

SCALE: $3/32" = 1'-0"$

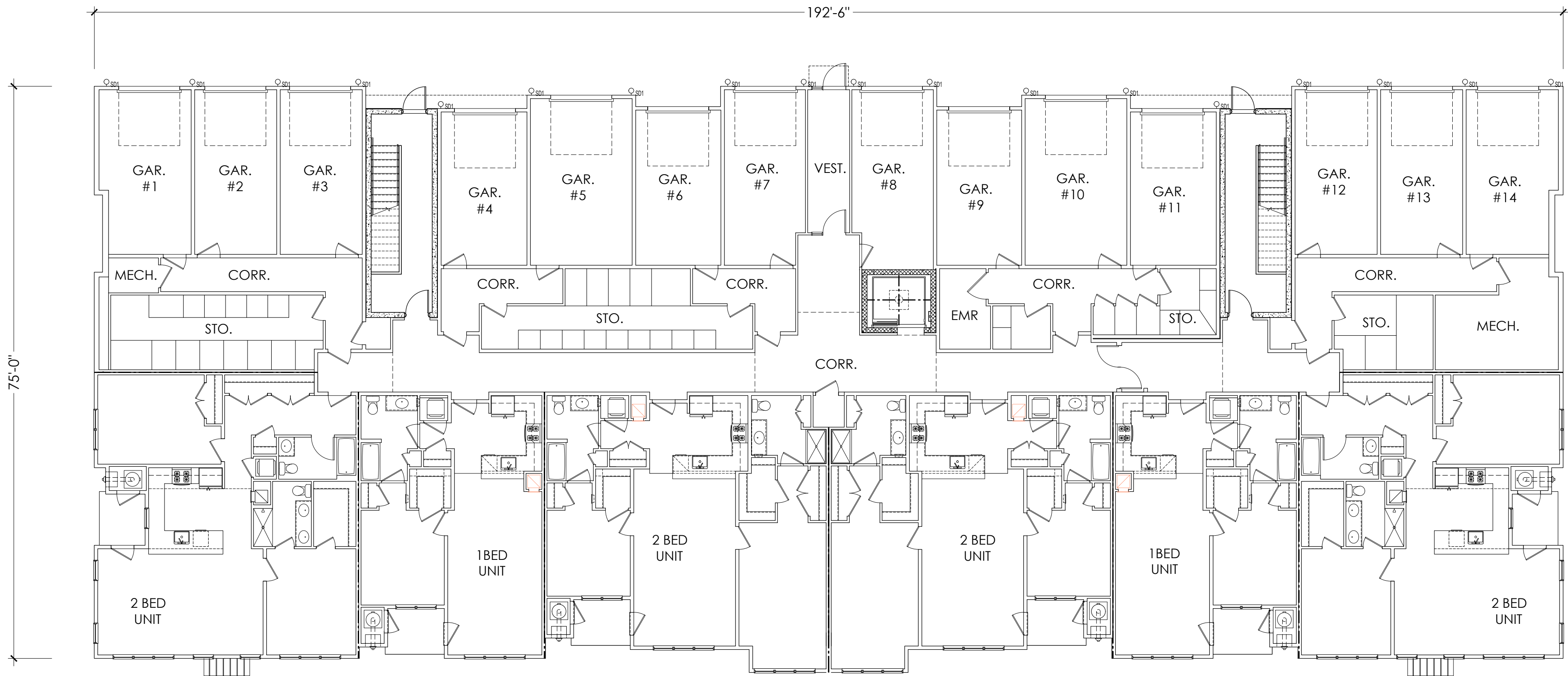
© MAJOR ARCHITECTURE DPC



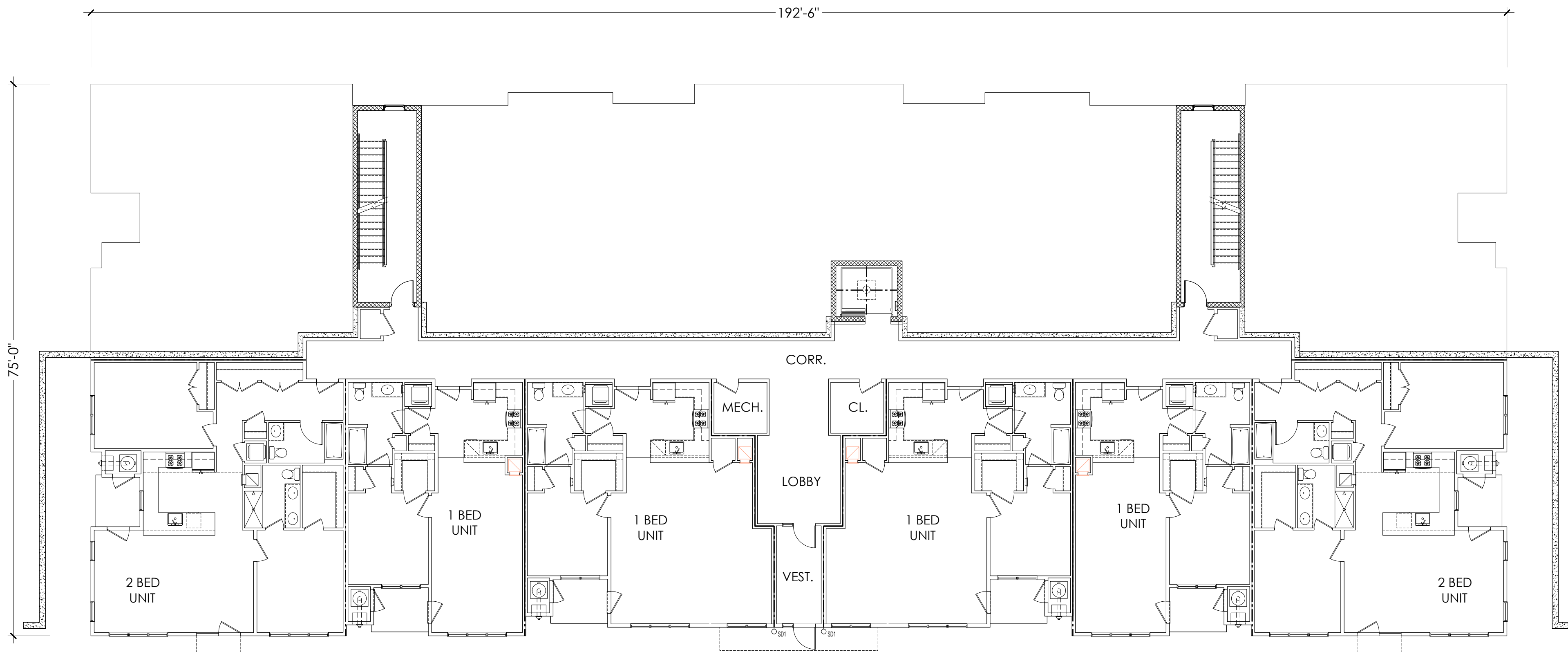
2 BUILDING 1 & 2 - FRONT ELEVATION
Scale: 3/32"=1'0"



1 BUILDING 1 & 2 - REAR ELEVATION
Scale: 3/32"=1'0"



2 GROUND FLOOR PLAN
Scale: 3/32"=1'-0"



1 BASEMENT FLOOR PLAN
Scale: 3/32"=1'-0"

PROJECT
HOPEWELL PARC
NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
**1 SP DRIVE OWNER URBAN
RENEWAL LLC**
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS
Major
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

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05	08/31/2023	TOWNSHIP RE-SUBMISSION

SEAL

TITLE
**BUILDING 3
BASEMENT & GROUND
FLOOR PLANS**

JOB: **2007_HOPEWELL**

SCALE: **3/32" = 1'-0"**

SHEET NUMBER

A-03

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MATERIAL KEY	
A.	HORIZONTAL VINYL SIDING
B.	3" CORNER TRIM
C.	BOARD AND BATTEN VINYL SIDING
D.	THIN STONE VENEER
E.	MECHANICAL VENT
F.	ROOF SHINGLES
G.	ALUMINUM RAILING



2 BUILDING 3 - FRONT ELEVATION
Scale: 3/32"=1'-0"



1 BUILDING 3 - REAR ELEVATION
Scale: 3/32"=1'-0"

PROJECT
HOPEWELL PARC
NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
**1 SP DRIVE OWNER URBAN
RENEWAL LLC**
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS
Major
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

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04	02/06/2023	REVISED CLUBHOUSE DESIGN
05	08/31/2023	TOWNSHIP RE-SUBMISSION

SEAL

TITLE
**BUILDING 3
LONGITUDINAL ELEVATIONS**

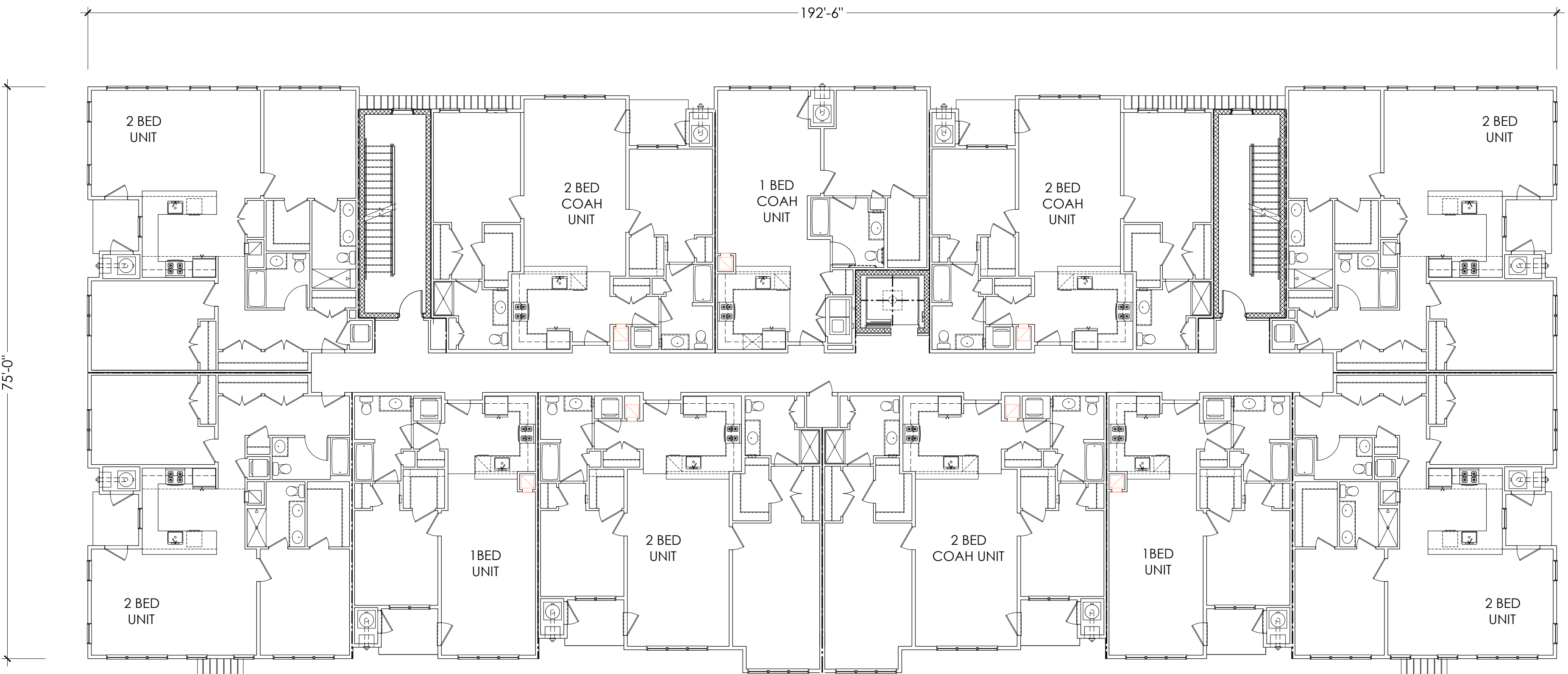
JOB: **2007_HOPEWELL**

SCALE: **3/32" = 1'-0"**

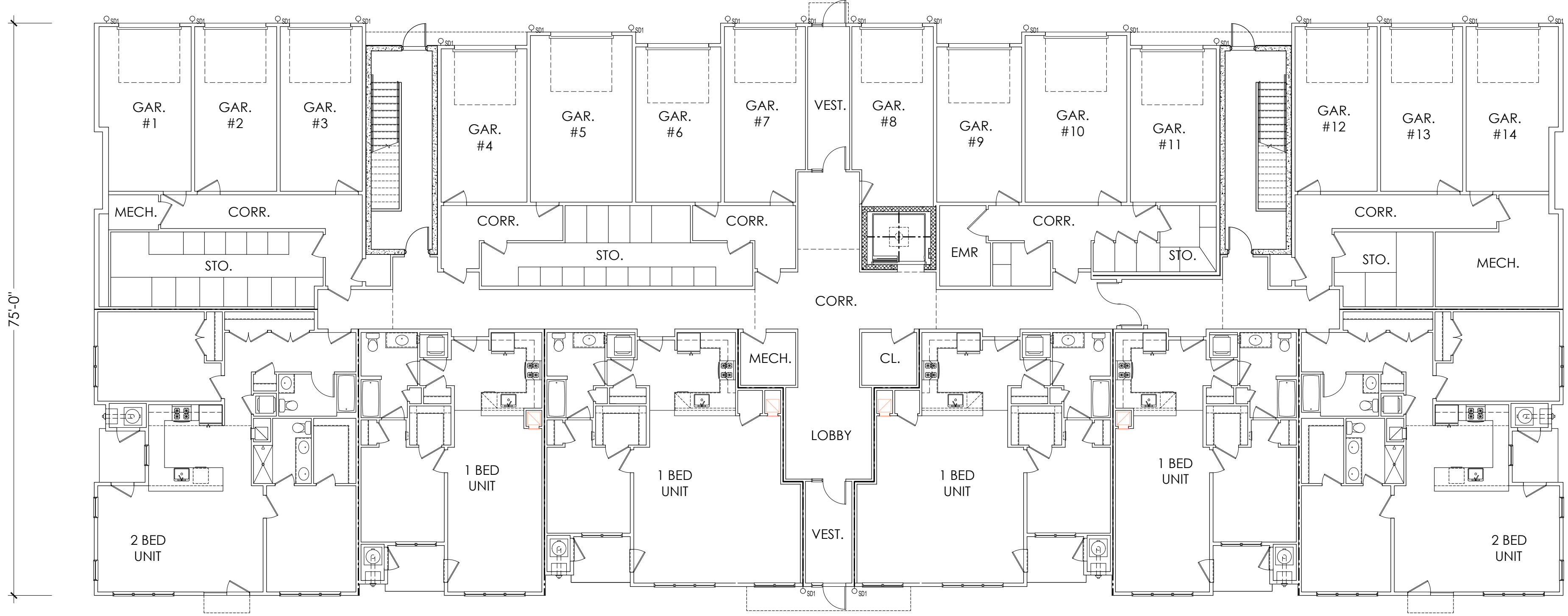
SHEET NUMBER

A-05

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2 2ND FLOOR PLAN
Scale: 3/32"=1'-0"



1 GROUND FLOOR PLAN
Scale: 3/32"=1'-0"

PROJECT
HOPEWELL PARC
NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
**1 SP DRIVE OWNER URBAN
RENEWAL LLC**
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS
Major
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

ISSUE		
NO.	DATE	DESCRIPTION
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03	10/07/2022	TOWNSHIP RE-SUBMISSION
04	02/06/2023	REVISED CLUBHOUSE DESIGN
05	08/31/2023	TOWNSHIP RE-SUBMISSION

SEAL

TITLE
**BUILDINGS 4 & 5
GROUND FLOOR & 2ND
FLOOR PLANS**

JOB: **2007_HOPEWELL**

SCALE: **3/32" = 1'-0"**

SHEET NUMBER

A-06

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PROJECT

HOPEWELL PARC

NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
1 SP DRIVE OWNER URBAN
RENEWAL LLC
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS

Major

MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER

VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

[illegible]

SEAL

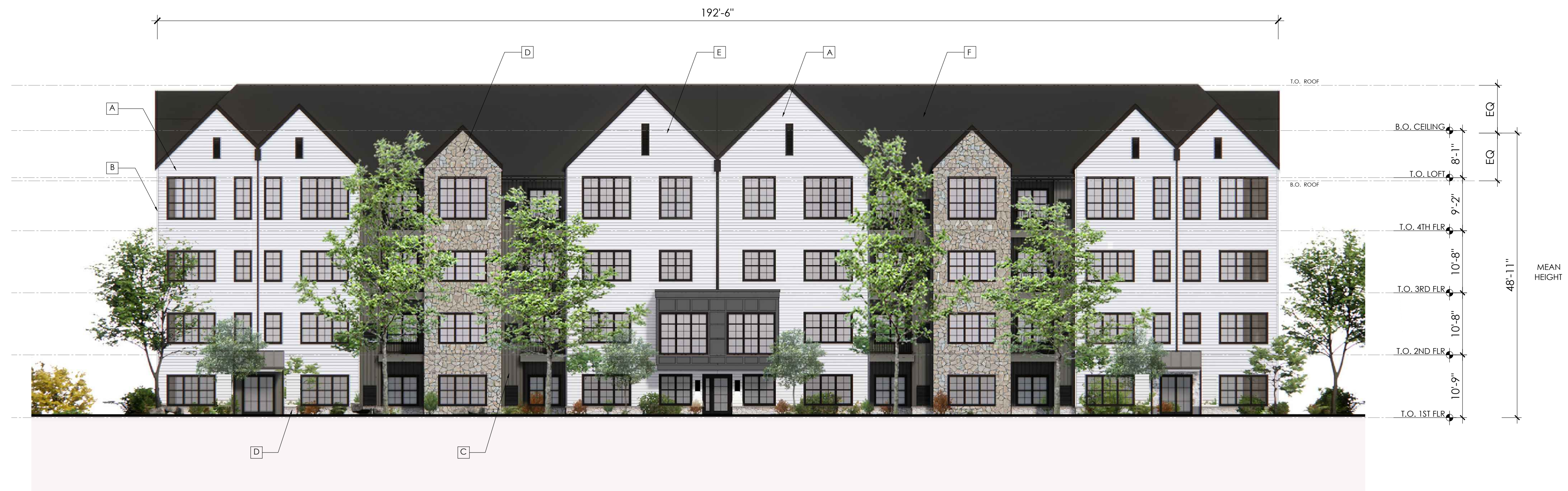
TITLE

**BUILDINGS 4 & 5
LONGITUDINAL ELEVATIONS**

JOB: 2007_HOPEWELL

SCALE: $3/32" = 1'-0"$

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2 BUILDING 4 & 5 - FRONT ELEVATION
Scale: 3/32"=1'0"



1 BUILDING 4 & 5 - REAR ELEVATION
Scale: 3/32"=1'0"

A-07

2 GROUND FLOOR PLAN
Scale: 3/32"=1'0"

1 BASEMENT FLOOR PLAN
Scale: 3/32"=1'0"

MATERIAL KEY

A.

HORIZONTAL VINYL SIDING

B.

3" CORNER TRIM

C.

BOARD AND BATTEN VINYL SIDING

D.

THIN STONE VENEER

E.

MECHANICAL VENT

F.

ROOF SHINGLES

G.

ALUMINUM RAILING



2

BUILDING 6 - FRONT ELEVATION

Scale: 3/32"=1'0"



1

BUILDING 6 - REAR ELEVATION

Scale: 3/32"=1'0"

PROJECT

HOPEWELL PARC

NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER

1 SP DRIVE OWNER URBAN
RENEWAL LLC
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS

Major

MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER

VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

ISSUE

NO.	DATE	DESCRIPTION
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03	10/07/2022	TOWNSHIP RE-SUBMISSION
04	02/06/2023	REVISED CLUBHOUSE DESIGN
05	08/31/2023	TOWNSHIP RE-SUBMISSION

SEAL

TITLE

BUILDING 6
LONGITUDINAL ELEVATIONS

JOB:

2007_HOPEWELL

SCALE:

3/32" = 1'-0"

SHEET NUMBER

A-10

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PROJECT
HOPEWELL PARC
NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
**1 SP DRIVE OWNER URBAN
RENEWAL LLC**
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS
Major
MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER
VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

ISSUE		
NO.	DATE	DESCRIPTION
01	12/16/2020	PRELIMINARY/FINAL SITE PLAN SUBMISSION
02	07/16/2021	FINAL SITE PLAN SUBMISSION
03	10/07/2022	TOWNSHIP RE-SUBMISSION
04	02/06/2023	REVISED CLUBHOUSE DESIGN
05	08/31/2023	TOWNSHIP RE-SUBMISSION

SEAL

TITLE
**MULTIFAMILY CLUBHOUSE
GROUND FLOOR PLAN**

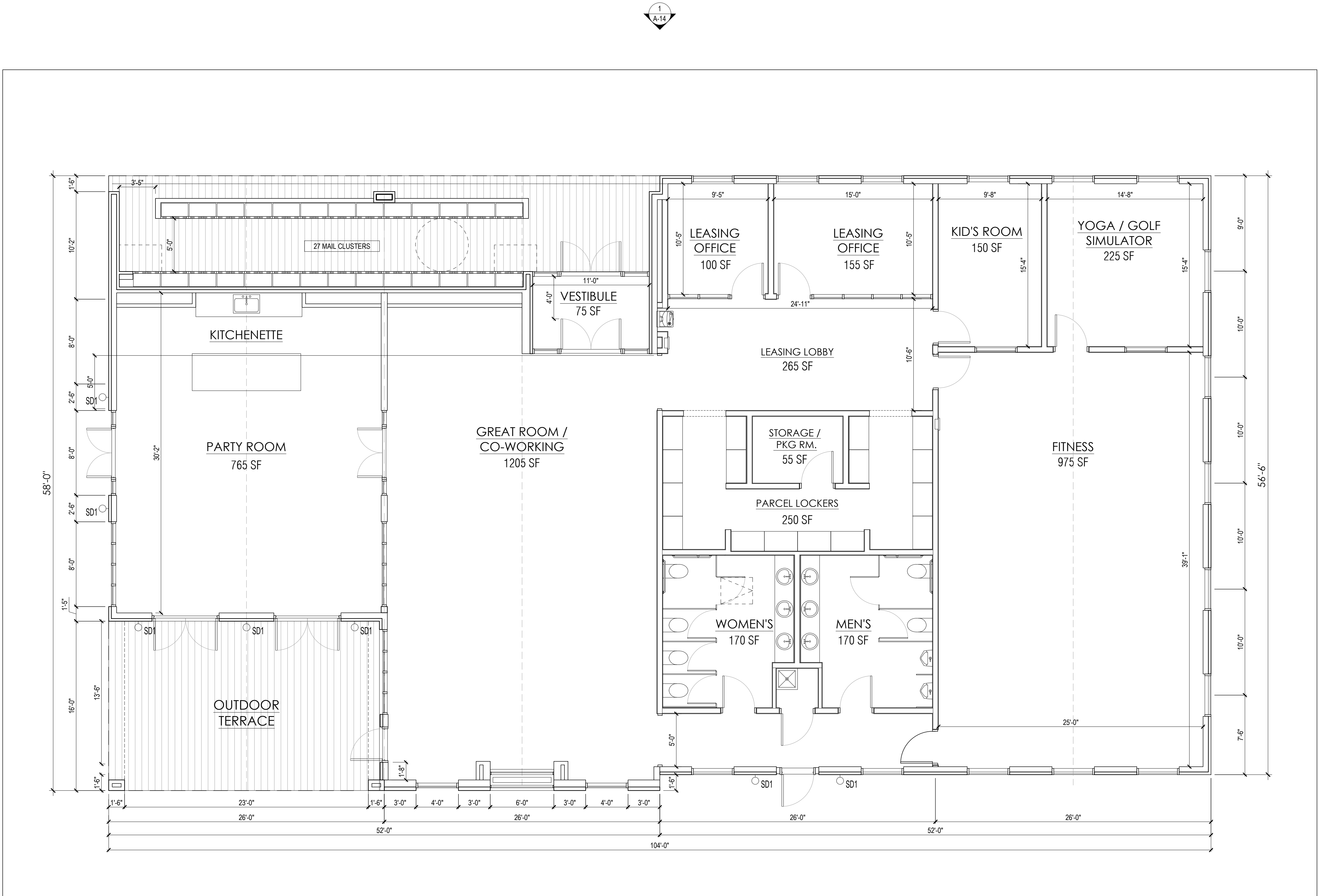
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SCALE:
3/16" = 1'-0"

SHEET NUMBER

A-13

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PROJECT

HOPEWELL PARC

NORTH SECTION

HOPEWELL TOWNSHIP
MERCER COUNTY, NJ

OWNER
1 SP DRIVE OWNER URBAN
RENEWAL LLC
515 MARIN BOULEVARD
JERSEY CITY, NJ 07302

DESIGN ARCHITECTS

Major

MAJOR ARCHITECTURE, DPC.
485 MARIN BOULEVARD, 2ND FLOOR
JERSEY CITY, NJ 07302
Tel: (646) 904-8885

CIVIL ENGINEER

VAN NOTE-HARVEY ASSOCIATES, INC.
103 COLLEGE ROAD EAST,
PRINCETON, NJ 08540
Tel: (609) 987-2323

[illegible]

SEAL

TITLE

**MULTIFAMILY CLUBHOUSE
NORTH & SOUTH ELEVATIONS**

JOB: 2007_HOPEWELL

SCALE: $3/16" = 1'-0"$

A-14

© MAJOR ARCHITECTURE DPC



2 SOUTH ELEVATION
Scale: 3/16"=1'0"



1 NORTH ELEVATION
Scale: 3/16"=1'0"

MATERIAL KEY

1.	VERTICAL VINYL SIDING
2.	WOOD CLADDING
3.	WHITE BRICK
4.	STANDING SEAM METAL ROOF

MATERIAL KEY

1.	VERTICAL VINYL SIDING
2.	WOOD CLADDING
3.	WHITE BRICK
4.	STANDING SEAM METAL ROOF



2 EAST ELEVATION
Scale: 3/16"=1'0"

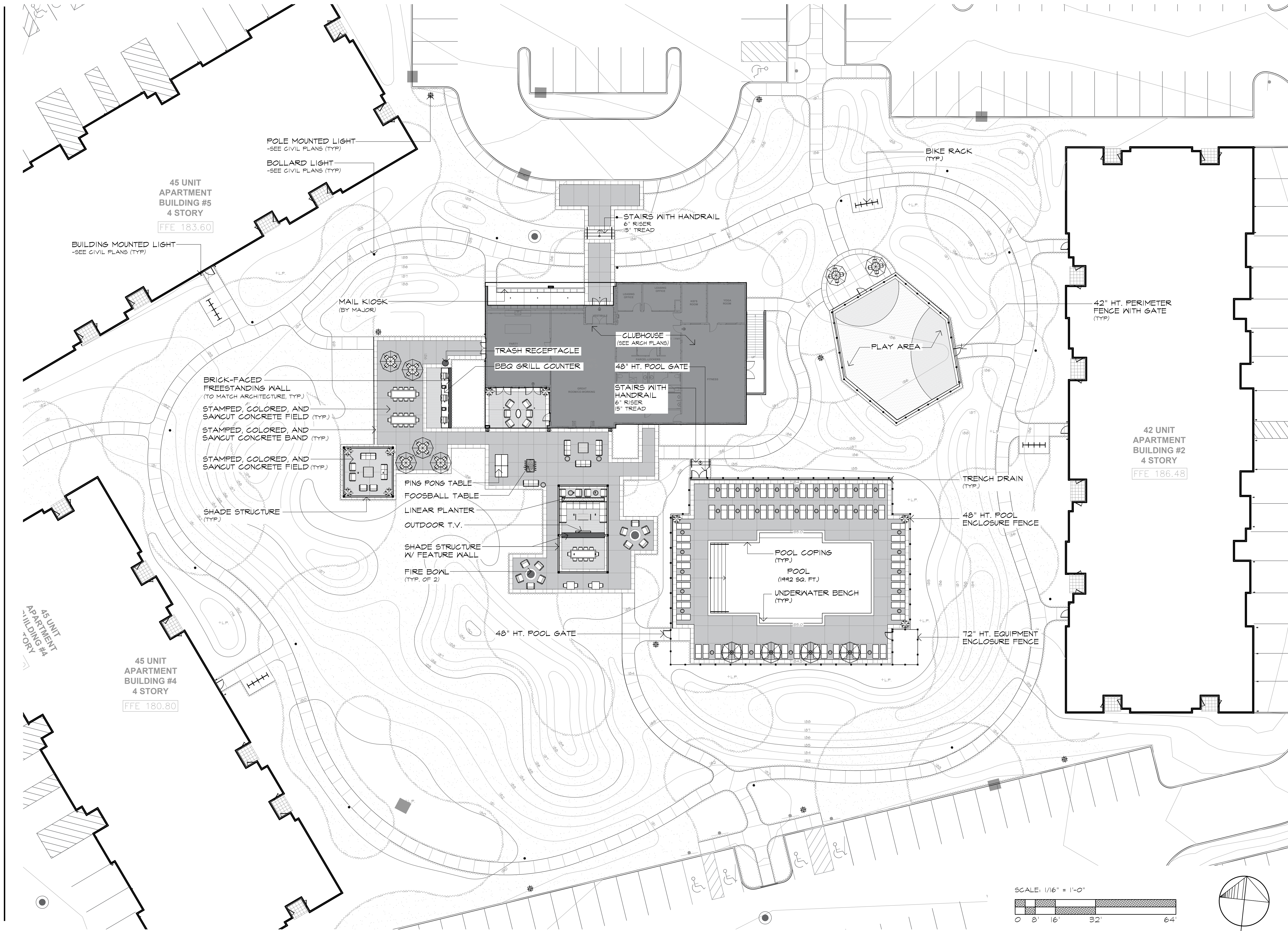
2 EAST ELEVATION
Scale: 3/16"=1'0"



1 WEST ELEVATION
Scale: 3/16"=1'0"

1 WEST ELEVATION
Scale: 3/16"=1'0"

© MAJOR ARCHITECTURE DPC



Materials Plan
Clubhouse Amenity Area

Hopewell Parc
Hopewell, New Jersey

MBC
MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Belle, NJ 08750

295 Newark Avenue
Jersey City, NJ 07310

732-528-0664
www.mbcldesign.com
NJCA No. 21MH0001700

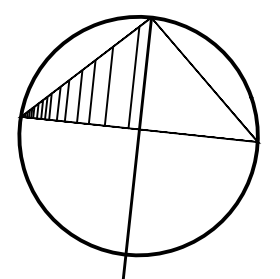
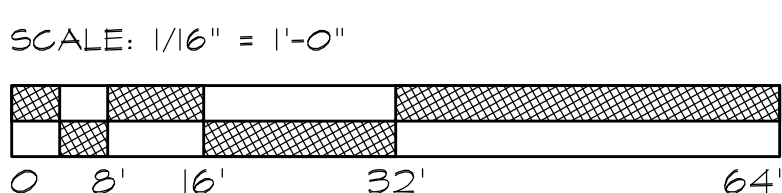
THOMAS B. BAUER
THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

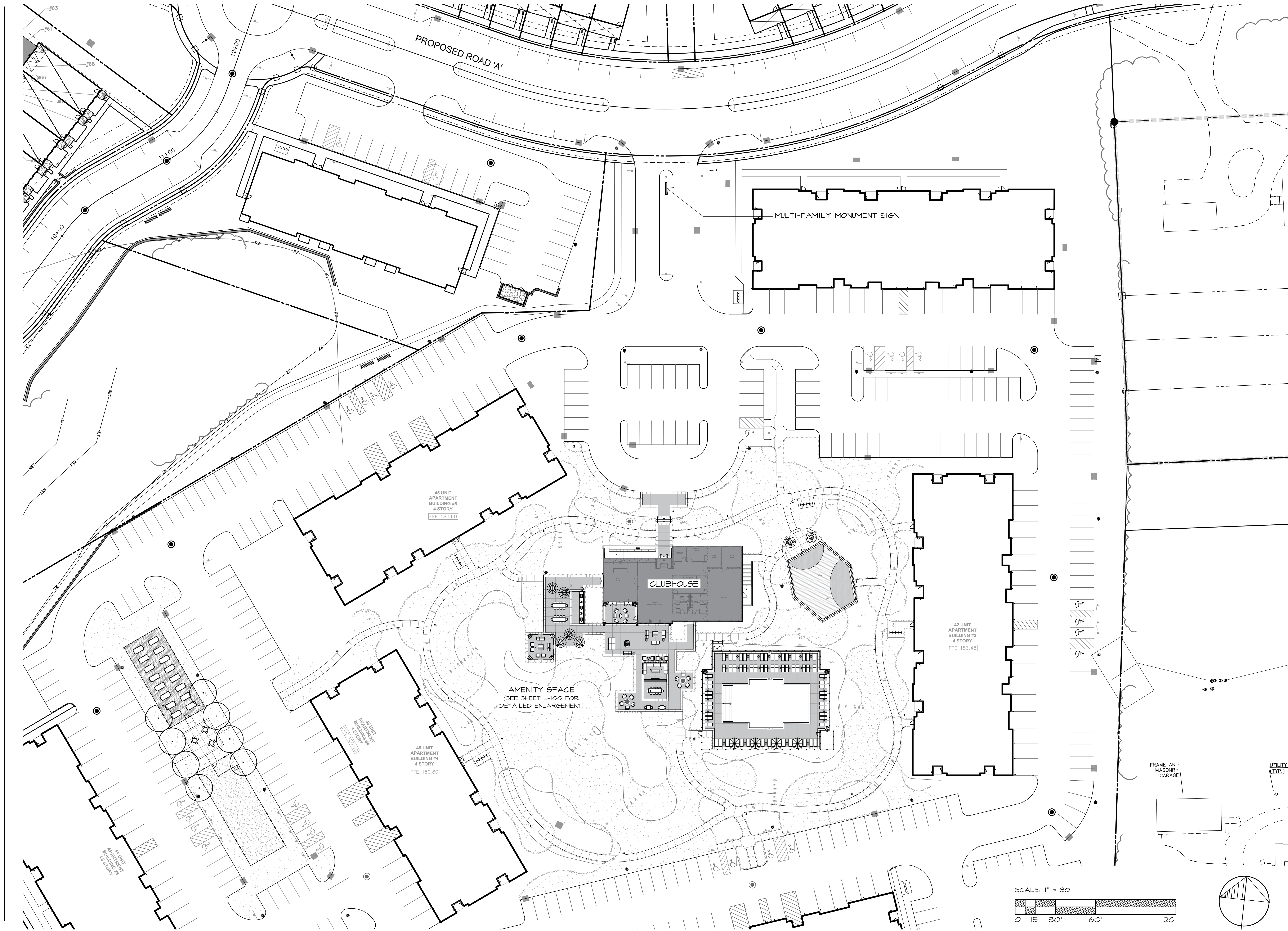
NO.	DATE	REVISION
1	08-01-2023	1

SCALE: 1/16" = 1'-0"

DATE: 08-01-2023 JOB NO.: 22-193

DRAWING NO.
L-100





Signage Context Plan
Clubhouse Amenity Area

Hopewell Parc
Hopewell, New Jersey

MBC
MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Belle, NJ
08750

295 Newark Avenue
Jersey City, NJ
07310

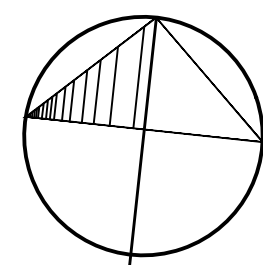
732-528-0664
www.mbcldesign.com
NJCA No. 21MH0001700

THOMAS B. BAUER
Thomas B. Bauer
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

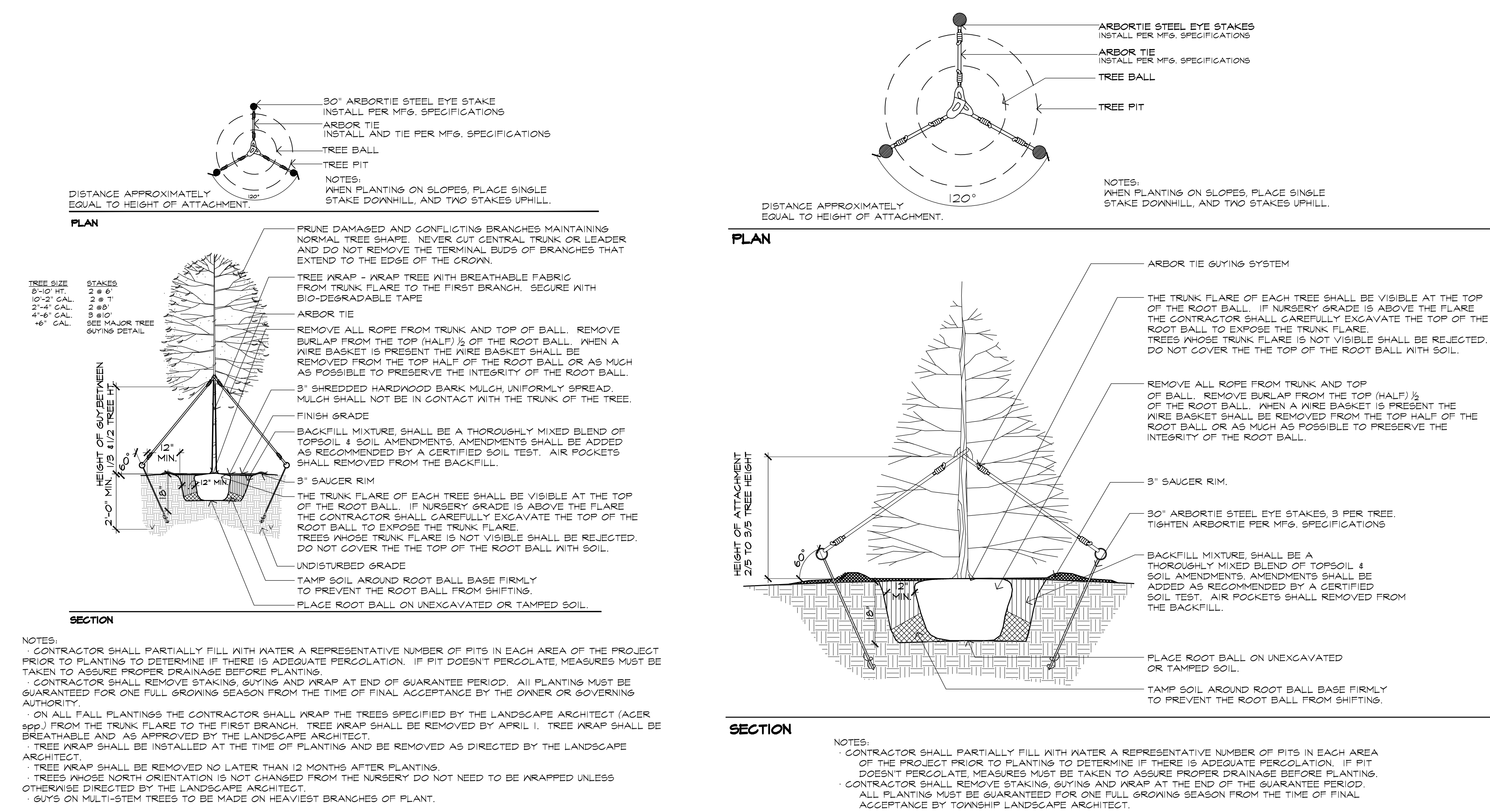
NO.	DATE	REVISION

SCALE: 1" = 30'
DATE: 08-01-2023 JOB NO.: 22-193

DRAWING NO.
L-100A



-102



1 DETAIL: DECIDUOUS TREE PLANTING

2 DETAIL: EVERGREEN TREE PLANTING

DEER RESISTANT UPLAND MEADOW SEED MIX
MODEL: #ZXMIXDEERRG
SEEDING RATE: 15 Pounds per Acre

Mix Composition

6.00%	<i>Andropogon gerardii</i> (Big bluestem)
1.00%	<i>Apocynum cannabinum</i> (Dogbane)
3.00%	<i>Asclepias incarnata</i> (Swamp milkweed)
3.00%	<i>Asclepias syriaca</i> (Common milkweed)
1.00%	<i>Asclepias tuberosa</i> (Butterfly weed)
1.00%	<i>Baptisia australis</i> (Blue wild indigo)
3.00%	<i>Chamaecrista fasciculata</i> (Partridge pea)
3.00%	<i>Coreopsis lanceolata</i> (Lanceleaf tickseed)
1.00%	<i>Echinacea purpurea</i> (Purple coneflower)
17.00%	<i>Elymus virginicus</i> (Virginia wild-rye)
19.00%	<i>Eragrostis spectabilis</i> (Purple love grass)
1.00%	<i>Eryngium yuccifolium</i> (Rattlesnake mater)
4.00%	<i>Eupatorium purpureum</i> (Purple Joe-pye)
0.50%	<i>Helopsis helianthoides</i> (False sunflower)
1.00%	<i>Monarda fistulosa</i> (Wild bergamot)
2.00%	<i>Pycnanthemum tenuifolium</i> (Slender mountain mint)
1.00%	<i>Rudbeckia hirta</i> (Black-eyed Susan)
14.00%	<i>Schizachyrium scoparium</i> (Little bluestem)
1.50%	<i>Solidago juncea</i> (Early goldenrod)
3.00%	<i>Solidago nemoralis</i> (Gray goldenrod)
11.00%	<i>Tridens flavus</i> (Purpletop)
2.00%	<i>Verbesina alternifolia</i> (Wingstem)
1.00%	<i>Zizia aurea</i> (Golden Alexander)

AS MFG. BY: PINELANDS NURSERY AND SUPPLY
323 ISLAND ROAD,
COLUMBUS, NJ, 08022
PHONE: (609-291-9486)

DEER RESISTANT RAIN GARDEN MIX
MODEL: #ZXMIXDERAGA
SEEDING RATE: 15 Pounds per Acre

Mix Composition

5.00%	<i>Andropogon gerardii</i> (Big bluestem)
1.00%	<i>Apocynum cannabinum</i> (Dogbane)
2.00%	<i>Asclepias incarnata</i> (Swamp milkweed)
1.00%	<i>Asclepias syriaca</i> (Common milkweed)
0.50%	<i>Asclepias tuberosa</i> (Butterfly weed)
1.00%	<i>Baptisia australis</i> (Blue wild indigo)
3.00%	<i>Carex lupulina</i> (Hop sedge)
9.00%	<i>Carex lurida</i> (Shallow sedge)
2.00%	<i>Carex stricta</i> (Common tussock sedge)
13.00%	<i>Carex vulpinoidea</i> (Fox sedge)
1.00%	<i>Chamaecrista fasciculata</i> (Partridge pea)
0.50%	<i>Echinacea purpurea</i> (Purple coneflower)
19.00%	<i>Elymus virginicus</i> (Virginia wild-rye)
5.00%	<i>Eragrostis spectabilis</i> (Purple love grass)
3.00%	<i>Eryngium yuccifolium</i> (Rattlesnake master)
2.00%	<i>Eupatorium perfoliatum</i> (Common boneset)
1.00%	<i>Eutrochium fistulosum</i> (Hollow Joe-pye weed)
3.00%	<i>Helenium autumnale</i> (Common sneezeweed)
1.00%	<i>Iris versicolor</i> (Blueflag iris)
6.00%	<i>Juncus effusus</i> (Soft rush)
5.00%	<i>Lobelia siphilitica</i> (Blue lobelia)
2.00%	<i>Pycnanthemum tenuifolium</i> (Slender mountain mint)
2.00%	<i>Rudbeckia hirta</i> (Black-eyed Susan)
2.00%	<i>Solidago juncea</i> (Early goldenrod)
3.00%	<i>Solidago nemoralis</i> (Gray goldenrod)
3.00%	<i>Verbena hastata</i> (Blue vervain)
4.00%	<i>Vernonia noveboracensis</i> (New York ironweed)

NOTE: FOR USE IN LOW ELEVATION AREAS
ADJACENT TO LOW POINT DRAINS.

3 SEED MIXES

NTS

PLANT NOTES:

- THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
 - ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE.
 - PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNLITED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
 - WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
- WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
 - THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
 - THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
- LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES, AND FLOWERING TREES.
- LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
- CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS.
- UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BALL OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
- QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- BBB PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT FLARE OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL BBB PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "Y" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK-OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
- IF THE CONTRACTOR HAS REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL, TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
- ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 2 YEARS FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.

FALL	AUG 15-DEC 15: EVERGREEN TREES
OCT 15-DEC 15: DECIDUOUS TREES	
SPRING	MAR 1-MAY 15: ALL PLANTS
FALL DIGGING HAZARD	
BETULA VARIETIES	
CARPINUS VARIETIES	
CELTIS VARIETIES	
CERODOPHYLLUM VARIETIES	
CRATAEGUS VARIETIES	
FAGUS VARIETIES	
HALESA VARIETIES	
ILEX OPACA VARIETIES	
ALL TREES FROM EVERGREEN ILEX VARIETIES	
LIQUIDAMBAR VARIETIES	
LIRIODENDRON TULIPFERA	
MALUS IN LEAF	
NYSSA SYLVATICA	
OSTRYA VARIETIES	
PRUNUS-ALL STONE FRUITS	
PRUNUS VARIETIES	
QUERCUS-ALL OAKS EXCEPT Q. PALUSTRIS	
SAULX-WEeping VARIETIES	
TILIA TOMENTOSA VARIETIES	
ZELKOVA VARIETIES	

IRRIGATION NOTES:

- ALL PLANTED AREAS AND LAWN SHALL BE IRRIGATED.
- PLANTER WALLS SHALL BE SLEEVED TO MINIMIZE PENETRATIONS. FOR IRRIGATION LINES.
- IRRIGATION LINES SHALL BE RUN WITHIN PLANTING AND LAWN AREAS.
- IRRIGATION REQUIREMENTS - MBP PLANS SHALL INCLUDE A 1" IRRIGATION EXCLUSION WATER METER AND A 1" REDUCED-PRESSURE BACK FLOW PREVENTION DEVICE WITH A 1" ISOLATION SHUT-OFF IMMEDIATELY DOWNSTREAM OF THE BACKFLOW PREVENTER AND A 1" DRAIN IN THE PIPE TO REMOVE WATER IN THE LINE.
- THE IRRIGATION SYSTEM WILL REQUIRE 55 PSI DYNAMIC PRESSURE AT A MAXIMUM FLOW RATE OF 20-GPM AT THE IRRIGATION CONTRACTOR'S POINT OF CONNECTION OUTSIDE OF THE BUILDING AT THE STREET LEVEL AND COURTYARDS.
- THE POINT OF CONNECTION SHALL BE A COPPER PIPE STUBBED OUT OF THE BUILDING INTO THE PLANTING MEDIA, WITH MALE PIPE THREADS. THIS ALLOWS THE IRRIGATION CONTRACTOR TO THREAD A GATE VALVE TO THE COPPER PIPE OUTSIDE OF THE BUILDING. A WINTERIZATION POINT SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IMMEDIATELY DOWNSTREAM OF THE COPPER STUB.
- A DEDICATED 20 AMP, 120-VOLT CIRCUIT WILL BE REQUIRED TO OPERATE THE IRRIGATION CONTROLLER. THE IRRIGATION CONTROLLER WILL NEED TO BE MOUNTED WITHIN A MECHANICAL ROOM, APPROXIMATELY 18"X18" SQUARE. WALL SPACE IS REQUIRED AND NEEDS TO BE PROPERLY GROUNDED. A 15' ELECTRICAL CONDUIT TO BE USED FOR THE 24-VOLT IRRIGATION CONTROL WIRES WILL BE NEEDED TO BE ROUTED FROM THE IRRIGATION CONTROLLER AND STUBBED OUT OF THE BUILDING TO THE LOCATION OF THE WATER SUPPLY STUB OUT AT THE STREET LEVEL AND COURTYARDS.



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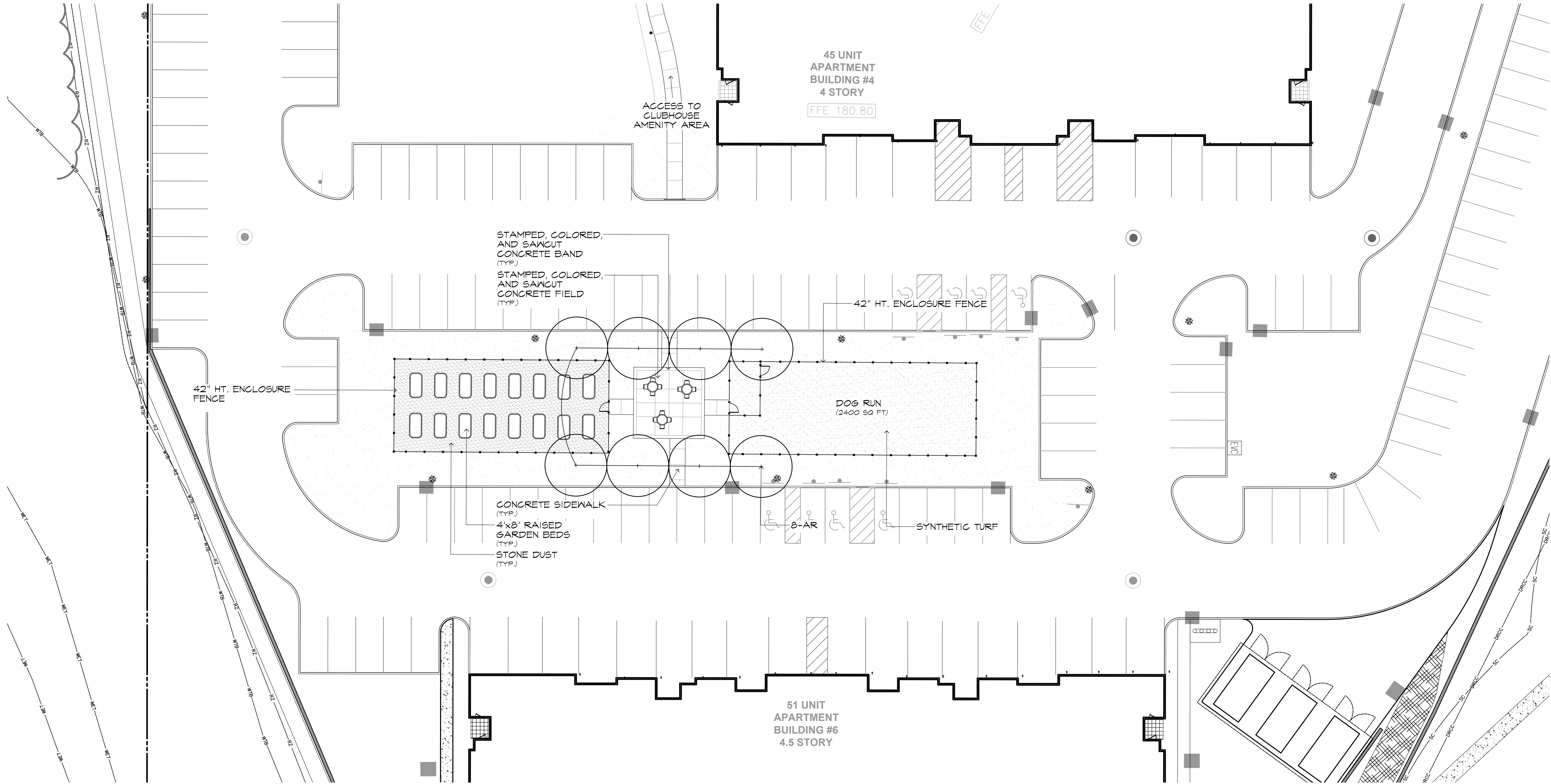
THOMAS B. BAUER

NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS0000119

NO.	DATE	REVISION
SCALE:	AS SHOWN	
DATE:	08-01-2023	JOB NO.: 22-193

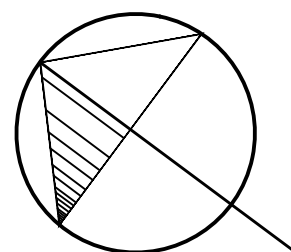
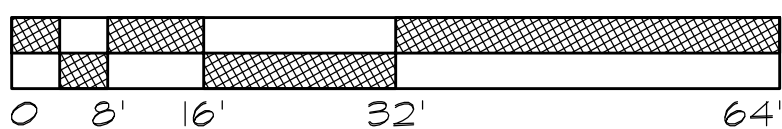
DRAWING NO.

L-102A



NOTE: SEE SHEET L-102 FOR PLANT LIST

SCALE: 1" = 16'



Materials Plan

Dog Run and Garden Area

Hopewell Parc

Hopewell, New Jersey



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THOMAS B. BAUER

Thomas B. Bauer

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DRAWING NO. L-200