



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK: 93

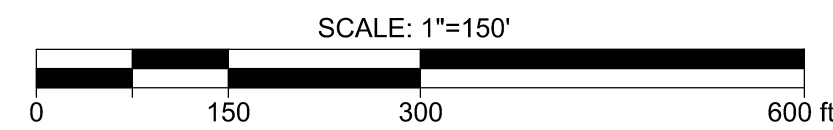
LOT: 19, 20, 45.01, 46, p/o 60

ADDRESS: 61 NURSERY RD., SCOTCH RD., NURSERY RD., NURSERY RD., 137 NURSERY RD.

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

PLANS

TREE REMOVAL
LAYOUT & DIMENSIONING
LANDSCAPE
SALES TRAILER
COMING SOON SIGNAGE
STEEP SLOPE
ENVIORN. CONSTRAINTS



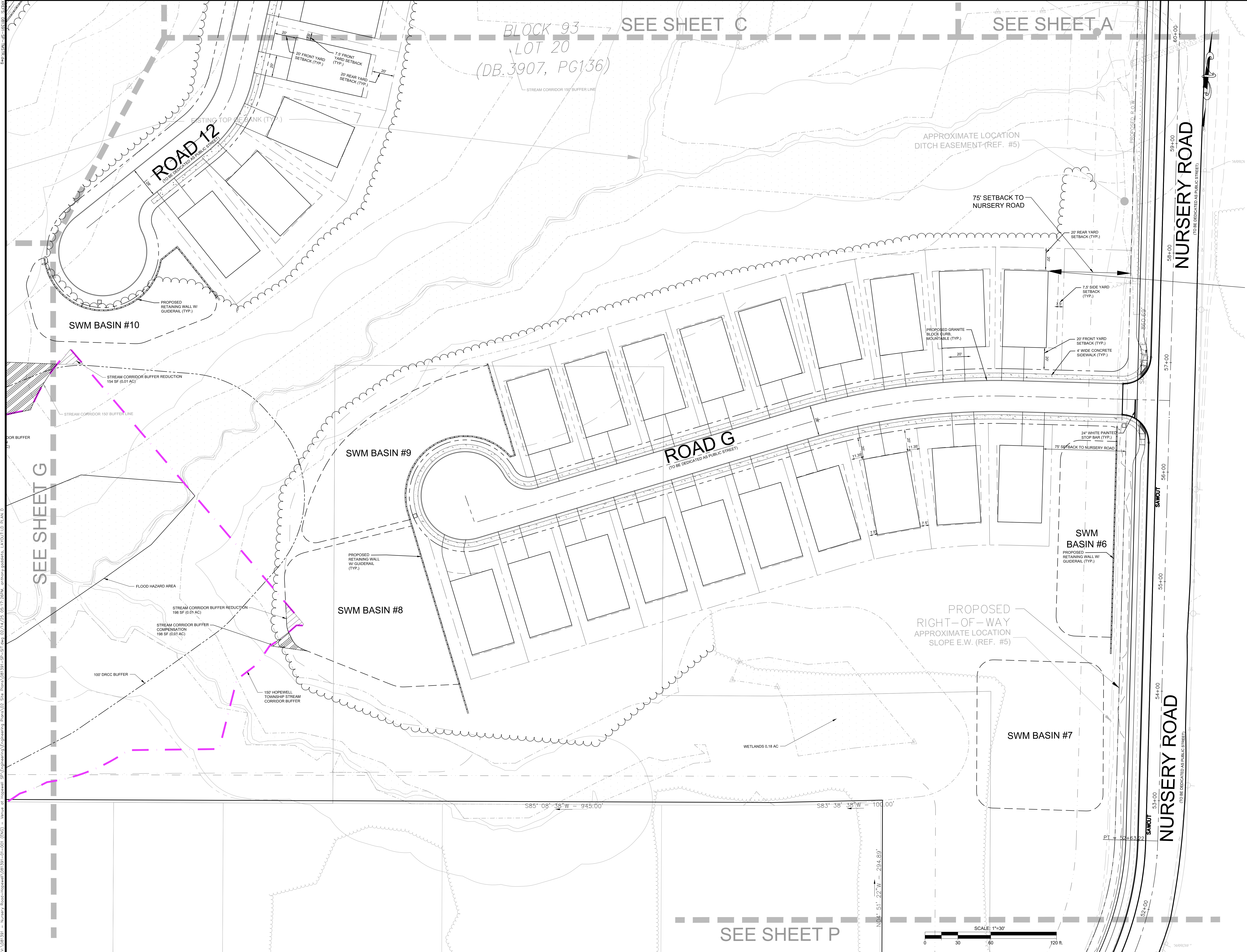
SAMPLE PLT 2		
NUMBER	TITLE	SIZE
100	ALANTHUS	8.2N
101	OK	12.0N
102	GI ALANTHUS	10.0N
104	ALANTHUS	10.0N
105	OK	9.0N
106	OK	10.0N
107	CEGAR	7.0N
108	GI ALANTHUS	13.0N
109	OK	10.0N
110	RED MAPLE	10.0N
111	OK	7.0N
112	ALANTHUS	15.0N
113	CEGAR	7.0N
114	CEGAR	11.0N
115	ALANTHUS	9.0N
116	BLACK CHERRY	12.0N
117	ALANTHUS	7.0N
118	CEGAR	10.0N
119	RED MAPLE	10.0N
120	RED MAPLE	10.0N
121	ALANTHUS	16.0N
122	OK	12.0N
123	BLACK CHERRY	7.0N
124	OK	10.0N
125	RED MAPLE	10.0N
126	RED MAPLE	13.0N
127	BLACK CHERRY	7.0N
128	OK	26.0N
129	RED MAPLE	9.0N
130	OK	10.0N
131	ALANTHUS	10.0N
132	ALANTHUS	13.0N
133	BLACK CHERRY	8.0N
134	BLACK CHERRY	24.0N
135	CEGAR	8.0N
136	ALANTHUS	8.0N
137	ALANTHUS	10.0N
138	GI ALANTHUS	16.0N 15
139	ALANTHUS	14.0N
140	RED MAPLE	10.0N
141	ALANTHUS	14.0N
142	RED MAPLE	13.0N
143	ALANTHUS	16.0N
144	ALANTHUS	8.0N
145	RED MAPLE	11.0N
146	SAPINDUS	26.0N
147	BLACK CHERRY	11.0N
148	OK	10.0N
149	RED MAPLE	7.0N
150	ALANTHUS	12.0N
151	BASPARUS	8.0N
152	OK	24.0N
153	BLACK CHERRY	11.0N
154	RED MAPLE	12.0N
155	ALANTHUS	10.0N
156	CEGAR	7.0N
157	ALANTHUS	12.0N
158	ALANTHUS	8.0N
159	ALANTHUS	7.0N

* QUANTITIES DO NOT INCLUDE DEAD OR INVASIVE TREES

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

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

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K:\081391 - Nursery Road-Hopewell\081391-01-001 (DWG) - Venue at Hopewell_SPA Engineering\Engineering Plans\02 Site Plans\081391-SP-S1.dwg 02/14/25 05:12:26PM anthony.gallardo LAYOUT:LP PLAN D
081391 - Nursery Road-Hopewell - sheets 2-13.dwg
081391 - SHEET MATCHLINES.dwg



PRELIMINARY AND FINAL MAJOR SUBDIVISION & FLOOD HAZARD ZONING MAP FOR VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN D

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Block 93, Lots 19, 20, 46, 47, 48 & 49

SEE SHEET 7D

OF

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Bowman

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GED447100

Project No. 081391-01-001
Date: 06/25/2024
CHDC: S.A.D.
This drawing was prepared by the undersigned and is intended to be used in accordance with the provisions of the New Jersey State Board of Professional Engineers and Surveyors. It is the responsibility of the user to verify the accuracy of the information provided and to ensure that the drawing is used in accordance with the applicable laws and regulations.

NO.	REVISION	DATE
1	REVISED PER PERMITS REVIEW	09/03/24 S.A.D.
2	REVISED PER TOWNSHIP COMMENTS	12/18/24 S.A.D.
3	REVISED PER ENGINEERING REVIEW	2/14/25 S.A.D.
4		
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6		
7		
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12		

DATE: 02/02/2025

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V:\081391 - Nursery Road-Hopewell-SW Engineering\Engineering Plans\02 Site Plans\081391-SW-SIT.dwg 02/14/25 05:17:59PM anthony.stadler LAYOUT: L0 PLAN E
081391 - Nursery Road-Hopewell-SW Engineering
081391 - SHEET MATCHLINES.dwg



REVISION		DATE	BY
1	REVISED PER PER COMPLETE REVIEW	10/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/19/24	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
4			
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NJ Certificate No. 24G0222600

Anthony Stadler

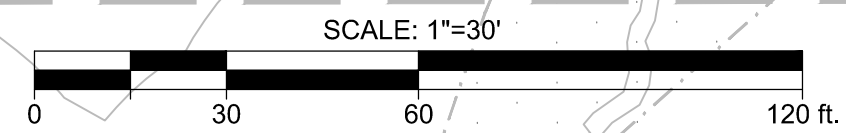
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24G0447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PLANNING AND DIMENSIONING PLAN E FOR VENUE AT HOPEWELL

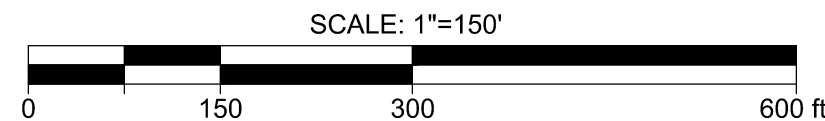
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BLOCK 18, LOTS 19, 20, 45, 01, 46 & 49

SHEET No. **7E**







SHEET No. **14**

OF

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

OVERALL LANDSCAPE PLAN

BLOCK 93, LOTS 19, 20, 46.01, 46.8 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

Bowman Consulting Group Ltd
8 Pelagion Way, Suite 170
Friedrich, New Jersey 07728
bowlman.com
E-mail: NJ@Bowman.com

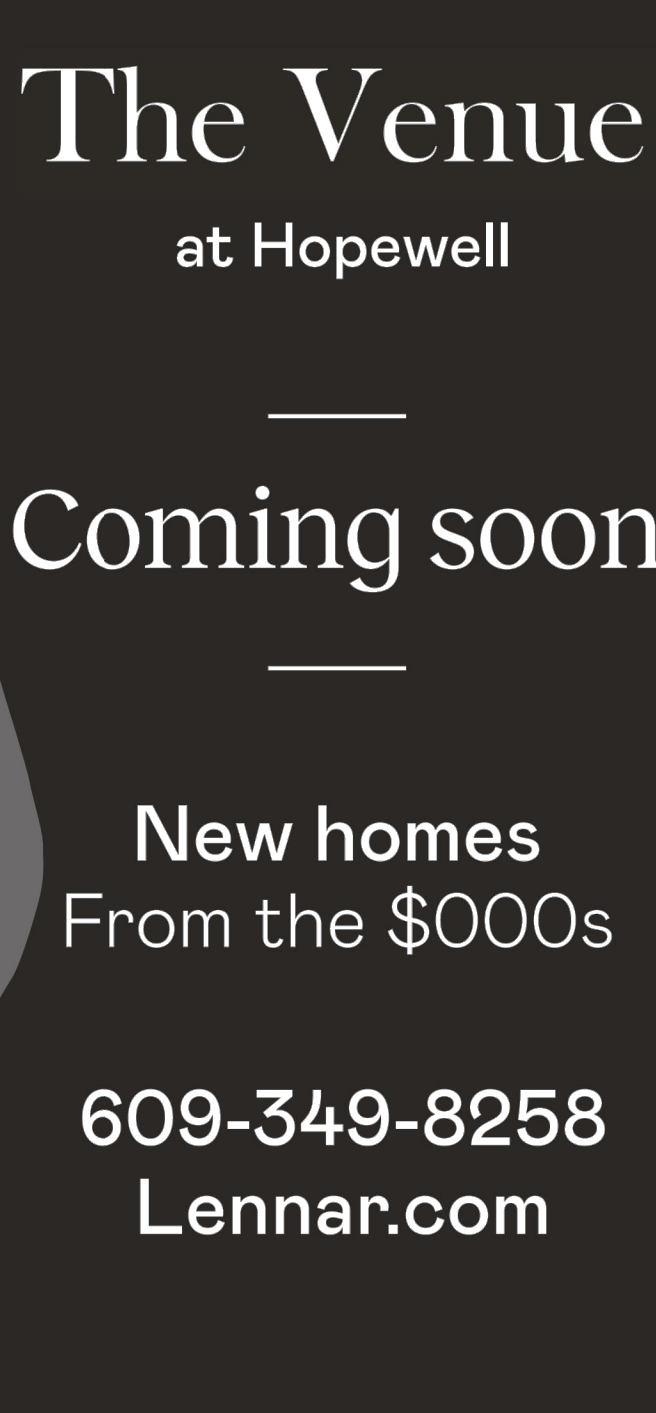
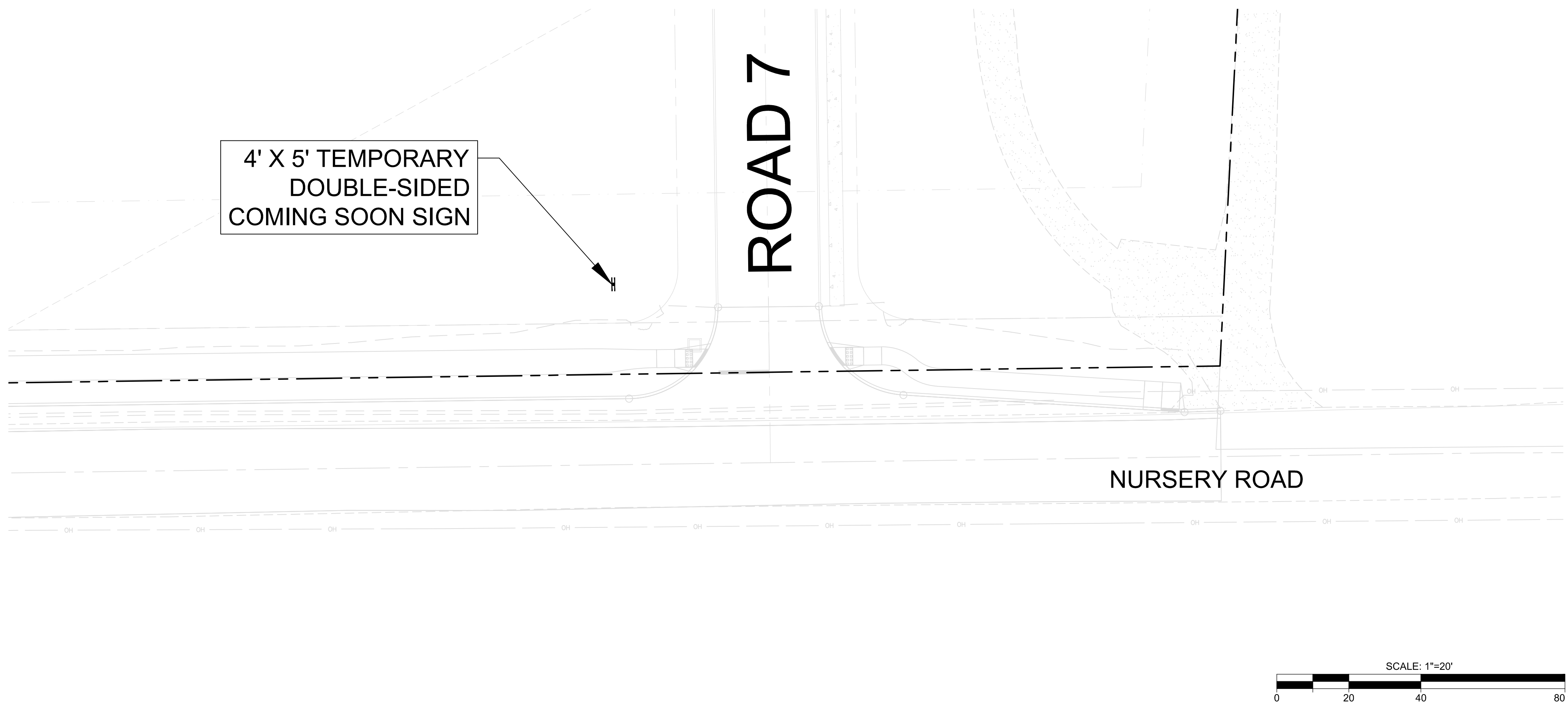
Phone: 732-665-5200
FAX: 732-665-5201
NJ Certificate of Authorization
No. 24C0-00322200

Sean C Delany

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24C004447100

[illegible]





LENNAR

The Venue

at Hopewell

—

Coming soon

—

New homes
From the \$000s

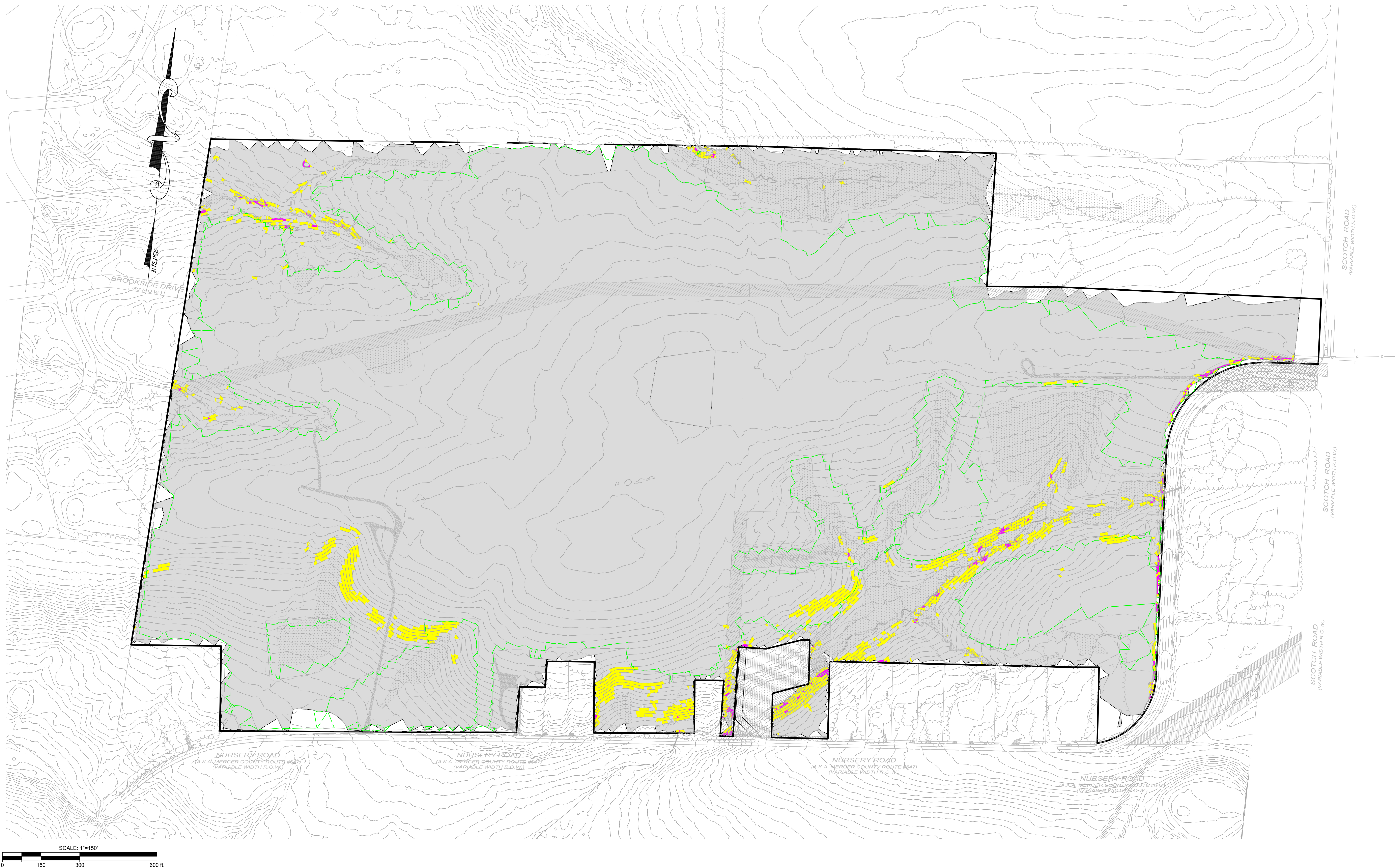
609-349-8258
Lennar.com



Slopes Table - Proposed Disturbance				
Number	Minimum Slope	Maximum Slope	S.F.	Allowed
1	0.0%	15.0%	5,433,272	100% (7,567,980 SF)
2	15.0%	25.0%	54,866	15% (28,264 SF)
3	25.0%	1000.0%	4,260	0% (0 SF)

— — — = LIMIT OF DISTURBANCE

Slopes Table - Total within Property Line				
Number	Minimum Slope	Maximum Slope	S.F.	Color
1	0.00%	15.00%	7,568,144	
2	15.00%	25.00%	188,169	
3	25.00%	100.00%	14,290	





SCALE: 1"=150'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 150, 300, and 600 ft. at the bottom. The bar is divided into four equal segments, each representing 150 feet.

12	
11	
10	
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7	

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