



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

SUBDIVISION PLAT 4.2.25

V:\081391 - Nursery Road-Hopewell\081391-01-001 (SUR) - View of Hopewell SP Survey CAD\081391-DEER VALLEY-HOPWELL PRELIMINARY & FINAL MAJOR SUB-COVER SHEET-1.dwg 04/01/25 06:23:58PM, e:\standard - layout\2504-2504-1.dwg
V:\081391 - Nursery Road-Hopewell\081391-01-001 (SUR) - View of Hopewell SP Survey CAD\081391-DEER VALLEY-HOPWELL PRELIMINARY & FINAL MAJOR SUB-COVER SHEET-1.dwg 04/01/25 06:23:58PM, e:\standard - layout\2504-2504-1.dwg
V:\081391 - Nursery Road-Hopewell\081391-01-001 (SUR) - View of Hopewell SP Survey CAD\081391-DEER VALLEY-HOPWELL PRELIMINARY & FINAL MAJOR SUB-COVER SHEET-1.dwg 04/01/25 06:23:58PM, e:\standard - layout\2504-2504-1.dwg

- LEGEND
- LOT 1 DENOTES NEWLY ASSIGNED LOT NUMBER
- (NR) DENOTES NON-RADIAL LOT LINE
- MF DENOTES MULTIFAMILY LOT
- DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT
- DENOTES PROPOSED OUTBOUNDS CAPPED REBAR
- DENOTES PROPOSED OUTBOUND CONCRETE MONUMENT
- NOTE: EACH PROPOSED MONUMENT SHALL BE SUBJECT TO A 5 FOOT RADIUS SURVEY EASEMENT AS DESCRIBED IN THE NEW JERSEY "MAP FILING LAW".
- MONUMENT FOUND
- IRON PIPE FOUND

Setback lines and dimensions shown hereon are at minimum distances in accordance with current minimum ordinance requirements. Actual dimensions may vary based on dwelling height and location.

NOTES:

- I DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY WERE MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH N.J.S.A. 13-40.5.1 AND THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE AND IS SUBJECT TO FEDERAL, STATE, COUNTY, AND/OR MUNICIPAL RESTRICTIONS, INCLUDED IN THIS DECLARATION ARE THE FOLLOWING NOTES:
- THE MAKER OF THIS MAP IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE ABSENCE OR PRESENCE OF ANY WETLANDS, CONTAMINATION OR OTHER ENVIRONMENTAL CONDITION WHICH MAY AFFECT THIS PROPERTY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS, CONTAMINATION OR OTHER ENVIRONMENTAL CONDITION IS BEING SHOWN ON THIS MAP EXCEPT AS NOTED BELOW.
 - IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.
 - PROPERTY BEING KNOWN AS BLOCK 93, LOTS 19, 20, 45.01, 46 & 60, TOWNSHIP OF HOPEWELL, MERCER COUNTY SHEET No. 22.
 - THIS SURVEY IS MADE SOLELY FOR THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE, EXCEPT TO THE MORTGAGE HOLDER, WHICH SHALL SURVIVE TO ITS SUCCESSOR OR ASSIGN.
 - THE PROPERTY OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
 - CURRENT OWNER DEED WAS RECORDED IN THE FOLLOWING DEED BOOK, PAGE:
DEED BOOK 6307, PAGE 1787 (LOT 19)
DEED BOOK 6330, PAGE 884 (LOT 20)
DEED BOOK 3610, PAGE 93 (LOT 45.01)
DEED BOOK 6161, PAGE 1140 (LOT 46)
DEED BOOK 3404, PAGE 119 (LOT 60)
 - NO INVESTIGATION OR DELINEATION OF WETLANDS WAS PERFORMED AS PART OF THIS SURVEY.
 - HORIZONTAL DATUM IS BASED UPON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83), PER GPS OBSERVATIONS UTILIZING TOPNET.
 - VERTICAL DATUM IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER GPS OBSERVATIONS UTILIZING TOPNET.
 - 50 FEET WIDE RIGHT-OF-WAY EASEMENT ON LOT 19 IN FAVOR OF SUNJOCO, BASED ON DOCUMENTS PROVIDED BY FOX ROTHSCHILD LLP, DATED OCTOBER 31, 2019.
 - WETLAND FLAGS L6 TO L17 PROVIDED BY OTHERS AND NOT FIELD LOCATED BY BOWMAN CONSULTING.
 - WETLAND FLAGS L7(NEW), L9(NEW), X9(NEW), X10(NEW), X47A, X48(NEW), TO X50(NEW), X50A, X51, X73, X81, X81A, X85A, X111A, W2, W2A, W5A, W5B & W5C WERE PROVIDED BY ENVIROTECTICS INC., DATED JULY 26, 2021 AND NOT FIELD LOCATED BY BOWMAN CONSULTING.

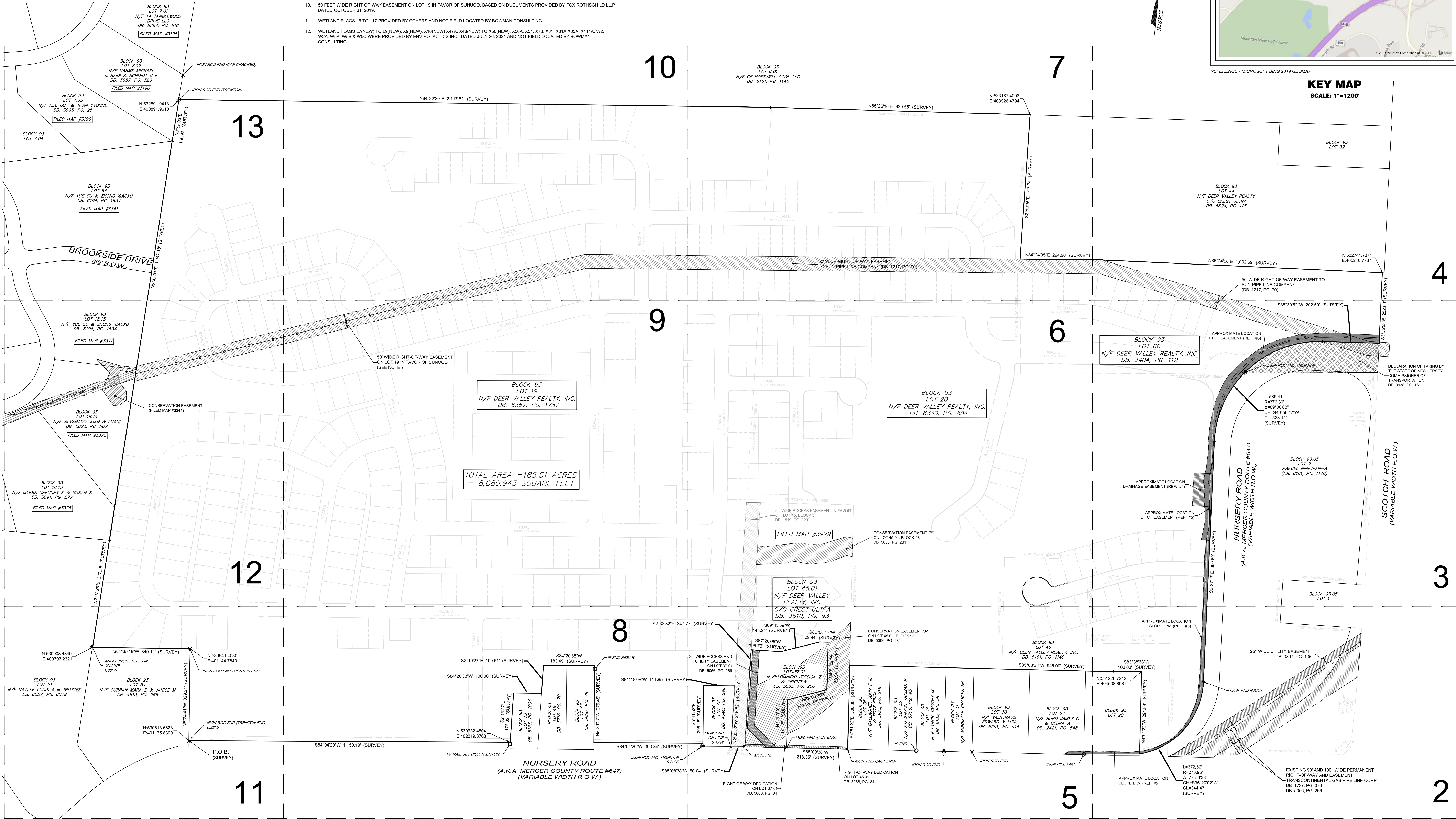
REFERENCE PLANS:

- MAP ENTITLED, "ALTANSPS LAND TITLE SURVEY BLOCK 93, LOTS 19, 20, 45.01, 46 & 60, HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY", PREPARED BY BOWMAN, DATED OCTOBER 15, 2019, LAST REVISED SEPTEMBER 29, 2021.



REFERENCE - MICROSOFT BING 2019 GEOMAP

KEY MAP
SCALE: 1"=1200'



MERCER COUNTY PLANNING BOARD

THIS PLAN IS HEREBY APPROVED BY THE MERCER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE MERCER COUNTY PLANNING BOARD.

PLANNING DIRECTOR _____ DATE _____
RECORDING SECRETARY _____ DATE _____

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____ DATE _____

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, WHO HEREBY CONSENT TO THE FILING THEREOF.

(OWNER): DEER VALLEY REALTY, INC.
(ADDRESS): 907 INDIAN-HEAD LANE
CHILHOWIE, VA 24319

BY: _____ DATE _____

MUNICIPAL CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960 AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE MERCER COUNTY CLERK'S OFFICE BY THE PLANNING BOARD OF THE TOWNSHIP OF HOPEWELL.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE _____

PLANNING BOARD CHAIRMAN _____ DATE _____
PLANNING BOARD SECRETARY _____ DATE _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE HIGHWAYS, STREETS, LANES OR ALLEYS AS SHOWN ON THIS MAP.

MUNICIPAL CLERK _____ DATE _____

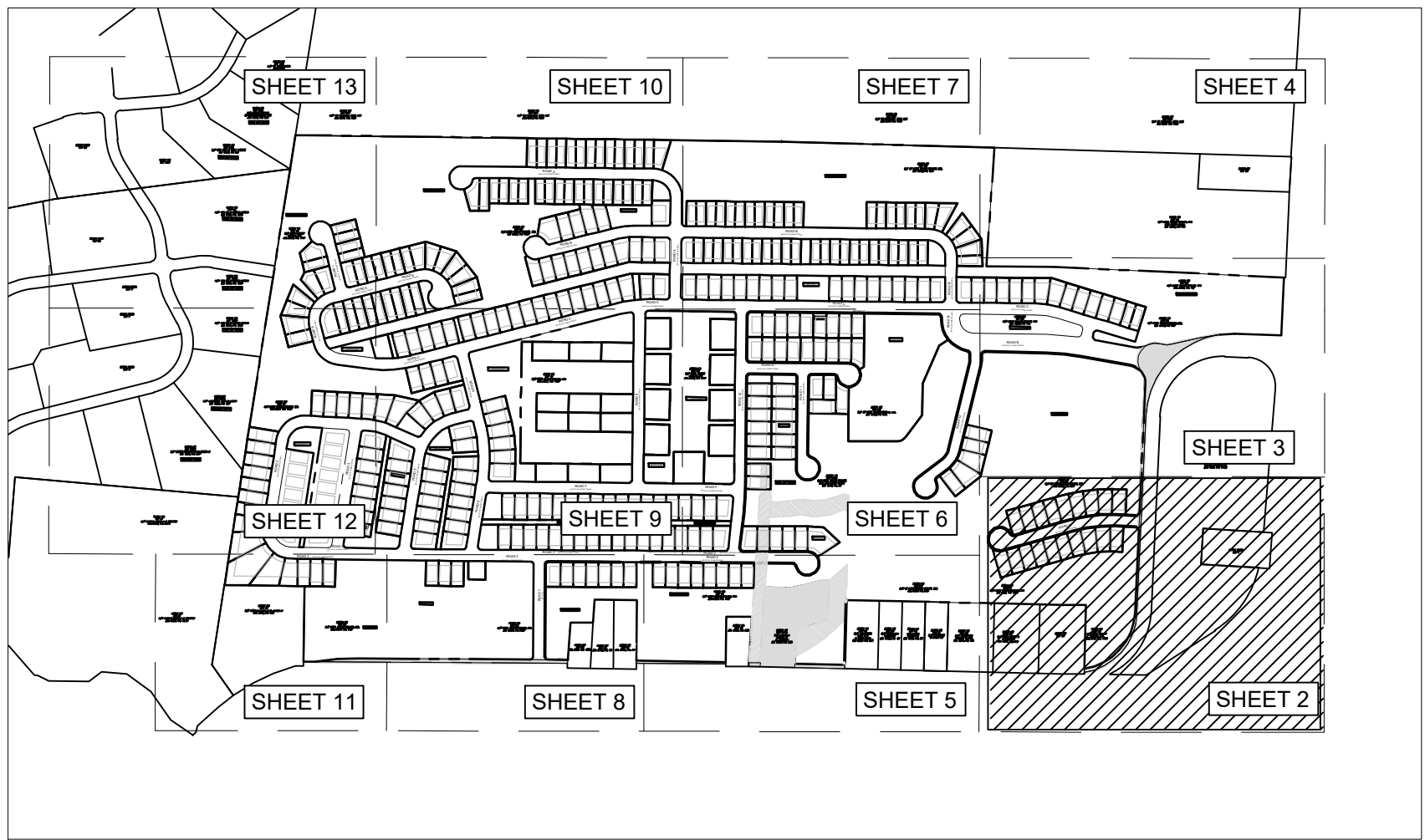
PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

SHEET No.
1
OF 13

Bowman

Bowman Consulting Group, Inc.
3 Princeton Way, Suite 1700
Princeton, New Jersey 07708
Phone: 732-666-5000
Fax: 732-666-5001
E-mail: N.J.BowmanConsulting.com
No. 2747
MARTIN E. TIRELLA, N.J. Professional Land Surveyor Lic. 24GS02747700

REVISION	DATE	LOW
1	10/15/2019	1
2	10/15/2019	2
3	10/15/2019	3
4	10/15/2019	4
5	10/15/2019	5
6	10/15/2019	6
7	10/15/2019	7
8	10/15/2019	8
9	10/15/2019	9
10	10/15/2019	10
11	10/15/2019	11
12	10/15/2019	12
13	10/15/2019	13
14	10/15/2019	14



KEY MAP
SCALE: 1"=700'

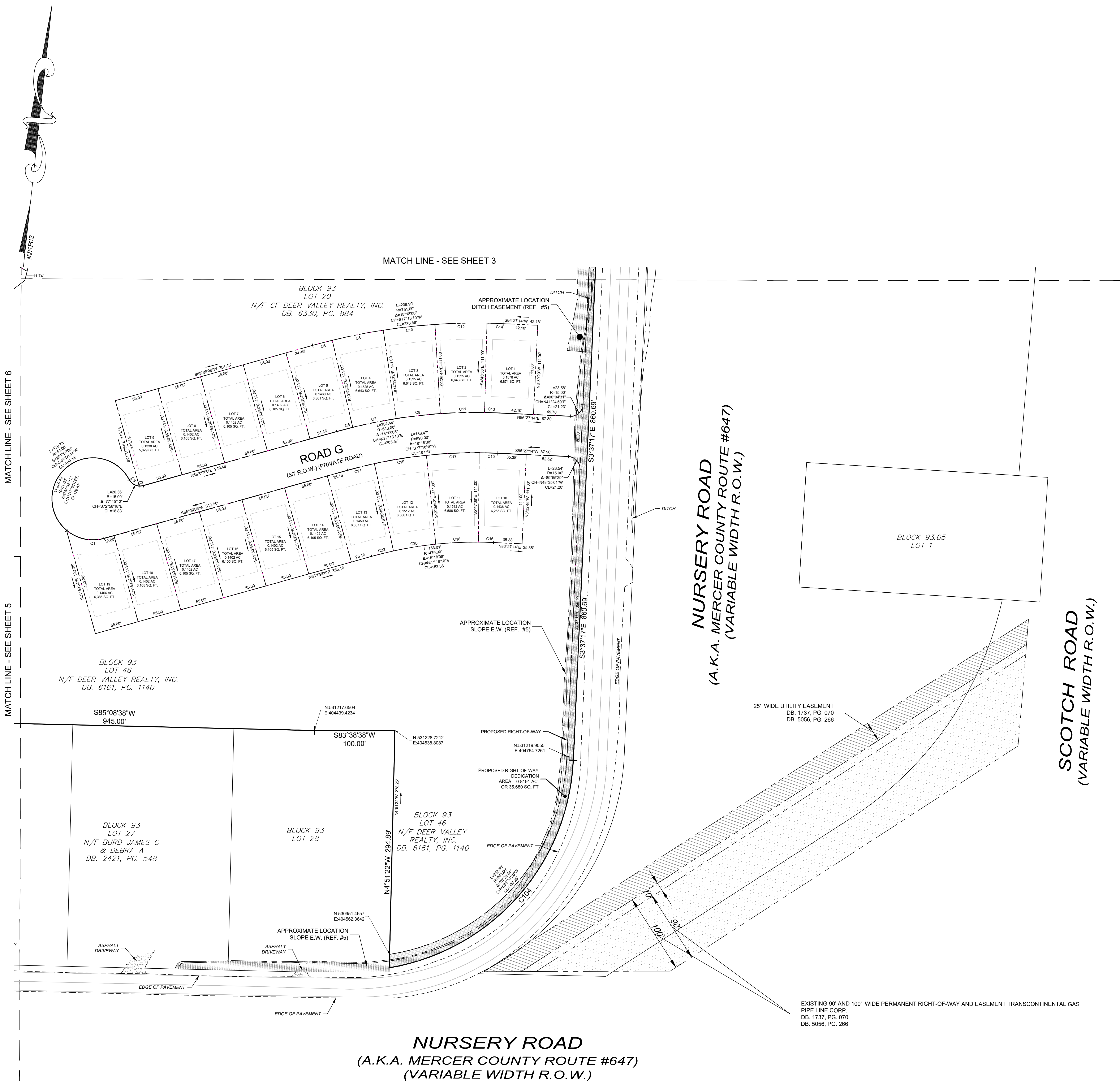
Curve #	Radius	Length	Chord	Chord Length	Delta
C1	51.00'	49.70'	S83° 55' 52"E	47.76'	005° 50' 20"
C2	15.00'	5.10'	S77° 53' 14"W	5.07'	019° 28' 20"
C3	15.00'	20.36'	S72° 58' 18"E	18.83'	077° 45' 10"
C4	640.00'	20.55'	S69° 04' 17"W	20.54'	001° 50' 20"
C5	751.00'	25.15'	N69° 06' 40"E	25.15'	001° 55' 10"
C6	640.00'	55.07'	S72° 27' 22"W	55.05'	004° 55' 50"
C7	751.00'	64.62'	N72° 32' 07"E	64.60'	004° 55' 50"
C8	640.00'	55.07'	S77° 23' 10"W	55.05'	004° 55' 50"
C9	751.00'	64.62'	N77° 27' 55"E	64.60'	004° 55' 50"
C10	640.00'	55.07'	S82° 18' 58"W	55.05'	004° 55' 50"
C11	751.00'	64.62'	N82° 23' 43"E	64.60'	004° 55' 50"
C12	640.00'	18.69'	S89° 37' 03"W	18.69'	001° 40' 20"
C13	751.00'	20.89'	N85° 39' 26"E	20.89'	001° 35' 40"
C14	590.00'	23.15'	N85° 19' 48"E	23.14'	002° 14' 50"
C15	479.00'	18.79'	S85° 19' 48"W	18.79'	002° 14' 50"
C16	479.00'	65.49'	N81° 01' 35"E	65.48'	006° 21' 40"
C17	590.00'	65.49'	N74° 39' 59"E	65.46'	006° 21' 40"
C18	479.00'	53.17'	S74° 39' 59"W	53.14'	006° 21' 40"
C19	590.00'	53.17'	S74° 39' 59"W	53.14'	006° 21' 40"
C20	479.00'	34.34'	N69° 49' 09"E	34.34'	003° 20' 10"

Curve #	Radius	Length	Chord	Chord Length	Delta
C42	125.00'	36.64'	N53° 16' 16"W	36.51'	016° 47' 40"
C43	125.00'	36.64'	N70° 03' 53"W	36.51'	016° 47' 40"
C44	125.00'	36.64'	N86° 51' 30"W	36.51'	016° 47' 40"
C45	125.00'	33.12'	S77° 09' 18"W	33.02'	015° 10' 50"
C46	51.00'	21.10'	N32° 17' 10"W	20.95'	023° 42' 10"
C47	125.00'	24.19'	S64° 01' 19"W	24.15'	011° 05' 10"
C48	125.00'	36.64'	S50° 04' 54"W	36.51'	016° 47' 40"
C49	125.00'	20.00'	S37° 06' 04"W	19.98'	009° 10' 00"
C50	125.00'	36.64'	S24° 07' 15"W	36.51'	016° 47' 40"
C51	125.00'	36.64'	S07° 19' 38"W	36.51'	016° 47' 40"
C52	125.00'	42.25'	S10° 45' 08"E	42.05'	019° 21' 50"
C53	450.00'	78.67'	S84° 14' 46"W	78.57'	010° 01' 00"
C54	450.00'	20.22'	S77° 57' 03"W	20.22'	002° 34' 30"
C55	450.00'	55.14'	S73° 09' 12"W	55.11'	007° 01' 20"
C56	450.00'	0.62'	S69° 38' 12"W	0.62'	000° 04' 40"
C57	500.00'	35.68'	N71° 36' 29"E	35.67'	004° 05' 20"
C58	225.00'	33.28'	S65° 19' 46"W	33.23'	008° 28' 10"
C59	225.00'	50.51'	S54° 39' 49"W	50.40'	012° 51' 40"
C60	225.00'	50.51'	S41° 48' 05"W	50.40'	012° 51' 40"
C61	225.00'	31.86'	S31° 18' 48"W	31.84'	008° 06' 50"

Curve #	Radius	Length	Chord	Chord Length	Delta
C82	1295.00'	22.81'	N06° 05' 36"W	22.81'	001° 00' 30"
C83	15.00'	10.29'	S75° 57' 16"E	10.08'	039° 17' 10"
C84	51.00'	69.21'	S56° 43' 16"E	64.02'	077° 45' 10"
C85	15.00'	10.07'	S37° 04' 40"E	9.88'	038° 28' 00"
C86	51.00'	10.07'	N89° 56' 38"W	10.05'	011° 18' 30"
C87	675.00'	25.50'	N19° 21' 14"W	25.50'	002° 09' 50"
C88	675.00'	53.42'	N16° 00' 15"W	53.40'	004° 32' 00"
C89	675.00'	53.42'	N11° 28' 12"W	53.40'	004° 32' 00"
C90	675.00'	53.42'	N06° 56' 09"W	53.40'	004° 32' 00"
C91	675.00'	63.13'	N01° 59' 22"W	63.11'	005° 21' 30"

Curve #	Radius	Length	Chord	Chord Length	Delta
C22	479.00'	27.88'	S69° 49' 09"W	27.88'	003° 20' 10"
C23	125.00'	47.76'	N35° 17' 20"E	47.47'	021° 53' 30"
C24	125.00'	36.69'	N15° 56' 07"E	36.55'	016° 49' 00"
C25	400.00'	6.96'	N79° 42' 47"W	6.96'	000° 59' 50"
C26	400.00'	55.19'	N84° 09' 52"W	55.15'	007° 54' 20"
C27	400.00'	52.22'	S88° 08' 33"W	52.19'	007° 28' 50"
C28	125.00'	6.36'	N07° 03' 19"W	6.36'	002° 54' 50"
C29	125.00'	36.64'	N16° 54' 34"W	36.51'	016° 47' 40"
C30	125.00'	36.64'	N33° 42' 11"W	36.51'	016° 47' 40"
C31	125.00'	36.64'	N50° 29' 48"W	36.51'	016° 47' 40"
C32	125.00'	20.00'	N63° 28' 37"W	19.98'	009° 10' 00"
C33	125.00'	36.64'	N76° 27' 27"W	36.51'	016° 47' 40"
C34	125.00'	23.44'	S89° 46' 26"W	23.40'	010° 44' 40"
C35	125.00'	36.34'	N87° 07' 58"W	36.21'	010° 39' 30"
C36	51.00'	55.11'	N37° 44' 34"E	52.47'	061° 54' 50"
C37	250.00'	17.00'	N82° 27' 16"E	16.99'	003° 53' 40"
C38	250.00'	46.95'	N75° 07' 36"E	46.88'	010° 45' 40"
C39	51.00'	54.73'	S79° 31' 07"E	52.14'	061° 29' 20"
C40	125.00'	16.68'	N24° 15' 31"W	16.67'	007° 38' 40"
C41	125.00'	36.64'	N36° 28' 39"W	36.51'	016° 47' 40"

Curve #	Radius	Length	Chord	Chord Length	Delta
C62	289.00'	22.40'	N74° 33' 28"W	22.39'	004° 26' 20"
C63	289.00'	51.44'	N81° 52' 37"W	51.37'	010° 11' 50"
C64	289.00'	30.55'	S89° 59' 43"W	30.54'	006° 03' 20"
C65	625.00'	60.07'	S17° 48' 02"E	60.05'	005° 30' 20"
C66	175.00'	27.52'	N65° 03' 31"E	27.49'	009° 00' 40"
C67	514.00'	62.46'	N18° 31' 35"W	62.42'	006° 57' 40"
C68	625.00'	64.36'	S12° 05' 47"E	64.35'	005° 54' 10"
C69	514.00'	52.94'	N12° 05' 39"W	52.92'	005° 54' 10"
C70	625.00'	64.40'	S04° 18' 39"E	64.37'	005° 54' 10"
C71	625.00'	44.83'	S00° 41' 46"W	44.83'	004° 06' 40"
C72	175.00'	20.19'	N06° 03' 20"E	20.17'	006° 36' 30"
C73	125.00'	24.23'	S02° 48' 05"E	24.19'	011° 06' 20"
C74	125.00'	55.00'	S20° 57' 33"E	54.56'	025° 12' 40"
C75	125.00'	55.00'	S46° 10' 10"E	54.56'	025° 12' 40"
C76	125.00'	55.00'	S71° 22' 46"E	54.56'	025° 12' 40"
C77	125.00'	24.92'	S89° 41' 44"E	24.88'	011° 25' 20"
C78	550.00'	25.44'	S70° 53' 10"W	25.43'	002° 39' 00"
C79	550.00'	52.16'	S74° 59' 53"W	52.16'	008° 26' 10"
C80	550.00'	26.18'	S79° 00' 46"W	26.18'	002° 43' 40"
C81	550.00'	38.64'	S62° 23' 22"W	38.64'	004° 01' 30"



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

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

SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

SHEET No.
2
OF
13

BOWMAN CONSULTING GROUP, INC.
Phone: 732-665-5000
Fax: 732-665-5001
353 W. Main Street
Freehold, New Jersey 07728
E-mail: NJB@bowmanconsulting.com
No. 24G02022000
2747
MARTIN E. TIRELLA, N.J. Professional Land Surveyor Lic. 24G02021700

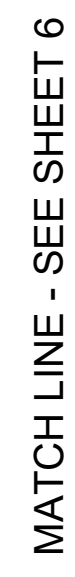
Bowman

NO.	REVISION	DATE	BY	DATE	REVISION
1	REVISION BASED ON MERCER COUNTY COMMENT LETTER	01/06/24			
2	REVISION BASED ON MERCER COUNTY COMMENT LETTER	05/17/24			
3	REVISION BASED ON MERCER COUNTY COMMENT LETTER	06/02/24			
4	REVISION BASED ON MERCER COUNTY COMMENT LETTER	06/02/24			
5	REVISION BASED ON MERCER COUNTY COMMENT LETTER	04/13/20			
6	REVISION BASED ON MERCER COUNTY COMMENT LETTER	12/01/19			
7	REVISION BASED ON MERCER COUNTY COMMENT LETTER	11/11/19			

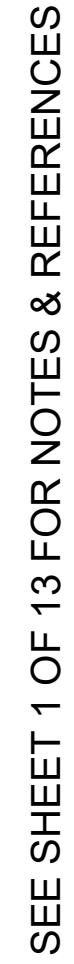
NO.	REVISION	DATE	BY	DATE	REVISION
1	REVISION BASED ON MERCER COUNTY COMMENT LETTER	01/06/24			
2	REVISION BASED ON MERCER COUNTY COMMENT LETTER	05/17/24			
3	REVISION BASED ON MERCER COUNTY COMMENT LETTER	06/02/24			
4	REVISION BASED ON MERCER COUNTY COMMENT LETTER	06/02/24			
5	REVISION BASED ON MERCER COUNTY COMMENT LETTER	04/13/20			
6	REVISION BASED ON MERCER COUNTY COMMENT LETTER	12/01/19			
7	REVISION BASED ON MERCER COUNTY COMMENT LETTER	11/11/19			



KEY MAP
SCALE: 1"=700'



	Drainage Manhole
	State Highway
	Department Manhole
	Telephone Manhole
	Guy Pole
	Grate or Inlet
	Gas Valve (DOT)
	Water Valve
	Guy Wire
	Hydrant
	Iron Rod Found
	Light Pole
	Mailbox
	Monument Found
	Mile Marker Post
	Signs
	Utility Pole
	NJ DOT Utility Box



PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWILL TOWNSHIP MERCER COUNTY NEW JERSEY

SHEET No. 3 OF 13

Bowman

Bowman Consulting Group, Inc.
393 W. Main Street
Friedrich, New Jersey 07828
www.bowmanconsulting.com
E-mail: Na@BowmanConsulting.com

Phone: 732-665-5000
FAX: 732-665-5001
No. 24GS0274770

Professional Seal: A Professional Engineer in the State of New Jersey, No. 24GS0274770, is responsible for the design and construction of the above project.

Signature

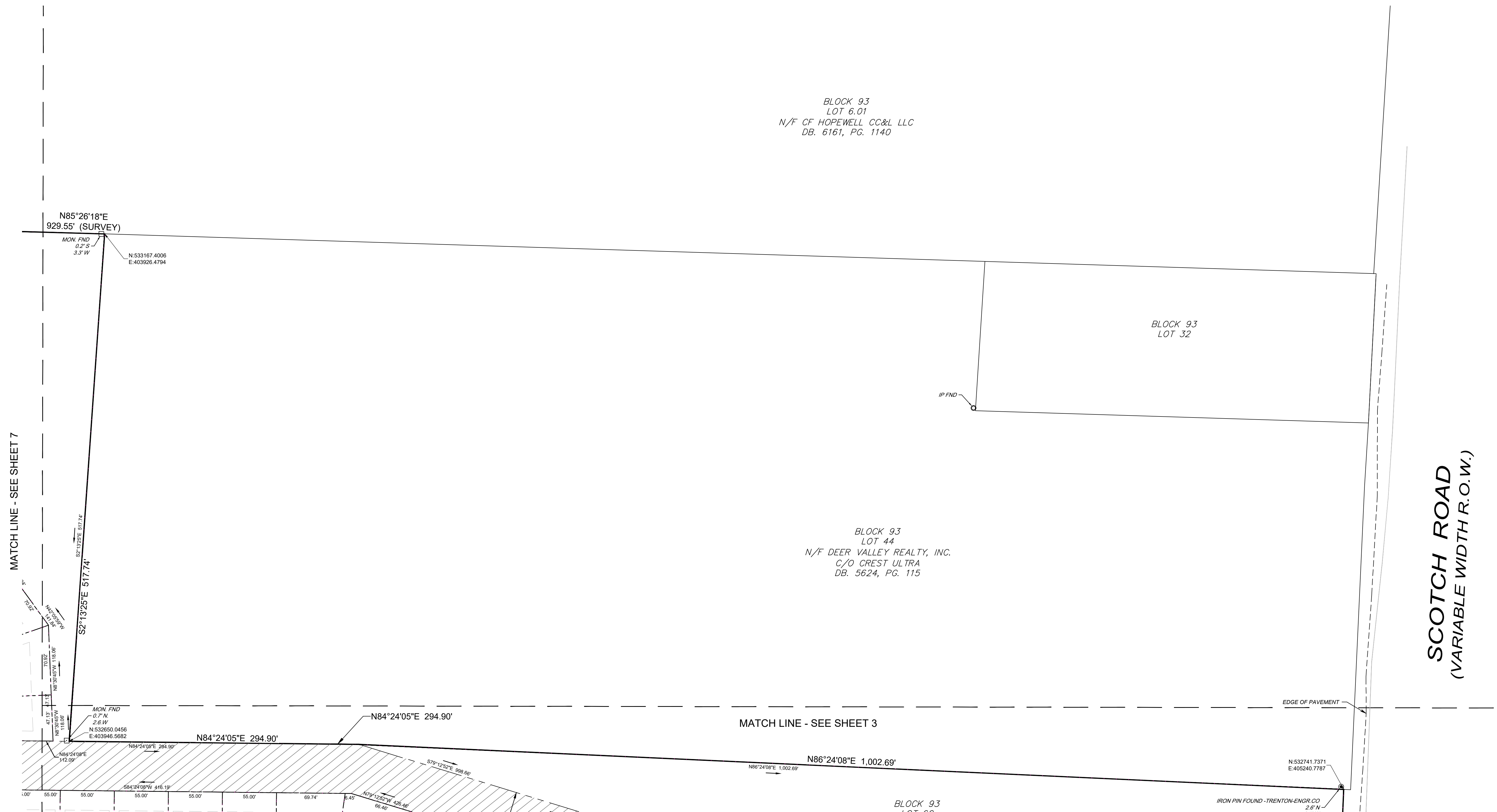
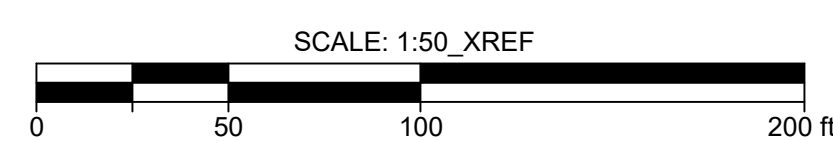
MARTIN F. TREIBEL, N.J. Professional Engineer and Surveyor No. 24GS0274770

[illegible]

2			
1			
1			
10			
9			
8			
7	REVISED PER SITE LAYOUT ADJUSTMENT	REVISION	DATE: 04/01/25



- | | |
|---|-------------------------------------|
|  | Drainage Manhole |
|  | State Highway
Department Manhole |
|  | Telephone Manhole |
|  | Guy Pole |
|  | Grate or Inlet |
|  | Gas Valve (DOT) |
|  | Water Valve |
|  | Guy Wire |
|  | Hydrant |
|  | Iron Rod Found |
|  | Light Pole |
|  | Mailbox |
|  | Monument Found |
|  | Mile Marker Post |
|  | Signs |
|  | Utility Pole |
|  | NJ DOT Utility Box |



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

SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

**PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY**

SHEET No.
4
OF 13

Bowman

Bowman Consulting Group Ltd.
3030 W. Main Street
Vancouver, BC V6M 2G1
Tel: 604 274-4777
www.bowmanconsulting.com
E-Mail: N.A@BowmanConsulting.com

Phone: 732-465-5500
Fax: 732-465-5501
Nl Certificate of Authorization
No. 24GA0222600

27477
2008

MARTINE TIBELAN | N | Professional | 24CS02147700

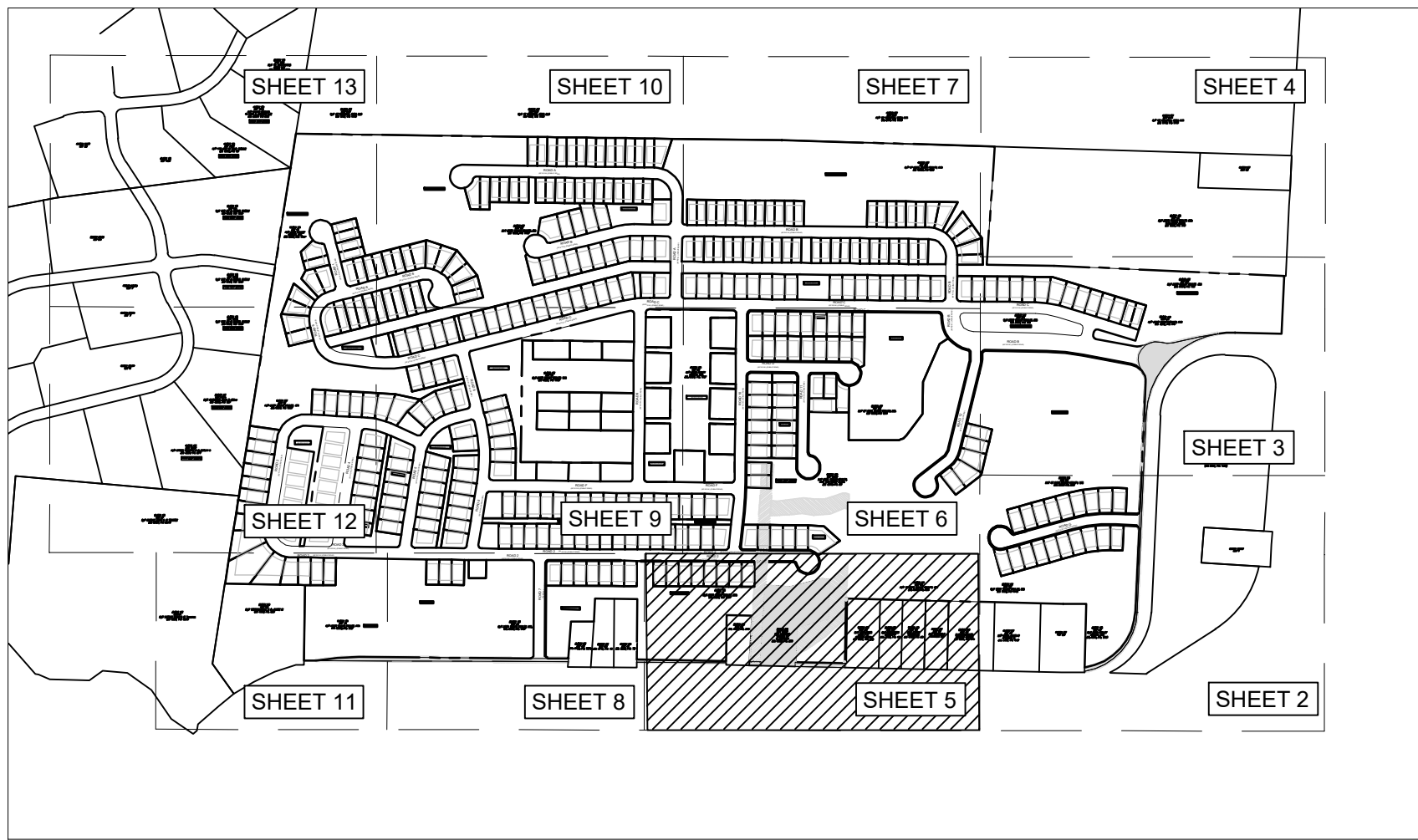
MARTINE TIRELLA Nijmegen, The Netherlands and Supervisor | ic 24CS02747700

PROJ: 081077.01
DATE: 10/15/2019
CHKD:

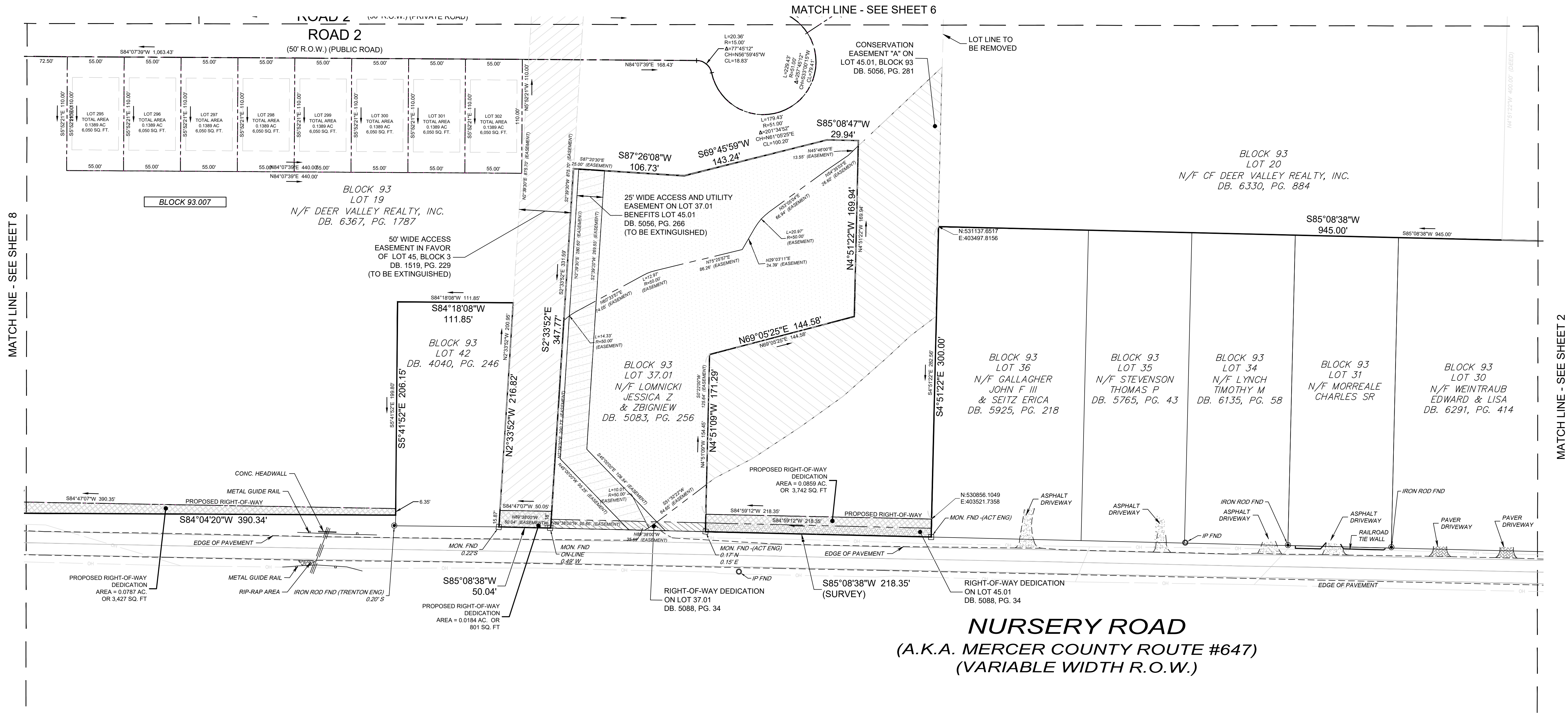
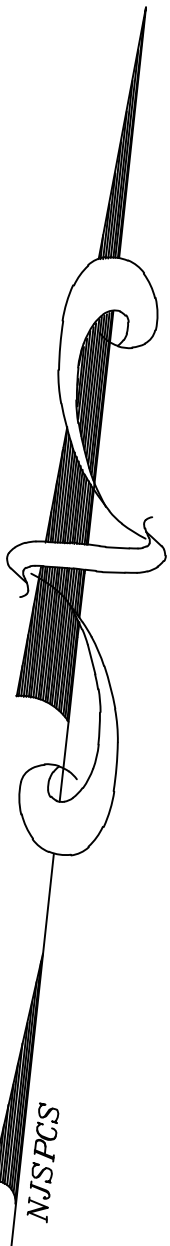
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5	REVISION BASED ON MERCER COUNTY COMMENT LETTER	01/08/24
5	REVISED PER SITE LAYOUT ADJUSTMENT	05/17/24
11	REVISED PER NIDEP COMMENTS	09/29/21
8	REVISED SURVEY TO ADD WETLANDS BY OTHERS	04/13/20
2	EDIT WETLANDS DATA	12/30/19
11	REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS	11/11/19

12			
11			
10			
9			
8			
7	REVISED PER SITE LAYOUT ADJUSTMENT	DATE: 04/01/2025	BY: CWD

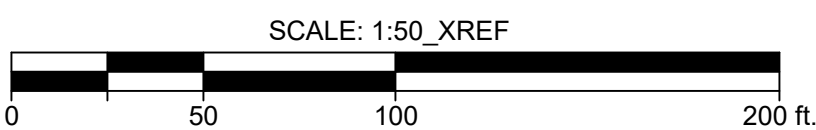


KEY MAP
SCALE: 1"=700'



LEGEND

- Drainage Manhole
- State Highway Department Manhole
- Telephone Manhole
- Guy Pole
- Grate or Inlet
- Gas Valve (DOT)
- Water Valve
- Guy Wire
- Hydrant
- Iron Rod Found
- Light Pole
- Mailbox
- Monument Found
- Mile Marker Post
- Signs
- Utility Pole
- NJ DOT Utility Box



SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

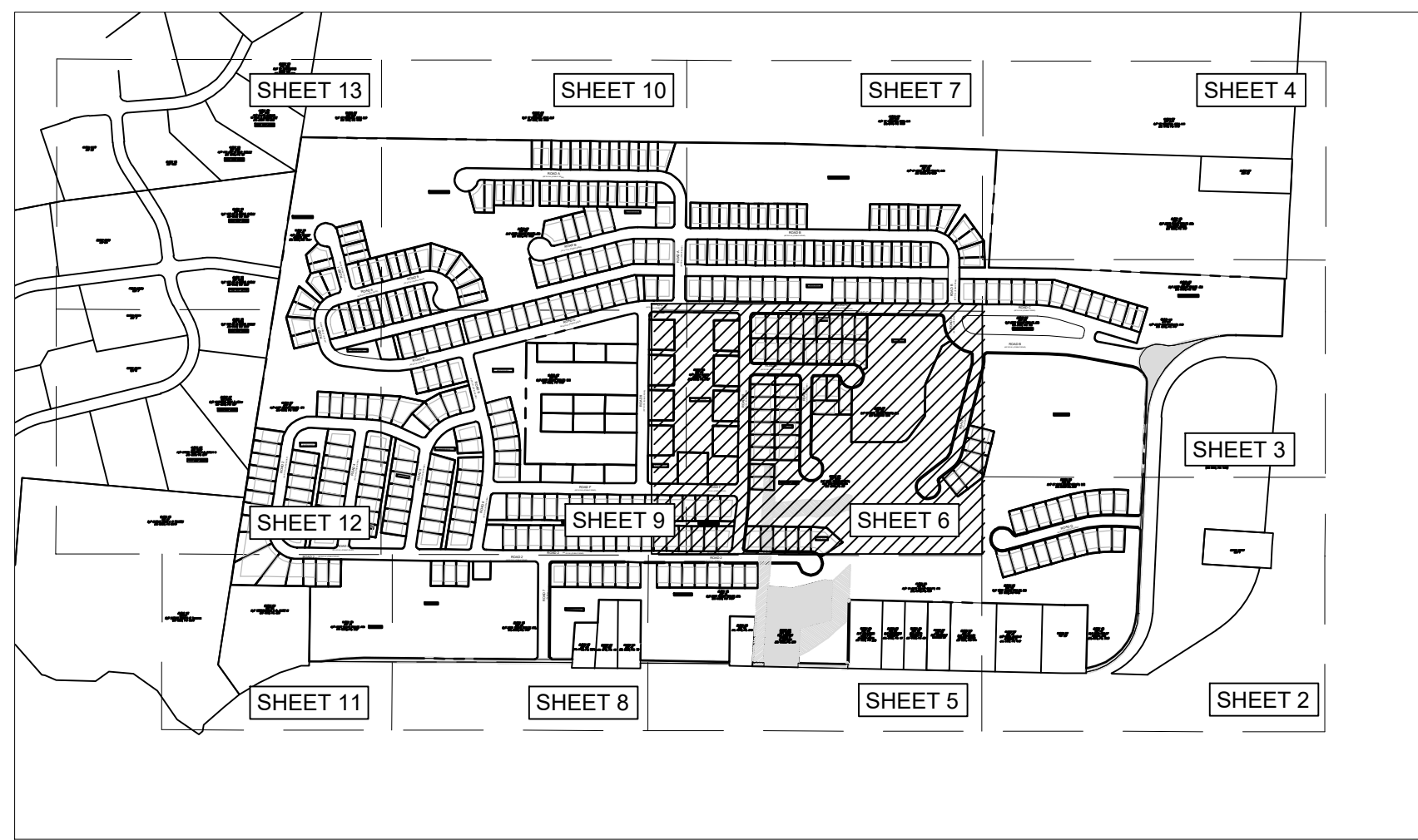
SHEET No.
5
OF
13

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27477
MARTIN E. TRELLA, N.J. Professional Engineer License No. 24G02021700

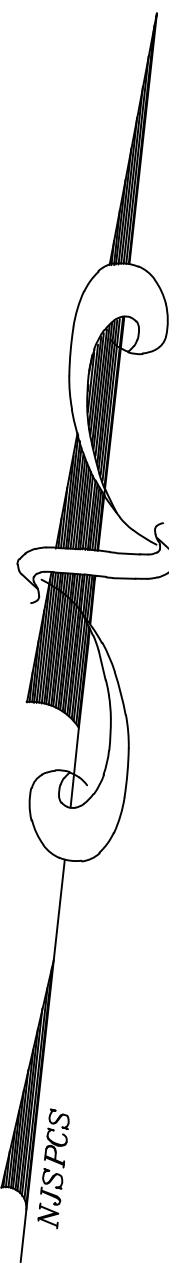
Bowman

NO.	DATE	BY	REVISION
1	05/17/24		REVISION BASED ON MERCER COUNTY COMMENT LETTER
2	06/02/24		REVISED PER SITE LAYOUT ADJUSTMENT
3	06/02/24		REVISED PER NDEEP COMMENTS
4	04/13/20		REVISED SURVEY TO ADD WETLANDS BY OTHERS
5	12/01/19		EDIT WETLANDS DATA
6	11/11/19		REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS
7	04/01/25		REVISED PER SITE LAYOUT ADJUSTMENT

V:\081391 - Nursery Road-Hopewell\081391-01-001 (SUR) - Venue at Hopewell SP\Survey\CAD\081391_ DEER VALLEY HOPEWELLI PRELIMINARY & FINAL MAJOR SUB.dwg, 4/1/2025 6:01:08 PM, _DWG To PDF.pc3

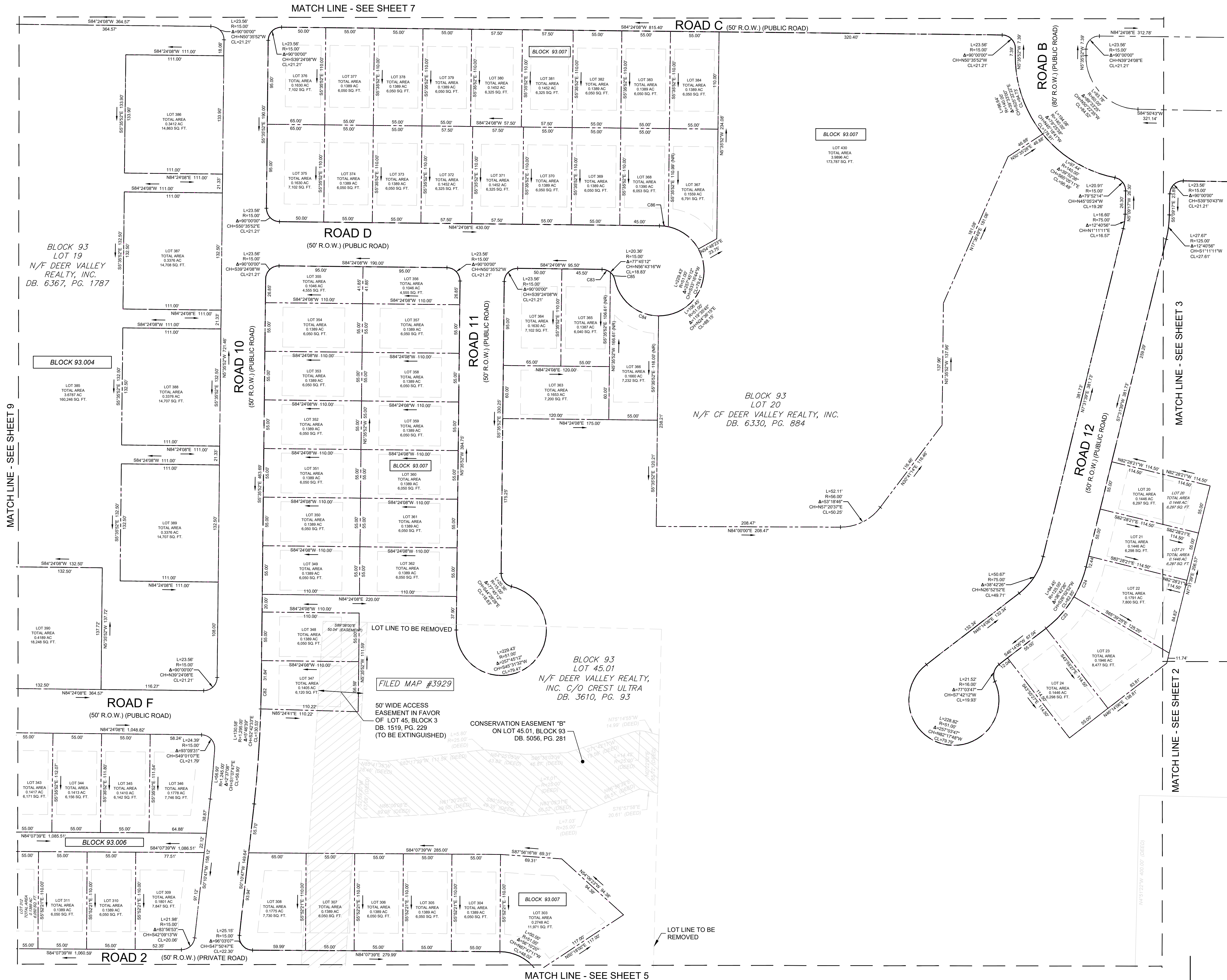


KEY MAP
SCALE: 1"=700'



- LEGEND**
- Drainage Manhole
 - State Highway
 - Department Manhole
 - Telephone Manhole
 - Guy Pole
 - Grate or Inlet
 - Gas Valve (DOT)
 - Water Valve
 - Guy Wire
 - Hydrant
 - Iron Rod Found
 - Light Pole
 - Mailbox
 - Monument Found
 - Mile Marker Post
 - Signs
 - Utility Pole
 - NJ DOT Utility Box

SCALE: 1:50 XREF
0 50 100 200 ft.



SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

SHEET No.
6
OF
13

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Martin E. Trella
Martin E. Trella, N.J. Professional Engineer
License No. 24G0222000

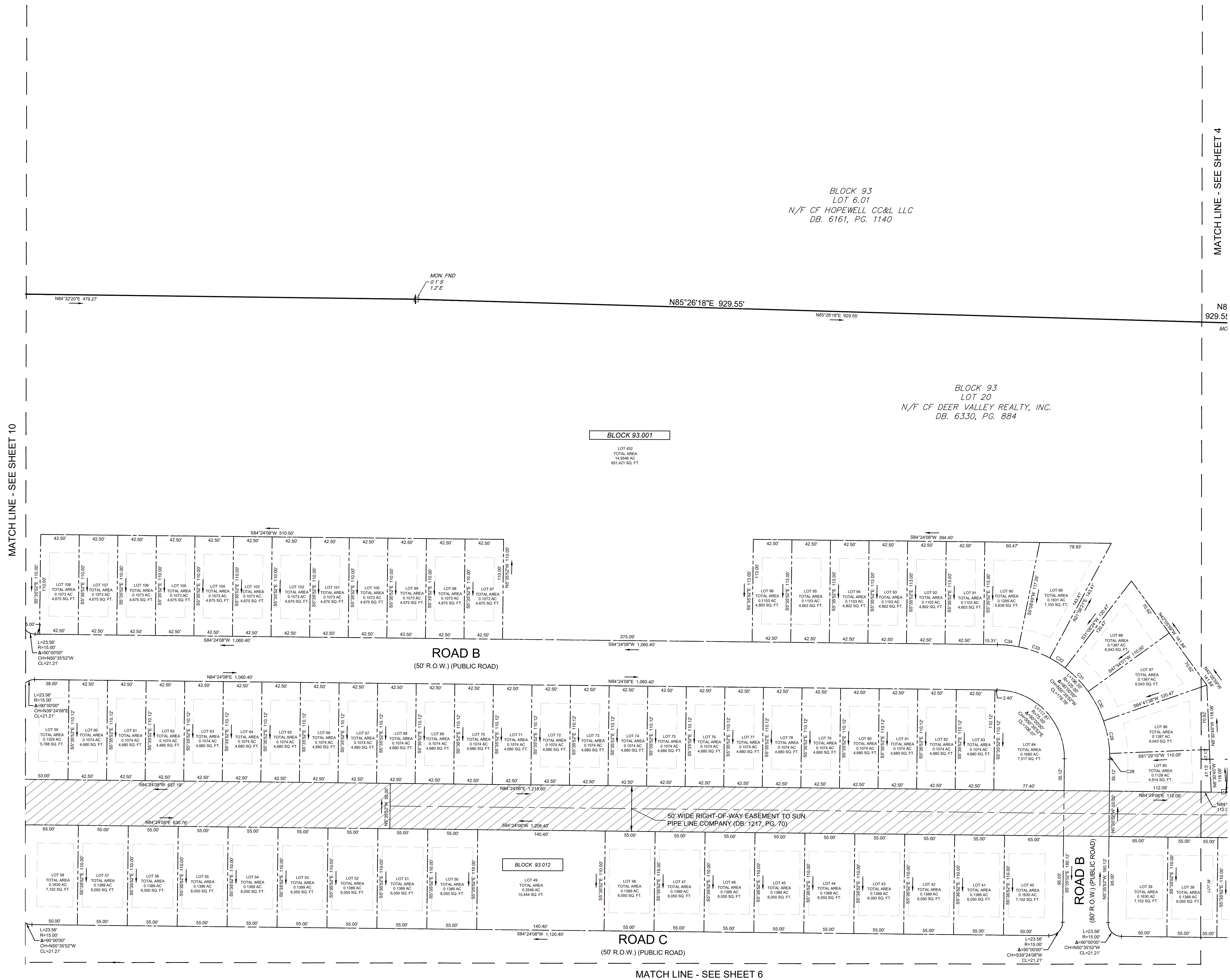
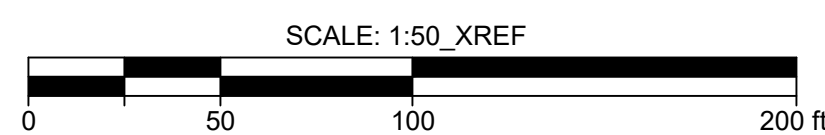
Bowman

REVISIONS BASED ON MERCER COUNTY COMMENT LETTER 01/06/24
DATE: 10/15/2019
CHRD: 05/17/24
1 REVISED PER SITE LAYOUT ADJUSTMENT
2 REVISED PER NDEP COMMENTS
3 REVISED SURVEY TO ADD WETLANDS BY OTHERS
4 REVISED SURVEY TO ADD WETLANDS BY OTHERS
5 REVISED SURVEY TO ADD WETLANDS BY OTHERS
6 REVISED SURVEY TO ADD WETLANDS BY OTHERS
7 REVISED PER SITE LAYOUT ADJUSTMENT

DATE: 04/01/25



	Drainage Manhole
	State Highway
	Department Manhole
	Telephone Manhole
	Guy Pole
	Grate or Inlet
	Gas Valve (DOT)
	Water Valve
	Guy Wire
	Hydrant
	Iron Rod Found
	Light Pole
	Mailbox
	Monument Found
	Mile Marker Post
	Signs
	Utility Pole
	NJ DOT Utility Box



PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

BLOCK 93, LOTS 19, 20, 45.01, 46 & 6

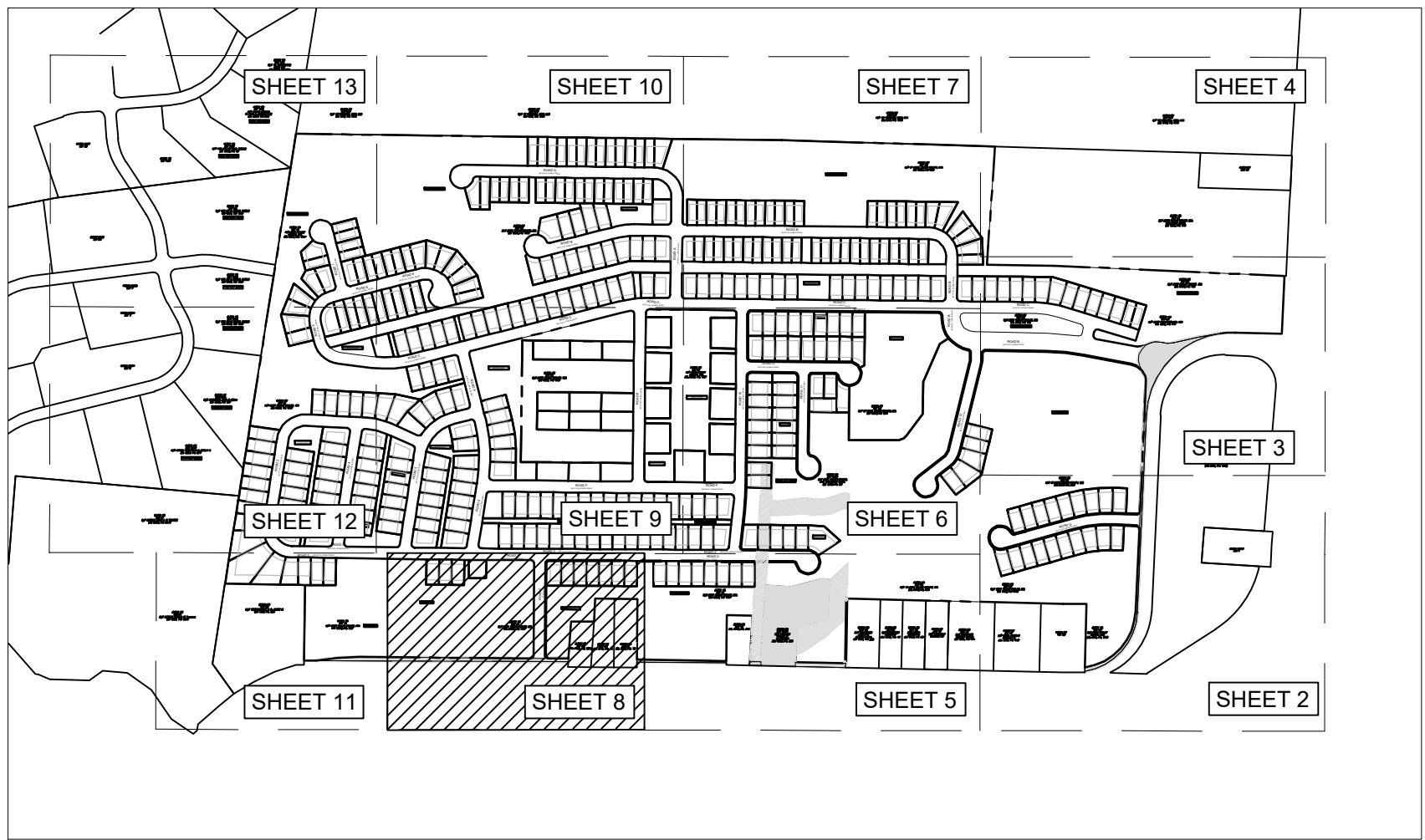
SHEET No. 7 OF 13

PROJ# 18070711	10/06/24	12
DATE: 10/15/2018		
CHD AND ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED		
DATE 05/27/2024 BY 60322 UCBAW/ALP/PAW/STN		
REASON BASED ON MERGER COUNTY COMMENT LETTER	10/06/24	12
6. REVISION BASED ON MERGER COUNTY COMMENT LETTER	10/06/24	12
5. REVISED PER SITE LAYOUT ADJUSTMENT	05/17/24	11
4. REVISED PER NIDFC COMMENTS	05/29/21	10
3. REVISION SURVEY TO ADD WETLANDS BY OTHERS	04/10/20	9
2. EDIT WETLANDS DATA	12/28/19	8
1. REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS	11/11/19	7
REVISION	REVISION	REVISION
DATE	DATE	DATE

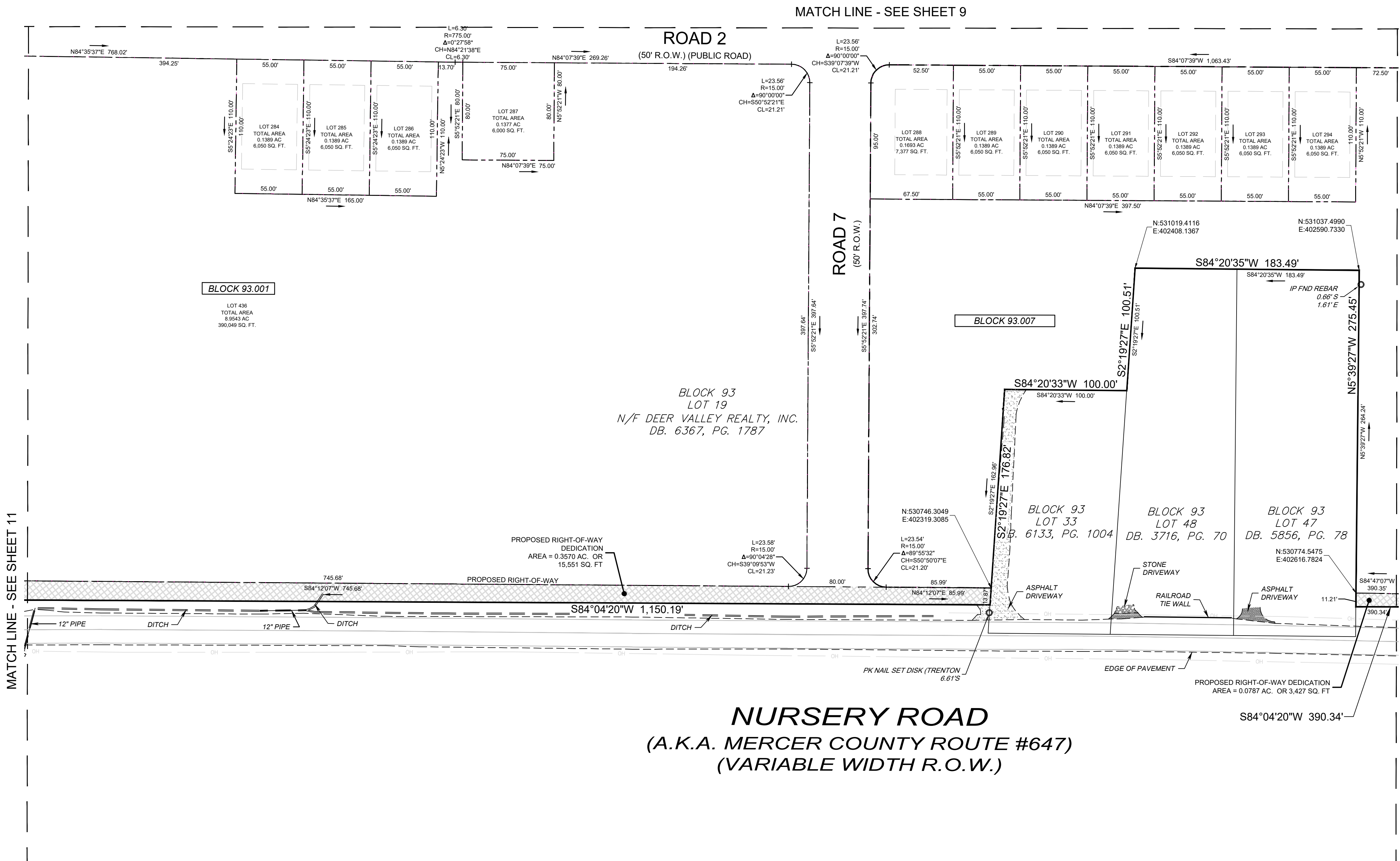
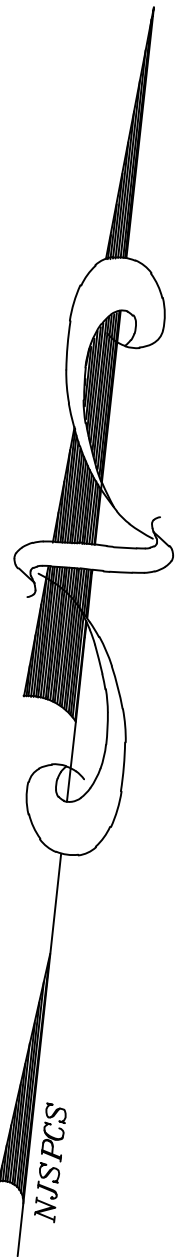
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 Fax: 739.465.5501
 www.bowmanconsulting.com
 E-mail: NB@BowmanConsulting.com

MARTINE TIRELLA N | Professional and Survivor | 24GS02747700



KEY MAP
SCALE: 1"=700'



LEGEND

- Drainage Manhole
- State Highway
- Department Manhole
- Telephone Manhole
- Guy Pole
- Grate or Inlet
- Gas Valve (DOT)
- Water Valve
- Guy Wire
- Hydrant
- Iron Rod Found
- Light Pole
- Mailbox
- Monument Found
- Mile Marker Post
- Signs
- Utility Pole
- NJ DOT Utility Box

SCALE: 1/50 XREF
0 50 100 200 ft.

SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

SHEET No.
8
OF
13

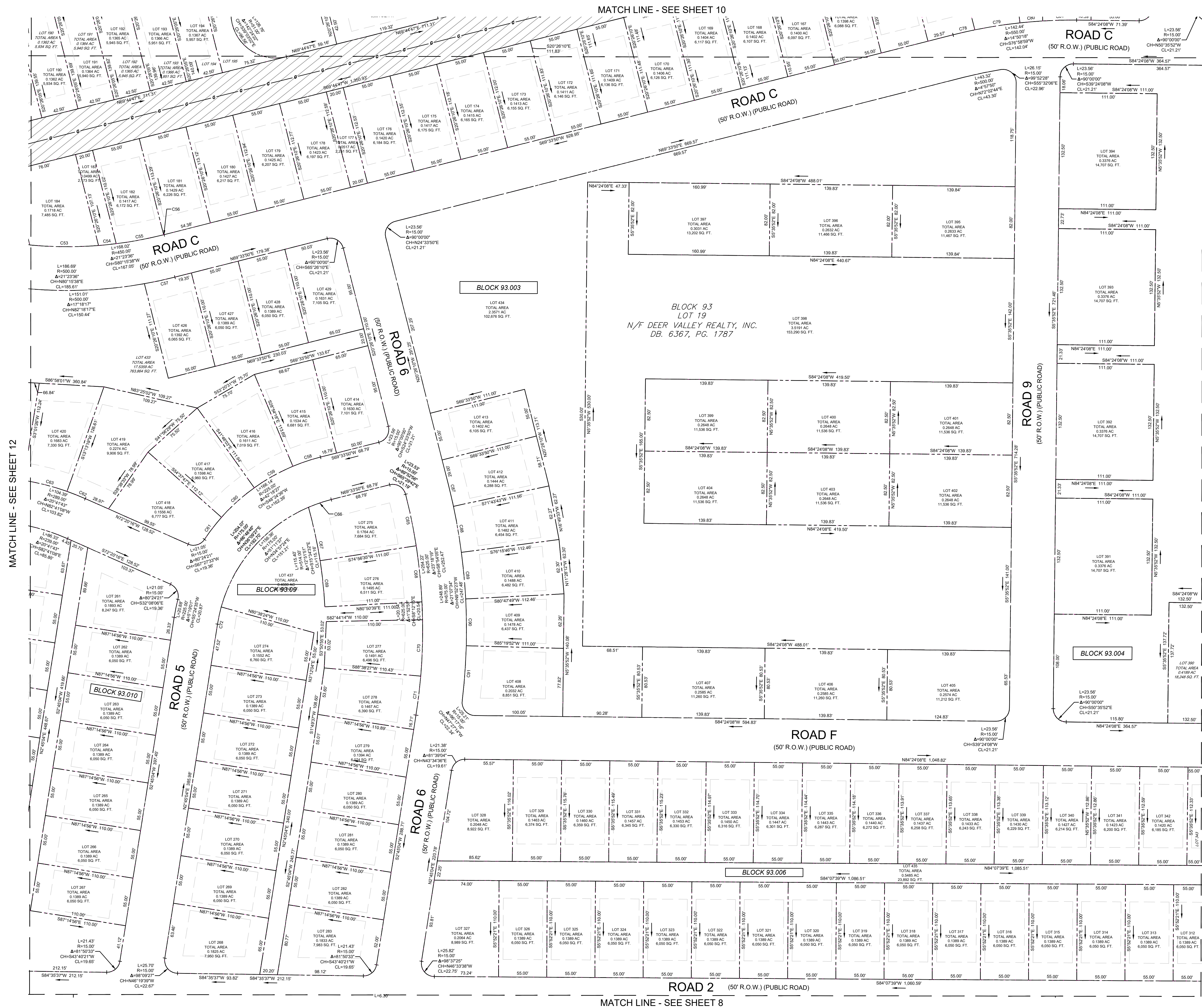
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300 W. Main Street
Freehold, New Jersey 07728
Phone: 732-465-5000
Fax: 732-465-5001
E-mail: NJ@BowmanConsulting.com
NJ Certificate No. 24G02022000
MARTIN E. TIRELLA, N.J. Professional Land Surveyor, Lic. 24G02021700

DATE: 10/15/2019
CHKD: [Signature]
THIS DRAWING HAS BEEN REVIEWED BY THE ENGINEER AND FOUND TO BE CORRECT FOR THE PURPOSES OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ALL NECESSARY DATA AND INFORMATION FOR THE PROJECT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY THE CLIENT.

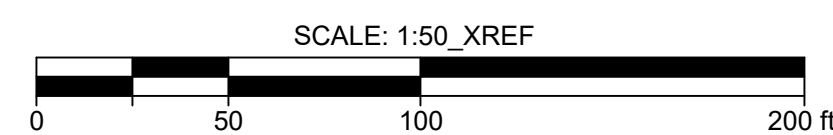
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REVISIONS
1. REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS 11/11/19
2. EDIT WETLANDS DATA 12/01/19
3. REVISED SURVEY TO ADD WETLANDS BY OTHERS 04/13/20
4. REVISED PER NJDEP COMMENTS 06/02/21
5. REVISED PER SITE LAYOUT ADJUSTMENT 05/17/24
6. REVISION BASED ON MERCER COUNTY COMMENT LETTER 01/06/24

DATE: 10/15/2019
CHKD: [Signature]
THIS DRAWING HAS BEEN REVIEWED BY THE ENGINEER AND FOUND TO BE CORRECT FOR THE PURPOSES OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ALL NECESSARY DATA AND INFORMATION FOR THE PROJECT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY THE CLIENT.



	Drainage Manhole
	State Highway
	Department Manhole
	Telephone Manhole
	Guy Pole
	Grate or Inlet
	Gas Valve (DOT)
	Water Valve
	Guy Wire
	Hydrant
	Iron Rod Found
	Light Pole
	Mailbox
	Monument Found
	Mile Marker Post
	Signs
	Utility Pole
	NJ DOT Utility Box

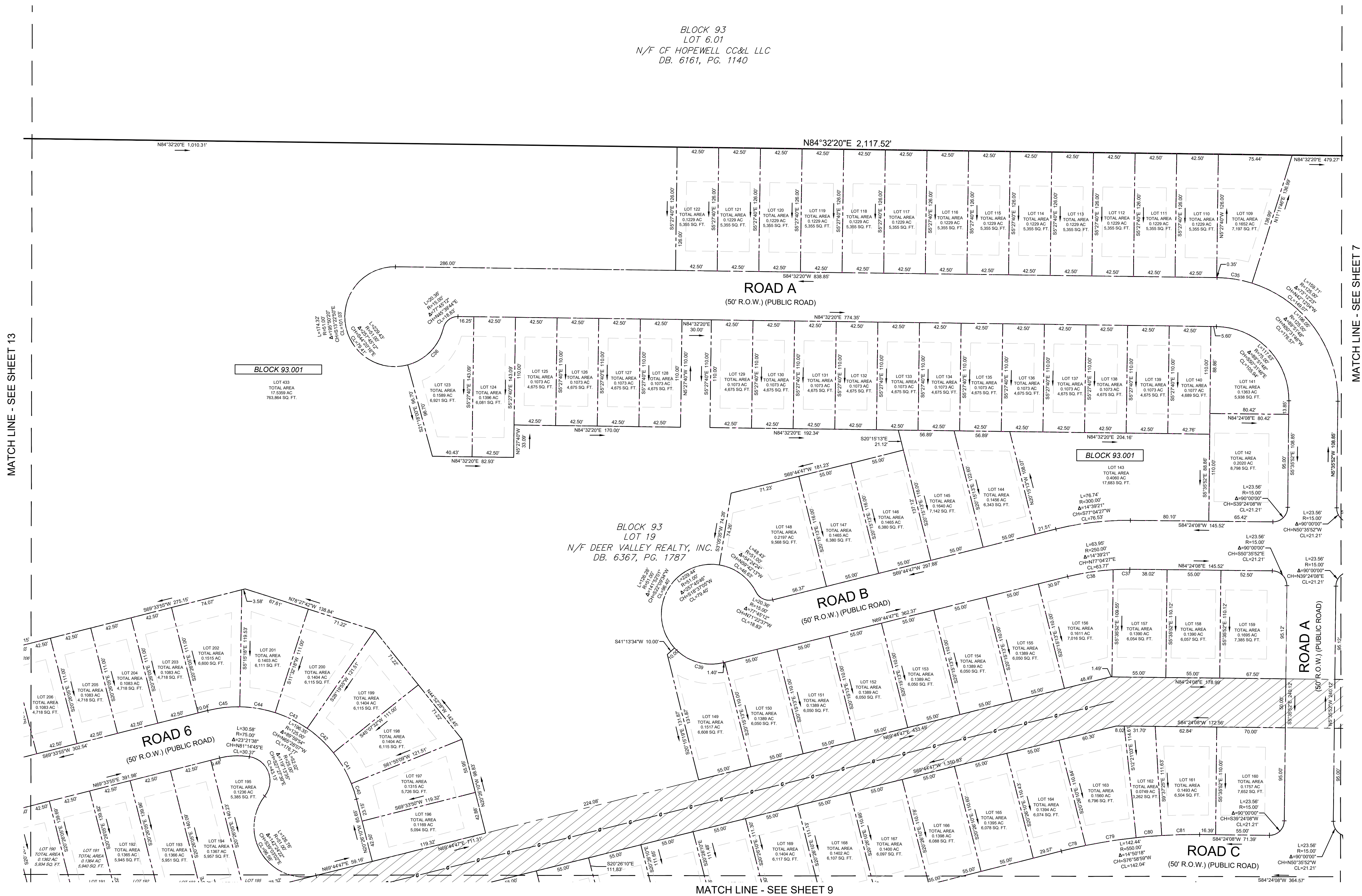


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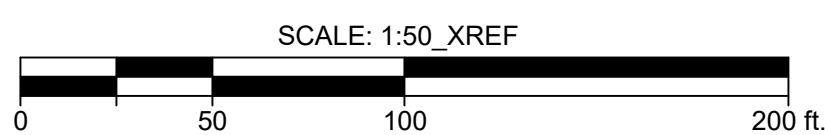
SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

SHEET No. 9 OF 13



	Drainage Manhole
	State Highway
	Department Manhole
	Telephone Manhole
	Guy Pole
	Grate or Inlet
	Gas Valve (DOT)
	Water Valve
	Guy Wire
	Hydrant
	Iron Rod Found
	Light Pole
	Mailbox
	Monument Found
	Mile Marker Post
	Signs
	Utility Pole
	NJ DOT Utility Box



PROJECT/REVIT/01	DATE: 10/15/2019	6	REVISION BASED ON MERCER COUNTY COMMENT LETTER 10/09/24	12	
		5	REVISED PER SITE LAYOUT ADJUSTMENT	11	
		4	REVISION FOR NUDP COMMENTS	10	
		3	REVISION SURVEY TO ADD WETLANDS BY OTHERS	9	
		2	EDIT WETLANDS DATA	8	
		1	REVISION SURVEY MAP BASED ON ATTORNEY'S COMMENTS	7	
			REVISION	6	DATE: 04/17/25
			REVISION	5	DATE: 04/17/25
			REVISION	4	DATE: 04/17/25
			REVISION	3	DATE: 04/17/25
			REVISION	2	DATE: 04/17/25
			REVISION	1	DATE: 04/17/25

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Phone: 732-665-5000
FAX: 732-665-5001
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Website: www.bowmanconsulting.com

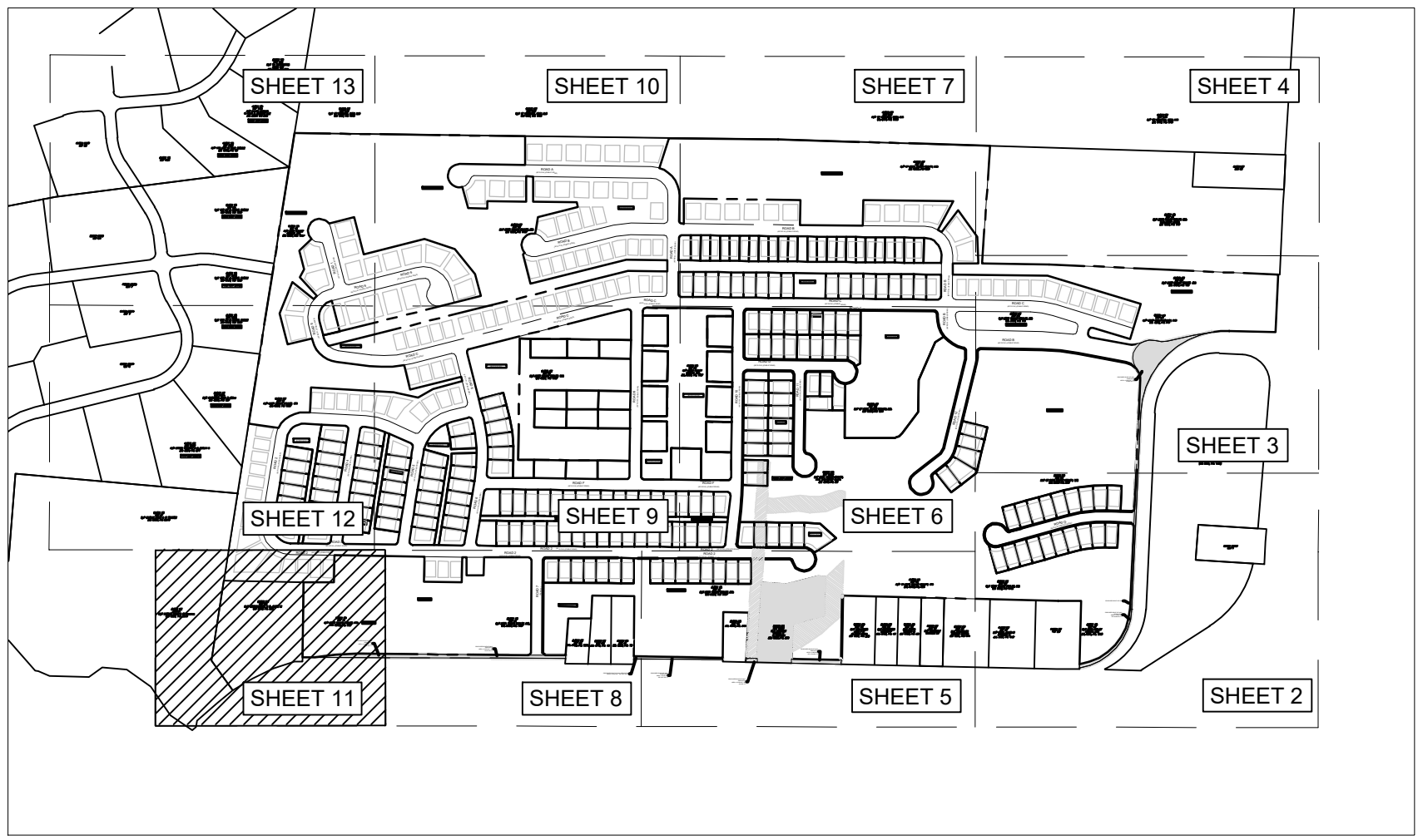
SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

**PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60**

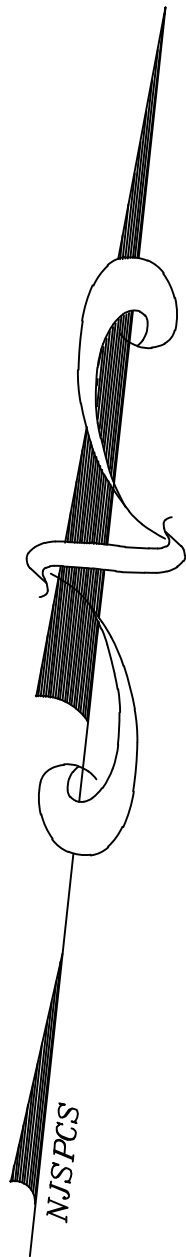
SHEET No.

13

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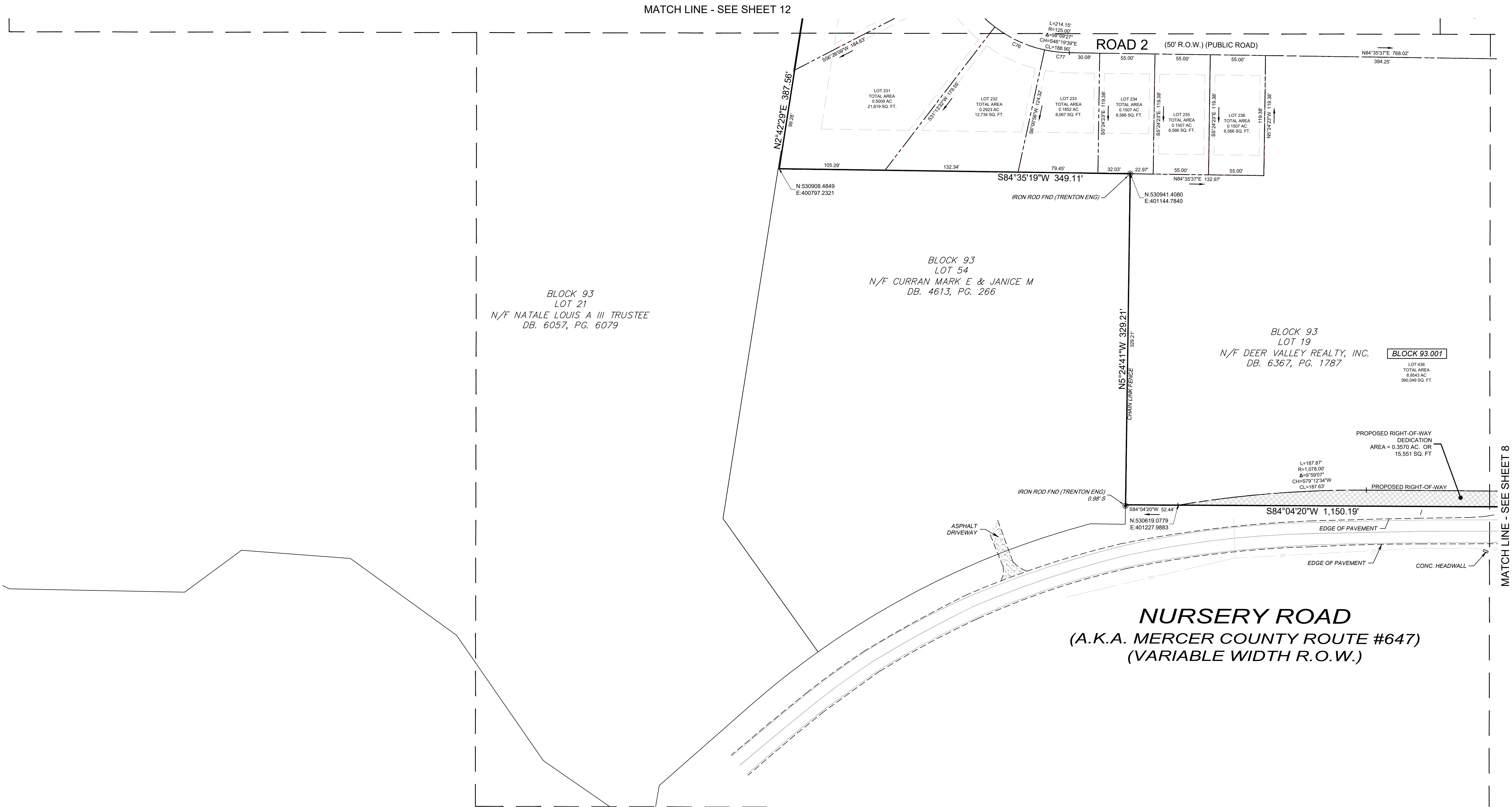
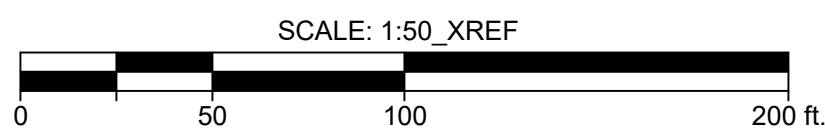


KEY MAP
SCALE: 1"=700'



LEGEND

- Drainage Manhole
- State Highway
- Department Manhole
- Telephone Manhole
- Guy Pole
- Grate or Inlet
- Gas Valve (DOT)
- Water Valve
- Guy Wire
- Hydrant
- Iron Rod Found
- Light Pole
- Mailbox
- Monument Found
- Mile Marker Post
- Signs
- Utility Pole
- NJ DOT Utility Box



SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

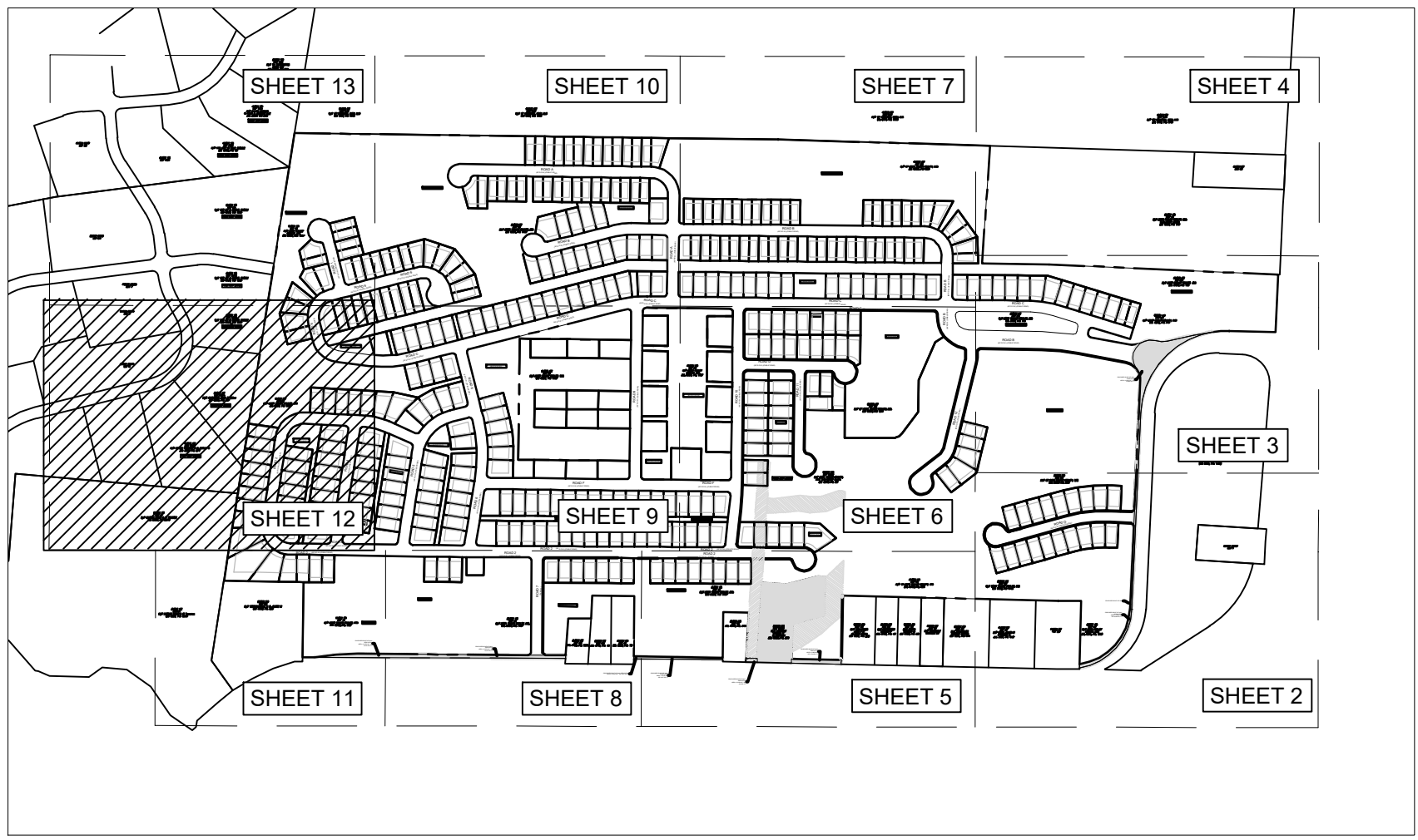
SHEET No.
11
OF
13

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No. 24GA02022000
27477
MARTIN E. TIRELLA, N.J. 104833000, Eng. Stamp No. 24CS0271700

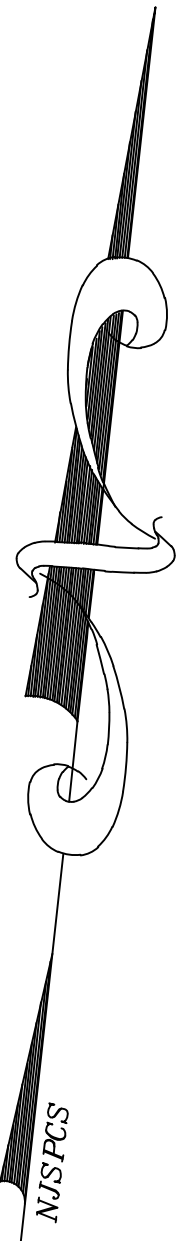
Bowman

DATE: 08/07/17
CHKD: 10/15/2019
REVISIONS:
1. REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS
2. EDIT WETLANDS DATA
3. REVISED SURVEY TO ADD WETLANDS BY OTHERS
4. REVISED PER NJDEP COMMENTS
5. REVISED PER SITE LAYOUT ADJUSTMENT
6. REVISION BASED ON MERCER COUNTY COMMENT LETTER
DATE: 05/07/24

NO.	REVISION	DATE
1	REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS	11/11/19
2	EDIT WETLANDS DATA	12/01/19
3	REVISED SURVEY TO ADD WETLANDS BY OTHERS	04/13/20
4	REVISED PER NJDEP COMMENTS	06/02/21
5	REVISED PER SITE LAYOUT ADJUSTMENT	05/07/24
6	REVISION BASED ON MERCER COUNTY COMMENT LETTER	01/06/24



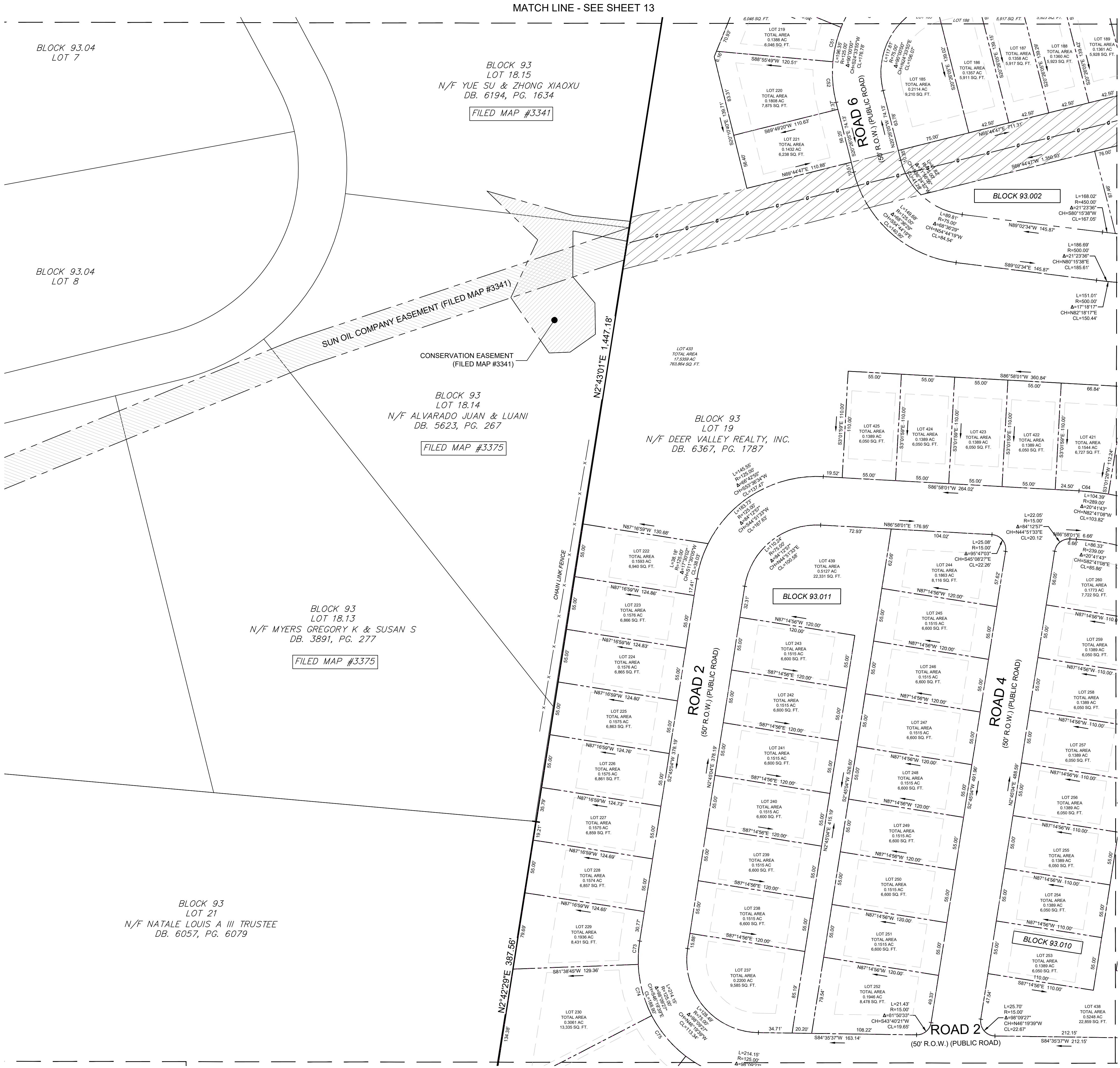
KEY MAP
SCALE: 1"=700'



LEGEND

- Drainage Manhole
- State Highway
- Department Manhole
- Telephone Manhole
- Guy Pole
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- Gas Valve (DOT)
- Water Valve
- Guy Wire
- Hydrant
- Iron Rod Found
- Light Pole
- Mailbox
- Monument Found
- Mile Marker Post
- Signs
- Utility Pole
- NJ DOT Utility Box

SCALE: 1:50_XREF
0 50 100 200 ft.



SEE SHEET 1 OF 13 FOR NOTES & REFERENCES

PRELIMINARY AND FINAL
MAJOR SUBDIVISION
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

SHEET No.
12
OF
13

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2/4/17
MARTIN E. TIRELLA, NJ Professional Land Surveyor Lic. 24G02021700

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REVISION BASED ON MERCER COUNTY COMMENT LETTER 01/06/24
5 REVISED PER SITE LAYOUT ADJUSTMENT 05/17/24
4 REVISED PER NDEEP COMMENTS 06/02/24
3 REVISED SURVEY TO ADD WETLANDS BY OTHERS 04/13/20
2 EDIT WETLANDS DATA 12/01/19
1 REVISED SURVEY MAP BASED ON ATTORNEY'S COMMENTS 11/11/19
DATE LOGS

DATE 08/07/17
DATE 10/15/2019
DATE 04/13/20
DATE 12/01/19
DATE 11/11/19
DATE 04/01/25

