



**TOWNSHIP of HOPEWELL**  
**MERCER COUNTY**

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

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

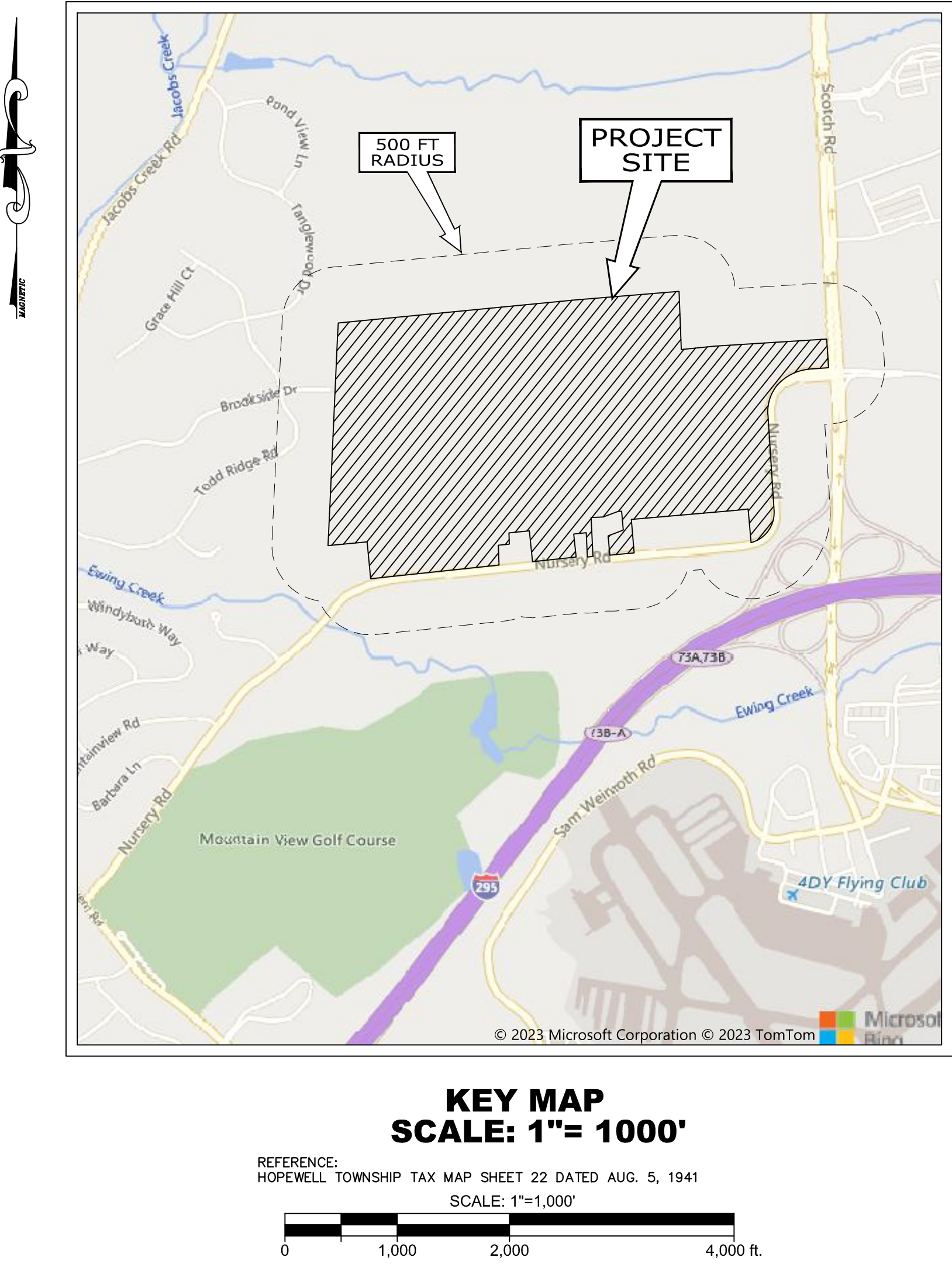
PROJECT NAME:

**PLANS-GENERAL\_DEMO\_PREP 4.2.25**

V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP Engineering\Engineering Plans\02 Site Plans\081391-SP-COV.dwg 03/24/25 08:22:15PM d.moscapelli, LAYOUT:01.CY  
Bowman Engineering, Inc. 168189 - 05 - 168189 - 05.dwg

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

INDEX OF SHEETS			
SHEET	DESCRIPTION	DATE	LAST REVISION
1	COVER SHEET	06/25/24	02/14/2025
2	GENERAL NOTES AND ZONING PLAN	06/25/24	02/14/2025
3	SITE ORIENTATION PLAN	06/25/24	02/14/2025
4A-4P	DEMOLITION / SITE PREPARATION PLAN	06/25/24	02/14/2025
5	TREE REMOVAL PLAN	06/25/24	02/14/2025
6	(SHEET INTENTIONALLY OMITTED)		02/14/2025
7	OVERALL SITE PLAN	06/25/24	02/14/2025
7A-7N	LAYOUT AND DIMENSIONING PLAN	06/25/24	02/14/2025
8	OVERALL GRADING PLAN	06/25/24	02/14/2025
8A-8N	GRADING PLAN	06/25/24	02/14/2025
9	OVERALL CURB RAMP PLAN	06/25/24	02/14/2025
9A-9E	CURB RAMP PLAN	06/25/24	02/14/2025
10	OVERALL DRAINAGE PLAN	06/25/24	02/14/2025
10A-10N	DRAINAGE PLAN	06/25/24	02/14/2025
11	OVERALL UTILITY PLAN	06/25/24	02/14/2025
11A-11N	UTILITY PLAN	06/25/24	02/14/2025
12A-12E	ROADWAY PROFILES	06/25/24	02/14/2025
13A	UTILITY PROFILES	06/25/24	02/14/2025
14	OVERALL LANDSCAPE PLAN	06/25/24	02/14/2025
14A-14N	LANDSCAPE AND TREE REPLACEMENT PLAN	06/25/24	02/14/2025
15	OVERALL LIGHTING PLAN	06/25/24	02/14/2025
15A-15N	LIGHTING PLAN	06/25/24	02/14/2025
16A-16N	SOIL EROSION & SEDIMENT CONTROL PLAN	06/25/24	02/14/2025
17A-17B	SOIL EROSION & SEDIMENT CONTROL DETAILS / NOTES	06/25/24	02/14/2025
18A-18C	CONSTRUCTION DETAILS - SITE	06/25/24	02/14/2025
18D-18I	CONSTRUCTION DETAILS - UTILITY	06/25/24	02/14/2025
19A-19D	CONSTRUCTION DETAILS - LANDSCAPE	06/25/24	02/14/2025
20A-20C	CONSTRUCTION DETAILS - LIGHTING	06/25/24	02/14/2025
21A-21H	SANITARY SEWER PUMP STATION PLANS	06/25/24	02/14/2025
22	SALES TRAILER AND MODEL HOME PARK SITE PLAN	06/25/24	02/14/2025
23A-23B	CONSTRUCTION TRAILER LOCATION PLAN	06/25/24	02/14/2025
24	OVERALL FIRE TRUCK TURNING EXHIBIT	06/25/24	02/14/2025
24A-24D	FIRE TRUCK TURNING EXHIBIT	06/25/24	02/14/2025
25	STEEP SLOPES PLAN	06/25/24	02/14/2025



LOCAL UTILITES:

WATER: TRENTON WATER WORKS  
SEWER: STONY BROOK SEWERAGE AUTHORITY  
ELECTRIC: PSE&G  
GAS: ELIZABETHTOWN GAS  
SUN PIPE LINE COMPANY

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE TOWNSHIP OF HOPEWELL

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF HOPEWELL

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER:  
DEER VALLEY REALTY, INC  
907 INDIANHEAD LN  
CHILHOWIE, VA 24319  
(276) 706-0008

APPLICANT:  
US HOME, LLC (DBA LENNAR)  
2465 KUSER ROAD, THIRD FLOOR  
HAMILTON, NJ 08690



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

COVER SHEET

SHEET No. 1 OF

Phone: 732-666-5000  
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Friedman, New Jersey 07728  
Email: NJ@Bowman.com

Sean A. Delany, N.J. Professional Engineer, Lic. 246E0447100

REVISION

1	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	2/14/25	SAD
3	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
4	REVISED PER TOWNSHIP COMMENTS	09/03/24	SAD
5	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
6	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
7	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
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9	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
10	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
11	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD
12	REVISED PER TOWNSHIP COMMENTS	03/01/25	SAD

DATE: 06/25/2024

CHND: SAD

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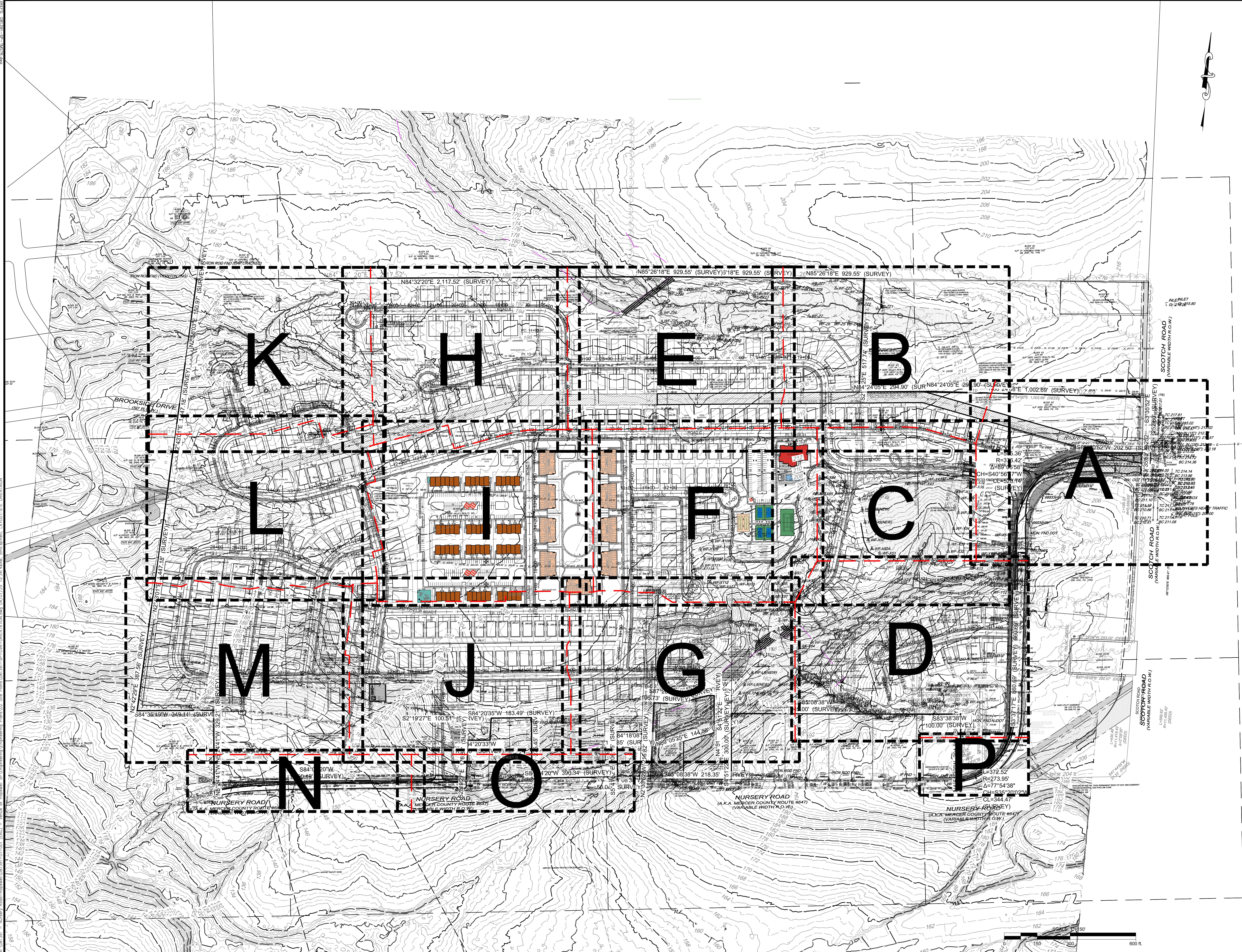
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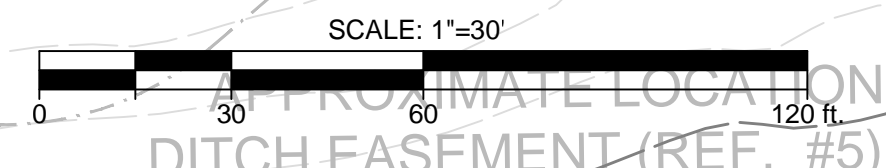












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Project: 081381-01-001  
 Date: 06/25/2024

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SEAN A. DELANEY, N.J. Professional Engineer, Lic. 24GE0444700

**Bowman**

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REVIEWED PER ENGINEERING REVIEW

REVISY PER TOWNSHIP COMMENTS

REVISY PER TOWNSHIP COMMENTS

REVISY PER PER COMPLETE REVIEW

DATE: 06/25/2024

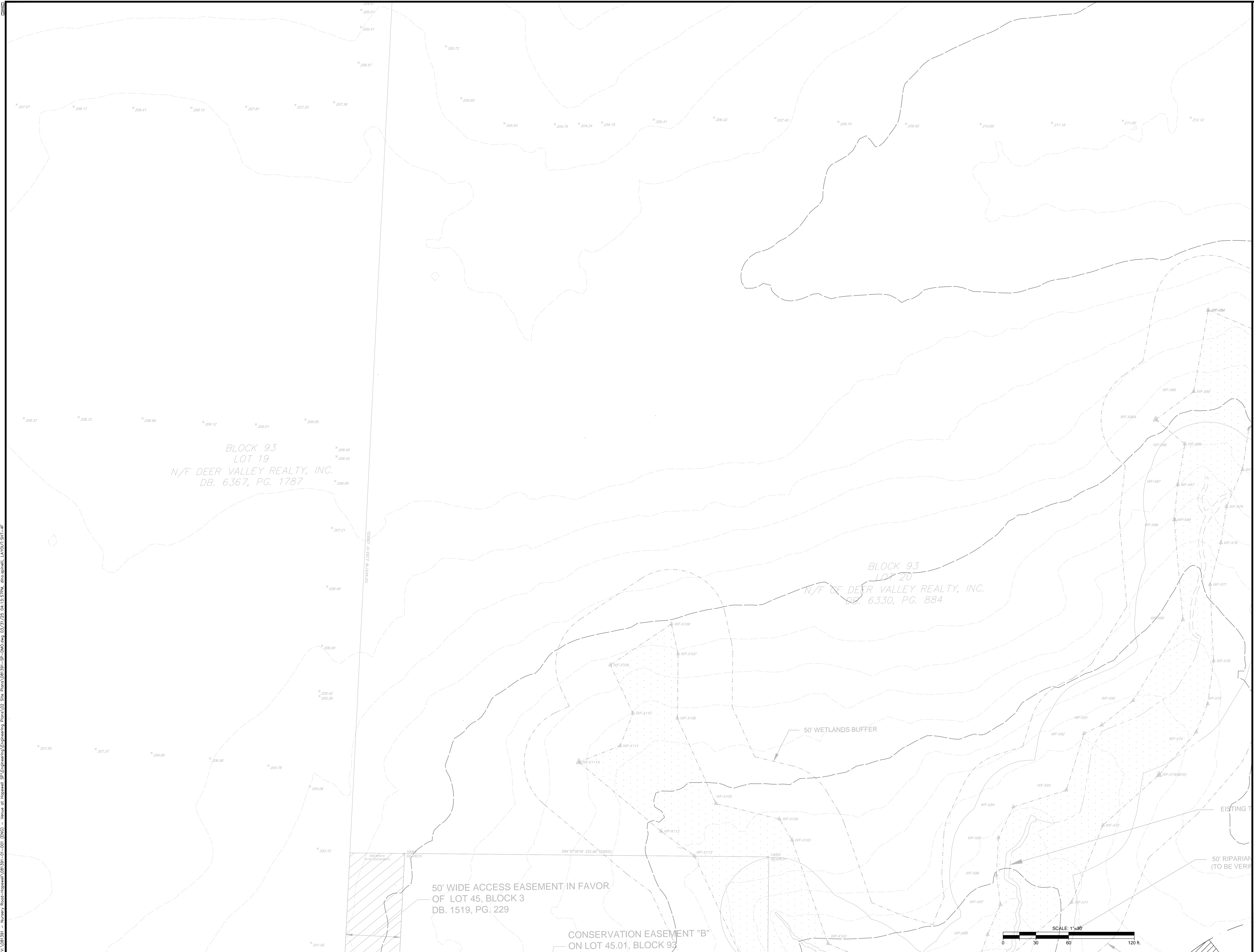




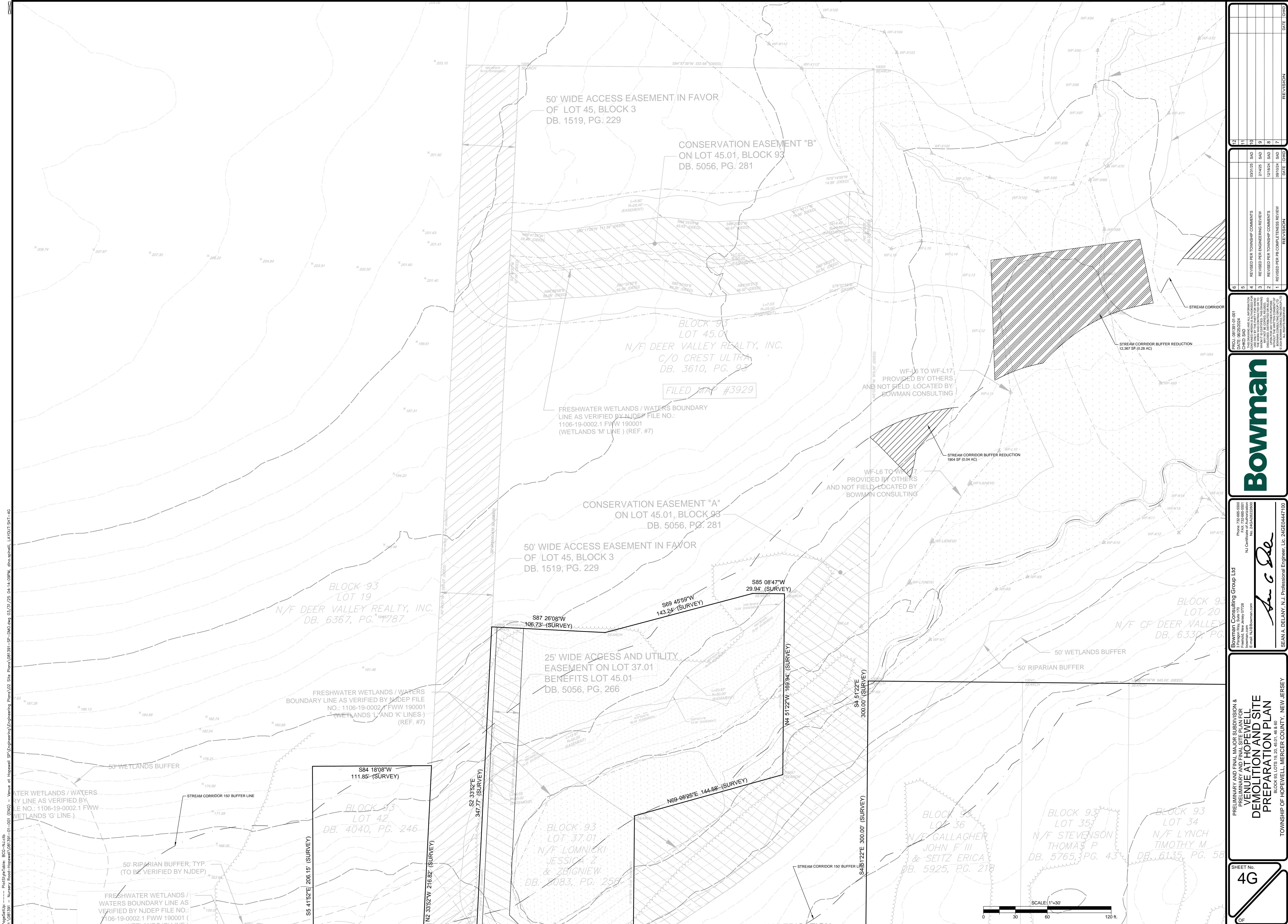






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PRELIMINARY AND FINAL MAJOR SUBDIVISION & CONVERSION OF ZONING OR VENUE AT HOPEWELL  
DEMOLITION AND SITE PREPARATION PLAN  
BLOCK 93, LOTS 19, 20, 34, 35 & 36  
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.  
**4G**  
OF

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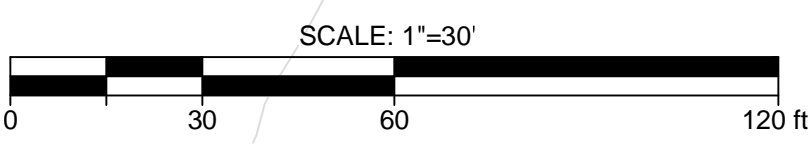
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

DATE: 06/25/2024  
CHKD: SAG  
DESIGNED BY: SAG  
DRAWN BY: SAG  
CHECKED BY: SAG  
DATE: 06/25/2024

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2/14/25 SAG  
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REVISED PER COMPLETE TOWNSHIP REVIEW  
09/02/24 SAG  
DATE: 03/07/25

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &  
PRELIMINARY AND FINAL SITE PLAN FOR  
VENUE AT HOPEWELL  
DEMOLITION AND SITE  
PREPARATION PLAN  
BLOCK 03, LOTS 19, 20, 45 (01, 46 & 60)  
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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*Sean C Delany*

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24G00447100

PROJ.: 081391-01-0001  
DATE: 06/25/2024  
CHKD: SAD

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*Seana Delany*  
SEANA A. DELANY, N.J. Professional Engineer, Lic. #AGE0447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & CONVEYANCE FOR THE VENUE AT HOPEWELL  
DEMOLITION AND SITE PREPARATION PLAN  
BLOCK 93, LOTS 19, 20, 46, 47 & 48  
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.  
**4J**  
OF

DATE: 08/25/2024  
CHKD: SAD  
DATE: 08/25/2024

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12	08/25/24	SAD	REVISED PER TOWNSHIP COMMENTS



2009 MARCH

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

50 FT RIPARIAN BUFFER

- 50 FT RIPARIAN BUFFER

EXISTING TOP OF BANK (TYP.)

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

EXISTING TOP OF BANK (TYP.)

50' WETLANDS BUFFER

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

— EXISTING TOP OF  
BANK (TYP.)

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

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

REMOVE  
EXISTING  
CHAIN  
LINK  
FENCE

- CHAIN LINK FENCE

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

SCALE: 1"=30'



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

LOT 13, 20, 40, 60, 70 & 80  
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. **4K**

OF

PROJ.: 081391-01-001

PROJ.: 08139  
DATE: 08/25/2  
CHKD: EAD

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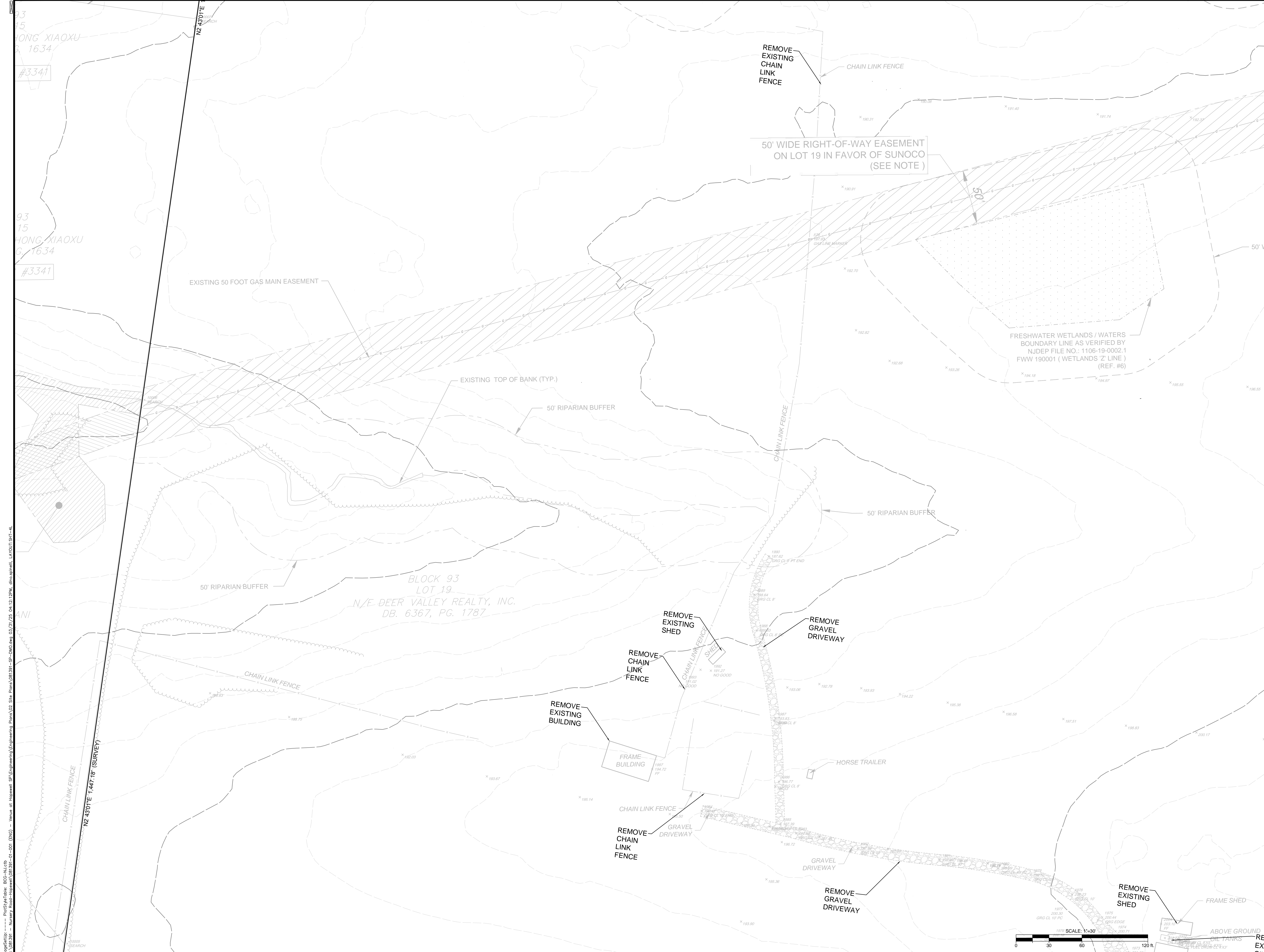
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SEANA DEIANY N | Professional Engineer | Lic. 24GE04447100





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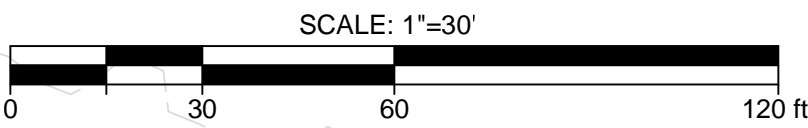
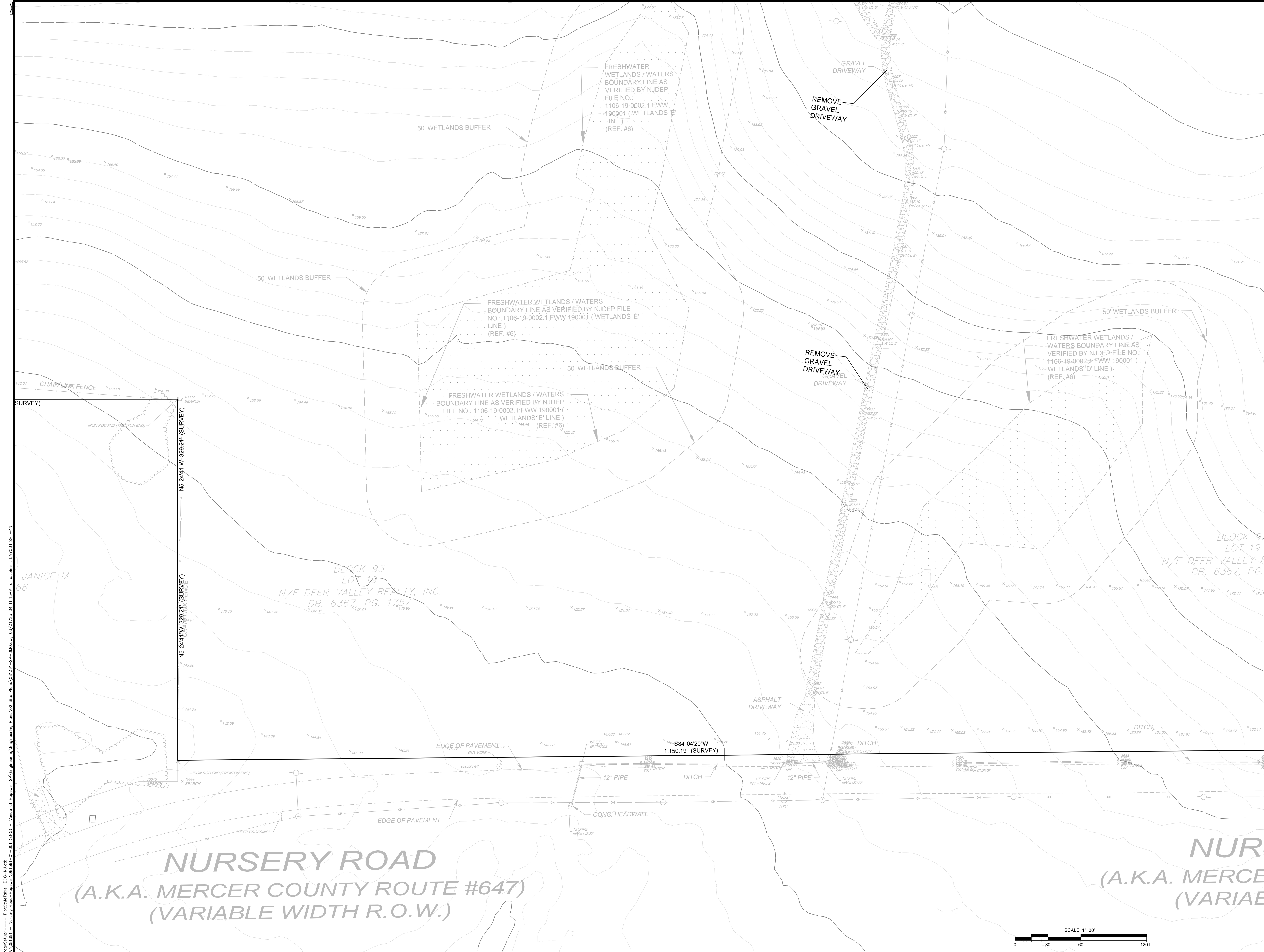
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & CONVEYANCE OF LAND OR INTEREST THEREIN  
VENUE AT HOPEWELL  
DEMOLITION AND SITE PREPARATION PLAN  
BLOCK 93, LOTS 19, 20, 46, 47 & 49  
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

4N

OF

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE0447100

  
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ANALYST: JEFFREY M. OTT  
DATE: 06/25/2024

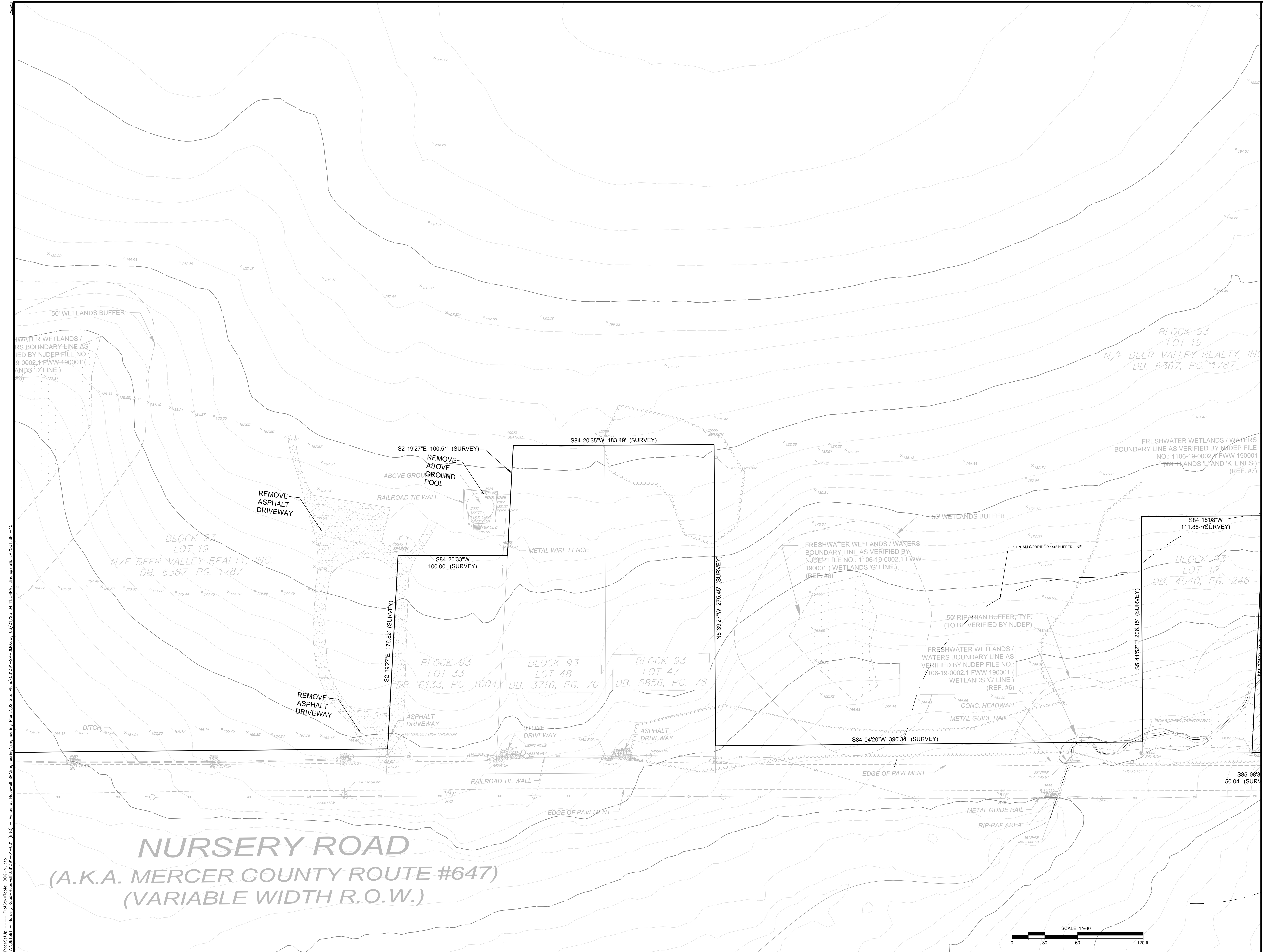
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DATE	DATE	DATE	DATE	DATE	DATE
06/25/24	06/25/24	06/25/24	06/25/24	06/25/24	06/25/24



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PRELIMINARY AND FINAL MAJOR SUBDIVISION & CONVEYANCE OF VENUE AT HOPEWELL  
DEMOLITION AND SITE PREPARATION PLAN  
BLOCK 93, LOTS 19, 33, 48, & 47  
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.  
**40**  
OF

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NO. 24020001-000001  
DATE: 06/25/2024  
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REVISED PER PER COMPLETE TENSIS REVIEW  
09/03/24 SAD  
DATE: 03/09/25  
REVISION  
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09/03/24 SAD  
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