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)

GRADING PLAN 4.2.25

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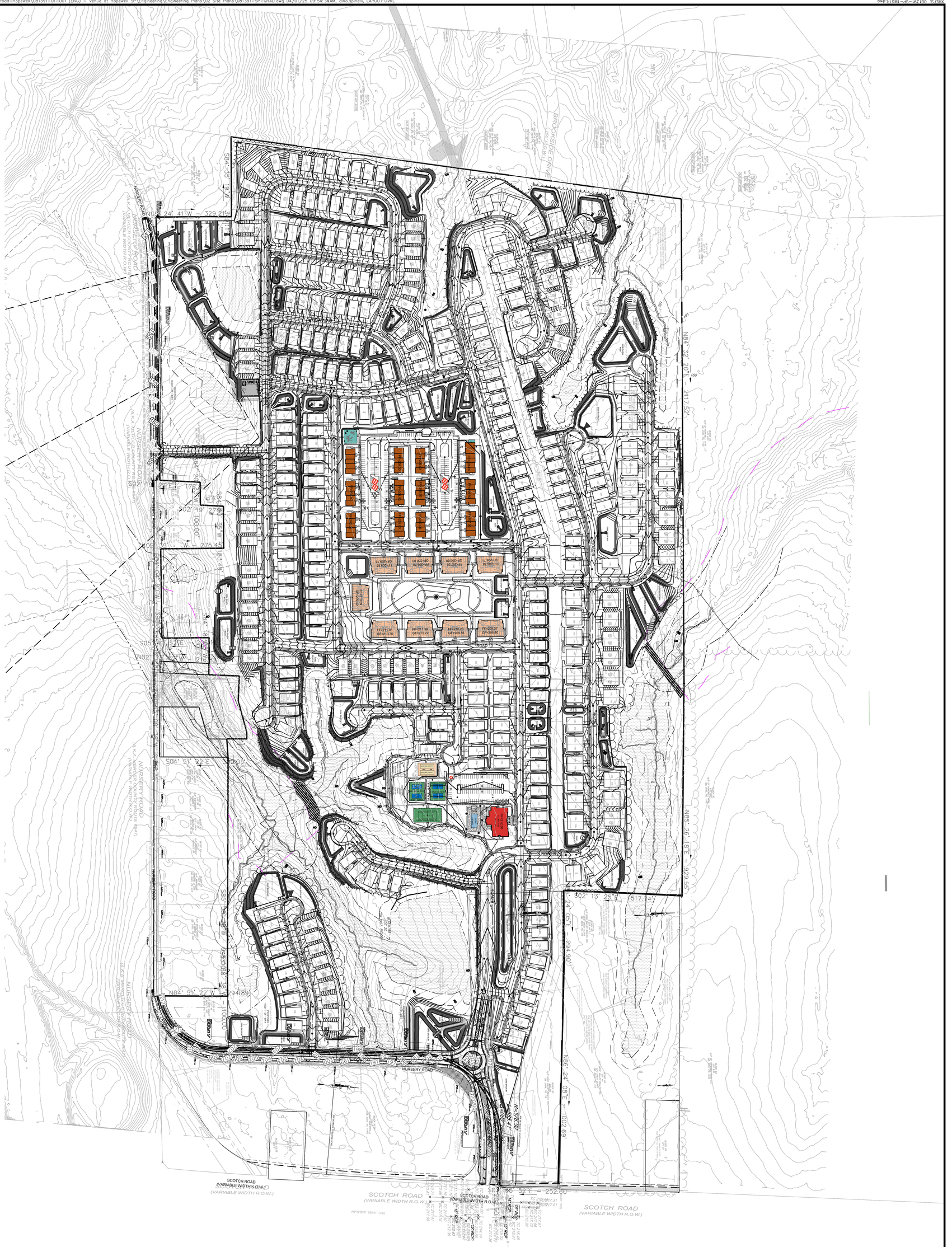

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SEE SHEET C

SEE SHEET B

SEE SHEET D

ROAD B

SWM BASIN #4B

SWM BASIN #5

SWM BASIN #4A

SWM BASIN #2

SWM BASIN #1

94' SOUTH BACK NURSERY ROAD

NURSERY ROAD

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

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

608' SETBACK TO SCOTCH ROAD

50' RIPARIAN BUFFER

PROPOSED RIGHT-OF-WAY

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

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

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

BLOCK 93 LOT 1 N/F DEER VALLEY REALTY INC. DB. 3404, PG. 119

N86° 24' 08"E - 1002.63'

EDGE OF PAVEMENT

MEET EXISTING RAMP

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

CONSTRUCT RAMP DOWN FOR BICYCLES

CONSTRUCT 18" CONCRETE VERTICAL CURB

CONSTRUCT 9" CONCRETE VERTICAL CURB

CONSTRUCT 6" CONCRETE SIDEWALK

CONSTRUCT CONCRETE CURB RAMP

RELOCATE UTILITY POLE

MAINTAIN EX. UTILITY POLE

MAINTAIN EX. CULVERT

MAINTAIN EX. CONC. CULVERT

SAWCUT

LOM

BERGEN BLOCK CURB

D.W.P.

15" RCP

SCALE: 1"=30'

0 30 60 120 ft.

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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
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SHEET No. 8A OF

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

GRADING PLAN A

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

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Bowman

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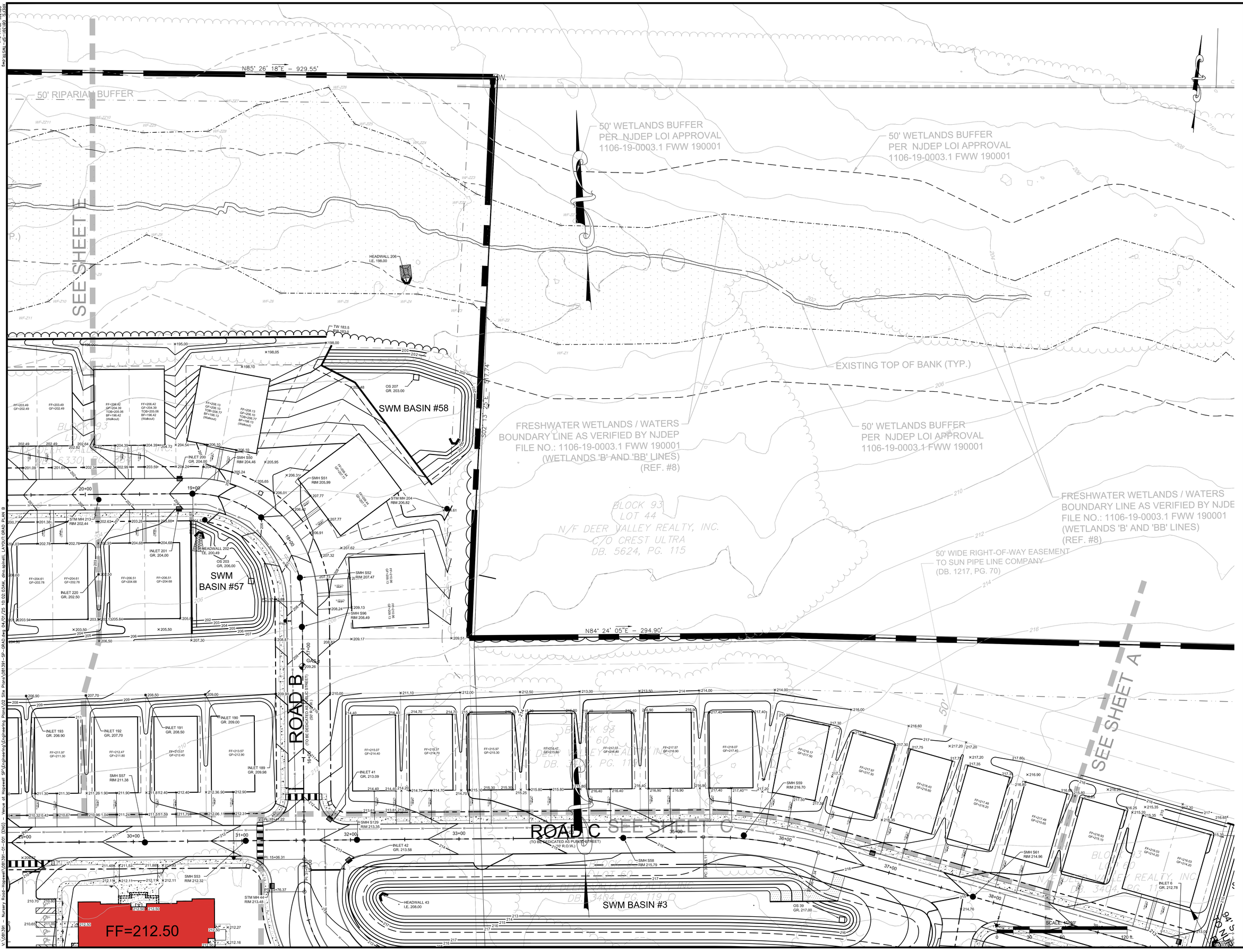

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4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN B

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

SHEET No.
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FF=212.50
CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x64')

OPEN SPACE / LAWN

SEE SHEET B

SEE SHEET C

SEE SHEET D

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

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

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

SWM BASIN #3

SWM BASIN #4A

SWM BASIN #4B

SWM BASIN #5

50' WETLANDS BUFFER

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

50' RIPARIAN BUFFER

EXISTING TOP OF BANK (TYP.)

STREAM CORRIDOR 150' BUFFER LINE

WETLANDS LINE

EWING CREEK

DITCH

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

75' SETBACK TO NURSERY ROAD

BLOCK 93
LOT 20
(DB 3907, PG136)

BLOCK 93
LOT 6
NEW LIFE REALTY, INC.
DB. 3404, PG. 119

BLOCK 93
LOT 6
DB. 3404, PG. 119

BLOCK 93
LOT 6
DB. 3404, PG. 119

BLOCK 93
LOT 6

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

SHEET No. 8D OF

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1 REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
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SEE SHEET C
SEE SHEET G
SEE SHEET P
HEET A
NURSERY ROAD
SAWCUT
EDGE OF PAVEMENT
TO BE DEDICATED AS PUBLIC STREET
MAINTAIN EX. UTILITY POLE
MAINTAIN EX. UTILITY
EXISTING PERENNIAL STREAM
EXISTING INTERMITTENT STREAM
EXISTING TREE LINE
DB. 3907, PG. 6161
DB. 6164, PG. 1140
BLOCK 93 LOT 20 (DB. 3907, PG136)
BLOCK 93 LOT 46
BLOCK 93 LOT 30
BLOCK 93 LOT 31
BLOCK 93 LOT 34
N/F DEER VALLEY REALTY, INC.
N/F BURD JAMES
APPROXIMATE LOCATION DRAINAGE/EASEMENT (REF. #5)
APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)
PROPOSED RCP
DITCH
WETLANDS LINE
50' RIPARIAN BUFFER
50' WETLANDS BUFFER
PROPOSED RIGHT-OF-WAY
APPROXIMATE LOCATION SLOPE E.W. (REF. #5)
75' SETBACK TO NURSERY ROAD
ROAD 'G'
ROAD 'I'
ROAD 'J'
SWM BASIN #6
SWM BASIN #7
SWM BASIN #8
SWM BASIN #9
SWM BASIN #10
EXISTING TOP OF BANK (TYP.)
EXISTING TOE OF BANK (TYP.)
50' WETLANDS BUFFER, TYP. (TO BE REVISED BY NJDEP)
EWING CREEK
FLOOD HAZARD AREA
STREAM CORRIDOR BUFFER REDUCTION
STREAM CORRIDOR BUFFER COMPENSATION (NET GAIN)
150' HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER
100' DRCC BUFFER
WETLANDS 6.18 AC
CONSTRUCT SHARED USE PATH, MIN. 8' WIDE, 1½" THICK HMA 9.5MM64 SURFACE COURSE, 2½" THICK HMA 19M64 BASE COURSE, 4" THICK DENSE GRADED AGGREGATE
CONSTRUCT 6" x 18" CONCRETE VERTICAL CURB
CONSTRUCT CONCRETE SIDEWALK, TYPE 5
INSTALL DETECTABLE WARNING SURFACE
SCALE: 1"=30'
0 30 60

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2	REVISED PER ENGINEERING REVIEW	
1	12/18/24	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN E

BLOCK 69, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
8E
OF

SEE SHEET B

SEE SHEET F

SEE SHEET A

SWM BASIN #49

SWM BASIN #50

SWM BASIN #51

SWM BASIN #52

SWM BASIN #53

SWM BASIN #54

SWM BASIN #55

SWM BASIN #56

SWM BASIN #39

SWM BASIN #40

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

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

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

50' RIPARIAN BUFFER

STREAM CORRIDOR 150' BUFFER LINE

100' DRCC BUFFER

FLOOD HAZARD AREA

WOOLSEY CREEK

EXISTING TOP OF BANK (TYP.)

STREAM CORRIDOR BUFFER COMPENSATION 6,916 SF (0.159 AC)

STREAM CORRIDOR BUFFER REDUCTION 6,916 SF (0.159 AC)

150' HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER

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

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW190001 (WETLANDS 'C' LINE) (REF. #6)

50' WETLANDS BUFFER

FF=212.50
CLUBHOUSE

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

SHEET No. 8F OF

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
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REVISION	DATE	CHKD

FF=212.50
CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

OPEN SPACE / LAWN

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')

DOG PARK - LARGE DOGS
7,680 SF
(60'x128')

DOG PARK - SMALL DOGS
3,600 SF
(60'x60')

BOCCE BALL COURT 1
BOCCE BALL COURT 2

SWM BASIN #11

SWM BASIN #12

SWM BASIN #13

SWM BASIN #14

SWM BASIN #40

ROAD 10
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD 11
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

ROAD 12
(TO BE DEDICATED AS PUBLIC STREET)
(50' R.O.W.)

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

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

SEE SHEET C
SEE SHEET E
SEE SHEET G
SEE SHEET I

FF=209.07
GF=208.40

FF=210.23
GF=209.56

FF=211.39
GF=210.72

FF=211.03
GF=210.36

FF=210.09
GF=209.42

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

ROAD E
(TO BE DEDICATED AS PUBLIC STREET)
(R.O.W.)

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

SEE SHEET F

SEE SHEET D

SEE SHEET O

SWM BASIN #14

SWM BASIN #13

SWM BASIN #15

SWM BASIN #16A

SWM BASIN #16B

SWM BASIN #17A

SWM BASIN #17B

CONSERVATION EASEMENT "A" ON LOT 45.01, BLOCK 93 DB. 5056, PG. 281

50' WIDE ACCESS EASEMENT IN FAVOR OF LOT 45, BLOCK 3 DB. 1519, PG. 229

25' WIDE ACCESS AND UTILITY EASEMENT ON LOT 37.01 BENEFITS LOT 45.01 DB. 5056, PG. 286

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

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

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

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

FLOOD HAZARD AREA

EWING CREEK

STREAM CORRIDOR BUFFER COMPENSATION 8,790 SF (0.26 AC)

STREAM CORRIDOR BUFFER REDUCTION 8,636 SF (0.20 AC)

150' HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER

STREAM CORRIDOR 150' BUFFER LINE

BLOCK 93 LOT 42 DB. 4040, PG. 246

BLOCK 93 LOT 37.01 N/F LOMNICKI JESSICA Z & ZBIGNIEW DB. 5083, PG. 20

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

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

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

BLOCK 93 LOT 20 W/F OF DEED VALLEY DB. 5330, PG.

S04° 51' 22"E – 300.00'

S41° 52' 38"E – 206.15'

5' R.O.W. 216.82'

PROPOSED RIGHT-OF-WAY

RIGHT-OF-WAY DEDICATION

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

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

GRADING PLAN G

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

SHEET No.
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OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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08107-01 Deer Valley--Hopewell--sheets 2--13.dwg

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DWG.: 08139SP
CHKD: SAD

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

GRADING PLAN H

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

SHEET No.
8H
OF

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PageSetUp ----- ProtStyleTable: BCG-NJ.ctb
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XREFS: 08139I-SP-TMSTR.dwg
08139I - Plan.dwg
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XREFs: 081391-SP-INSTR.dwg
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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET H

SEE SHEET F

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

ROAD 9 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

SWM BASIN #34

SWM BASIN #35

SWM BASIN #36A

SWM BASIN #36B

SWM BASIN #37A

SWM BASIN #37B

SWM BASIN #38

SWM BASIN #39

SWM BASIN #40

SWM BASIN #42

50' WETLANDS TRANSITION AREA

100' WETLANDS BUFFER

BLOCK 19 LOT 19 (DB 6307 PG 282)

BLOCK 19 LOT 19 (DB 6307 PG 282)

(DB 1217, PG 70)

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL GRADING PLAN I BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	Bowman Consulting Group Ltd 3 Paragon Way, Suite 170 Freehold, New Jersey 07728 bowman.com E-mail: NJ@Bowman.com Phone: 732-665-5500 FAX: 732-665-5501 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100	Bowman	PROJ.: 081391-01-001 DATE: 06/25/2024 CHKD: SAD THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, LOANED OR ASSIGNED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD. © 2025 BOWMAN CONSULTING GROUP LTD ALL RIGHTS RESERVED	6 5 4 REVISED PER TOWNSHIP COMMENTS 03/31/25 SAD 3 REVISED PER ENGINEERING REVIEW 2/14/25 SAD 2 REVISED PER TOWNSHIP COMMENTS 12/18/24 SAD 1 REVISED PER PB COMPLETENESS REVIEW 09/10/24 SAD REVISION DATE CHKD	12 11 10 9 8 7 REVISION DATE CHKD

SHEET No. 18 OF

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

VENUE AT HOPEWELL

GRADING PLAN J

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

SHEET No. 8J OF

Bowman Consulting Group Ltd
3 Paragon Way, Suite 120
Freehold, New Jersey 07728
Phone: 732-665-6500
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NJ Certificate of Authorization No. 24GA28222600

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

Bowman

PROJ.: 081391-01-001
DATE: 06/25/2024
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SEE SHEET L

SEE SHEET H

ROAD 1

ROAD 3

ROAD A

SWM BASIN #43

SWM BASIN #44

SWM BASIN #45

SWM BASIN #46A

SWM BASIN #46B

SWM BASIN

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' WETLANDS BUFFER

EXISTING TOP OF BANK (TYP.)

EXISTING STREAM

JACOBS CREEK

WETLANDS 0.15 AC (TO BE FILLED)

WETLANDS 0.44 AC (TO BE FILLED)

N84° 32' 20"E 2117.52'

SCALE: 1"=60'

SHEET No.	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL	Bowman Consulting Group Ltd	PROJ.: 081391-01-001 DATE: 06/25/2024 CHKD: SAD
8K	GRADING PLAN K	3 Paragon Way, Suite 170, Freehold, New Jersey 07728	THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD. © 2025 BOWMAN CONSULTING GROUP LTD ALL RIGHTS RESERVED
OF	BLOCK 93, LOTS 19, 20, 45.01, 46 & 60	Phone: 732-665-5500 FAX: 732-665-5501	
	TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	NJ Certificate of Authorization No. 24GA28222600	
		SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100	

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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

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

VENUE AT HOPEWELL

GRADING PLAN L

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 18L OF

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Bowman

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ROAD 2 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD 4 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD 5 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

SWM BASIN #20

SWM BASIN #21

SWM BASIN #24

SWM BASIN #25

SWM BASIN #26

SEE SHEET J

SEE SHEET L

SCALE: 1"=30'

SHEET No. 8M OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL GRADING PLAN M BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	Bowman Consulting Group Ltd 3 Paragon Way, Suite 170 Freehold, New Jersey 07728 bowman.com E-mail: NJ@Bowman.com Phone: 732-665-5500 FAX: 732-665-5501 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100	Bowman

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081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

SWM BASIN #24

SEE SHEET M

SWM BASIN #23

OS 532
GR. 149.00

OS 534
GR. 149.00

HEADWALL 525
I.E. 148.00

HEADWALL 533
I.E. 141.00

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

MAINTAIN
EX. UTILITY POLE

PROPOSED R.O.W.

LIMIT OF GRADING

EDGE OF PAVEMENT

SAWCUT

PLUG

DITCH

CONC. HEADWALL

CONC. PAD

REMOVE
EX. UTILITY POLE

MAINTAIN
EX. UTILITY POLE

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

NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)

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

ASPHALT
DRIVEWAY

REMOVE
EX. DRIVEWAY

PROPOSED
RIGHT-OF-WAY

SEE SHEET G

SEE SHEET J

CONSTRUCT
CONCRETE SIDEWALK, 4" THICK

REMOVE
EX. UTILITY POLE

BLOCK 93
LOT 33
DB. 6133, PG. 1004

BLOCK 93
LOT 48
DB. 3716, PG. 70

BLOCK 93
LOT 47
DB. 5856, PG. 78

ASPHALT
DRIVEWAY

STONE
DRIVEWAY

TO REMAIN
EXISTING DRIVEWAY

MAINTAIN
EX. UTILITY POLE

S02° 19' 27"E
206.15'

N02° 19' 27"W
206.15'

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

50' WETLANDS BUFFER

WETLANDS 0.13 AC
(TO REMAIN)

FLOOD HAZARD AREA

EWING CREEK

METAL GUIDE RAIL

RIP-RAP AREA

LIMIT OF
MILLING

SECONDARY ACCESS

BP: 0+00.00

SEE SHEET I

SEE SHEET D

BLOCK
LOT 28

REALTY, INC.
DB. 6161, PG. 1140

DENSE GRADED AGGREGATE, 4" THICK

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

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

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

GRADING PLAN N, O & P

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

SHEET No.
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