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

DRAINAGE &

LANDSCAPE &

TREE PLAN

8/18/25

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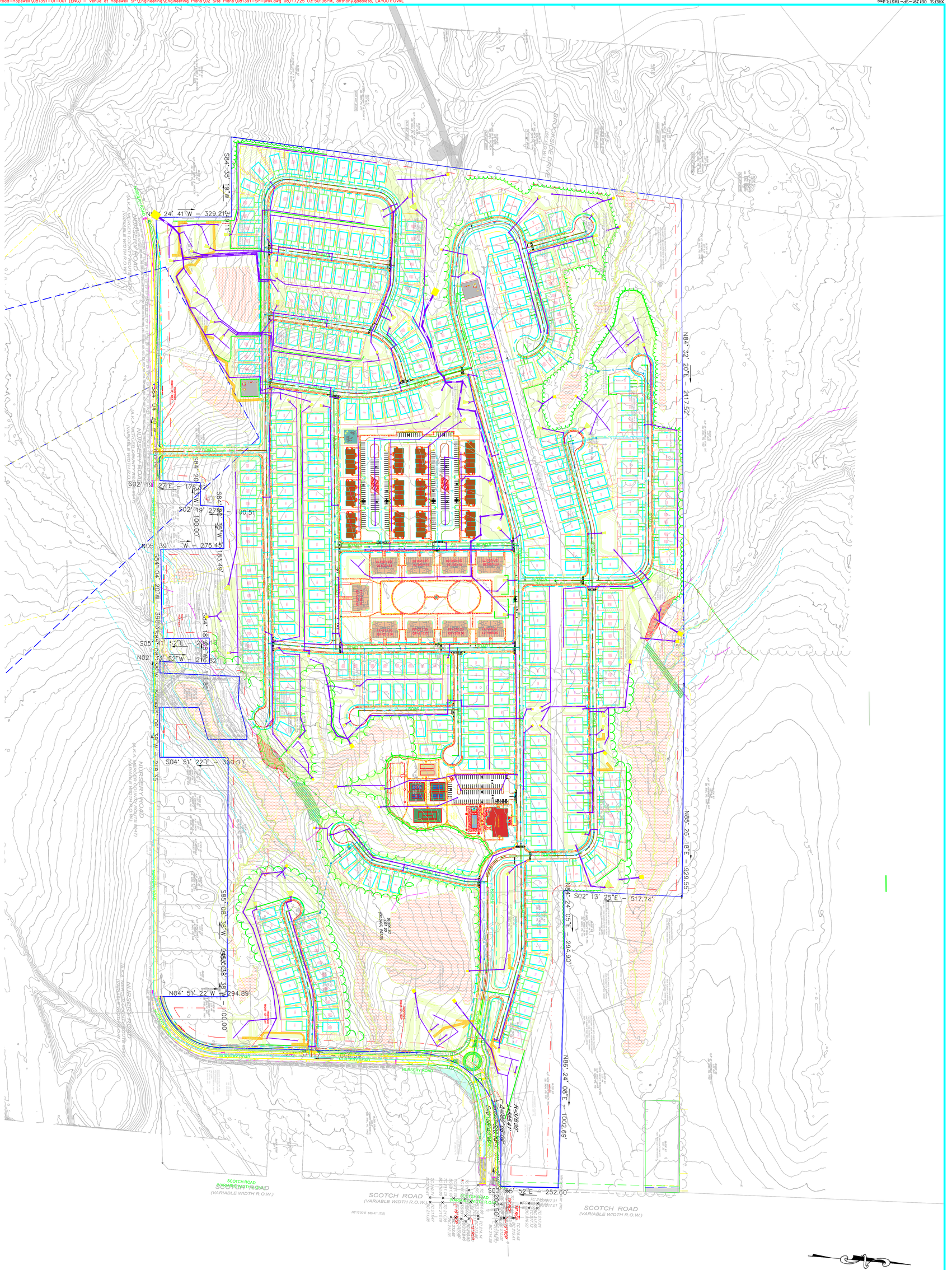

SHEET No. 10 OF

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

VENUE AT HOPEWELL

OVERALL DRAINAGE PLAN

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
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NJ Certificate of Authorization
No. 24GA28222600

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

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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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SEE SHEET C

SEE SHEET B

SEE SHEET D

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

NURSERY ROAD

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

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

50' RIPARIAN BUFFER
PROPOSED
RIGHT-OF-WAY

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

PROPOSED R.O.W.

SAWCUT

CONC. CULVERT

MAIN ENTRANCE

APPROXIMATE LOCATION OF FUTURE TRAFFIC CIRCLE

BELGIAN BLOCK CURB

CONCRETE MEDIAN

DECLARATION OF TAKING BY THE STATE OF NEW JERSEY, COMMISSIONER OF TRANSPORTATION DB. 3936, PG. 16

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

N86° 24' 05"E – 1002.69'

S03° 35' 52"E – 252.60'

S86° 24' 08"W – 1002.69'

EDGE OF PAVEMENT

SCALE: 1"=30'

0 30 60 120 ft.

6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD	12			
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD	11			
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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD	8			
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD	7			
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SHEET No. 10A OF

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

DRAINAGE PLAN A

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

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N85° 26' 18"E – 929.55'

MON.

50' RIPARIAN BUFFER

50' WETLANDS BUFFER
PER NJDEP LOI APPROVAL
1106-19-0003.1 FWW 190001

50' WETLANDS BUFFER
PER NJDEP LOI APPROVAL
1106-19-0003.1 FWW 190001

WOOLSEY CREEK

SEE SHEET E

SEE SHEET B

HEADWALL 206
I.E. 198.00

81 L.F. 36" RCP @ 15%

OS 207
GR. 203.00
I.E. 199.00 (206)

EXISTING TOP OF BANK (TYP.)

WOOLSEY CREEK

S02° 13' 25"E – 517.74'

HEADWALL A275 (453)
I.E. 199.00

FRESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP
FILE NO.: 1106-19-0003.1 FWW 190001
(WETLANDS 'B' AND 'BB' LINES)
(REF. #8)

50' WETLANDS BUFFER
PER NJDEP LOI APPROVAL
1106-19-0003.1 FWW 190001

FF=203.49
GF=202.49

FF=203.49
GF=202.49

FF=206.42
GF=204.39
TOB=205.06
BF=196.42
(Walkout)

FF=206.42
GF=204.39
TOB=205.06
BF=196.42
(Walkout)

FF=208.13
GF=206.10
TOB=206.77
BF=198.13
(Walkout)

FF=208.13
GF=206.10
TOB=206.77
BF=198.13
(Walkout)

BLOCK 93
LOT 60
DEER VALLEY REALTY, INC.
DB. 6330, PG. 285

INLET 200
GR. 204.00
I.E. 201.00 (201)

FRANKLIN
GP-2077

FRANKLIN
GP-2077

STM MH 204
RIM 206.82
I.E. 199.78 (203)
I.E. 199.68 (A275 (453))

BLOCK 93
LOT 44
N/F DEER VALLEY REALTY, INC.
C/O CREST ULTRA
DB. 5624, PG. 115

86 L.F. 30" RCP @ 0.38%

20+00

19+00

28 L.F. 15" RCP @ 0.91%

26 L.F. 15" RCP @ 0.91%

STM MH 213
RIM 202.44
I.E. 194.30 (214)
I.E. 194.31 (220)

STM MH A275 (315)
RIM 204.57

FS120 (A275)

INLET 201
GR. 204.00
I.E. 200.86 (200)
I.E. 200.86 (A275 (315))

HEADWALL 202
I.E. 200.49

OS 203
GR. 206.00
I.E. 202.00 (204)

68 L.F. 30" RCP @ 0.44%

68 L.F. 30" RCP @ 0.44%

FF=204.61
GF=202.78

FF=204.61
GF=202.78

INLET 220
GR. 202.50
I.E. 194.61 (213)

FF=206.51
GF=204.68

FF=206.51
GF=204.68

192 L.F. 36" RCP @ 15%

PC: 17+43.69

18+00

17+00

16+00

ROAD B

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

GAS

SEE SHEET B

SEE SHEET C

ROAD C

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

55 L.F. 15" RCP @ 1.45%

55 L.F. 15" RCP @ 1.45%

55 L.F. 15" RCP @ 0.91%

65 L.F. 15" RCP @ 1.51%

INLET 193
GR. 206.90
I.E. 203.65 (192)
I.E. 203.65 (194)

INLET 192
GR. 207.70
I.E. 204.45 (191)
I.E. 204.45 (193)

INLET 191
GR. 208.50
I.E. 205.25 (190)
I.E. 205.25 (192)

INLET 190
GR. 209.00
I.E. 205.75 (189)
I.E. 205.75 (191)

INLET 189
GR. 209.98
I.E. 206.73 (190)

FF=211.97
GF=211.30

FF=212.47
GF=211.80

FF=213.07
GF=212.40

FF=213.57
GF=212.90

INLET 41
GR. 213.09
I.E. 208.94 (42)

FF=215.07
GF=214.40

FF=215.37
GF=214.70

FF=215.97
GF=215.30

FF=216.47
GF=215.80

FF=217.07
GF=216.40

FF=217.57
GF=216.90

FF=218.07
GF=217.40

FF=218.17
GF=217.50

FF=217.97
GF=217.30

FF=218.43
GF=216.60

FF=217.48
GF=216.20

FF=217.46
GF=215.85

FF=216.83
GF=215.10

FF=218.03
GF=214.20

FF=216.83
GF=214.20

INLET 638
GR. 209.38
205.00 (639)

PC: 25+85.22

PT: 26+76.37

PC: 30+50.11

PT: 31+06.31

INLET 42
GR. 213.58
I.E. 209.15 (41)
I.E. 208.94 (43)

HEADWALL 43
I.E. 208.00

C.O. A275 (464)
RIM 213.00
I.E. 210.50 (A275 (465))

327 L.F. 12" HP PP @ 0.12%

82 L.F. 12" HP PP @ 0.12%

C.O. A275 (465)
RIM 213.00
I.E. 210.10 (A275 (464))
I.E. 210.10 (39)

OS 39
GR. 217.00
I.E. 210.00 (A275 (465))
I.E. 210.00 (40)

INLET 572
GR. 215.69
I.E. 212.59 (6)

STM MH 44
RIM 213.48
I.E. 199.00 (45)

65 L.F. 24" RCP @ 0.46%

294 L.F. 18" RCP @ 1.11%

INLET 6
GR. 212.78
I.E. 209.33 (572)
I.E. 209.33 (5)
I.E. 209.23 (7)

HEAD
I.E. 2

31 L.F. 15" RCP @ 0.74%

FF=212.50
CLUBHOUSE

N84° 24' 05"E – 294.90'

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

SEE SHEET B

SCALE: 1"=30'

0 30 60 120 ft.

6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
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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

DRAINAGE PLAN B

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

SHEET No.
10B
OF

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

DRAINAGE PLAN C

BLOCK 93, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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SEE SHEET G
SEE SHEET D

SEE SHEET D
SEE SHEET P

SEE SHEET G
SEE SHEET D

ROAD 12

ROAD G

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

SAWCUT

PROPOSED R.O.W.

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

WETLANDS LINE

APPROXIMATE LOCATION OF BANK (TYP.)

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

50' WETLANDS BUFFER, T.P. TO BE VERIFIED BY MODEL

STREAM CORRIDOR BUFFER REDUCTION

STREAM CORRIDOR BUFFER

100' DRCC BUFFER

FLOOD HAZARD AREA

EWING CREEK

BLOCK 93
LOT 20
(DB 3907, PG136)

BLOCK 93
LOT 34

BLOCK 93
LOT 37

BLOCK 93
LOT 30

BLOCK 93
LOT 27

BLOCK 93
LOT 46
N/F DEER VALLEY REALTY, INC.
DB 6161, PG 1140

N/F BURD JAMES

N04° 51' 22"W 294.89'

S85° 08' 38"W 101.00'

SCALE: 1"=30'

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

DRAINAGE PLAN D

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

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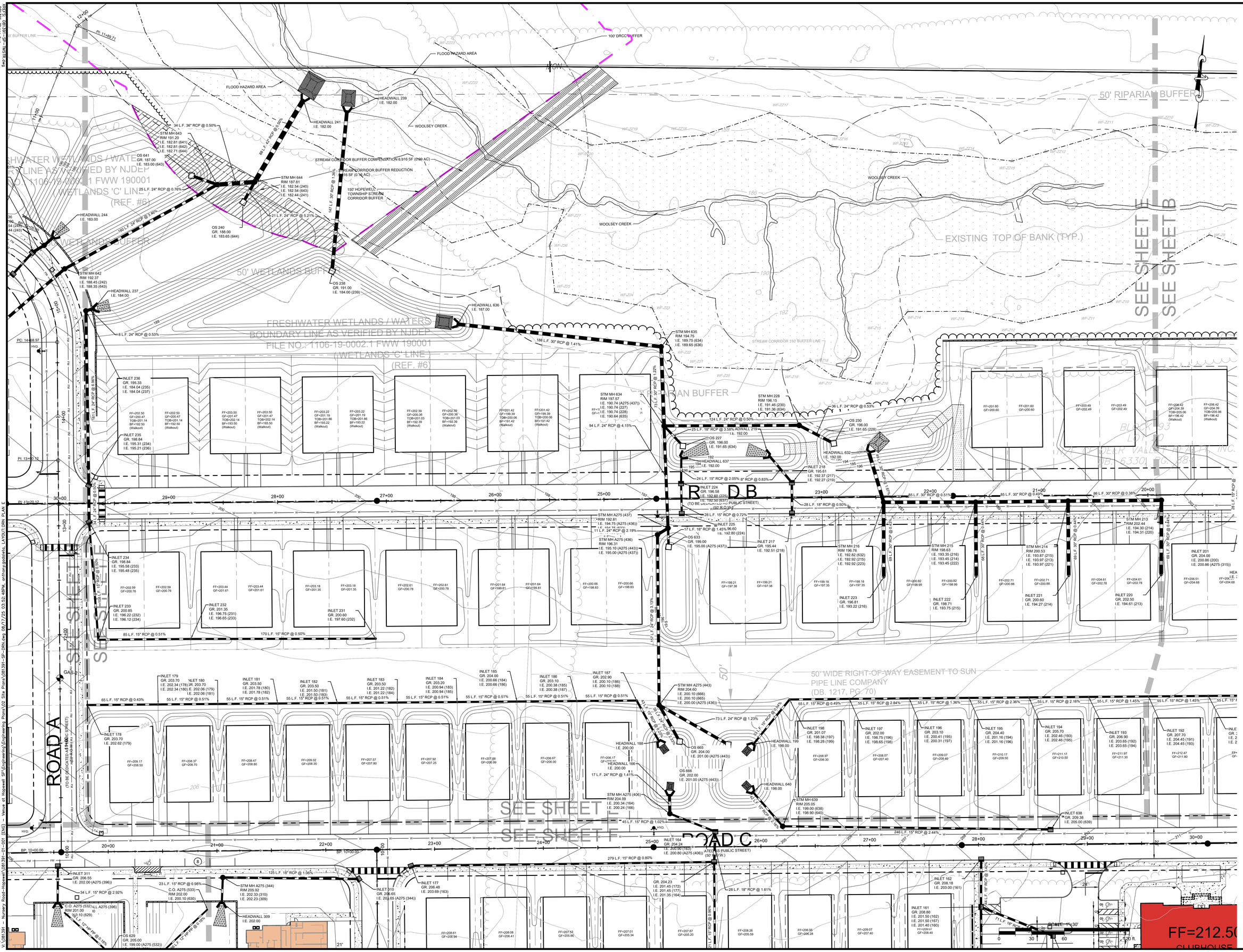

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
DRAINAGE PLAN E
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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

SHEET No. 10F OF

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100
E-mail: NJ@bowman.com

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REVISION	DATE	CHKD
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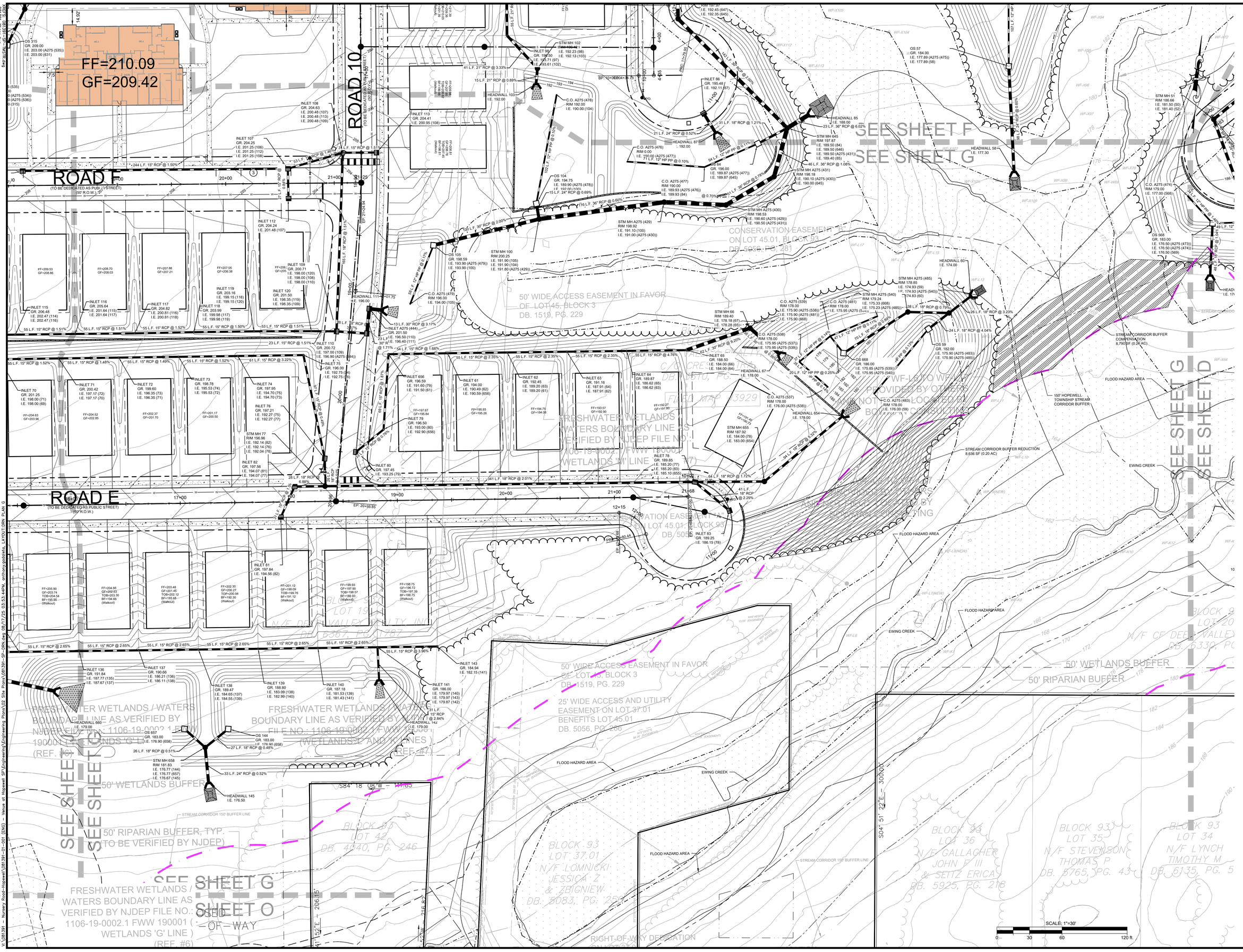

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6	08/15/25	REVISED PER ENGINEERING COMMENTS
5	06/13/25	REVISED PER ENGINEERING COMMENTS
4	03/31/25	REVISED PER TOWNSHIP COMMENTS
3	2/14/25	REVISED PER ENGINEERING REVIEW
2	12/18/24	REVISED PER TOWNSHIP COMMENTS
1	08/10/24	REVISED PER PB COMPLETENESS REVIEW

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

SHEET No.
10G
OF

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XREFS: 081391-SP-TABLE.dwg
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081077-01 Deer Valley - Hopewell - sheets 2 - 13.dwg

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

VENUE AT HOPEWELL

DRAINAGE PLAN H

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 10H OF

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4 REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
5 REVISED PER ENGINEERING COMMENTS	06/19/25	SAD
6 REVISED PER ENGINEERING COMMENTS	08/19/25	SAD
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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

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

VENUE AT HOPEWELL

DRAINAGE PLAN I

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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4	REVISED PER TOWNSHIP COMMENTS	03/13/25	SAD
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6	REVISED PER ENGINEERING COMMENTS	08/19/25	SAD
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FF=210.09
GF=209.42

FF=206.38
GF=205.71

FF=207.55
GF=206.88

FF=208.70
GF=208.03

FF=209.85
GF=209.18

FF=207.00

FF=209.00

FF=206.50

FF=206.00

FF=206.50

FF=208.00

FF=208.50

FF=208.50

ROAD C

ROAD 9

ROAD 6

SEE SHEET H

SEE SHEET I

SEE SHEET E

SEE SHEET J

SEE SHEET F

SCALE: 1"=30'

XREFS: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

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XREFS: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET M
SEE SHEET J
SEE SHEET J
SEE SHEET O
SEE &HEET
SEE SHEET G

ROAD 6
(TO BE DEDICATED AS PUBLIC STREET)
(60' R.O.W.)

ROAD 7
(TO BE DEDICATED AS PUBLIC STREET)
(60' R.O.W.)

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

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

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

FF=208.50
FF=209.0
FF=210.09
GF=209.42

PROPOSED

50' WETLANDS BUFFER

WETLANDS 0.53 AC (TO REMAIN)

50' WETLANDS BUFFER

50' RIPARIA

50' WETLAN

WETLANDS

FRESHWATER WE
WATERS BOUNDAR
VERIFIED BY NJDEP
1106-19-0002.1 FWW

N/F BEER WALLE RE
DB 6367, PG

BLOCK 93
LOT 19

BLOCK 93
LOT 33

BLOCK 93
LOT 48

ABOVE GROUND POOL

RAILROAD TIE WALL

METAL WIRE FENCE

S84° 20' 35"W - 183.39'

S84° 20' 35"W - 100.00'

S02° 19' 27"E - 100.51'

N05° 39' 27"W - 275.45'

SCALE: 1"=30'

120 ft.

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

	REVISION	DATE	CHKD
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SHEET No. 10J OF

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

DRAINAGE PLAN J

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

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XREFS: 081391-SP-TMSTR.dwg
081391_XBase.dwg
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081077.01 Deer Valley-Hopewell-Sheets 2-13.dwg

SEE SHEET K
SEE SHEET L

SEE SHEET K
SEE SHEET H

ROAD 1
ROAD 2
ROAD 3

FILED MAP #3196

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

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

TOP OF BANK (TYP.)

EXISTING STREAM

JACOBS CREEK

SCALE: 1"=30'

N84° 32' 20"E - 2117.52'

SHEET No.	10K
OF	

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

DRAINAGE PLAN K

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

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XREFS: 081391-SP-TMSTR.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET K

SEE SHEET L

SEE SHEET M

ROAD 2 (TO BE DEDICATED AS PUBLIC STREET)

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET)

ROAD C (TO BE DEDICATED AS PUBLIC STREET)

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET)

EXISTING 60 FOOT GAS MAIN EASEMENT

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

50' RIPARIAN BUFFER

EXISTING 100' RIPARIAN BUFFER

CHAIN LINK FENCE

GRAVEL DRIVEWAY

WETLANDS 0.44 AC (TO BE FILLED)

SHEET No.	OF
10L	

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

DRAINAGE PLAN L

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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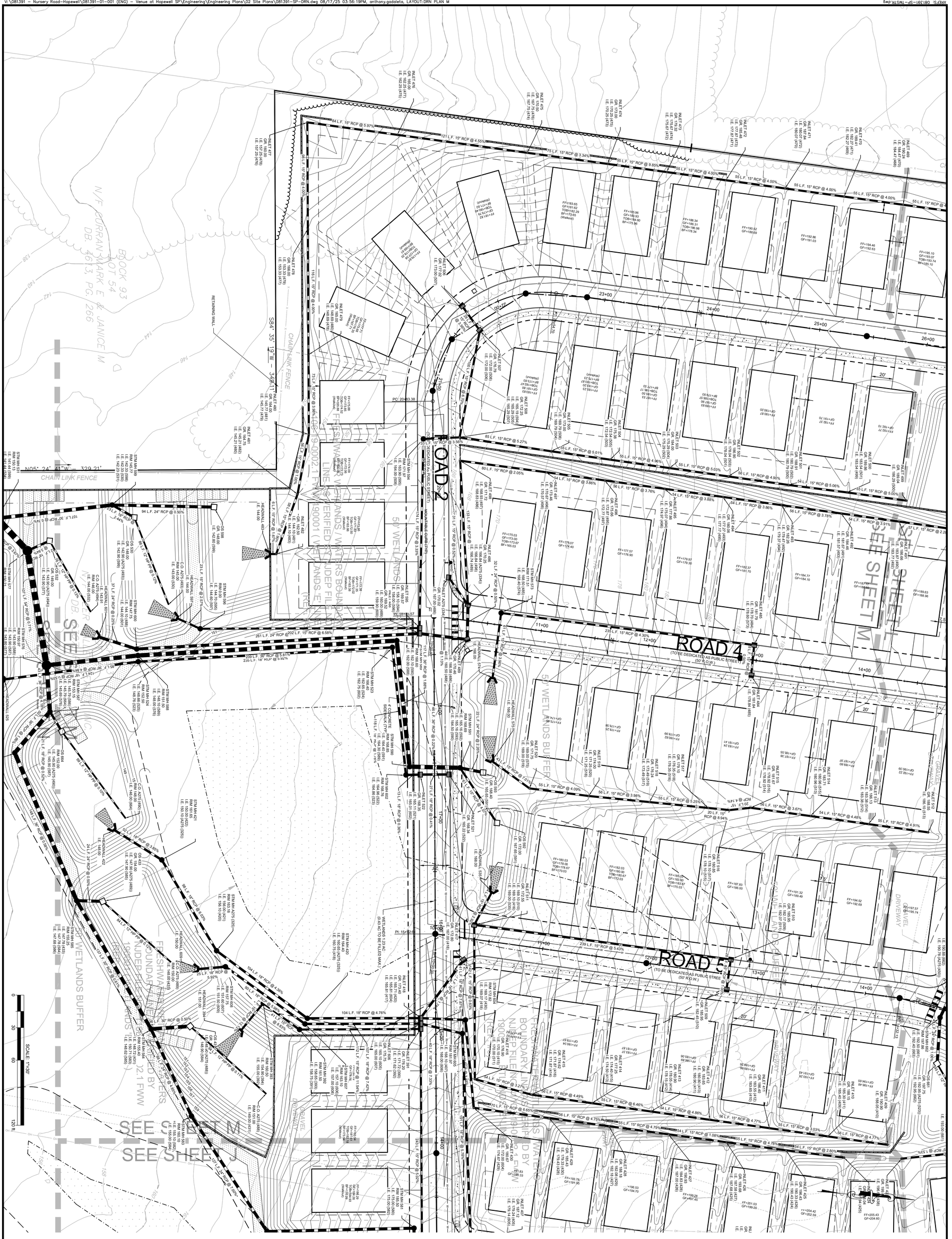

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

DRAINAGE PLAN M

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

SHEET No. 10M OF

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	REVISION	DATE	CHKD
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081391_Plat.dwg
081391_Plat_Base.dwg
081077-01_Deer Valley-Hopewell-sheets 2~13.dwg

SEE SHEET M

STM MH 587
RIM 153.15
I.E. 145.79 (586)
I.E. 145.79 (584)
I.E. 145.69 (576)

OS 664
RIM 152.00
I.E. 145.90 (A275 (490))
I.E. 145.90 (587)

21 L.F. 18" RCP @ 0.52%

148 L.F. 36" RCP @ 0.58%

STM MH 585
RIM 155.25
I.E. 147.78 (433)
I.E. 147.78 (584)
I.E. 147.68 (586)

50' WETLANDS BUFFER

STM MH 586
RIM 153.15
I.E. 146.82 (585)
I.E. 146.72 (587)

STM MH 531
RIM 150.13
I.E. 141.44 (599)
I.E. 141.44 (534)
I.E. 141.44 (577)
I.E. 141.34 (533)

107 L.F. 30" RCP @ 0.10%

107 L.F. 54" RCP @ 0.71%

STM MH 576
RIM 150.97
I.E. 143.90 (588)
I.E. 143.90 (587)
I.E. 143.80 (577)

43 L.F. 36" RCP @ 4.16%

30 L.F. 36" RCP @ 1.66%

STM MH 577
RIM 150.21
I.E. 143.04 (576)
I.E. 143.04 (532)
I.E. 142.94 (531)

HEADWALL 525
I.E. 148.00

54" RCP @ 7.87%

18" RCP @ 3.24%

93 L.F. 12" HP PP @ 0.11%

OS 534
GR. 149.00
I.E. 142.90 (A275 (495))
I.E. 142.90 (531)

C.O. A275 (495)
RIM 145.00
I.E. 143.00 (534)

68 L.F. 72" RCP @ 0.50%

HEADWALL 533
I.E. 141.00

PROPOSED R.O.W.

LIMIT OF GRADING

EDGE OF PAVEMENT

ASPHALT DRIVEWAY

PROPOSED RIGHT-OF-WAY

DITCH

SAWCUT

S84° 04' 20" W - 1150.19'

CONC. HEADWALL

CONC. PAD

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

LIMIT OF MILLING

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

SEE SHEET J
SEE SHEET O

BLOCK 93
LOT 33
DB. 6133, PG. 1004

BLOCK 93
LOT 48
DB. 3716, PG. 70

BLOCK 93
LOT 47
DB. 5856, PG. 78

N05° 40' 27"W - 276.45'

S02° 19' 27"E - 176.82'

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

SEE SHEET G
SEE SHEET O

OSED
– OF – WAY

WETLANDS 0.13 AC (TO REMAIN)

N15° 41' 52"E - 206.15'

FLOOD HAZARD AREA

EWING CREEK

S84° 04' 20" W - 390.34'

METAL GUIDE RAIL

RIP-RAP AREA

SEE SHEET D
SEE SHEET P

REALTY, INC.
DB. 6161, PG. 1140

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

PROPOSED R.O.W.

LIMIT OF GRADING

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

NO.	REVISION	DATE	CHKD
12			
11			
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9			
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7			
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

DRAINAGE PLAN N

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

SHEET No.
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OF

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081391 - Plan.dwg
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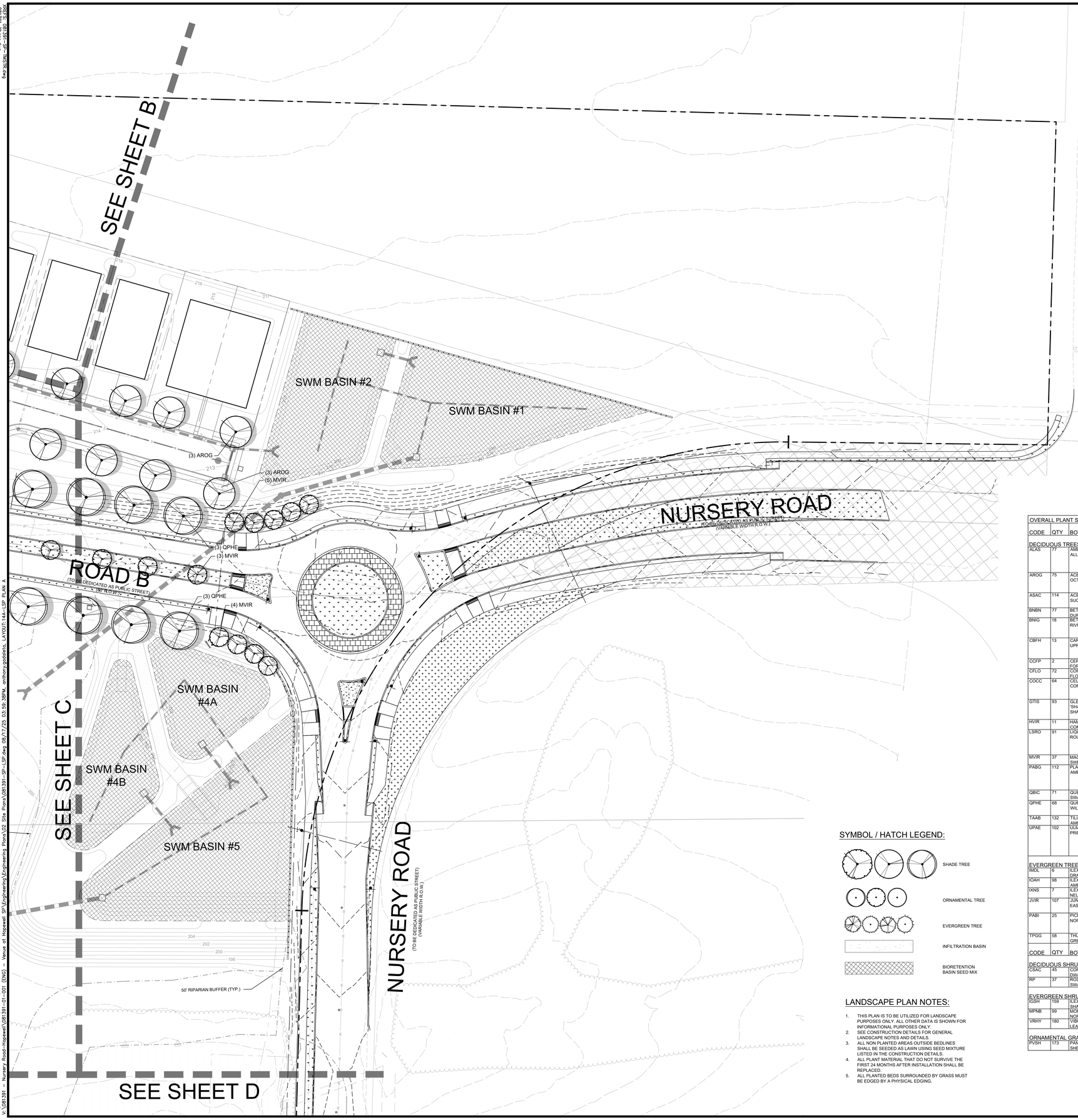
081077-01 Deer Valley-Hopewell-sheets 2-13.dwg



SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.

OVERALL PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	ROOT TYPE	CALIPER / HEIGHT	NATIVE		REMARKS
DECIDUOUS TREES							
ALAS	77	AMELANCHIER LAEVIS 'ALLEGHENY SERVICEBERRY'	B & B	2" TO 2-1/2" CAL	YES		BRANCHED 6' FROM GROUND, SPREAD OF TOP 5'-6'. SINGLE, STRAIGHT LEADER, PROVIDE MULTI-STEMMED SPECIMENS IF REQUESTED. MULTI-STEMMED TREES SHALL HAVE A MINIMUM OF 4 MAIN STEMS.
AROG	75	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B & B	3" TO 3 1/2" CAL	YES		BRANCHED 6-7' FROM GROUND. SINGLE STRAIGHT TRUNK WITH LEADER INTACT AND SYMMETRICAL WELL-BRANCHED TOP. FALL TRANSPLANT HAZARD
ASAC	114	ACER SACCHARUM SUGAR MAPLE	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT AND SYMMETRICAL WELL-BRANCHED TOP.
BNBN	77	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	B & B	3-1/2" TO 4" CAL			
BNIG	18	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	B & B	14` TO 16` HT	YES		CLUMP FORM HAVING 2 OR MORE MAIN STEMS ARISING FROM THE MAIN TRUNK, NOT MORE THAN 6" FROM GROUND LEVEL. FALL TRANSPLANT HAZARD
CBFH	13	CARPINUS BETULUS `FASTIGIATA` UPRIGHT EUROPEAN HORNBEAM	B & B	2" TO 2-1/2" CAL	YES		STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. NO LIMB CUTS OVER 3/4" WHICH HAVE NOT COMPLETELY CALLUSED OVER. FALL TRANSPLANT HAZARD
CCFP	2	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	B & B	2" TO 2-1/2" CAL			
CFLO	72	CORNUS FLORIDA FLOWERING DOGWOOD	B & B	2-1/2" TO 3" CAL	YES		WELL-BRANCHED, SPREAD OF TOP 5', FALL TRANSPLANT HAZARD
COCC	64	CELTIS OCCIDENTALIS COMMON HACKBERRY	B & B	2" TO 2-1/2" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT 12-14'. STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. SPREAD OF TOP 5-6'. FALL TRANSPLANT HAZARD
GTIS	93	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT AND SYMMETRICAL WELL-BRANCHED TOP. FALL TRANSPLANT HAZARD
HVIR	11	HAMAMELIS VIRGINIANA` COMMON WITCH HAZEL	B & B	2" TO 2-1/2" CAL	YES		HEAVY, WELL-BRANCHED TOP. SPECIMEN QUALITY.
LSRO	91	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` ROUND-LOBED SWEET GUM	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT 11-12'. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT, AND SYMMETRICAL WELL-BRANCHED TOP. FALL TRANSPLANT HAZARD
MVIR	37	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B & B	2" TO 2-1/2" CAL	YES		HEAVY, WELL-BRANCHED TOP. FALL TRANSPLANT HAZARD
PABG	112	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	B & B	3-1/2" TO 4" CAL			BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT 12-14'. SINGLE, STRAIGHT TRUNK WITH LEADER INTACT, AND SYMMETRICAL WELL-BRANCHED TOP. FALL TRANSPLANT HAZARD
QBIC	71	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6' FROM GROUND. SPREAD OF TOP 4-5'. FALL TRANSPLANT HAZARD
QPHE	68	QUERCUS PHELLOS WILLOW OAK	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT OF 11-12'. SPREAD OF TOP 4-5'. FALL TRANSPLANT HAZARD
TAAB	132	TILIA AMERICANA AMERICAN LINDEN	B & B	3-1/2" TO 4" CAL	YES		BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT OF 10-12'. SPREAD OF TOP 4-5'.
UPAE	102	ULMUS AMERICANA `PRINCETON` PRINCETON AMERICAN ELM	B & B	3-1/2" TO 4" CAL			BRANCHED 6-7' FROM GROUND, AVERAGE HEIGHT OF 10-12'. SPREAD OF TOP 5-6'. STRAIGHT TRUNK WITH SYMMETRICAL, WELL-BRANCHED TOP. MUST BE FREE FROM BAD CROTCHES AND OTHER STRUCTURAL FAULTS. FALL TRANSPLANT HAZARD
EVERGREEN TREES							
IMDL	6	ILEX X MESERVEAE `MESCHICK` DRAGON LADY® HOLLY	B & B	6 TO 7`			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND.
IOAH	98	ILEX OPACA AMERICAN HOLLY	B & B	8` TO 10` HT	YES		HEAVY AND WELL-BRANCHED, FALL TRANSPLANT HAZARD
IXNS	7	ILEX X `NELLIE R. STEVENS` NELLIE R. STEVENS HOLLY	B & B	7` TO 8` HT			HEAVY ROOT SYSTEM, WELL-BRANCHED TO THE GROUND, FALL TRANSPLANT HAZARD
JVIR	107	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	B & B	6` TO 8` HT	YES		FULL-BRANCHED, SYMMETRICAL, WELL-FURNISHED TOP, FALL TRANSPLANT HAZARD
PABI	25	PICEA ABIES NORWAY SPRUCE	B & B	8` TO 10` HT			AVERAGE HEIGHT 8`-10`. VIGOROUS. SINGLE STEM, AND FULLY DEVELOPED LATERAL GROWTH EVENLY DISTRIBUTED RADIALLY TO 6" FROM THE TOP OF THE CROWN.
TPGG	58	THUJA STANDISHII X PLICATA `GREEN GIANT` GREEN GIANT ARBORVITAE	B & B	6` TO 8` HT			SINGLE, STRAIGHT TRUNK. DENSELY BRANCHED, FULL TOP. SPECIMEN QUALITY.
CODE	QTY	BOTANICAL / COMMON NAME	ROOT TYPE	HEIGHT / WIDTH	NATIVE	SPACING	REMARKS
DECIDUOUS SHRUBS							
CSAC	45	CORNUS SERICEA `ALLEMAN'S COMPACT` DWARF RED TWIG DOGWOOD	B & B	3 TO 4`	YES	48" o.c.	
RP	37	ROSA PALUSTRIS SWAMP ROSE	CONTAINER	18" TO 24"		60" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / ROW BIOSWALES.
EVERGREEN SHRUBS							
IGSH	159	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	CONTAINER	18" TO 24"	YES	48" o.c.	RECOMMENDED FOR GREEN INFRASTRUCTURE / RAIN GARDENS.
MPNB	99	MORELLA PENSYLVANICA NORTHERN BAYBERRY	CONTAINER	3 TO 4`	YES	48" o.c.	
VRHY	180	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM	B & B	3 TO 4`		96" o.c.	WELL-BRANCHED TOP WITH AT LEAST 4 STEMS 3` AND OVER.
ORNAMENTAL GRASSES							
PVSH	173	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	CONTAINER	#3	YES	42" o.c.	WELL-ESTABLISHED IN CONTAINER.

SCALE: 1"=30'

0 30 60 120 ft.

	DATE	CHKD	REVISION
12			
11			
10			
9			
8			
7			REVISION
6	08/15/25	SAD	REVISED PER ENGINEERING COMMENTS
5	06/13/25	SAD	REVISED PER ENGINEERING COMMENTS
4	03/31/25	SAD	REVISED PER TOWNSHIP COMMENTS
3	2/14/25	SAD	REVISED PER ENGINEERING REVIEW
2	12/18/24	SAD	REVISED PER TOWNSHIP COMMENTS
1	09/10/24	SAD	REVISED PER PB COMPLETENESS REVIEW
	DATE	CHKD	REVISION

PROJ.: 081391-01-001
DWG.: 081391-SP24
CHKD: SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN A

BLOCK 24, LOTS 2.01, 44.01, 44.02 &
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14A
OF

PageSetUp.DWG to PDF 3042 Transparency PlotStyleTable: BCG-NJ.ctb
X:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell\SP\Engineering\Engineering Plans\V2 Site Plans\081391-SP-LSP.dwg 09/17/25 03:39:38PM, anthonygoddette, LAYOUT:14A-LSP PLAN A

XREFs: 081391-SP-TABLE.dwg
081391-Plotting.dwg
081391-Plans.dwg
081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET E

MON.

SWM BASIN #58

SWM BASIN #57

SWM BASIN #3

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

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

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

(8) TAAB
(7) TAAB

(1) GTIS
(2) ASAC

(3) TAAB
(3) TAAB
(1) GTIS
(12) AROG

(1) GTIS
(4) ASAC

(6) MVIR
(1) GTIS
(10) AROG

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

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
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5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

	DATE	CHKD	REVISION
12			
11			
10			
9			
8			
7			
6	08/15/25	SAD	REVISED PER ENGINEERING COMMENTS
5	06/13/25	SAD	REVISED PER ENGINEERING COMMENTS
4	03/31/25	SAD	REVISED PER TOWNSHIP COMMENTS
3	2/14/25	SAD	REVISED PER ENGINEERING REVIEW
2	12/18/24	SAD	REVISED PER TOWNSHIP COMMENTS
1	09/10/24	SAD	REVISED PER PB COMPLETENESS REVIEW

PROJ.: 081391-01-001
DATE: 08/19/2024
CHKD: SAD

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

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN B

BLOCK 24, LOTS 28, 45.01, 46 & 48
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14B
OF

PageSetUp: DWG to PDF 3042 Transparency PlotStyleTable: BCG-NJ.ctb
K:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02 Site Plans\081391-SP-LSP.dwg 08/17/25 04:00:20PM, anthonygoddelo, LAYOUT 14B-LD PLAN B

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SEE SHEET B

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

SWM BASIN #3

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

(12) AROG
(1) GTIS
(4) ASAC
(6) MVIR
(1) GTIS
(10) AROG
(5) QPHE
(13) QPHE
(3) AROG
(13) QPHE
(1) QPHE
(2) MVIR
(13) CBFH
(3) QPHE
(3) MVIR
(3) QPHE
(4) MVIR

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

SEE SHEET F

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

(14) IGSH
(4) ALAS
(2) ALAS
(10) COCC
(10) COCC
(1) COCC
(13) COCC

SWM BASIN #4A

SWM BASIN #4B

SWM BASIN #5

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

50' RIPARIAN BUFFER (TYP.)

BLOCK 93
LOT 20
(DB.3907, PG136)

SEE SHEET D

SEE SHEET D

WF-31A

N #11

SYMBOL / HATCH LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- INFILTRATION BASIN
- BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

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5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

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

NO.	REVISION	DATE	CHKD
12			
11			
10			
9			
8			
7			
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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

PROJ.: 08139-01-001
DATE: 07/12/2024
DRWN: SAD
CHKD: SAD

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E-mail: NJ@Bowman.com

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

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN C

BLOCK 93, LOTS 20, 46.01, 46.02

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14C
OF

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
X:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell 3PV\Engineering\Engineering Plans\02 Site Plans\081391-SP-LSP.dwg 09/17/25 04:00:32PM anthonygoldello LAYOUT: HC-LD PLAN C

XREFS: 081391-SP-TABLE.dwg
081391 - Base.dwg
081391 - Base.dwg
081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

XREFS: 081391-SP-TABLE.dwg
081391_Plat.dwg
081077.01 Deer Valley-Hopewell-sheets 2~13.dwg

SEE SHEET C

SEE SHEET G

BLOCK 93
LOT 20
(DB. 3907, PG136)

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

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

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

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)

50' RIPARIAN BUFFER (TYP.)

SWM BASIN #10

SWM BASIN #9

SWM BASIN #8

SWM BASIN #6

SWM BASIN #7

STREAM CORRIDOR BUFFER REDUCTION
154 SF (0.01 AC)

STREAM CORRIDOR BUFFER REDUCTION
198 SF (0.01 AC)

STREAM CORRIDOR BUFFER COMPENSATION
198 SF (0.01 AC)

(13) COCC

(9) IOAH
(29) CSAC

(4) MVIR
(27) ASAC
(2) MVIR
(14) CSAC

(3) IOAH

(2) QPHE
(4) RP
(3) JVIR

(6) RP
(4) JVIR

(5) JVIR
(2) QPHE
(10) RP

(2) QPHE

(3) RP
(1) IOAH
(3) BNIG

(4) ALAS
(12) RP
(3) IOAH

(2) QPHE
(3) IXNS
(1) QPHE
(2) IOAH
(1) QPHE
(4) IXNS
(3) IOAH
(7) IOAH

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PAUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
ISSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SYMBOL / HATCH LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- INFILTRATION BASIN
- BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

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

SEE SHEET P

	REVISION	DATE	CHKD
12			
11			
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7	REVISED PER PB COMPLETENESS REVIEW	08/10/24	SAD
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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	08/10/24	SAD

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E-mail: NJ@Bowman.com
N.J. Certificate of Authorization No. 24GA28222600

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

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN D
BLOCK 93, LOTS 20.01, 20.02, 20.03, 20.04 & 20.05, 44.01, 44.02
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14D
OF

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN E
BLOCK 33.1,07.5 19.20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14E OF

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

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PROJ.: 08.1391.01-001
DATE: 06/25/2024
CHKD: SAD

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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
5	REVISED PER ENGINEERING COMMENTS	06/19/25	SAD
6	REVISED PER ENGINEERING COMMENTS	08/19/25	SAD
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LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE SHEET 15 FOR ALL GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON-TURFED AREAS OUTSIDE BEDS SHALL BE SEEDED AS PER NJDOT SOIL EROSION AND SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANTINGS SHALL BE GUARANTEED FOR THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. SEE SHEET 14F FOR ALL TREE REPLACEMENT PLAN A. FOR OVERALL PLANT SCHEDULE

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

SYMBOL / HATCH LEGEND:

SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

EVERGREEN TREES	
ELEX OPACA	AMERICAN HOLLY
ILXH	DROOP LAUREL/YEW HOLLY
ILXN	NELLIE R. STEVENS HOLLY
IXKS	JAPANESE HOLLY 'SKY PENCILS'
JVIR	EASTERN RED CEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE

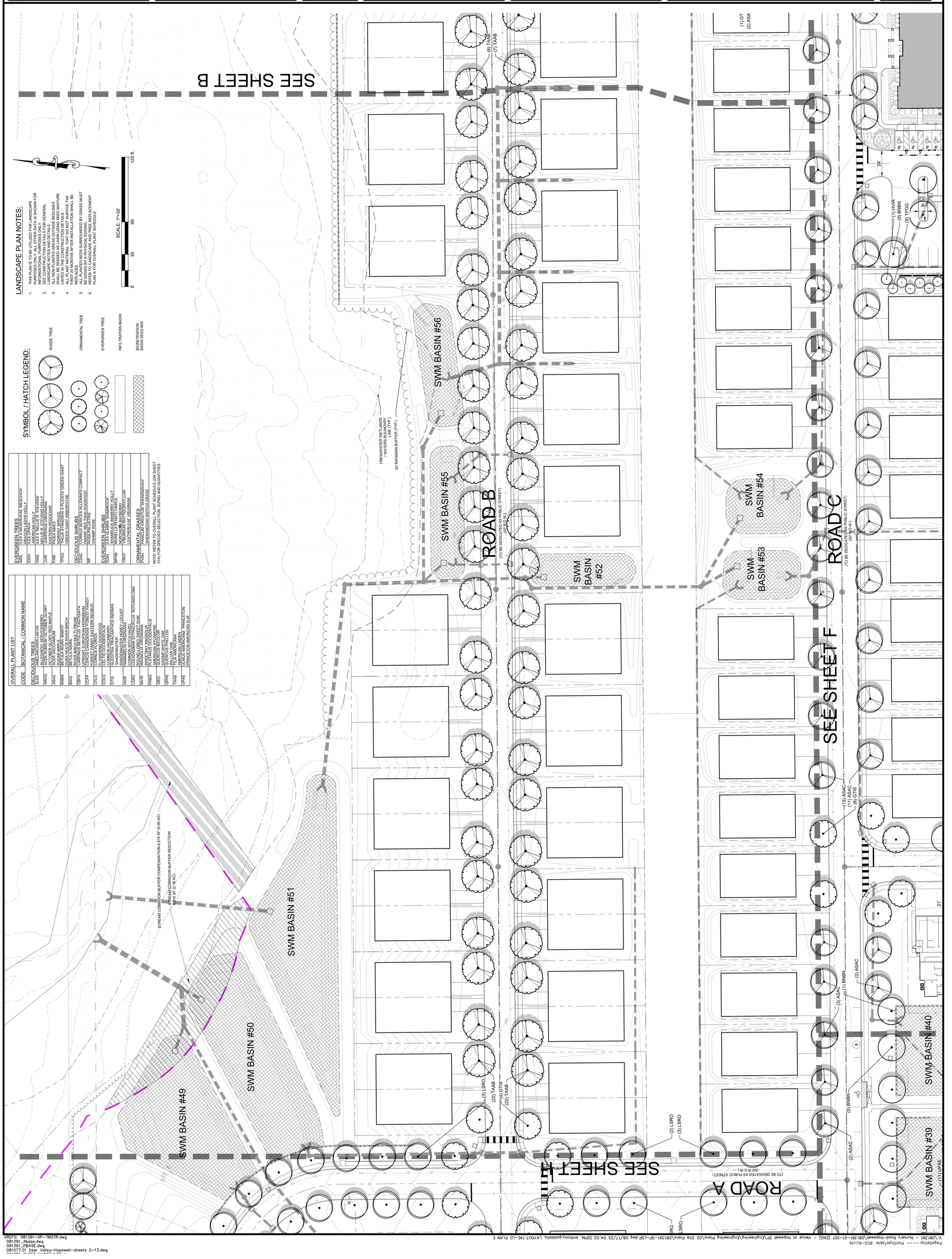
DECIDUOUS SHRUBS	
CEAM	CEANOTHUS AMERICANUS 'ALLYMAR'S COMPACT'
CSAC	DWARF RED TWIG DOGWOOD
RIP	CHRISTMAS CURRANT
RSP	SWAMP ROSE

EVERGREEN SHRUBS	
ILGH	ILEX GLOBRA 'SHOOKROCK'
MPNB	MORELLA PENSYLVANICA 'BAYBERRY'
VNKY	NORTHERN BAYBERRY
	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM

ORNAMENTAL GRASSES	
PDSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET 31A FOR SPECIES SELECTION, SIZING AND QUANTITIES

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ACAU	AESCULUS CARNEA 'AUTUMN SERVICEBERRY
ARGG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' HERITAGE RIVER BIRCH
BNIG	BETULA NIGRA DURA ROOT
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIDIPHYLLUM JAPONICUM 'PENDULA' FOREST PANSY EASTERN REDBUD
CHLO	CRATAEGUS LAEVIGATA 'PAUL'S SCARLET' PAUL'S SCARLET HAWTHORN
DOGC	CORNUS FLORIDA 'CHEROKEE CHIEF' CHEROKEE CHIEF FLOWERING DOGWOOD
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
THVR	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS 'BLOODGOOD' BLOODGOOD LONDON PLANE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM



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081077_01 Deer Valley-Hopewell-sheets 2-13.dwg

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN F
BLOCK 83.13/75 19.20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14F OF

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DATE: 06/25/2024
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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
4	REVISED PER TOWNSHIP COMMENTS	03/13/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/19/25	SAD
6	REVISED PER ENGINEERING COMMENTS	08/19/25	SAD

	REVISION	DATE	CHKD
7			
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OVERALL PLANT LIST		
CODE	BOTANICAL / COMMON NAME	
DECIDUOUS TREES		
ACRU	ACER RUBRUM 'OCTOBER GLORY'	
ALAS	ALLEGHENY SERVICEBERRY	
AROG	ACER RUBRUM 'OCTOBER GLORY'	
ASAC	ACER SACCHARUM	
BNBN	BETULA NIGRA 'BNMTF'	
BNIG	BETULA NIGRA 'HERITAGE' BIRCH	
CBFH	CORNUS FLORIDA 'HILLE'	
CCFP	CARPINUS CAROLINIANA 'PENDULA'	
CFLO	CORNUS FLORIDA 'CHEROKEE CHIEF'	
COCC	COMMON HACKBERRY	
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	
HVIR	VIBURNUM PRUNIFOLIUM 'BLUE MUNCH'	
LSRO	ROUND LOBED SWEET GUM	
MVIR	MAGNOLIA VIRGINIANA	
PABS	PLATANUS OCCIDENTALIS	
QBIC	QUERCUS BICOLOR	
QPHE	QUERCUS PHELLOS	
TVAS	TILIA VULGARIS 'ASPLENIFOLIA'	
UPAE	AMERICAN ELM 'PRINCETON'	
EVERGREEN TREES		
IMDL	ILEX X 'MESERVEE' BLUE PRINCESS	
IOAH	ILEX OPACA	
IXNS	ILEX X 'NELLIE R. STEVENS'	
JVIR	JUNIPERUS VIRGINIANA	
PABI	PICEA ABIES 'CUPRESSINA'	
TPGG	THUJA PLICATA 'GREEN GIANT'	
DECIDUOUS SHRUBS		
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT'	
RP	ROSA PALUSTRIS	
	SWAMP ROSE	
EVERGREEN SHRUBS		
ICSP	ILEX CRENATA 'SOFTTOUCH'	
ILGP	SHAMROCK INKBERRY HOLLY	
MCPN	MORELLA PENSYLVANICA	
VBNT	VIBURNUM NUDUM 'WINTERTHUR'	
VRHY	VIBURNUM RHYTIDOPHYLLUM	
	LEATHERLEAF VIBURNUM	
ORNAMENTAL GRASSES		
CAFK	CALAMAGROSTIS 'SHENANDOAH'	
PVIR	SHENANDOAH SWITCH GRASS	

NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET 31A1 FOR SPECIES SELECTION, SIZING AND QUANTITIES

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

SYMBOL / HATCH LEGEND:
SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

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

REFER TO 'CLUBHOUSE ENLARGEMENT PLANTING' ON CONSTRUCTION DETAILS - LANDSCAPE PLAN FOR CLUBHOUSE PLANTING PLAN

TENNIS COURT FENCE
TENNIS COURT SURFACE
PICKLEBALL COURT (40'x64')
ALUMINUM BENCH (TYP.)
DOUBLE LEAF GATE (TYP.)
DOG WASTE STATION
CHAIN LINK FENCE AT PICKLEBALL COURTS
TABLES AND CHAIRS (TYP.)
FENCE AND GATE AT DOG RUN
SYNTHETIC TURF AT DOG RUN
SWM BASIN #11
SWM BASIN #12
SWM BASIN #13
SWM BASIN #14
SWM BASIN #10
ROAD C (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
ROAD D (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
ROAD 11 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
ROAD 10 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)
REFER TO TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING ON LANDSCAPE FOR AFFORDABLE APTS PLANTING PLAN

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. REFER TO SHEET 31A1 FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES AND/OR TREE RINGS SHALL BE SEEDED AS REQUIRE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANTINGS SHALL BE GUARANTEED FOR THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL DETENTION BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO LANDSCAPE AND TREE REPLACEMENT PLAN FOR SPECIAL CARE NOTES.

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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

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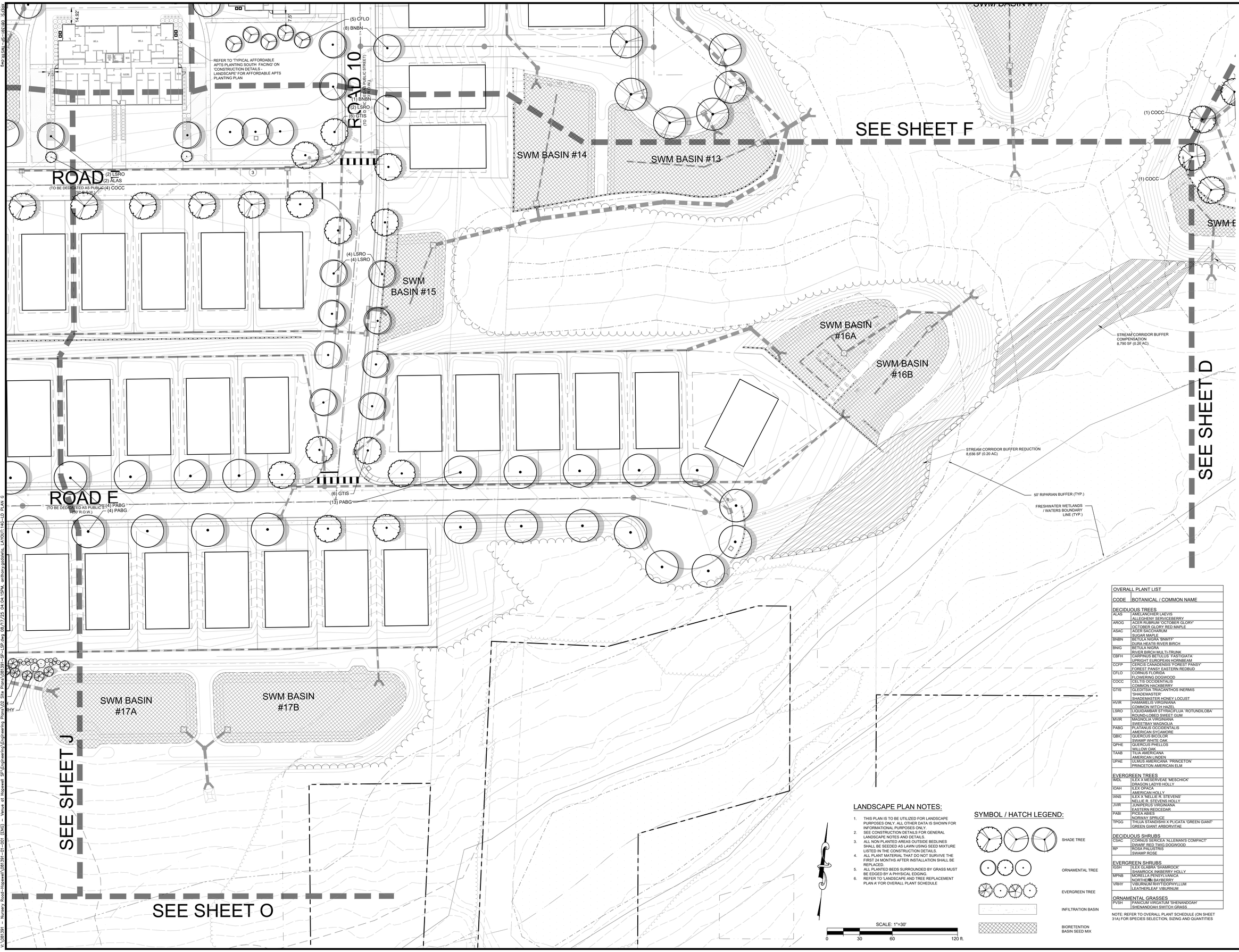

LANDSCAPE PLAN NOTES:

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2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

SCALE: 1"=30'

0 30 60 120 ft.

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS 'ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM 'SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

	DATE	CHKD
6	REVISED PER ENGINEERING COMMENTS	08/15/25 SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25 SAD
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
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	REVISION	DATE CHKD

PROJ.: 081391-01-001
DWG. DATE: 6/5/2024
CHKD: SAD

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

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

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN G

BLOCK 4, LOTS 32, 44.01, 44.02 AND

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUNDLOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SYMBOL / HATCH LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- INFILTRATION BASIN
- BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

SCALE: 1"=30'

0 30 60 120 ft.

	REVISION	DATE	CHKD
12			
11			
10			
9			
8			
7			
6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
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	08/10/24	SAD

PROJ. 08139-01-001
DES. 08/02/2024
CHKD. SAD

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04477100

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE
REPLACEMENT PLAN H
BLOCK 45, LOTS 10.01, 45.01, 46 & 47
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
14H
OF

SEE SHEET K

SEE SHEET I

SEE SHEET E

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.)

SWM BASIN #39
SWM BASIN #40
SWM BASIN #41
SWM BASIN #42
SWM BASIN #47
SWM BASIN #48
SWM BASIN #49

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

(3) JVIR
(15) ASAC
(19) VRHY
(27) IOAH
(24) LSRO
(4) GTIS
(28) TAAB
(22) TAAB
(3) LSRO
(2) LSRO
(3) LSRO
(2) ASAC
(6) GTIS
(11) UPAE
(5) BNBN
(1) BNBN

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08139 - Plan.dwg
08077-01 Deer Valley-Hopewell-sheets 2~13.dwg

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081391_Plotting_Notes.dwg
081077-01_Deer Valley-Hopewell-sheets 2~13.dwg

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON PLANTED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING.
6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE.

OVERALL PLANT LIST

CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BMITF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

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

SEE SHEET H

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

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

SEE SHEET 6

SEE SHEET F

SWM BASIN #35
SWM BASIN #36A
SWM BASIN #36B
SWM BASIN #37A
SWM BASIN #37B
SWM BASIN #39
SWM BASIN #40
SWM BASIN #34
SWM BASIN #38

(14) AROG
(1) GTIS
(5) UPAE
(2) GTIS
(4) UPAE
(12) ALAS
(11) QBIC
(4) CFLO
(1) BNBN
(3) BNBN
(2) BNBN
(22) MPNB
(21) MPNB
(1) ALAS
(1) LSRO
(4) IGSH
(18) PVSH
(3) CFLO
(2) ASAC
(6) GTIS
(11) UPAE
(6) CFLO
(5) BNBN
(6) BNIG
(8) HVIR
(28) PVSH
(20) IGSH

REFER TO 'TYPICAL TOWNHOUSE PLANTING SOUTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR TOWNHOUSE PLANTING PLAN

REFER TO 'TYPICAL TOWNHOUSE PLANTING NORTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR TOWNHOUSE PLANTING PLAN

REFER TO 'TYPICAL AFFORDABLE APTS PLANTING EAST/WEST FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR AFFORDABLE APTS PLANTING PLAN

REFER TO 'TYPICAL AFFORDABLE APTS PLANTING SOUTH FACING' ON 'CONSTRUCTION DETAILS - LANDSCAPE' FOR AFFORDABLE APTS PLANTING PLAN

PLAYGROUND SURFACE
PLAYGROUND 2-5 YR OLD
PLAYGROUND 5-12 YR OLD TABLES AND CHAIRS (TYP.)

12		
11		
10		
9		
8		
7		
6	REVISED PER ENGINEERING COMMENTS	08/15/25 SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25 SAD
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	08/10/24 SAD
	REVISION	DATE CHKD

PROJ. 081391-01-001
DWG. 2024-0024
CHKD. SAD

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN I
BLOCK 230, LOTS 2, 4.01 & 46.1
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 141
OF

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE REPLACEMENT PLAN J
BLOCK 93.13,OTS 19.20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14J OF

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PROJ. NO. 081391-01-001
DATE: 06/25/2024
CHKD: SAD

	REVISION	DATE	CHKD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
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
5	REVISED PER ENGINEERING COMMENTS	06/19/25	SAD
6	REVISED PER ENGINEERING COMMENTS	08/19/25	SAD
7			
8			
9			
10			
11			
12			

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. REFER TO SHEET 14 FOR ADDITIONAL GENERAL LANDSCAPE NOTES AND DETAILS.
3. ALL NON-PLANTED AREAS TO BE SEEDED AND MULCHED AS SPECIFIED AND USING SEED MIXTURE LISTED IN THE CONSTRUCTION DETAILS.
4. ALL PLANTINGS ARE TO BE GUARANTEED FOR THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTING BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING
6. REFER TO SHEET 14A FOR TREE REPLACEMENT PLAN & FOR OVERALL PLANT SCHEDULE

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

OVERALL PLANT LIST			
CODE	BOTANICAL / COMMON NAME		
DECIDUOUS TREES			
ACAR	ACER RUBRUM 'OCTOBER GLORY'		
AGRIS	ACER RUBRUM 'OCTOBER GLORY'		
ASAC	ACER SACCHARUM		
BNBN	BETULA NIGRA 'BNMTF'		
BNIG	BETULA NIGRA RIVER BIRCH		
CBPR	CARPINUS BETULUS		
CEPP	CELTIS OCCIDENTALIS		
CFLO	CORNUS FLORIDA		
COCC	CELTIS OCCIDENTALIS		
GTIS	GLEDITSIA TRIACANTHOS INERMIS		
HVIR	HAMAMELIS VIRGINIANA		
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA		
QBIC	QUERCUS BICOLOR		
QPHE	QUERCUS PHELLOS		
TAAB	TILIA AMERICANA		
UPAE	ULMUS AMERICANA 'PRINCETON		
EVERGREEN TREES			
BNBN	BETULA NIGRA 'BNMTF'		
BNIG	BETULA NIGRA RIVER BIRCH		
CBPR	CARPINUS BETULUS		
IOAH	ILEX OPACA 'HERMAN'		
IVNS	ILEX X 'SARGENTIA STEVENS'		
JVIR	JUNIPERUS VIRGINIANA		
PABG	PICEA ABIES		
PABS	PICEA ABIES		

TPOG	THUJA STANDISHII X PLICATA 'GREEN GIANT'	
	'GREEN GIANT ARBORVITAE	
DECIDUOUS SHRUBS		
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT'	
	DWARF RED TWIG DOGWOOD	
RP	ROSA PALUSTRIS	
	SWAMP ROSE	
EVERGREEN SHRUBS		
IOAH	ILEX OPACA 'HERMAN' AMERICAN HOLLY	
IVNS	ILEX X 'SARGENTIA STEVENS'	
JVIR	JUNIPERUS VIRGINIANA	
PABG	PICEA ABIES 'BNMTF'	
PABS	PICEA ABIES	
TRYY	TAXUS X MEDIA 'HICKSII'	
	HICKS YEW	
ORNAMENTAL GRASSES		
PVSH	PANICUM VIRGATUM 'SHENANDOAH'	
	SHENANDOAH SWITCH GRASS	

NOTE: REFER TO SHEET 14A FOR TREE REPLACEMENT SCHEDULE ON SHEET 3 HAI FOR SPECIES SELECTION, SIZING AND QUANTITIES

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

SEE SHEET O
SEE SHEET M
SEE SHEET G
SEE SHEET 9

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
ROAD 7 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
ROAD E (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)
ROAD F (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

SWM BASIN #38
SWM BASIN #17A
SWM BASIN #19
SWM BASIN #18
SWM BASIN #32

PLAYGROUND 5-12 YRS OLD
PLAYGROUND 2-5 YRS OLD
ALUMINUM BENCH (TYP.)
FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

(6) GTIS (6) BNBN (2) COCC
(2) LSRO (2) ALAS
(3) CFLO (2) VNIH
(4) GTIS (12) COCC
(5) UPAE (4) UPAE
(11) COCC
(4) QBIC (4) QBIC
(12) JVIR (23) TPOG (6) PABG
(2) ASAC
(2) QBIC (5) GTIS
(9) PABG
(4) GTIS (10) PABG
(12) JVIR (3) JVIR (6) ASAC (12) IOAH
(8) QPHE (8) QPHE
(4) ASAC
(4) IOAH (4) VRHY
(1) ASAC (2) VRHY
(4) IOAH (12) IMPNB (4) IOAH (2) VRHY

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081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

OVERALL PLANT LIST		
CODE	BOTANICAL / COMMON NAME	
DECIDUOUS TREES		
ACCA	ACER CAMPESTRE 'CARNIVAL' / HEDGE MAPLE	
AGG	AMELANCHIER GRANDIFLORA / ALLEGHENY SERVICEBERRY	
ARDS	ACER RUBRUM 'DSS' / OCTOBER GLORY RED MAPLE	
ASAC	ACER SACCHARUM / SUGAR MAPLE	
BNBN	BETULA NIGRA 'BNMTH' / BETULA FIRECRACKER	
CBFH	CARPINUS BETULUS 'FASTIGIATA' / COMMON HORNBEAM	
CCPP	CERCIS CANADENSIS 'FOREST PANSY' / EASTERN REDBUD	
CFLO	CORNUS FLORIDA 'APPALACHIAN GIANT' / FLOWERING DOGWOOD	
CGCC	CORNUS KOUSA X CAPITATA 'NORTH STAR' / KOUSA DOGWOOD	
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / COMMON HONEYLOCUST	
HYHR	HAMAMELIS VIRGINIANA / COMMON WITCH-HAZEL	
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	
MVIR	MAGNOLIA VIRGINIANA 'SWEETBAY MAGNOLIA' / SWEETBAY MAGNOLIA	
PABG	PLATANUS X ACERIFOLIA 'BLOODGOOD' / AMERICAN SYCAMORE	
QBIC	QUERCUS BICOLOR / SWAMP WHITE OAK	
QPHE	QUERCUS PHELLOS / WILLOW OAK	
TAXB	TAXODIUM DISTICHUM / BALD CYPRESS	
TPRG	TILIA AMERICANA 'NORTHWEST X REDMOND' / AMERICAN LINDEN	
UPAE	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM	
	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	
EVERGREEN TREES		
ILXO	ILEX OPACA / AMERICAN HOLLY	
JVIR	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	
PABI	PICEA ABIES / NORWAY SPRUCE	
THGG	THUJA X GIGANTEA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	
DECIDUOUS SHRUBS		
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT' / DWARF REDOSIER DOGWOOD	
RP	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	
	ROSA PALUSTRIS / SWAMP ROSE	
EVERGREEN SHRUBS		
ILGL	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	
IVPB	ILEX VERTICILLATA 'WINTER RED' / WINTERBERRY	
VPAV	VIBURNUM PLICATUM 'NORTHERN BAYBERRY' / NORTHERN BAYBERRY	
	VIBURNUM X PRUNIFOLIUM 'LEATHERLEAF VIBURNUM' / LEATHERLEAF VIBURNUM	
ORNAMENTAL GRASSES		
PVSH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	

NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET L3 FOR SPECIES SELECTION, SIZING AND QUANTITIES

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR REFERENCE ONLY. SEE CONSTRUCTION DETAILS FOR GENERAL NOTES AND DETAILS.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH TURF SEED MIXTURE.
3. ALL NON-PLANTED AREAS OUTSIDE BIOLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE.
4. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
5. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED AS PER DETAIL.
6. REFER TO LANDSCAPE AND TREE REPLACEMENT PLAN A FOR OVERALL PLANT SCHEDULE

SCALE: 1"=30'

0 30 60 120 ft.

SEE SHEET L

SEE SHEET H

ROAD 1 (TO BE DEDICATED AS PUBLIC STREET) (60' R.O.W.)

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET) (60' R.O.W.)

ROAD (24' LSRO PAVEMENT) (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

SWM BASIN #43

SWM BASIN #44

SWM BASIN #45

SWM BASIN #46A

SWM BASIN #46B

SWM

50' RIPARIAN BUFFER (TYP.)

FRESHWATER WETLANDS TRANSITION AREA (VARY) LINE (TYP.)

(2) BNIG (6) VRHY (2) PABI (3) JVIR (2) VRHY (1) PABG (2) VRHY (6) JVIR (7) PABI (3) VRHY (3) JVIR (2) PABG (3) JVIR (2) PABG (1) PABG (3) JVIR (4) JVIR (3) VRHY (2) PABG (8) VRHY (8) JVIR (2) PABG (7) VRHY (3) JVIR (7) VRHY (2) PABG (2) PABG (4) JVIR (6) VRHY (2) PABG (4) JVIR (9) VRHY (2) PABG (11) UPAE (2) GTIS (13) UPAE (4) GTIS (12) UPAE (11) UPAE (10) LSRO

SHEET No. 14K OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL LANDSCAPE AND TREE REPLACEMENT PLAN K BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	

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2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD

	REVISION	DATE	CHKD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE
REPLACEMENT PLAN L
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 14L OF

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SEE SHEET K

SEE SHEET L

SEE SHEET M

ROAD 3 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

ROAD 6 (TO BE DEDICATED AS PUBLIC STREET) (50' R.O.W.)

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

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

SWM BASIN #29

SWM BASIN #30

SWM BASIN #31

SWM BASIN #32

SWM BASIN #33

SCALE: 1"=30'

0 30 60 120 ft.

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR REFERENCE PURPOSES ONLY. SEE CONSTRUCTION DETAILS FOR GENERAL LANDSCAPE NOTES AND DETAILS.
2. ALL PROPOSED DISTURBED AREAS OUTSIDE BEDLINES SHALL BE SEEDED AS LAWN USING SEED MIXTURE AS LISTED IN THE SEEDING SPECIFICATIONS.
3. ALL PLANT MATERIAL THAT DO NOT SURVIVE THE FIRST 24 MONTHS AFTER INSTALLATION SHALL BE REPLACED.
4. ALL PLANTED BEDS SURROUNDED BY GRASS MUST BE EDGED BY A PHYSICAL EDGING
5. REFER TO TREE REMOVAL AND REPLACEMENT PLAN A FOR OVERALL PLANT SCHEDULE

OVERALL PLANT LIST

CODE	BOTANICAL / COMMON NAME
	DECIDUOUS TREES
ACSA	ACER SACCHARUM 'LEGACY'
ARGC	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
ASAC	ASIMINA TRILOBA
BNBN	BETULA NIGRA 'BNMTF'
BNIG	BETULA NIGRA 'HERITAGE'
CBFT	CARPINUS BETULUS 'FASTIGIATA'
CCFP	CERCIS CANADENSIS 'FOREST PANSY'
CFLO	CORNUS FLORIDA 'CHEROKEE CHIEF'
CGCC	CORNUS KOUSA X CAPITATA 'CHEROKEE SUNSET'
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
HVIR	HALESIA TETRAPTERA
LSMO	LIRIODENDRON TULIPIFERA 'MOMMY'
QBIC	QUERCUS BICOLOR
QPHE	QUERCUS PHELLOS
TAAB	TILIA AMERICANA
UPAE	ULMUS AMERICANA 'PRINCETON'
	PRINCETON AMERICAN ELM
	EVERGREEN TREES
IOAH	ILEX OPACA 'ARTHUR JEWETT'
IXNS	ILEX X 'NELLIE R. STEVENS'
JVIR	JUNIPERUS VIRGINIANA
PABI	PICEA ABIES 'CLANBRAS'
TPGG	THUJA PLICATA 'GREEN GIANT'
	DECIDUOUS SHRUBS
CSAC	CORNUS SERICEA 'ALLEMANS COMPACT'
RIP	RHUS AROMATICA 'GRO-LOW'
	EVERGREEN SHRUBS
ILGP	ILEX GLABRA 'SHAMROCK'
VRNE	VIBURNUM DENTATUM 'NORTHERN BAYBERRY'
VRHY	VIBURNUM X RHYTIDOPHYLLOIDES 'LEATHERLEAF VIBURNUM'
	ORNAMENTAL GRASSES
PASH	PANICUM VIRGATUM 'SHENANDOAH'
	SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE ON SHEET A4 FOR SPECIES SELECTION, SIZING AND QUANTITIES

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OVERALL PLANT LIST	
CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
ALAS	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY
AROG	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
ASAC	ACER SACCHARUM SUGAR MAPLE
BNBN	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
CBFH	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
CCFP	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
CFLO	CORNUS FLORIDA FLOWERING DOGWOOD
COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
MVIR	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
PABG	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
IOAH	ILEX OPACA AMERICAN HOLLY
IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
JVIR	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
PABI	PICEA ABIES NORWAY SPRUCE
TPGG	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE
DECIDUOUS SHRUBS	
CSAC	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD
RP	ROSA PALUSTRIS SWAMP ROSE
EVERGREEN SHRUBS	
IGSH	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
MPNB	MORELLA PENSYLVANICA NORTHERN BAYBERRY
VRHY	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM
ORNAMENTAL GRASSES	
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES

SEE SHEET L

SEE SHEET J

SEE SHEET N

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

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

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

SWM BASIN #20
SWM BASIN #21
SWM BASIN #22
SWM BASIN #24
SWM BASIN #25
SWM BASIN #26
SWM BASIN #27
SWM BASIN #28

FRESHWATER WETLANDS / WATERS BOUNDARY LINE (TYP.)
50' RIPARIAN BUFFER (TYP.)

(8) PABG
(3) VRHY
(1) IOAH
(2) IOAH
(2) VRHY
(12) PABG
(13) PABG
(1) ASAC
(3) JVIR
(1) ASAC
(1) JVIR
(3) VRHY
(2) PABG
(3) JVIR
(1) PABG
(2) VRHY
(2) JVIR
(1) ASAC
(1) PABG
(2) JVIR
(1) ASAC
(3) JVIR
(2) VRHY
(2) ASAC
(3) JVIR
(2) VRHY
(2) ASAC
(2) JVIR
(4) VRHY
(1) PABG
(3) VRHY
(2) ASAC
(5) VRHY
(2) PABG
(3) JVIR
(5) VRHY
(1) ASAC
(3) IOAH
(2) ASAC
(5) VRHY
(4) IOAH
(2) ASAC
(2) TAAB
(3) TAAB
(7) TAAB
(6) TAAB
(1) GTIS
(6) TAAB
(7) TAAB
(4) QBIC
(6) GTIS
(5) QBIC
(3) QBIC

SYMBOL / HATCH LEGEND:

SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
INFILTRATION BASIN
BIORETENTION BASIN SEED MIX

LANDSCAPE PLAN NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL OTHER DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
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6. REFER TO 'LANDSCAPE AND TREE REPLACEMENT PLAN A' FOR OVERALL PLANT SCHEDULE

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

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6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

LANDSCAPE AND TREE REPLACEMENT PLAN M

BLOCK 93, LOTS 10.01, 10.02 & 45.01
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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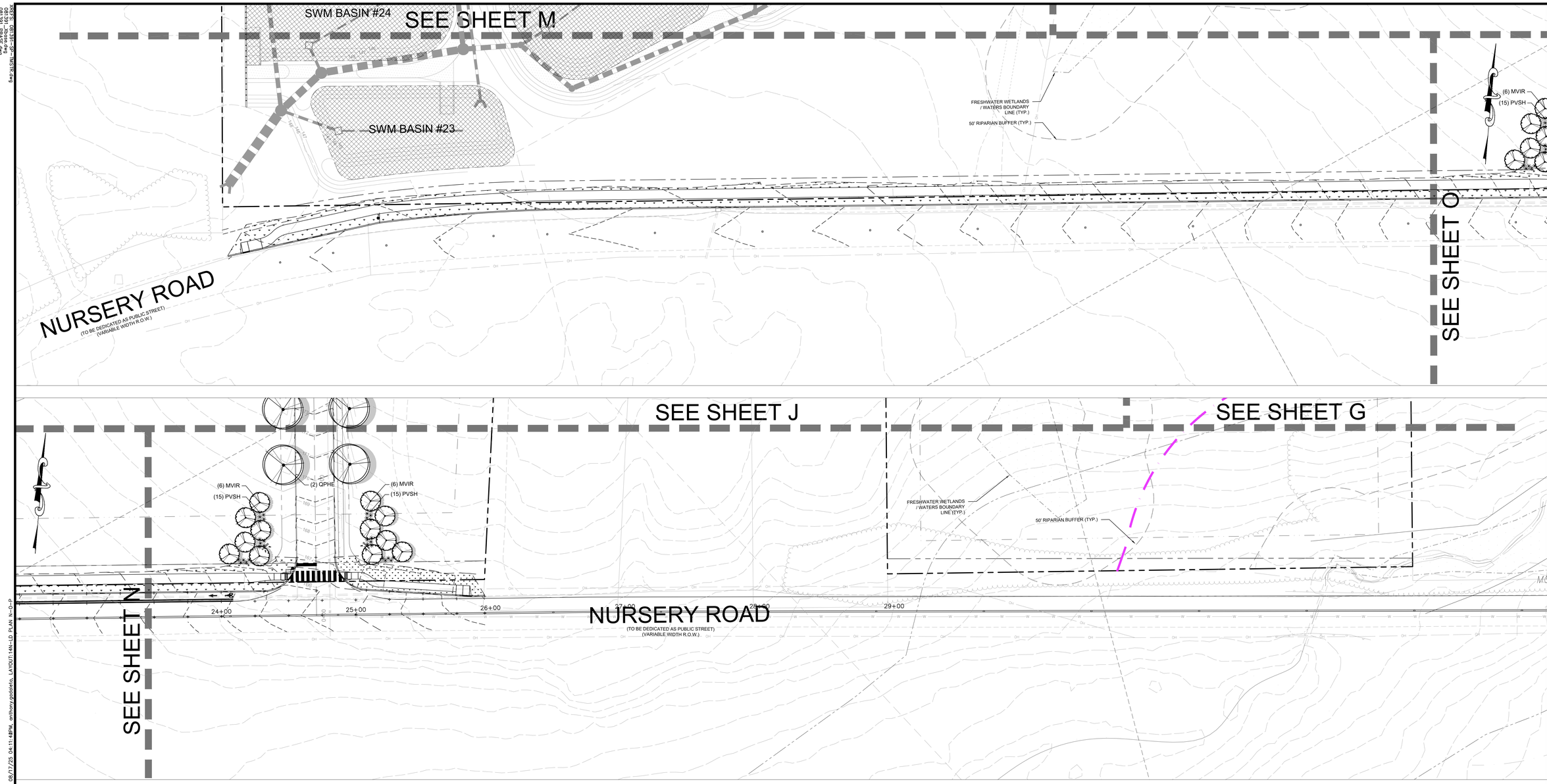

SYMBOL / HATCH LEGEND:

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

INFILTRATION BASIN

BIORETENTION BASIN SEED MIX

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DECIDUOUS TREES	
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BNBN	BETULA NIGRA 'BMMTF' DURA HEAT® RIVER BIRCH
BNIG	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
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COCC	CELTIS OCCIDENTALIS COMMON HACKBERRY
GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
HVIR	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
LSRO	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
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QBIC	QUERCUS BICOLOR SWAMP WHITE OAK
QPHE	QUERCUS PHELLOS WILLOW OAK
TAAB	TILIA AMERICANA AMERICAN LINDEN
UPAE	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
EVERGREEN TREES	
IMDL	ILEX X MESERVEAE 'MESCHICK' DRAGON LADY® HOLLY
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IXNS	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
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DECIDUOUS SHRUBS	
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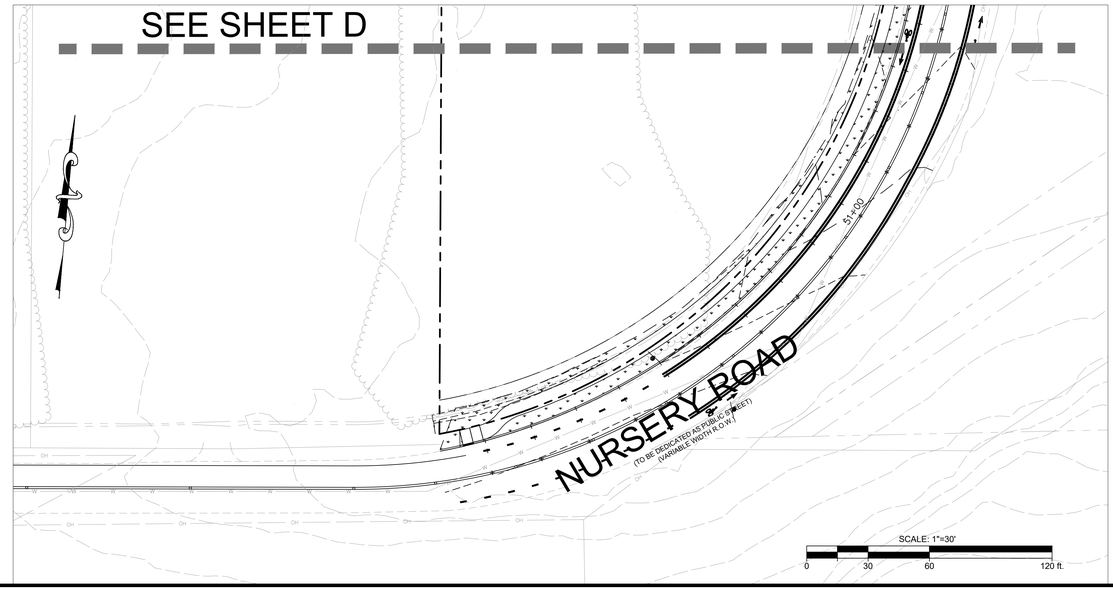
PVSH	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS

NOTE: REFER TO OVERALL PLANT SCHEDULE (ON SHEET 31A) FOR SPECIES SELECTION, SIZING AND QUANTITIES



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

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
LANDSCAPE AND TREE
REPLACEMENT PLAN N, O & P
BLOCK 61, LOTS 19, 20, 42.01, 44 & 66
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
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