TOWNSHIP of HOPEWELL

MERCER COUNTY

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

PROJECT / APPLICATION

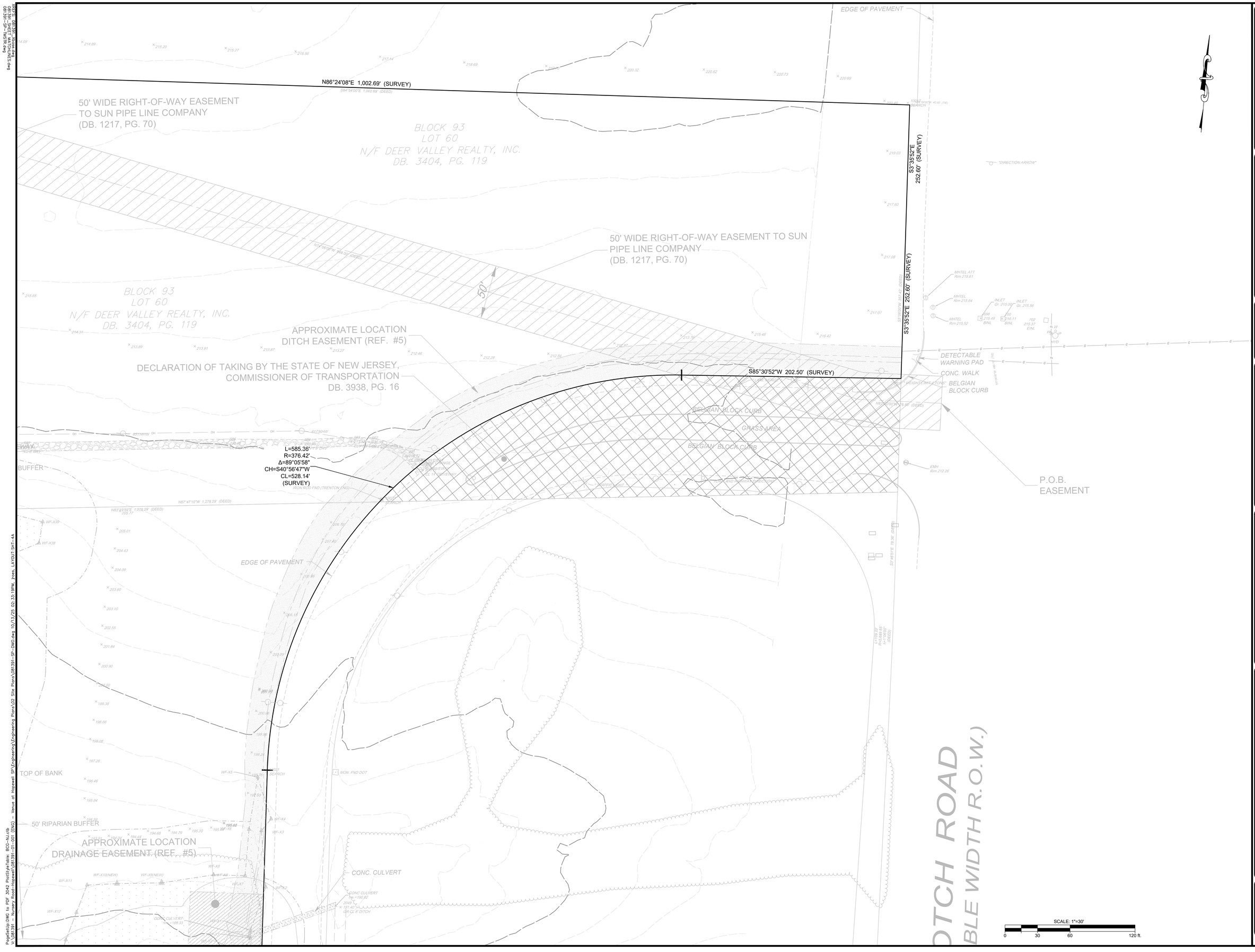
BLOCK: 93

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)

DEMO 10/10/25



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PROJ. 081391-01-001
DATE 06/05/2024
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19.20, 45.01, 64 & 68
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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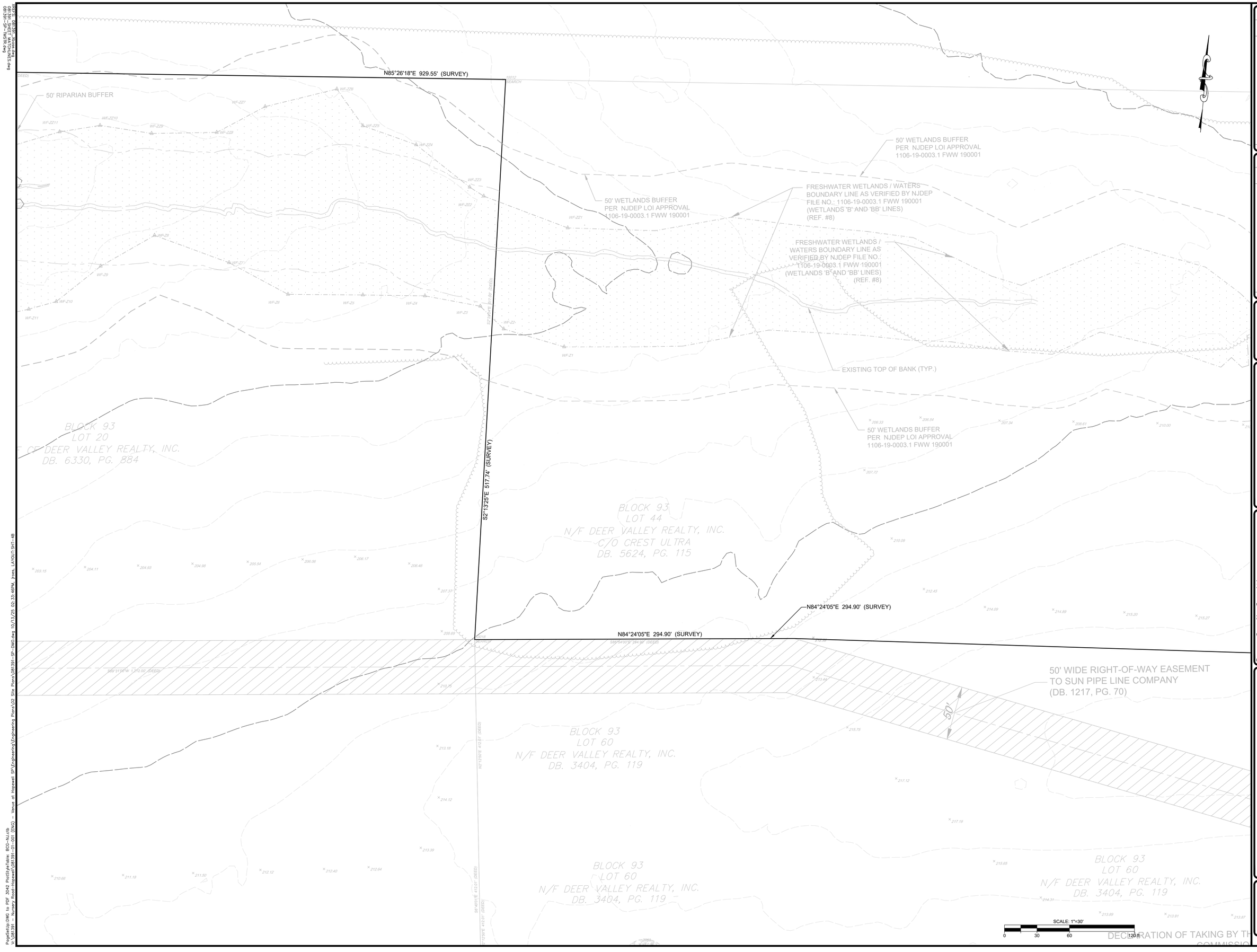

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DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19.20.45.01, 44 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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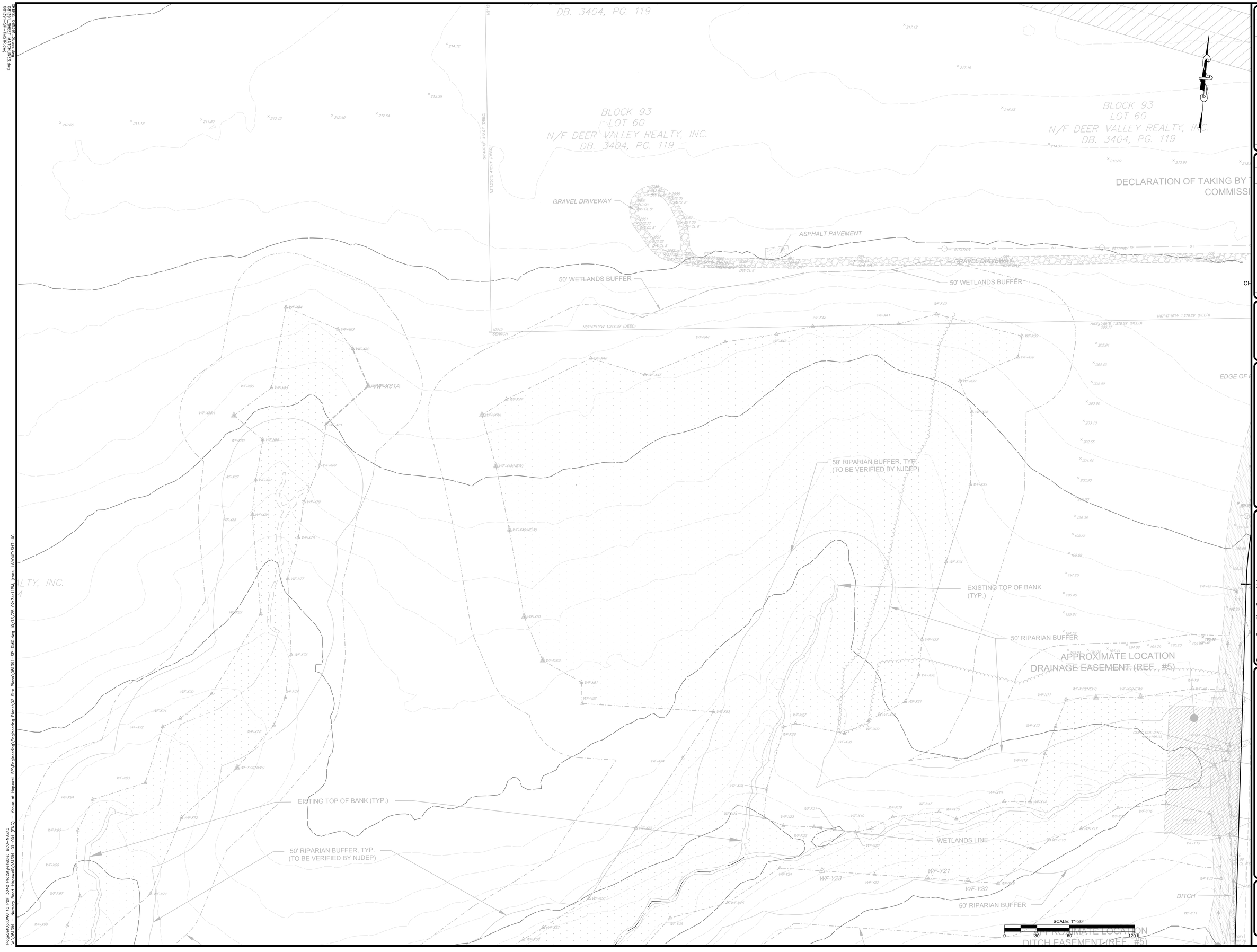

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TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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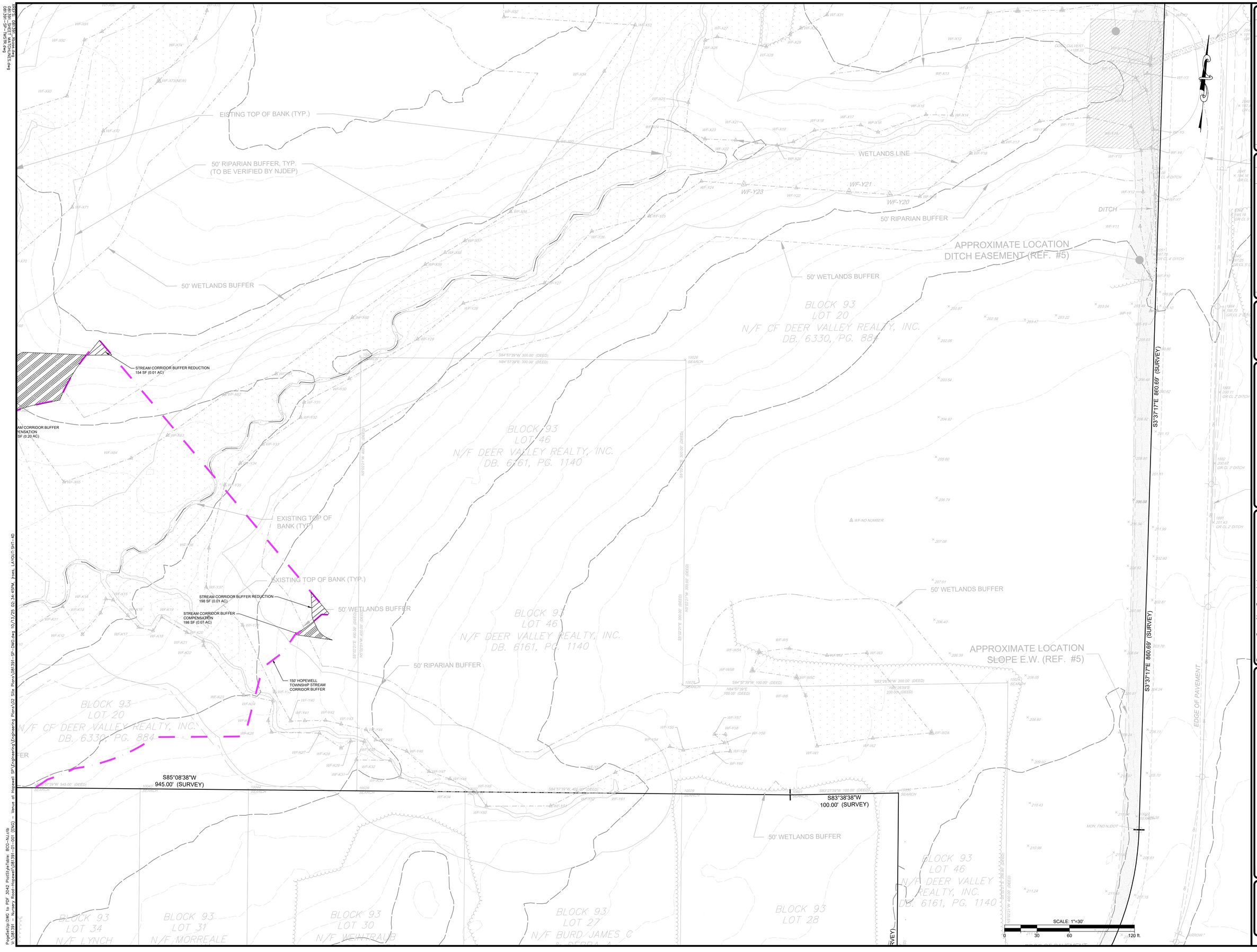

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TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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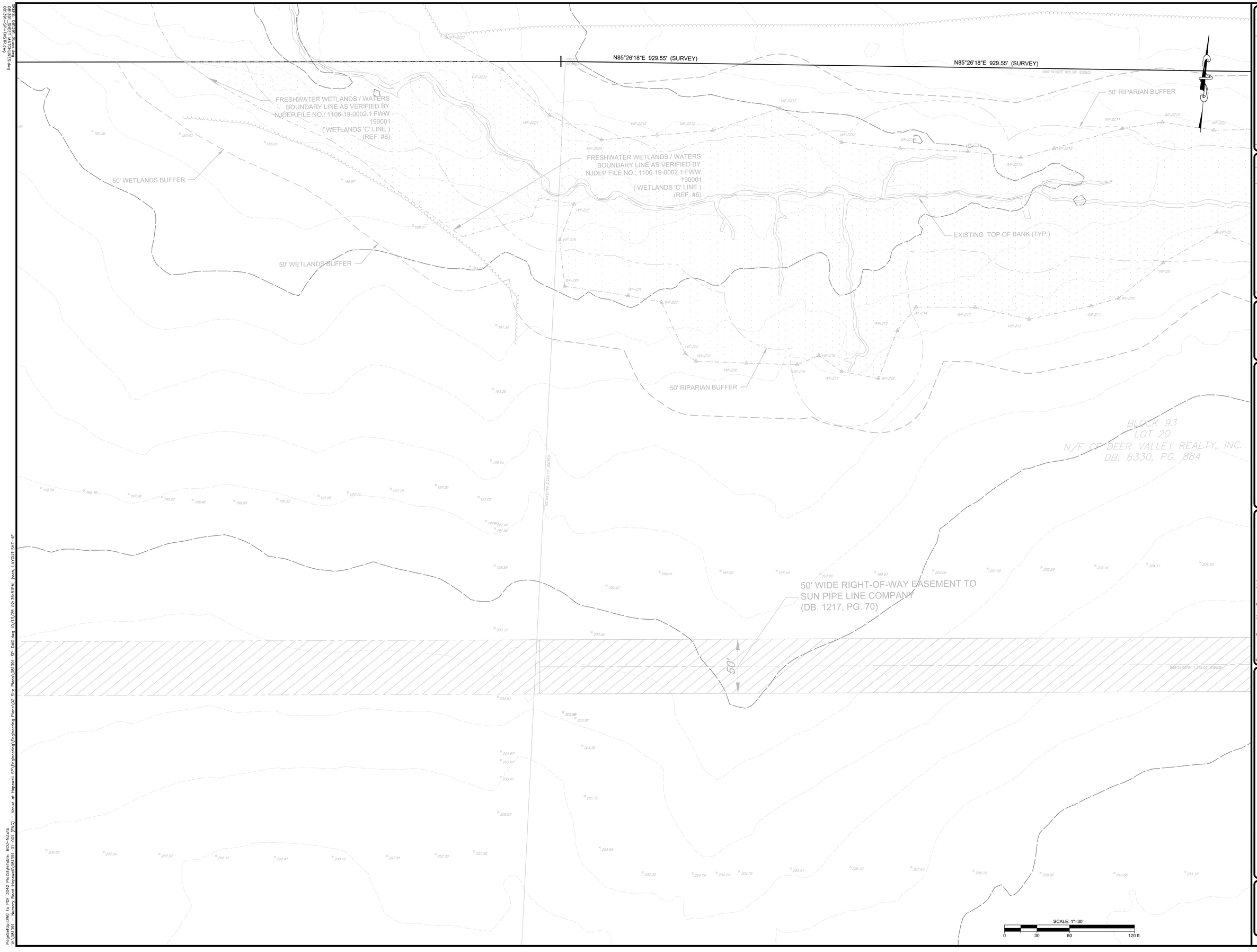

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DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93.01, LOTS 19.20, 45.01, 64 & 68

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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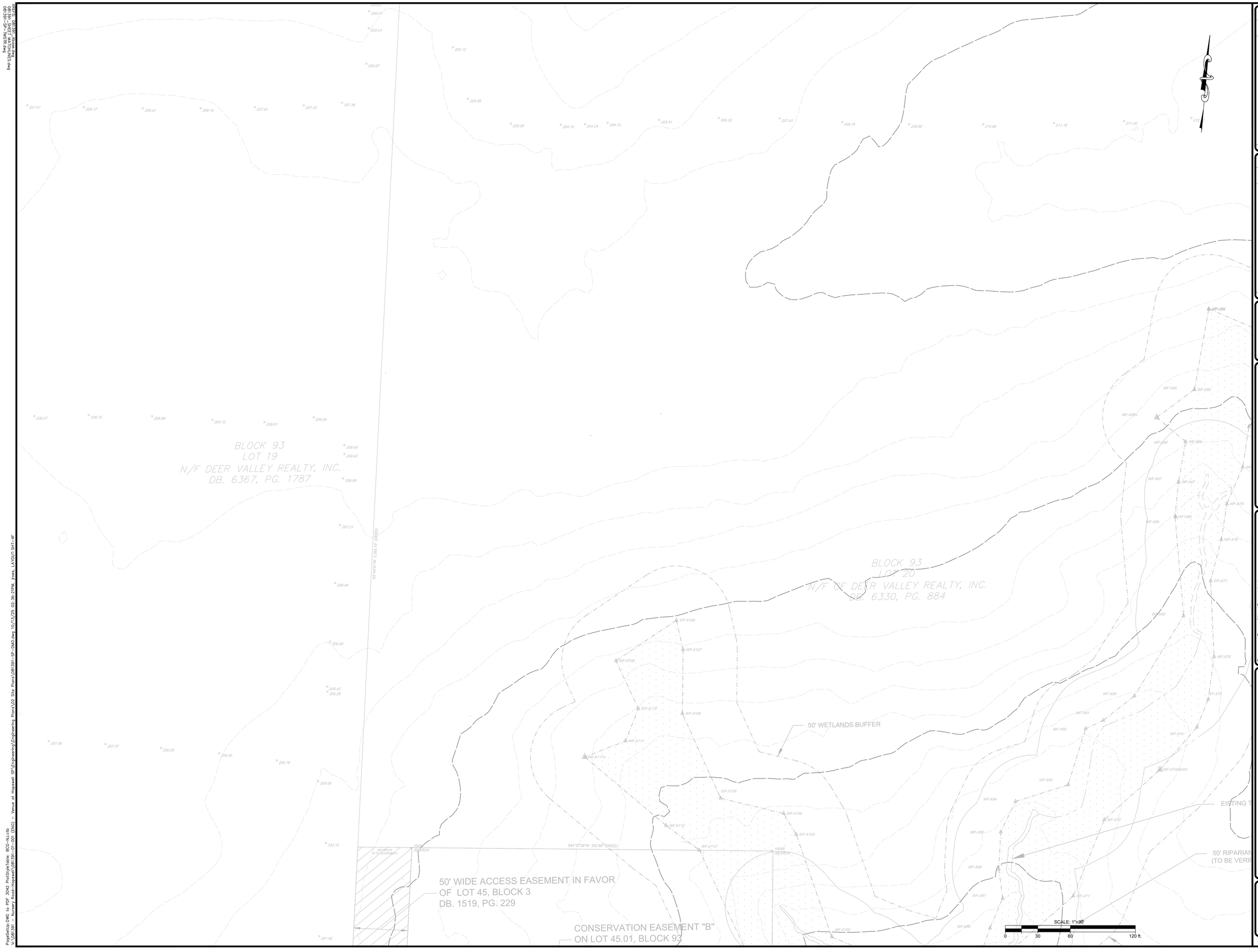

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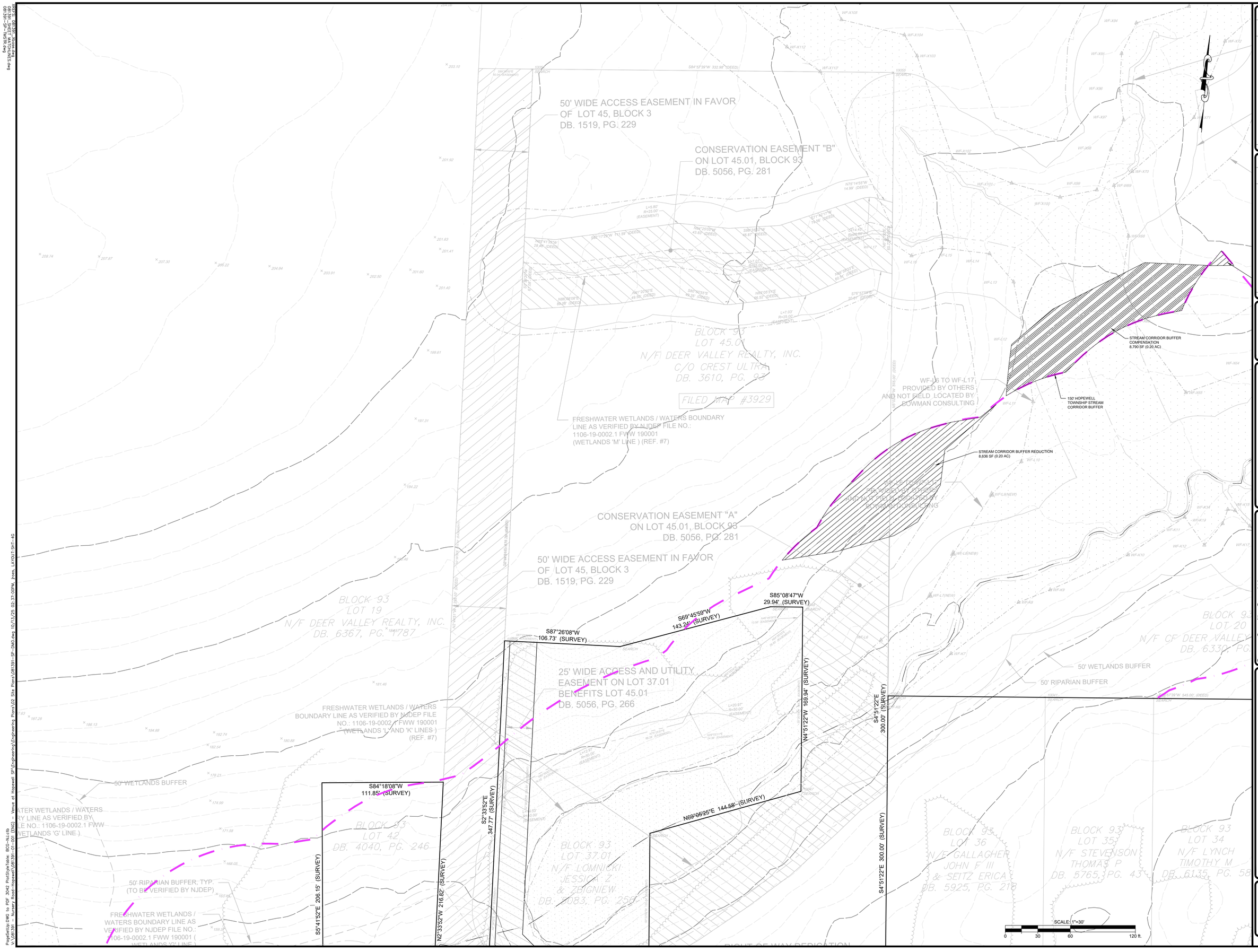

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Bowman Project No. 081391-01
NJ Certificate of Authorization No. 24GA28022000
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

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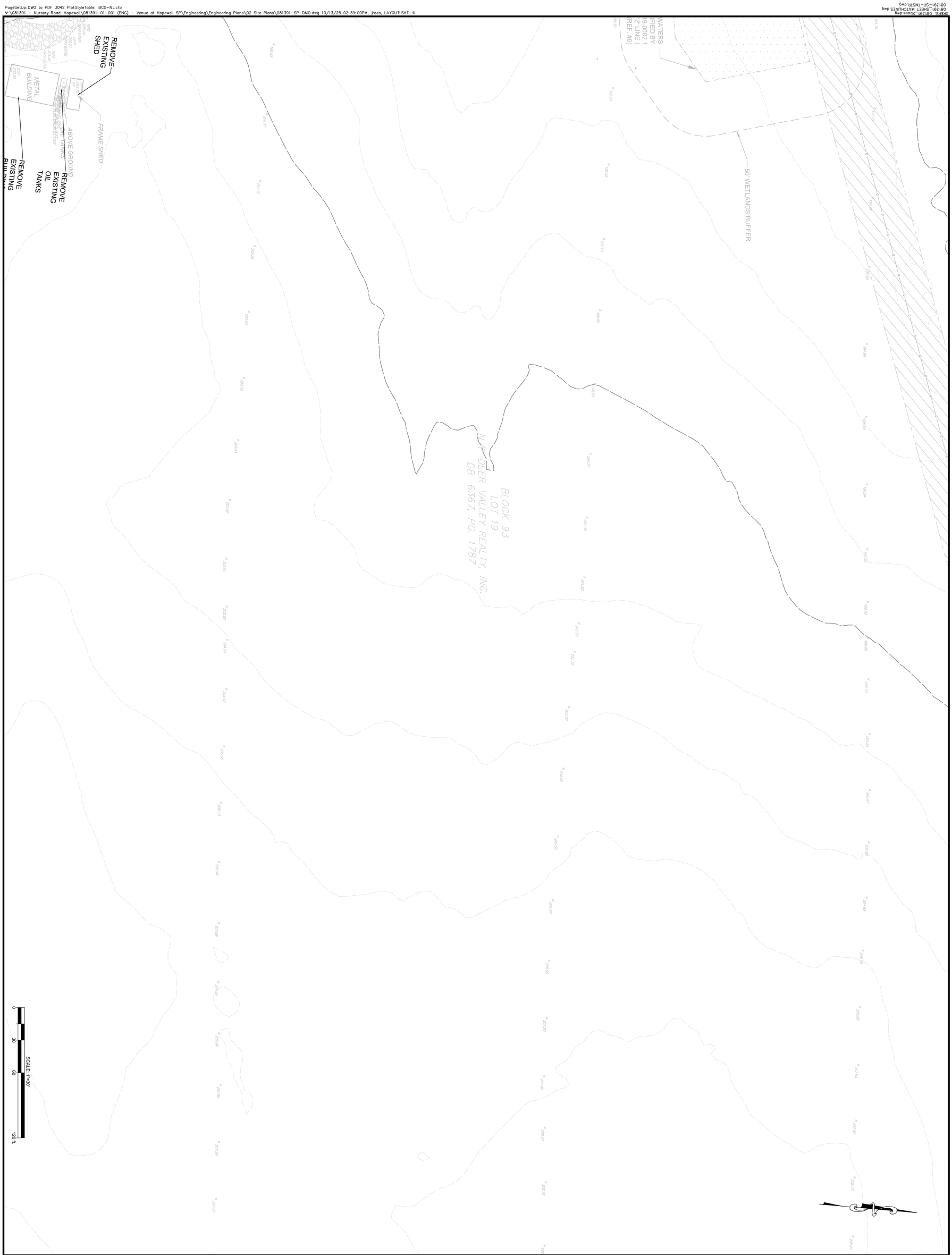

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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
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DEMOLITION AND SITE PREPARATION PLAN

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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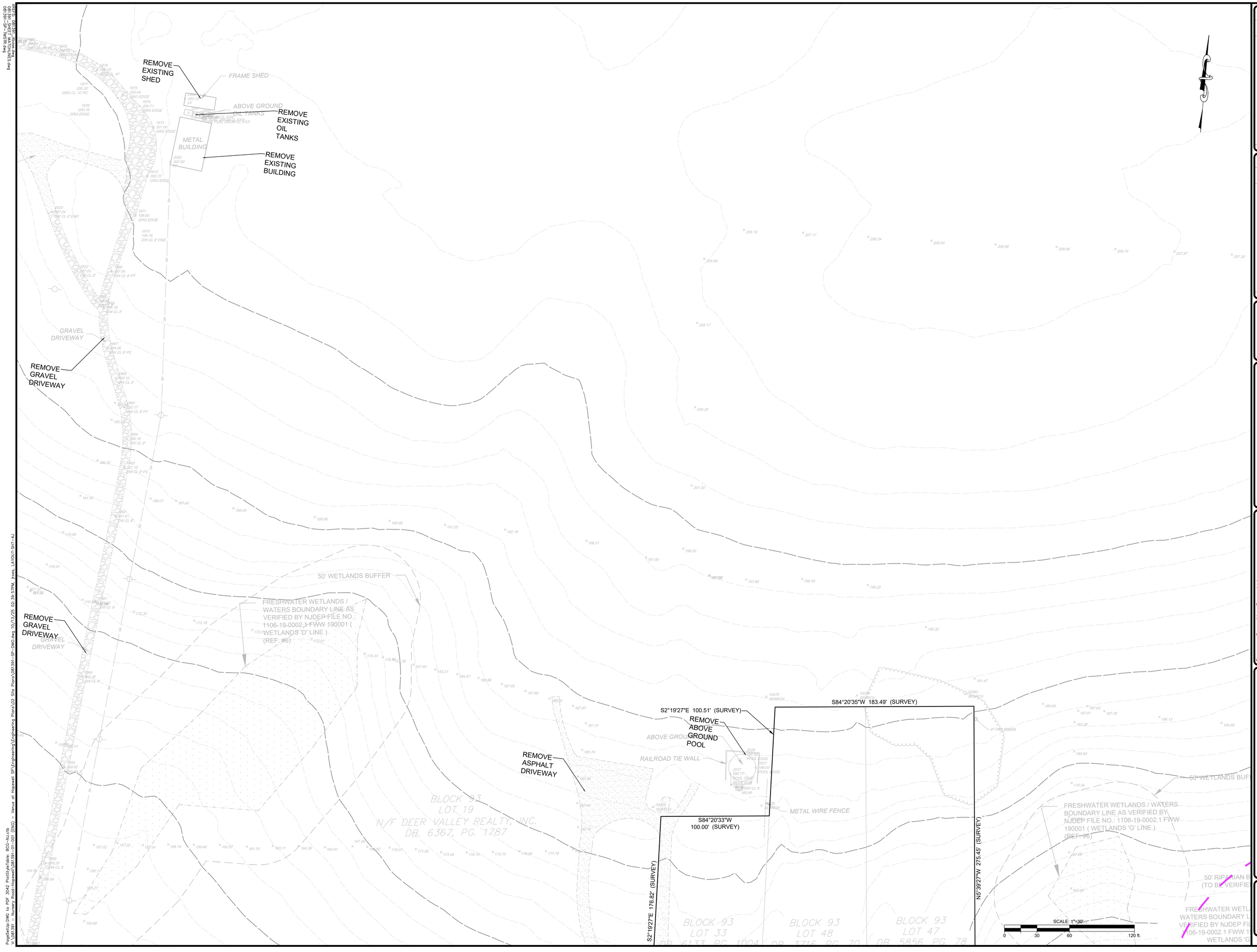

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DATE 09/09/2024
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NJ Certificate of Authorization No. 24GA28222600
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, 48.01, 48 & 66
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 4J
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FILED MAP #3196

IRON ROD FND (TRENTON ENG)

N2°58'03"E 150.97' (SURVEY)

N2°58'03"E 150.97' (SURVEY)

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

EXISTING TOP OF BANK (TYP.)

50 FT RIPARIAN BUFFER

FRESHWATER WETLA
BOUNDARY LINE AS V
FILE NO.: 1106-19-0002
WETLANDS 'Y' LINE)
(REF. #6)

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

EXISTING TOP OF BANK (TYP.)

EXISTING TOP OF BANK (TYP.)

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

BLOCK 93
LOT 19
N/F DEER VALLEY REALTY, INC.
DB. 6367, PG. 1787

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)

50' WETLANDS BUFFER

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

DE DRIVE
O.W.)

N2°43'01"E 1,447.18' (SURVEY)

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'

0 30 60 120 ft.

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

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, 45.01, 46 & 90
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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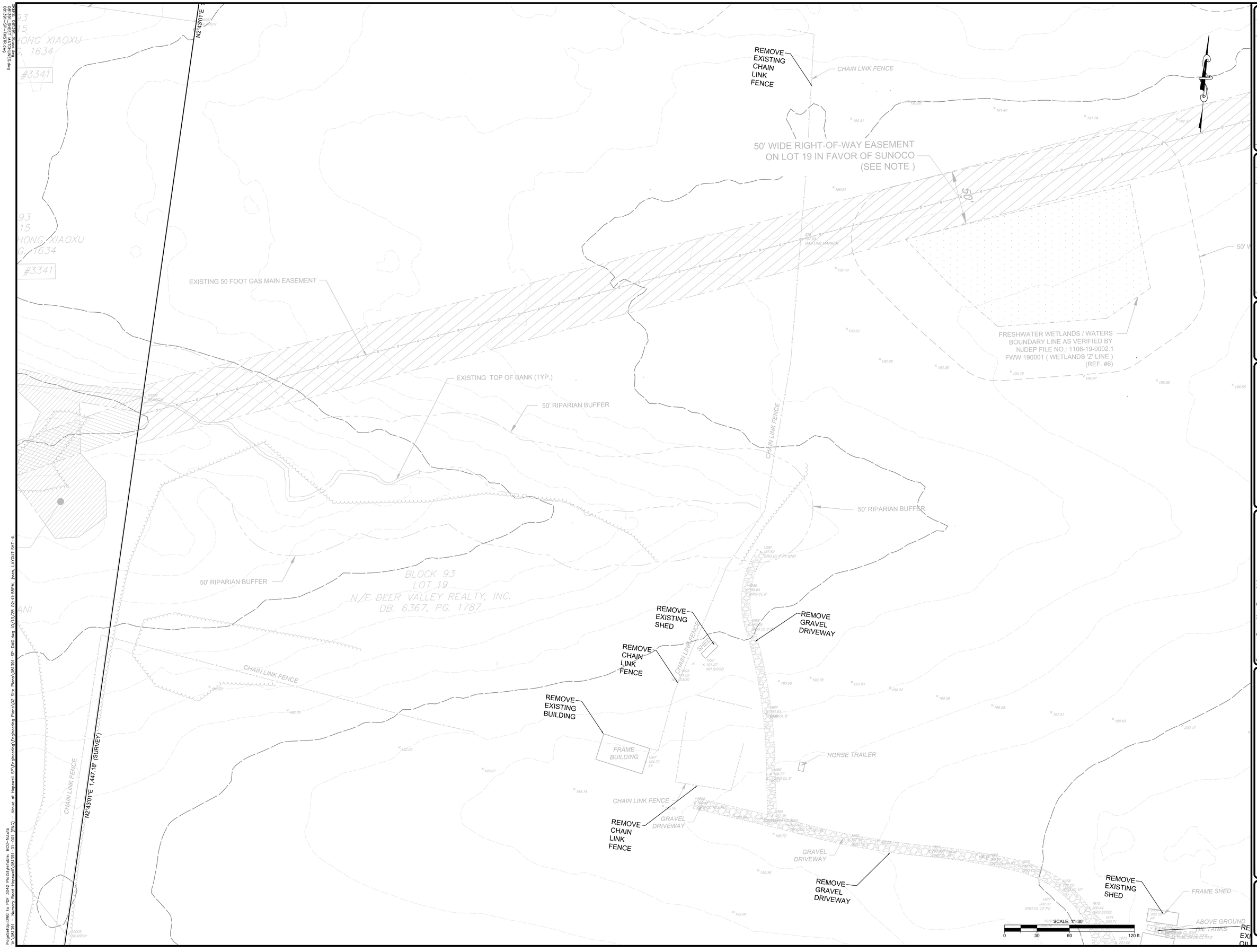

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, 45.16 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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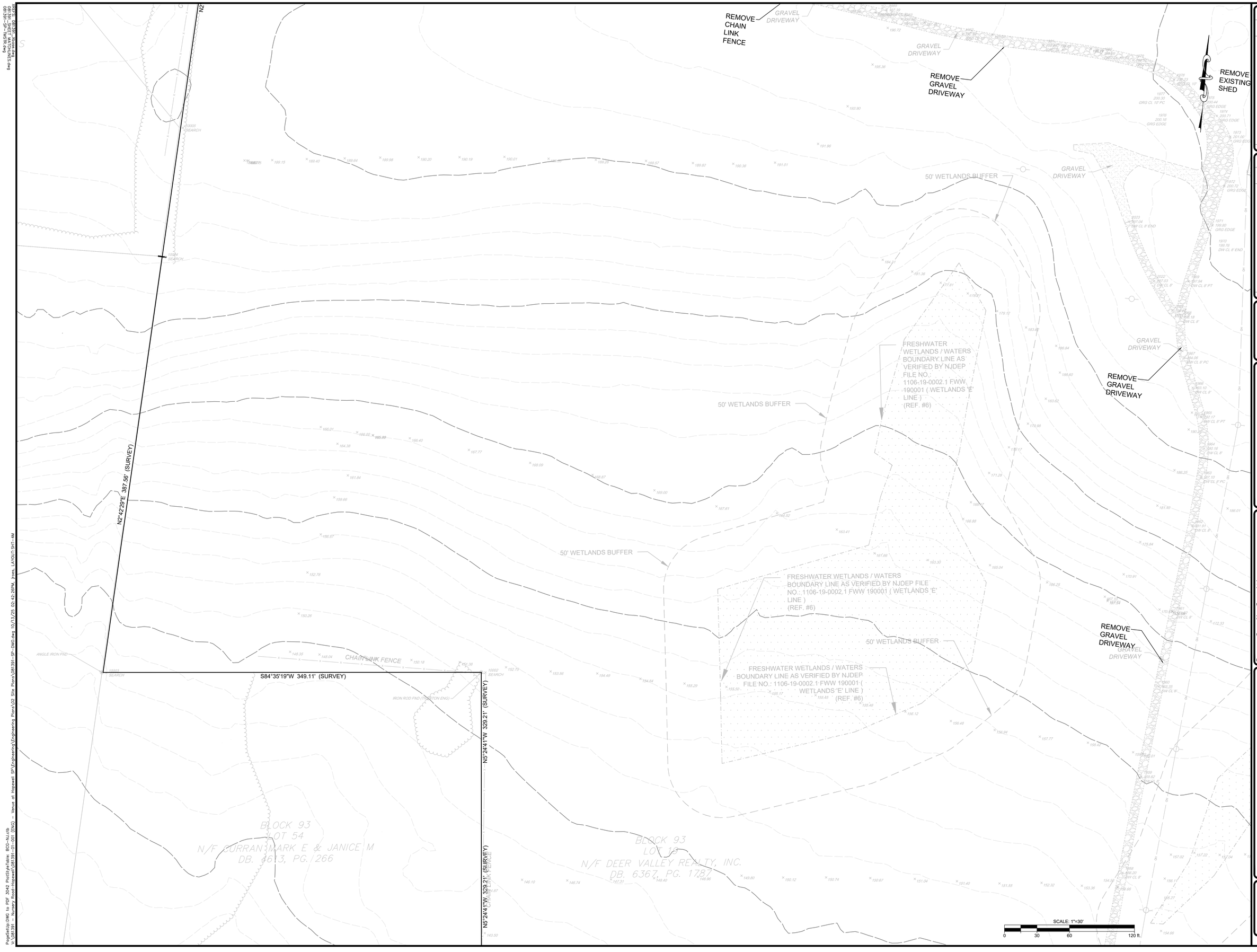

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

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DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, 40.01, 46 & 66
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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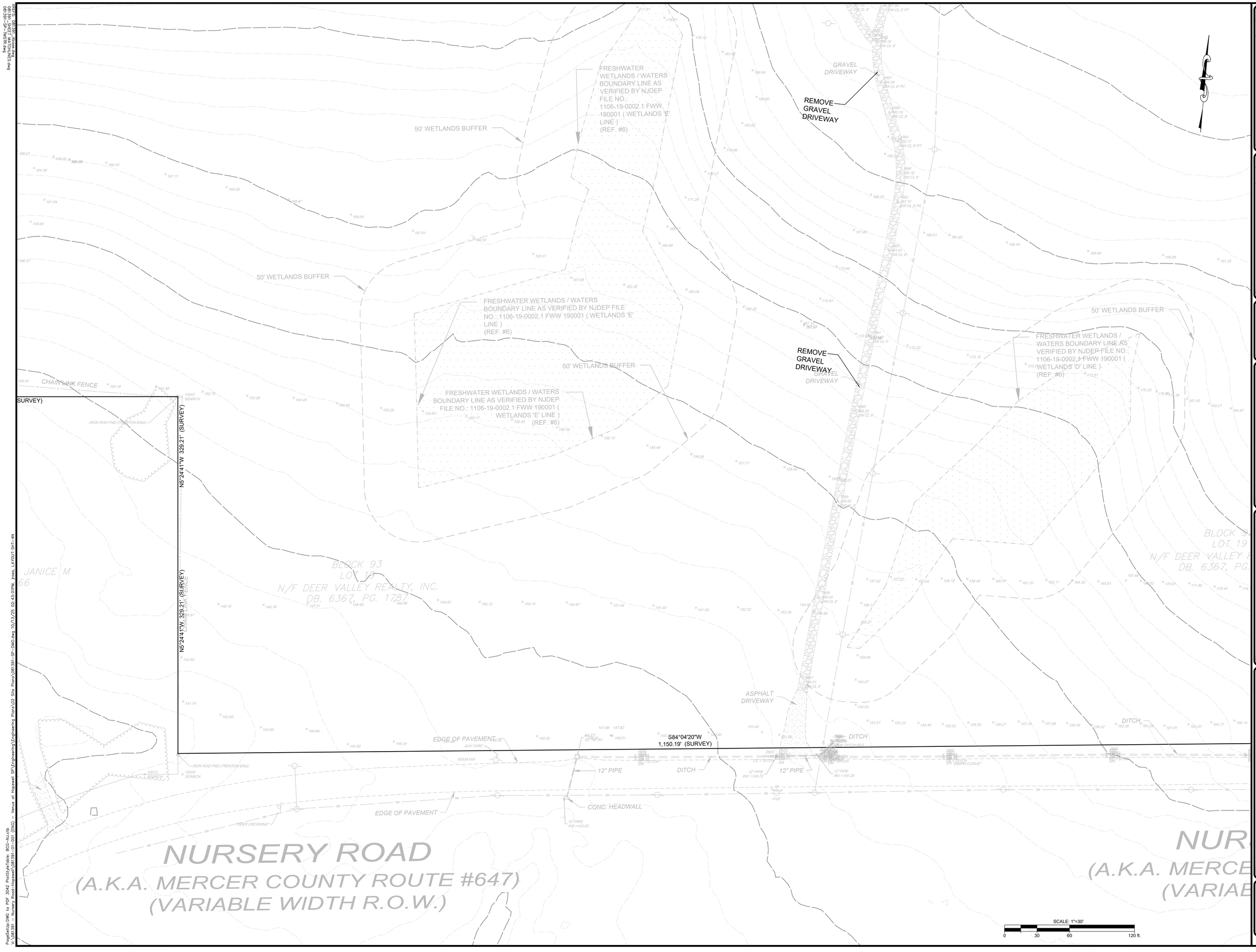

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VENUE AT HOPEWELL
DEMOLITION AND SITE PREPARATION PLAN

BLOCK 93, LOTS 19, 20, & 21, 66 & 66

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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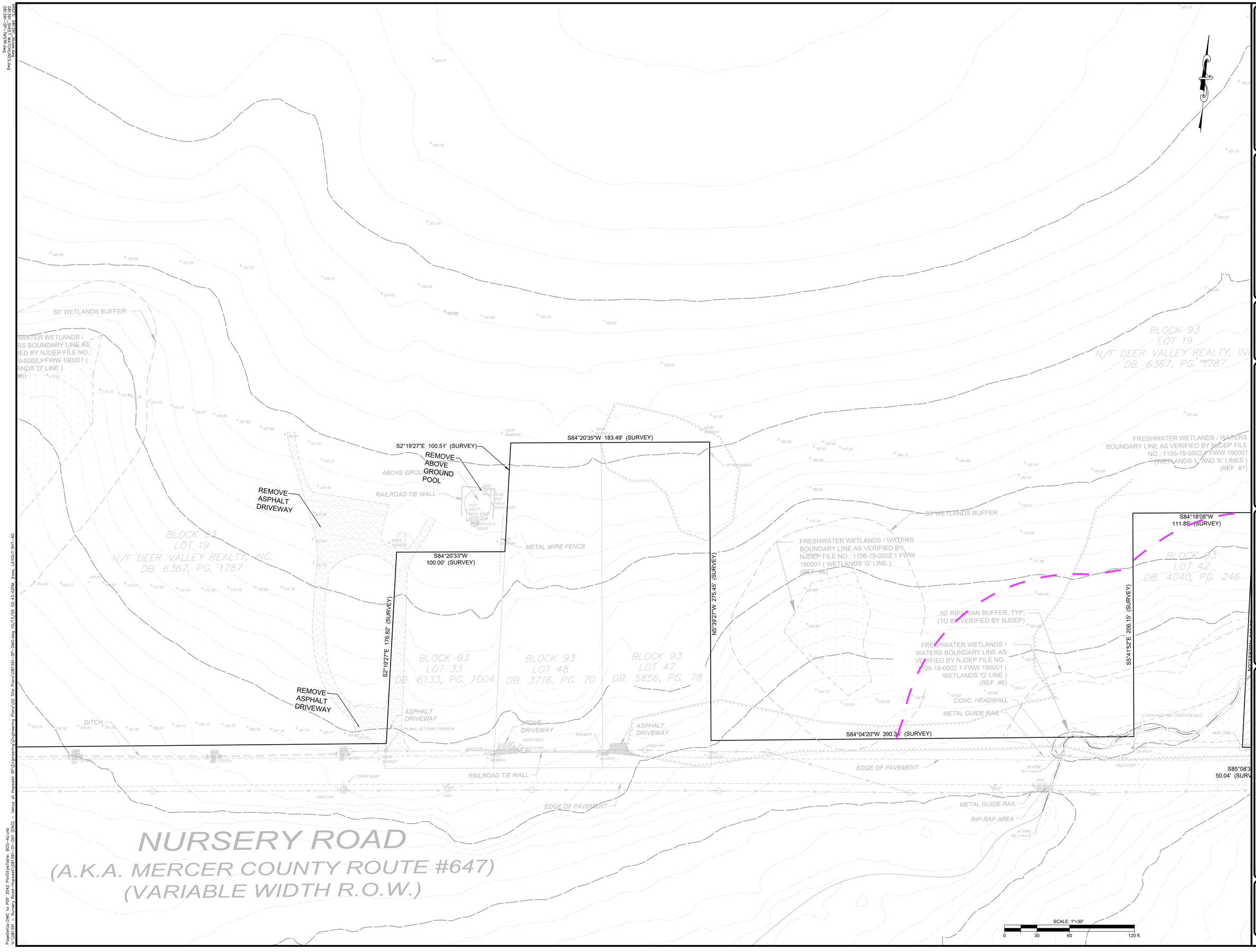

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BLOCK 93, LOTS 19, 20, 42.01, 46 & 66
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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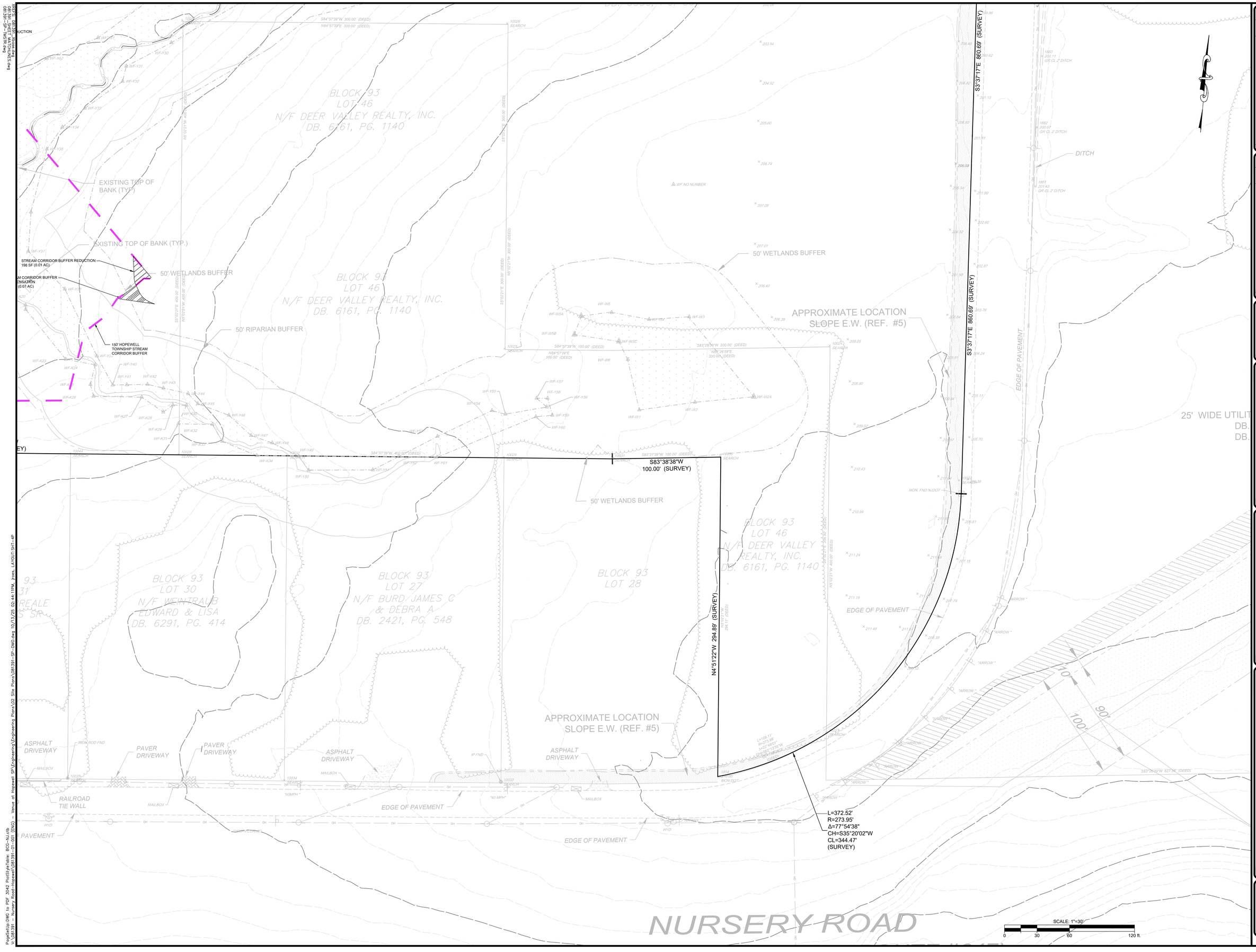

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BLOCK 93, LOTS 19.20, 45.01, 46 & 68
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