TOWNSHIP of HOPEWELL

MERCER COUNTY

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

PROJECT / APPLICATION

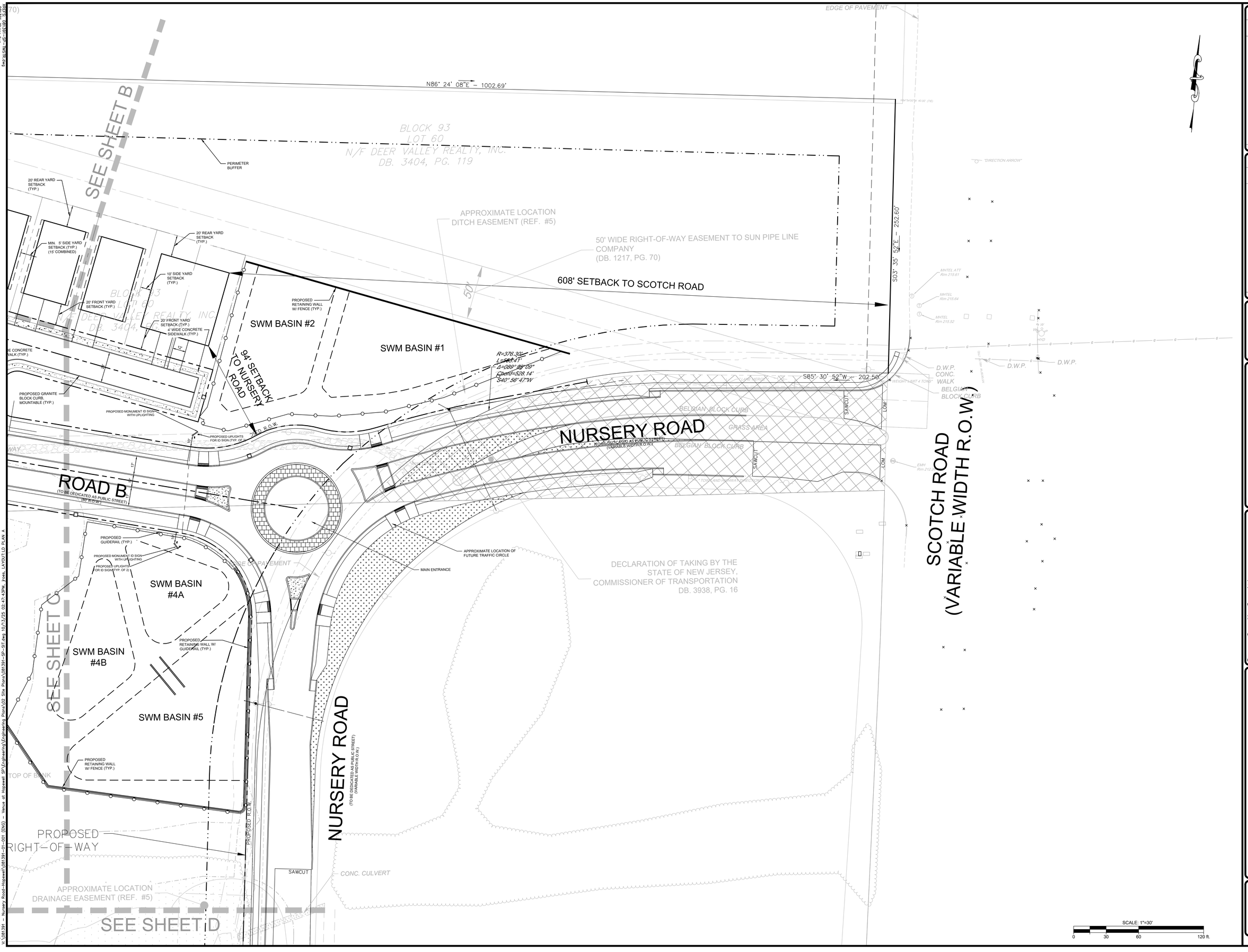
BLOCK: 93

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)

LAYOUT & DIMENSION 10/10/25



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9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
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7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
	REVISION	DATE	DRWN

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	DRWN

PROJ. 081391-01-001
DATE: 06/10/2024
DRWN: SAD

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Bowman

Bowman Consulting Group Ltd
21 Throckmorton Place
Freehold, New Jersey 07728
Tel: 732-409-1212
Email: NJ@bowman.com

Phone: 732-465-5000
FAX: 732-465-5501
NJ Authorization
No. 24GA28022600

NJ Certificate of Authorization
No. 24GA28022600

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

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

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN A

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

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
7A
OF

PageSetUp: DWG to PDF 3042 PrintStyleTable: BCG-NJ.ctb
V:\081391 - Nursery Road-Hopewell\081391-01-001 (ENG) - Venue at Hopewell SP\Engineering\Engineering Plans\02- Site Plans\081391-SP-ST.dwg 10/13/25 02:47:43PM, jcoss, LAYOUTLD PLAN A
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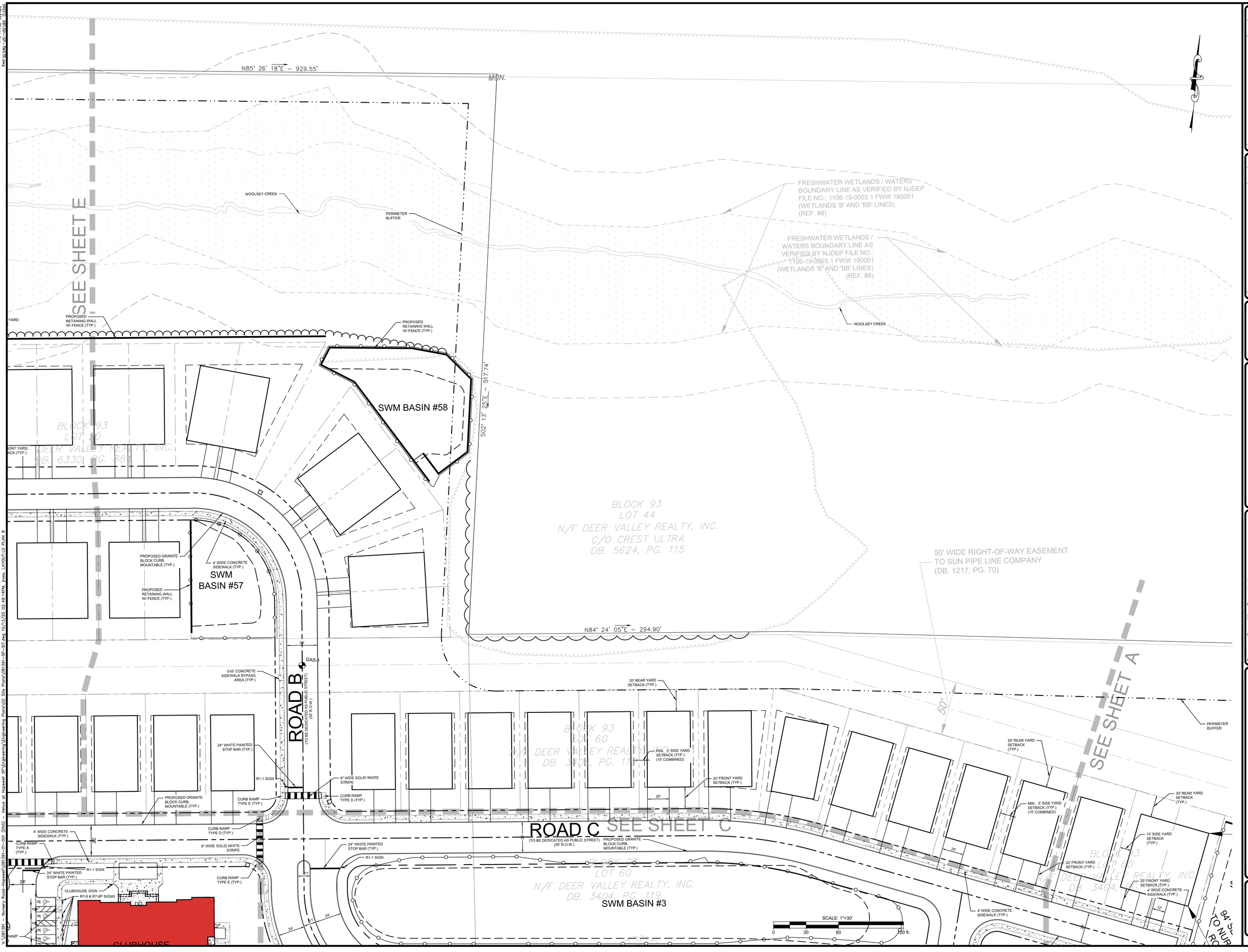

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PROJ. 081391-01-001
DATE 10/10/2024
DRWN SAD

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Bowman

Bowman Consulting Group Ltd
1 Washington Blvd, Suite 215
Freehold, New Jersey 07728
Phone: 732-683-5000
FAX: 732-683-5501
NJ Certificate of Authorization No. 24GA28022600
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
LAYOUT AND DIMENSIONING PLAN B
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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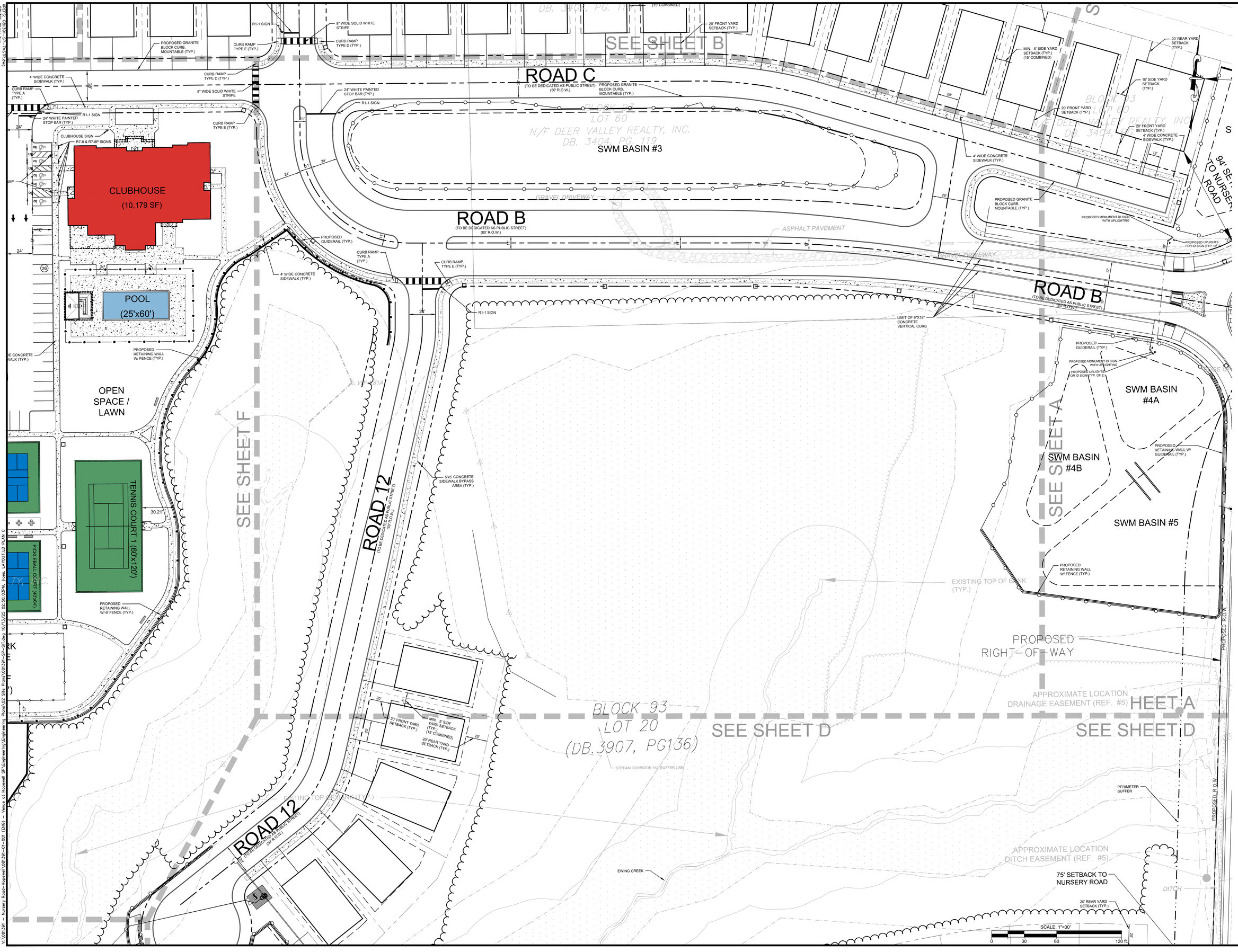

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PROJ. 08139 1-01-001
DATE: 8/16/2024
CHKD: SAD

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Phone: 732-866-5000
FAX: 732-866-5001
Freehold, New Jersey 07728
NJ Certificate of Authorization No. 24GA28226000
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
LAYOUT AND DIMENSIONING PLAN C
BLOCK 93, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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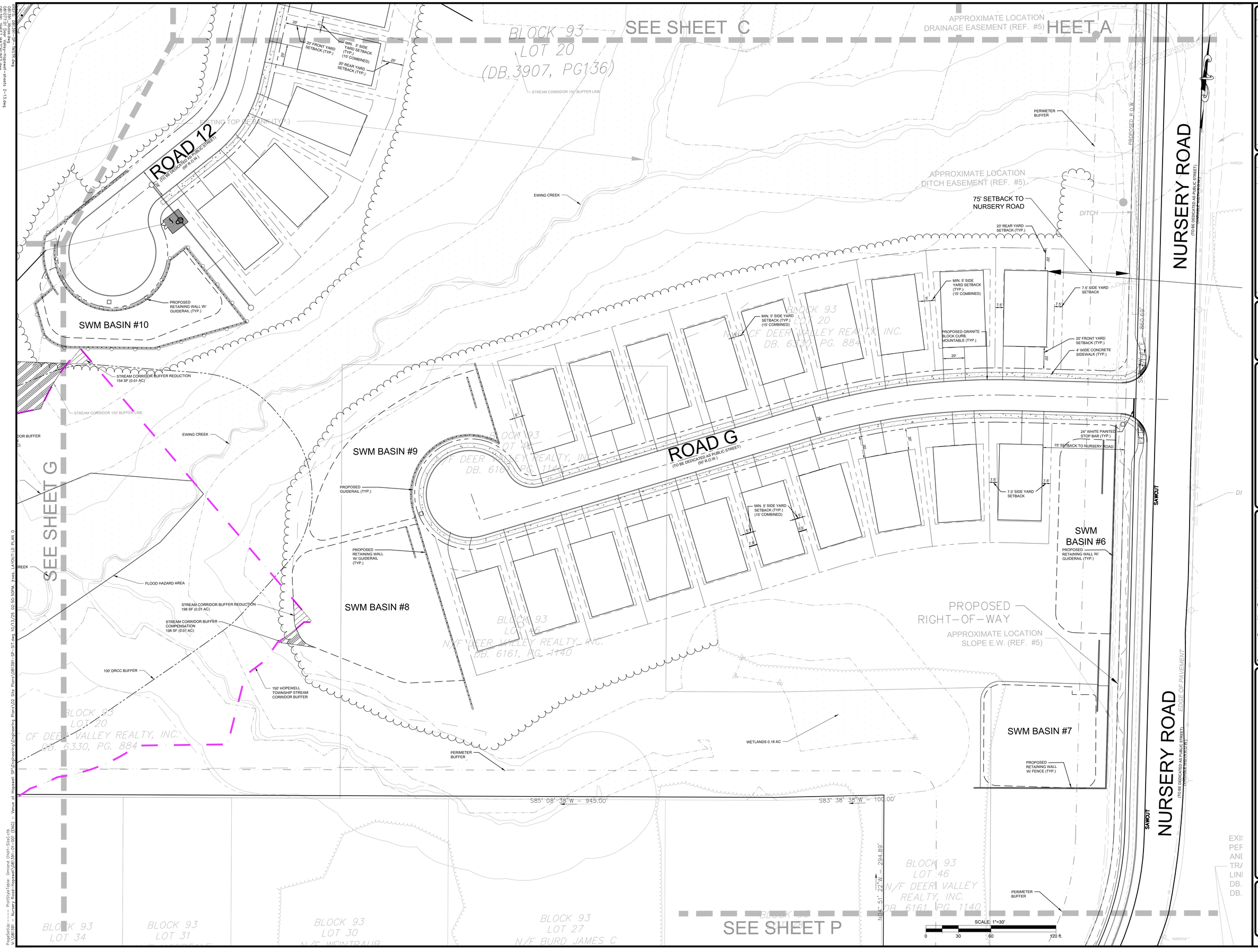

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REVISION DATE DRWN

PROJ. 08139-01-001
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Bowman Consulting Group Ltd
Corporate Office
Freehold, New Jersey 07728
Tel: 732-863-5500
E-mail: NJ@bowman.com

Phone: 732-863-5500
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PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN D

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

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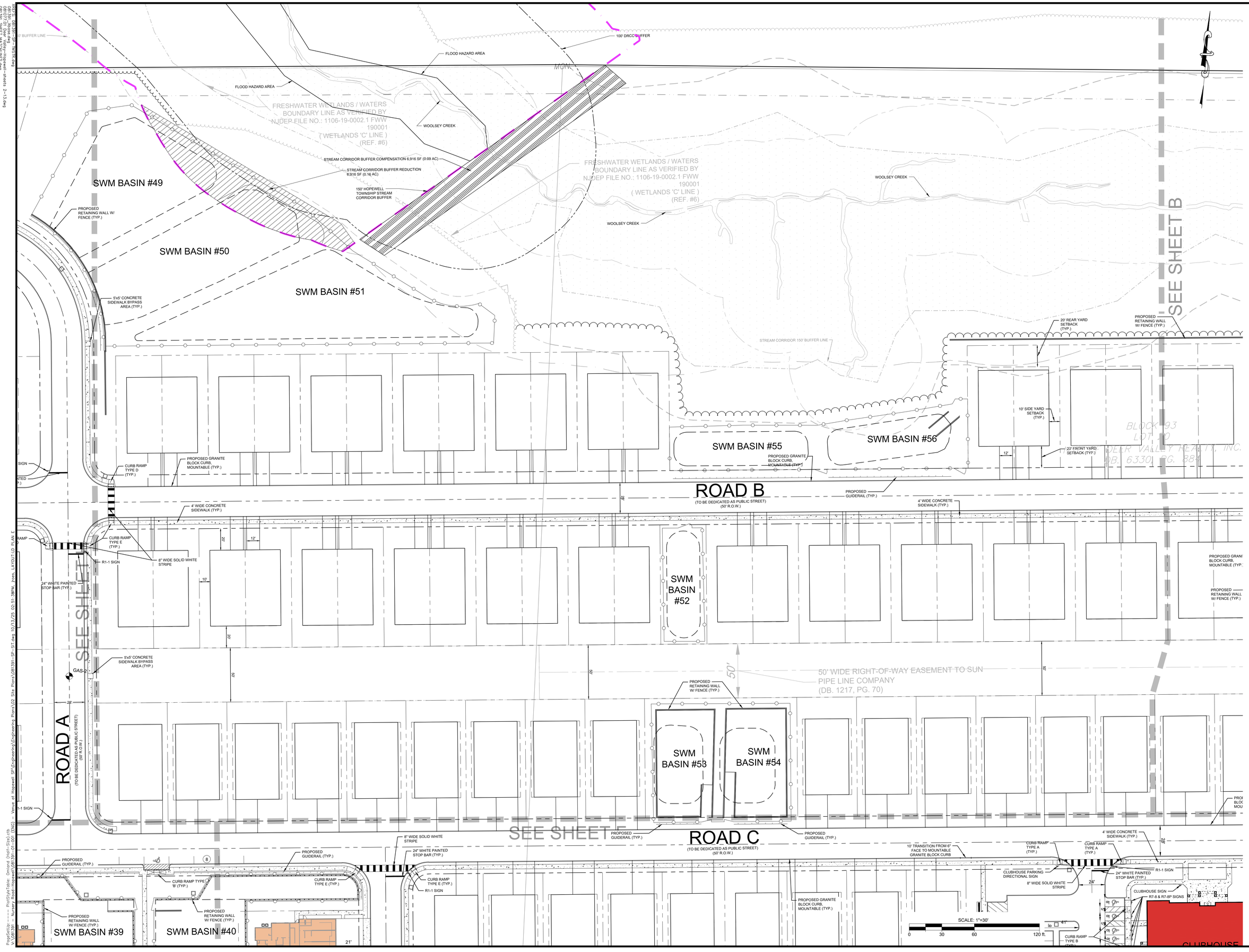

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DATE: 06/06/2024
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Bowman

Bowman Consulting Group Ltd
1 Eldridge Place
Freehold, New Jersey 07728
Phone: 732-462-5500
FAX: 732-462-5501
E-mail: NJ@Bowman.com
NJ Certificate of Authorization No. 24GA28022600
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

LAYOUT AND DIMENSIONING PLAN E

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

SHEET No.
7E
OF

SEE SHEET E

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

PROPOSED GUIDERAIL (TYP.)

PROPOSED GUIDERAIL (TYP.)

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

PROPOSED GUIDERAIL (TYP.)

CURB RAMP TYPE 'B' (TYP.)

CURB RAMP TYPE E (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #40

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

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

CURB RAMP TYPE A (TYP.)

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

8" WIDE SOLID WHITE STRIPE

CURB RAMP TYPE E (TYP.)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #12

CURB RAMP TYPE 'A' (TYP.)

CURB RAMP TYPE 'B' (TYP.)

BLOCK 93 LOT 20 VALLEY REALTY, INC. DB. 6331, PG. 1787

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

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE A (TYP.)

8" WIDE SOLID WHITE STRIPE

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

4' WIDE CONCRETE SIDEWALK (TYP.)

20' FRONT YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' REAR YARD SETBACK (TYP.)

PROPOSED RETAINING WALL W/ GUIDERAIL (TYP.)

SWM BASIN #14

SWM BASIN #13

SEE SHEET G

SEE SHEET I

SEE SHEET C

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

EXISTING T

10' TRANSITION FROM 6" FACE TO MOUNTABLE GRANITE BLOCK CURB

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

CBU CLUSTER MAILBOXES
30 TYPE III
18 PARCEL LOCKERS

ELECTRONIC VEHICLE CHARGING STATION (TYP.)

20' REAR YARD SETBACK (TYP.)

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' FRONT YARD SETBACK (TYP.)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE A (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

CLUBHOUSE PARKING DIRECTIONAL SIGN

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

R1-1 SIGN

CLUBHOUSE SIGN

R7-8 & R7-8P SIGNS

CURB RAMP TYPE B (TYP.)

CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

6' WIDE CONCRETE SIDEWALK (TYP.)

PROPOSED RETAINING WALL W/ FENCE (TYP.)

OPEN SPACE / LAWN

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

R1-1 SIGN

CURB RAMP TYPE E (TYP.)

CURB RAMP TYPE D (TYP.)

8" WIDE SOLID WHITE STRIPE

CURB RAMP TYPE E (TYP.)

4' WIDE CONCRETE SIDEWALK (TYP.)

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

TENNIS COURT 1 (60'x120')

BOCCE BALL COURT 2

BOCCE BALL COURT 1

PICKLEBALL COURT (40'x64')

PICKLEBALL COURT (40'x64')

BLOCK 93 LOT 20 N/F OF DEEP VALLEY REALTY, INC. DB. 6330, PG. 1784

PROPOSED RETAINING WALL W/ 6' FENCE (TYP.)

PROPOSED RETAINING WALL W/ 6' FENCE (TYP.)

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

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

SWM BASIN #11

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

DATE	CHKD	REVISION
08/15/25	SAD	6 REVISED PER ENGINEERING COMMENTS
06/13/25	SAD	5 REVISED PER ENGINEERING COMMENTS
03/31/25	SAD	4 REVISED PER TOWNSHIP COMMENTS
2/14/25	SAD	3 REVISED PER ENGINEERING REVIEW
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DATE	CHKD	REVISION
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9/30/25	SAD	9 REVISED PER ENGINEERING COMMENTS
8/11/25	SAD	7 REVISED PER ENGINEERING COMMENTS

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DATE: 07/02/24
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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN F

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

SHEET No.
7F
OF

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

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

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

SEE SHEET F

SEE SHEET D

SEE SHEET J

SEE SHEET O

SWM BASIN #14

SWM BASIN #13

SWM BASIN #15

SWM BASIN #16A

SWM BASIN #16B

SWM BASIN #17A

SWM BASIN #17B

SWM E

CONSERVATION EASEMENT "B"
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

BLOCK 93
LOT 45.01
N/F DEER VALLEY REALTY INC
C/O CREST ULTRA
DB. 3510, PG. 93
FILED MAP #3929

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

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

BLOCK 93
LOT 42
DB. 4040, PG. 246

BLOCK 93
LOT 37.01
N/F LOMNICKI
JESSICA Z
& ZBIGNIEW
DB. 5083, PG. 256

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

BLOCK 93
LOT 35
N/F STEVENSON
THOMAS P
DB. 5765, PG. 43

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

BLOCK 9
LOT 20
N/F CF DEER VALLEY
DB. 6330, PG

FREESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP FILE
NO.: 1106-19-0002.1 FWW 190001
(WETLANDS 'I' AND 'K' LINES)
(PIC. #7)

FREESHWATER WETLANDS / WATERS
BOUNDARY LINE AS VERIFIED BY NJDEP FILE
NO.: 1106-19-0002.1 FWW 190001
(WETLANDS 'G' LINES)

RIGHT-OF-WAY DEDICATION
ON LOT 37.01

PROPOSED
RIGHT-OF-WAY

STREAM CORRIDOR BUFFER
COMPENSATION
8,790 SF (0.20 AC)

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

150' HOPEWELL
TOWNSHIP STREAM
CORRIDOR BUFFER

FLOOD HAZARD AREA

EWING CREEK

STREAM CORRIDOR 150' BUFFER LINE

PERIMETER
BUFFER

S84° 18' 08"W – 14.83'

S04° 51' 22"E – 300.00'

S41° 52"E – 206.15'

52"W – 216.82'

PROPOSED
RETAINING WALL W/
GUIDERAIL (TYP.)

PROPOSED
RETAINING WALL
W/ FENCE (TYP.)

PROPOSED
RETAINING WALL
W/ FENCE (TYP.)

PROPOSED
RETAINING WALL
W/ FENCE (TYP.)

PROPOSED
RETAINING WALL
W/ GUIDERAIL (TYP.)

PROPOSED
RETAINING WALL
W/ GUIDERAIL (TYP.)

CURB RAMP
TYPE E (TYP.)

CURB RAMP
TYPE C
(TYP.)

8" WIDE SOLID WHITE
STRIPE

24" WHITE PAINTED
STOP BAR (TYP.)

R1-1 SIGN

4' WIDE CONCRETE
SIDEWALK (TYP.)

5'x5' CONCRETE
SIDEWALK BYPASS
AREA (TYP.)

20' REAR YARD
SETBACK
(TYP.)

MIN. 5' SIDE YARD
SETBACK (TYP.)
(15' COMBINED)

20' FRONT YARD
SETBACK (TYP.)

CURB RAMP
TYPE A
(TYP.)

PROPOSED GRANITE
BLOCK CURB,
MOUNTABLE (TYP.)

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

LAYOUT AND DIMENSIONING PLAN G

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

SHEET No.
7G
OF

N84° 32' 20"E – 2117.52'

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

STREAM CORRIDOR 150' BUFFER LINE

PROPOSED SINGLE FAMILY SEMI-DETACHED DWELLINGS (TYP.)

10' REAR YARD SETBACK (TYP.)

10' SIDE YARD SETBACK (TYP.)

12'

SWM BASIN #49

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM

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

4' WIDE CONCRETE SIDEWALK (TYP.)

20' FRONT YARD SETBACK (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

PROPOSED GUIDERAIL (TYP.)

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

VM BASIN #46B

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

20' REAR YARD SETBACK (TYP.)

SWM BASIN #48

SWM BASIN #47

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

15'

BLOCK 93 LOT 19 N/F DEER VALLEY REALTY, INC. DB. 3367, PG. 178

R1-1 SIGN

24" WHITE PAINTED STOP BAR (TYP.)

CURB RAMP TYPE D (TYP.)

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

PROPOSED GUIDERAIL (TYP.)

PROPOSED GRANITE BLOCK CURB, MOUNTABLE (TYP.)

20' FRONT YARD SETBACK (TYP.)

20'

4' WIDE CONCRETE SIDEWALK (TYP.)

CURB RAMP TYPE D (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

8" WIDE SOLID STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

JACOBS CREEK

SEE SHEET K

PROPOSED GUIDERAIL (TYP.)

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

SEE SHEET L

5'x5' CONCRETE SIDEWALK BYPASS AREA (TYP.)

GAS-2

50'

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

24.00

24.38

SWM BASIN #42

SWM BASIN #41

PROPOSED RETAINING WALL W/ FENCE (TYP.)

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

R1-1 SIGN

20' REAR YARD SETBACK (TYP.)

SEE SHEET I

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

CURB RAMP TYPE A (TYP.)

PROPOSED GUIDERAIL (TYP.)

CURB RAMP TYPE E (TYP.)

R1-1 SIGN

8" WIDE SOLID WHITE STRIPE

24" WHITE PAINTED STOP BAR (TYP.)

SCALE: 1"=30'

0 30 60 120 ft.

PROPOSED RETAINING WALL W/ FENCE (TYP.)

SWM BASIN #39

SWM

GAS-3

MIN. 5' SIDE YARD SETBACK (TYP.) (15' COMBINED)

20' FRONT YARD SETBACK (TYP.)

20'

ROAD C
(TO BE DEDICATED AS PUBLIC STREET)

PROPOSED GUIDERAIL (TYP.)

12			
11			
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9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
8	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
	REVISION	DATE	DRWN

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	DRWN

PROJ. 081391-01-001
DATE: 8/15/2024
CHKD: SAD

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Bowman

Bowman Consulting Group Ltd
Corporate Office
Freehold, New Jersey 07728
Phone: 732-866-5000
E-mail: NJ@bowman.com

Phone: 732-866-5000
FAX: 732-866-5001
NJ Certificate of Authorization No. 24GA28022800

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

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

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

SHEET No.
7H
OF

12			
11			
10	10/10/25	SAD	REVISED PER ENGINEERING COMMENTS
9	9/30/25	SAD	REVISED PER ENGINEERING COMMENTS
8	9/11/25	SAD	REVISED PER ENGINEERING COMMENTS
7	DATE	CHKD	REVISION

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5	06/13/25	SAD	REVISED PER ENGINEERING COMMENTS
4	03/31/25	SAD	REVISED PER TOWNSHIP COMMENTS
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2	12/18/24	SAD	REVISED PER TOWNSHIP COMMENTS
1	09/10/24	SAD	REVISED PER PB COMPLETENESS REVIEW
	DATE	CHKD	REVISION

PROJ. 08139.01-001
DATE: 08/15/2024
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Bowman Consulting Group Ltd
Phone: 732-865-5000
FAX: 732-865-5001
Freehold, New Jersey 07728
NJ Certificate of Authorization No. 24GA28022800
E-mail: NJ@bowman.com
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

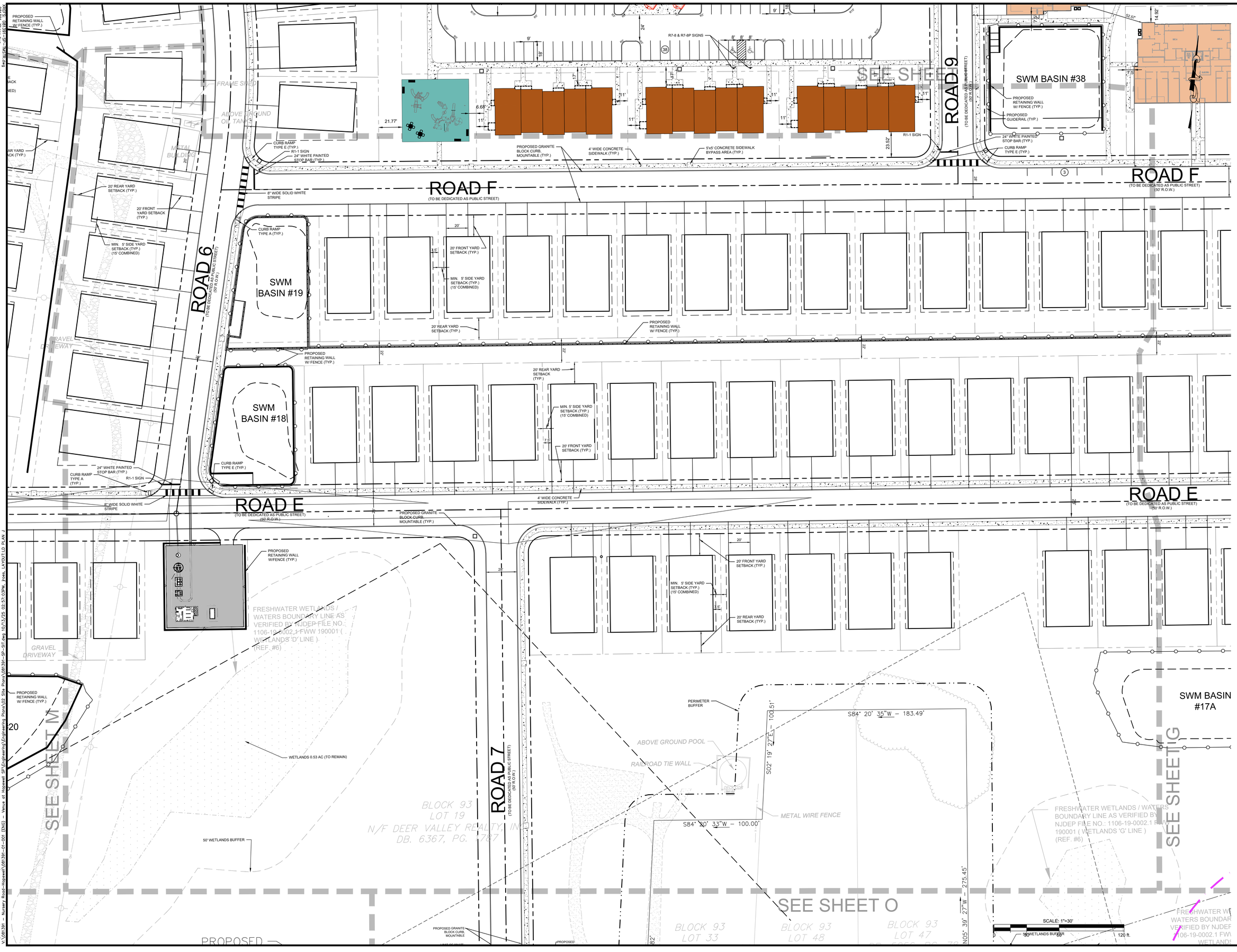
PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

LAYOUT AND DIMENSIONING PLAN I

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

SHEET No. 71
OF



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2/14/25	SAD
12/18/24	SAD
09/10/24	SAD

REVISION	DATE	DRWN
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4 REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
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1 REVISED PER RI COMPLETENESS REVIEW	09/10/24	SAD

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7 REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

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Bowman

Bowman Consulting Group, Ltd.
Phone: 732-866-5500
FAX: 732-866-5501
Freehold, New Jersey 07728
NJ Certificate of Authorization No. 24GA28022600
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

LAYOUT AND DIMENSIONING PLAN J

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

SHEET No. 7J
OF

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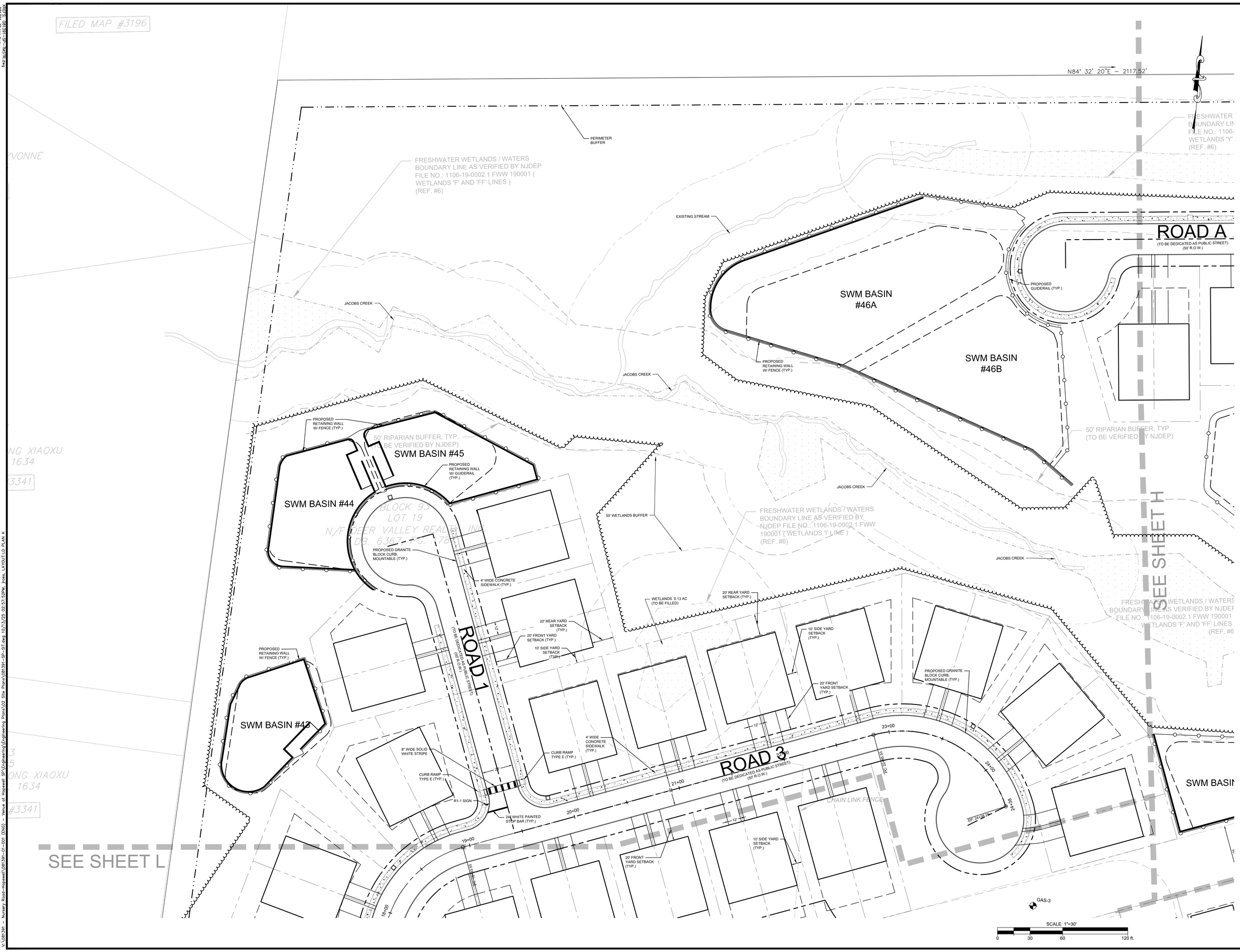

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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD
	REVISION	DATE	CHKD

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DATE 8/30/2024
CHKD. SAD

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Bowman

Phone: 732-463-5000
FAX: 732-463-5501
Web: www.bowman.com
NJ Certificate of Authorization No. 24GA28002600

Bowman Consulting Group Ltd
1 Hopewell Road, Suite 100
Freehold, New Jersey 07728
Tel: 732-463-5000
Email: 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

LAYOUT AND DIMENSIONING PLAN K

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

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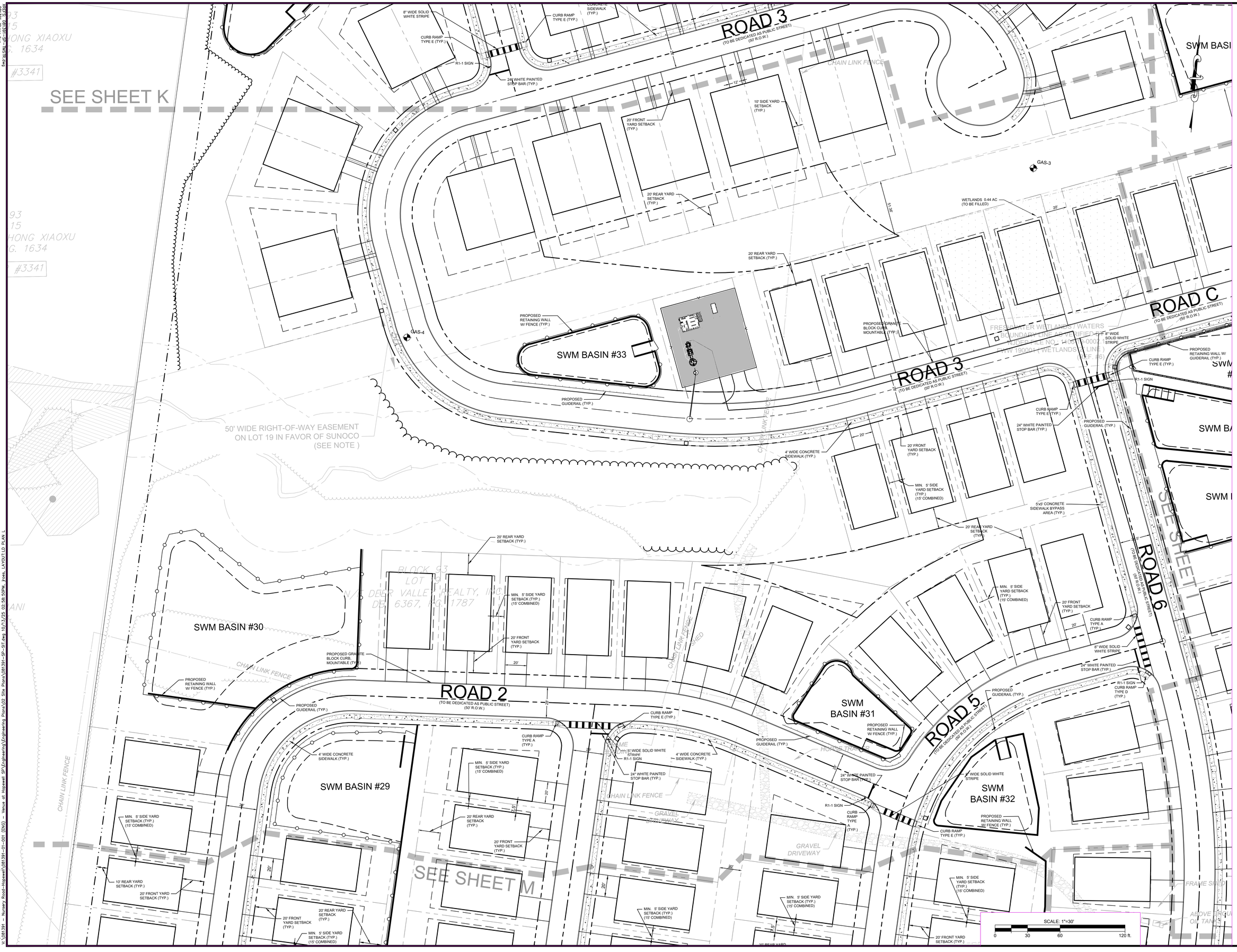

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	REVISION	DATE	CHKD

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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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DATE: 08/15/2024
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Bowman Consulting Group Ltd
1 Applegate Drive, Suite 3
Freehold, New Jersey 07728
Phone: 732-865-6000
Email: NJ@Bowman.com
FAX: 732-865-5501
NJ Certificate of Authorization No. 24GA28000300
NJ Certificate of Authorization No. 24GE04447100
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

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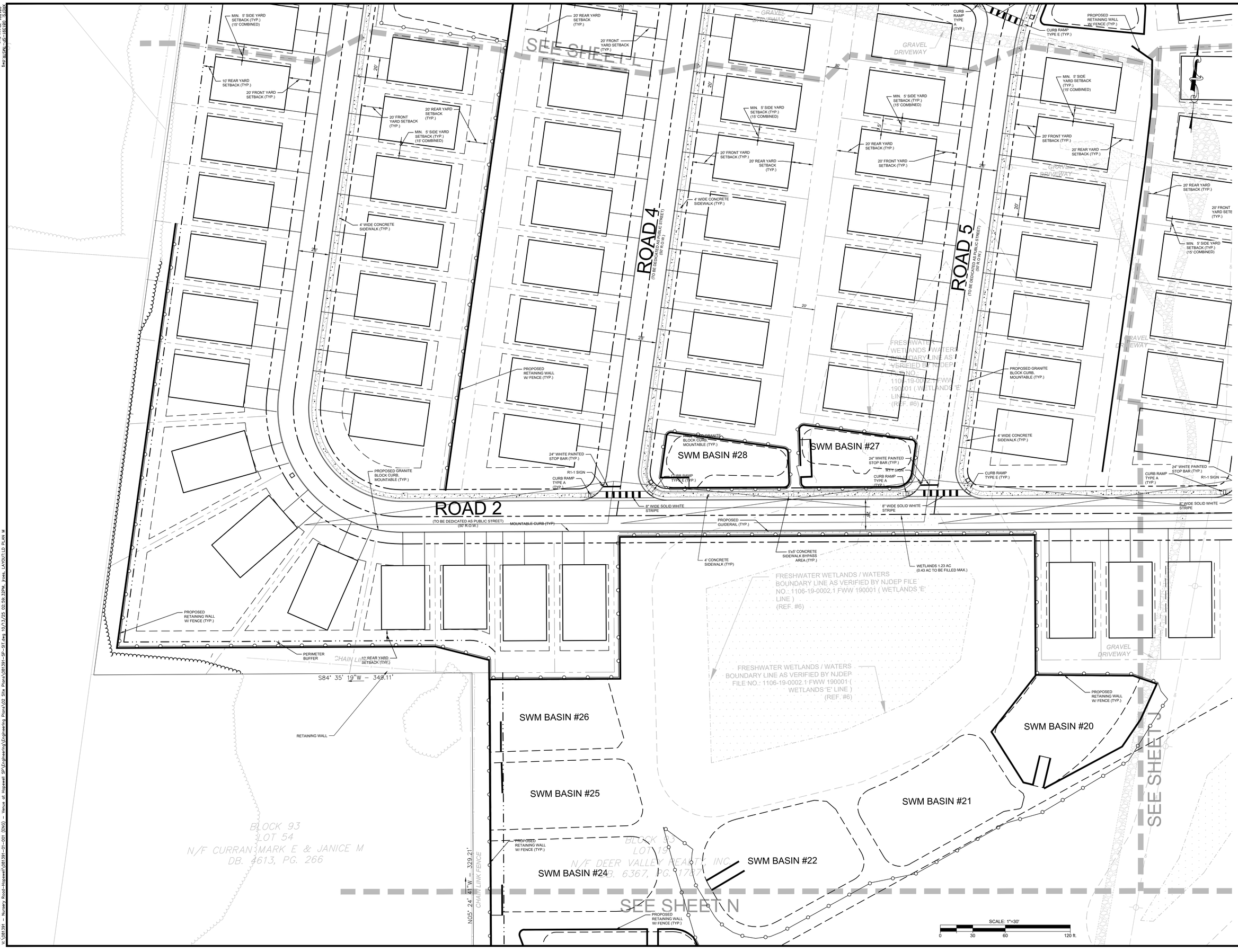

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DATE: 10/10/2024
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Phone: 732-865-5500
FAX: 732-865-5501
Freehold, New Jersey 07728
N.J. Certificate of Authorization No. 24GA28002600
Email: NJ@bowman.com
SEAN A. DELANY N.J. Professional Engineer, Lic. 24GE04447100

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

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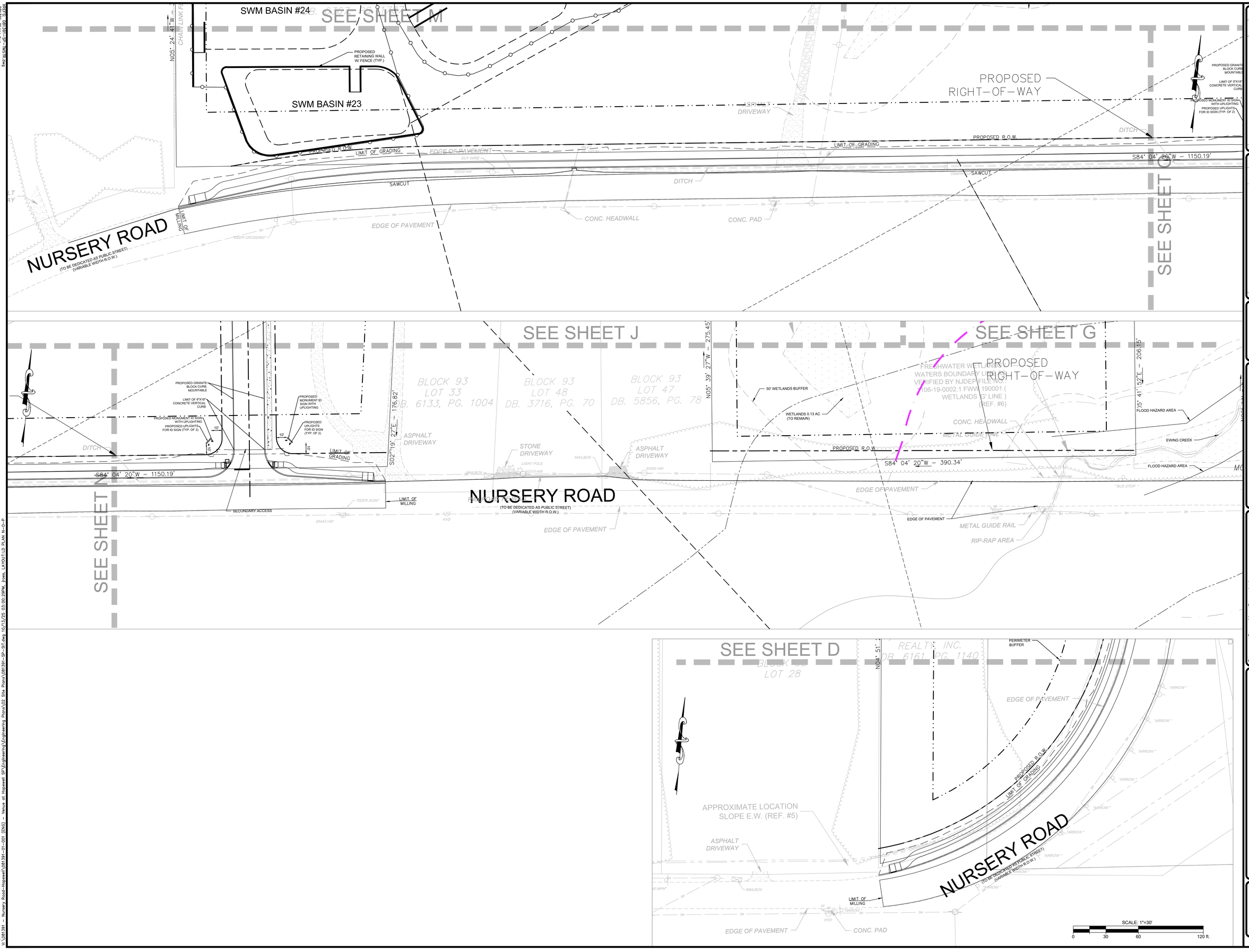

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Bowman Consulting Group Ltd
Bowman Place, Suite 175
Freehold, New Jersey 07728
Email: NJ@Bowman.com
Phone: 732-865-6500
FAX: 732-865-6501
NJ Certificate of Authorization No. 24GA28229500
SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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

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