



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

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

**PROJECT / APPLICATION**

BLOCK:

LOTS:

ADDRESS:

PROJECT NAME:

**APPLICATION AND RELATED**  
**DOCUMENTS**




# TOWNSHIP OF HOPEWELL

201 Washington Crossing Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext 6280

## MEMORANDUM

To: Hopewell Township Planning Board

From: Mark Kataryniak, P.E., Community Development Director / Township Engineer 

Date: January 11, 2021

RE: **Completeness Review - #1**  
**Hopewell Parc**  
**Applicant: US Home Corporation, D/B/A Lennar**  
P/F Major Subdivision & P/F Site Plan; IPD-1 Zone  
Block 93, Lot 5.01; Scotch Road  
Block 93, Lot 5.02; 449 Scotch Road  
Block 93, Lot 6.02; 445 Scotch Road

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### **I. Application Submission Items**

- A. An application submission package was received on December 16, 2020 containing:
1. A letter dated December 16, 2020 from Jason Tuvel, Esq., of Prime and Tuvel, transmitting the subject application and itemizing included materials as further described herein.
  2. Completed Application forms executed by Applicant and by the three owners, in counterpart, of the Property; namely, the Applicant, US Home Corporation, D/B/A Lennar, (Block 93, Lot 5.01), CF Hopewell CC&L, LLC (Block 93, Lot 5.02) and Hopewell West Res, LLC, co-owner with Applicant (Block 93, Lot 6.02);
  3. Application and Escrow Fee Calculation Form and two checks of the Applicant, made payable to the Township of Hopewell, representing Application Fees and Escrow Deposit;
  4. Executed Escrow Agreement with IRS Form W-9 pertaining to Applicant;
  5. Hopewell Township Tax Collector's certification of payment of taxes;
  6. Consent to Entry executed by all owners and by Applicant;
  7. Checklists for Preliminary and Final Site Plan and Preliminary and Final Subdivision, completed and signed by Brian R. Perry, PE, Van Note-Harvey Associates, Inc., Project Engineer;
  8. Checklist Submission and Design Waiver Request Form with Addendum;
  9. Certificate of Ownership / Applicant Disclosure Statement, completed by Applicant;
  10. ALTA / NSPS Land Title Survey, Block 93 Lots 5.01, 5.02 and 6.02 for US Home Corporation D/B/A Lennar, prepared by Kenneth R. Raikes, PLS, Van Note-Harvey Associates, Inc., dated May 8, 2019, last revised January 8, 2020, consisting of 1 sheet;
  11. Tree Inventory Plan (Existing Conditions Plan, Site Plan Sheet 1 of 5 through Sheet 5 of 5);

**Completeness Review - # 1**

**Hopewell Parc**

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12. Preliminary and Final Major Subdivision and Preliminary and Final Site Plan Set, consisting of various sheets as indexed on the plan set cover sheet, prepared and signed by Brian R. Perry, PE of Van Note-Harvey Associates, Inc., Princeton, NJ, dated December 16, 2020;
  13. Traffic Impact Study for Hopewell Parc, prepared by Karl A. Pehnke, PE, PTOE and Eric J. Viloria, PE of Langan Engineering & Environmental Services, Inc., Lawrenceville, NJ, dated December 16, 2020;
  14. Environmental Impact Assessment entitled, "Environmental Impact Report for Hopewell Parc," prepared by Van Note-Harvey Associates, Inc., dated December 16, 2020;
  15. Engineer's Report for Hopewell Parc, prepared by Van Note-Harvey Associates, Inc., dated December 16, 2020;
  16. Stormwater Management Measures Maintenance Plan and Field Manuals for Hopewell Parc, prepared by Van Note-Harvey Associates, Inc., dated December 16, 2020;
  17. Fiscal Impact Report entitled, "Community Impact Statement for a Proposed Residential Development in Hopewell Township, Mercer County, New Jersey," prepared by Richard B. Reading of Richard B. Reading Associates, Princeton, NJ, dated December 14, 2020;
  18. Preliminary Subsurface Investigation-Proposed Stormwater Facilities, prepared by Melick-Tully, A Division of GZA, dated November 17, 2020;
  19. Copies of the following NJDEP permits:
    - NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification Permit dated April 17, 2020 (File No.: 1106-09-0003.2);
    - NJDEP Flood Hazard Area Verification dated November 7, 2019 (File No.: 1106-09-0003.2 LUP 190001);
  20. Architectural Elevations and Floor Plans for Hopewell Parc, prepared by:
    - Holiday Architects, Inc., dated December 1, 2020, Sheets A-1 through A-34;
    - Major Architects, dated December 16, 2020, Sheets A-01 through A-15;
    - Preliminary and Final Subdivision Plat for Hopewell Parc, prepared by Van Note-Harvey Associates, Inc., dated December 16, 2020, Sheets CE4-A through CE-15.
- B. Electronic versions of the originally submitted materials described above were received on December 16, 2020.

**II. Description**

The subject application seeks approval for preliminary and final major subdivision as well as preliminary and final site plan to develop an inclusionary residential development containing a total of 1,077 units, comprised of 861 market-rate and 216 affordable units, and contained within two areas identified as the North and South Sections of Hopewell Parc. Each Section contains a mix of single-family homes, townhomes, stacked townhomes, multi-family buildings and HOA-operated amenities.

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The composition of the proposed development by unit type is as follows:

<b>Building Type</b>	<b>North Section</b>		<b>South Section</b>	
	<b>Market-Rate</b>	<b>Affordable</b>	<b>Market-Rate</b>	<b>Affordable</b>
Multi-Family Units	216	122	38	94
Townhouses, Stacked	92		224	
Townhouses	30		70	
Single-Family, 60' lots	33		47	
Single-family, 70' lots	49		62	
Subtotal:	420	122	441	94
<b>Total Units:</b>	<b>542</b>		<b>535</b>	

**III. Submission Checklist Review**

I have reviewed the application materials and requests for waivers on the various submission checklists related to the application. Copies of the checklists and submission waiver requests submitted by the applicant are attached to this memo. A review of the various checklists is contained in the following along with my recommendations for the various items listed:

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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**A. Preliminary Major Subdivision Checklist (dated 12/15/2020)**

1. Items Not Provided: The items noted below were noted on the checklist as submitted (marked "x") but were not received. I recommend these items be identified as submission waivers and approved as such, with the recommended action/condition indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
23	Utility Co. letters confirming easements	Confirmation of the adequacy of easements not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			
17	Plans/Profiles for widening existing roads	Not provided on plans for Scotch Road improvements.	Require details be provided for review by the Board professionals.
18	Sections for widening existing roads	Not provided on plans for Scotch Road improvements.	Require details be provided for review by the Board professionals.

2. Items Not Applicable: The items noted below were identified on the submitted checklist as either waivers or not applicable (N/A). I concur that these items are not applicable to the subject application. The proposed development will be served by public water and sewer, eliminating the need for the Administrative Items. The items identified on the Engineering and Planning checklists are not applicable. A General Development Plan has not been sought for this project, and the other identified items are not contained within the limits of the subject properties.

Item No.	Description
<b>Administrative</b>	
16	Well Water Supply Evaluation
17	Existing Septic System Certification
18	Water Quality Test Reports
<b>Engineering</b>	
23	Compliance with General Development Plan
<b>Planning</b>	
4	Compliance with General Development Plan
6	Compliance with Historic Preservation Commission Criteria
7	Cultural features, historic sites & critical viewsheds

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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3. Items with Waiver Requests: The items noted below were identified by the applicant as submission waivers with explanations provided and/or reasons noted for the granting of the waivers. I concur and recommend these items be approved as submission waivers, with the recommended action/condition as indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
10	Tree Survey Plan	Representative sample areas identified and inventoried instead of entire site.	This is a conventional practice on larger parcels. Defer to technical review by Board professionals and submission of supplemental information by applicant as required.
<b>Engineering</b>			
8, 11 & 18	Boundary & Topo Survey	Compliance with NGVD 1988 provided by way of conversion formula in General Notes.	Accept the conversion formula in lieu of the adjusted elevations for the updated datum.
11	Grading Plan Content	Demonstrate balanced cut/fill	Require details be provided for review by the Board professionals.
22	Compliance with all Design Standards	Design waivers requested / identified: <ul style="list-style-type: none"><li>17-90.1-b – Full cut-off requirements for lighting luminaires.</li></ul> RSIS de minimis exceptions identified: <ul style="list-style-type: none"><li>5:21-4.19(b)2-Intersection location</li><li>5:21-4.19(b)5-Centerline Radius</li></ul>	Defer to technical review to identify any other design waivers as may be applicable and require testimony by the applicant to justify the exceptions to the identified design standards.
<b>Planning</b>			
3	Compliance with all Design Standards	Design waivers requested / identified: <ul style="list-style-type: none"><li>17-90.1-b – Full cut-off requirements for lighting luminaires.</li></ul> RSIS de minimis exceptions identified: <ul style="list-style-type: none"><li>5:21-4.19(b)2-Intersection location</li><li>5:21-4.19(b)5-Centerline Radius</li></ul>	Defer to technical review to identify any other design waivers as may be applicable and require testimony by the applicant to justify the exceptions to the identified design standards.
<b>Landscaping and Lighting</b>			
1 & 2	Tree Inventory	Representative sample areas identified and inventoried instead of entire site.	This is a conventional practice on larger parcels. Defer to technical review by Board professionals and submission of supplemental information by applicant as required.

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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**B. Final Major Subdivision Checklist (dated 12/15/2020)**

1. Items Not Provided: Items Not Provided: The items noted below were noted on the checklist as submitted (marked "x") but were not received or the information not complete. I recommend these items be identified as submission waivers and approved as such, with the recommended action/condition indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
15	Text of all deed restrictions	Not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			
5	Phasing Plan	Complete details not provided	Defer to technical review and comment by Board professionals.
7	Developer's Agreement	Not provided.	Require submission as a Condition of any Board approval, as applicable.
<b>Planning</b>			
3	Developer's Agreement	Not provided.	Require submission as a Condition of any Board approval, as applicable.

2. Items Not Applicable: The items noted below were identified on the submitted checklist as not applicable (N/A). I concur that these items are not applicable to the subject application. The proposed development will be served by public water and sewer, eliminating the need for the Health Items.

Item No.	Description
<b>Health</b>	
2	Final Septic Design Criteria and Grading

3. Items with Waiver Requests: The items noted below were identified by the applicant as submission waivers with explanations provided and/or reasons noted for the granting of the waiver. I concur and recommend these items be approved as submission waivers, with the recommended action/condition as indicated for each item listed.

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
11	Signed Preliminary Plans	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
12	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
13	Postmaster confirmation of street names	Not submitted.	Require submission as a Condition of any Board approval.
14	Utility Co. confirmation of easements	Confirmation of the adequacy of easements not provided.	Require submission as a Condition of any Board approval.
<b>Health</b>			
1	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
3	TWA Submission	Not provided.	Require submission as a Condition of any Board approval.
4	Temp Water & Sewer for Sales / Const. Offices	Not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			
1	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
2 & 3	Quantity Estimate for Public Improvements On and Off Site	Not provided.	Require submission as a Condition of any Board approval.
4	Metes & Bounds Descrip. For Dedications & Easements	Not provided.	Require submission as a Condition of any Board approval.
10	Block/Lot Numbers	Not provided.	Require submission as a Condition of any Board approval.
11	Outside Agency approvals	Not provided.	Require submission as a Condition of any Board approval.
<b>Planning</b>			
1	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
5	Block/Lot Numbers	Not provided.	Require submission as a Condition of any Board approval.
6	Outside Agency approvals	Not provided.	Require submission as a Condition of any Board approval.



**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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Block 93, Lots 5.01, 5.02, 6.02

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**C. Preliminary Site Plan Checklist (dated 12/15/2020)**

1. Items Not Provided: The items noted below were noted on the checklist as submitted (marked "x") but were not received or the information not complete. I recommend these items be identified as submission waivers and approved as such, with the recommended action/condition indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
23	Utility Co. confirmation of easements	Confirmation of the adequacy of easements not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			
18	Half Cross Sections for Existing Roads to be widened	Information not provided for Scotch Road improvements.	Require details be provided for review by the Board professionals.
20	Compliance with all Design Standards	Design waivers requested / identified: <ul style="list-style-type: none"> <li>17-90.1-b – Full cut-off requirements for lighting luminaires.</li> </ul> RSIS de minimis exceptions identified: <ul style="list-style-type: none"> <li>5:21-4.19(b)2-Intersection location</li> <li>5:21-4.19(b)5-Centerline Radius</li> </ul>	Defer to technical review to identify any other design waivers as may be applicable and require testimony by the applicant to justify the exceptions to the identified design standards.

2. Items Not Applicable:

- a. The items noted below were identified on the submitted checklist as not applicable (N/A). I believe these items are applicable to the subject project, and that information be provided. I recommend that a submission waiver be granted for the item listed below for completeness purposes, but that the information be provided to the Board professionals for review of the application.

Item No.	Description
<b>Health</b>	
1	Location of existing septic systems within 200 feet of the boundary of the site

- b. The items noted below were identified on the submitted checklist as either waivers or not applicable (N/A). I concur that these items are not applicable to the subject application. The proposed development will be served by public water and sewer, eliminating the need for the Administrative and Health Items identified. The items identified on the Engineering and Planning checklists are not applicable. A General Development Plan has not been sought for this project, and the other identified items are not contained within the limits of the subject properties.

Item No.	Description
<b>Administrative</b>	
16	Well Water Supply Evaluation
17	Existing Septic System Certification
18	Water Quality Test Reports
<b>Health</b>	

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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2	Certification of existing on-site sewage disposal systems
3	Test reports for existing on-site wells / potable water supplies
4	Soil tests for proposed primary and reserve septic areas
5	Location of unacceptable profile pits & permeability tests
6	Soil test reports
7	Well supply evaluation
8	Location of on-site wells and off-site wells within 500 feet of the site
9	Homeowner authorization to monitor wells within 500 feet of the proposed test well
<b>Engineering</b>	
21	Compliance with General Development Plan
<b>Planning</b>	
6	Compliance with General Development Plan
7	Compliance with Historic Preservation Commission Criteria
10	Cultural features, historic sites & critical viewsheds

3. Items with Waiver Requests: The items noted below were identified by the applicant as submission waivers with explanations provided and/or reasons noted for the granting of the waiver. I concur and recommend these items be approved as submission waivers, with the recommended action/condition as indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
10	Tree Survey	Representative sample areas identified and inventoried instead of entire site.	This is a conventional practice on larger parcels. Defer to technical review by Board professionals and submission of supplemental information by applicant as required.
<b>Health</b>			
10	TWA Submission	Not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			
4.g	Sewage Disposal Water Supply Plan	Plan not provided	Require details be provided for review by the Board professionals.
8, 11 & 18	Boundary & Topo Survey	Compliance with NGVD 1988 provided by way of conversion formula in General Notes.	Accept the conversion formula in lieu of the adjusted elevations for the updated datum.
11	Grading Plan Content	Demonstrate balanced cut/fill	Require details be provided for review by the Board professionals.
20	Compliance with all Design Standards	Design waivers requested / identified: <ul style="list-style-type: none"> <li>17-90.1-b – Full cut-off requirements for lighting luminaires.</li> </ul> RSIS de minimis exceptions identified: <ul style="list-style-type: none"> <li>5:21-4.19(b)2-Intersection location</li> <li>5:21-4.19(b)5-Centerline Radius</li> </ul>	Defer to technical review to identify any other design waivers as may be applicable and require testimony by the applicant to justify the exceptions to the identified design standards.
<b>Planning</b>			

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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5	Compliance with all Design Standards	Design waivers requested / identified: <ul style="list-style-type: none"><li>• 17-90.1-b – Full cut-off requirements for lighting luminaires.</li></ul> RSIS de minimis exceptions identified: <ul style="list-style-type: none"><li>• 5:21-4.19(b)2-Intersection location</li><li>• 5:21-4.19(b)5-Centerline Radius</li></ul>	Defer to technical review to identify any other design waivers as may be applicable and require testimony by the applicant to justify the exceptions to the identified design standards.
<b>Landscaping and Lighting</b>			
1 & 2	Tree Inventory	Representative sample areas identified and inventoried instead of entire site.	This is a conventional practice on larger parcels. Defer to technical review by Board professionals and submission of supplemental information by applicant as required.

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

P/F Major Subdivision &amp; P/F Site Plan; IPD-1 Zone

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**D. Final Site Plan Checklist (dated 12/15/2020)**

1. Items Not Provided: The items noted below were noted on the checklist as submitted (marked "x") but were not received. I recommend these items be identified as submission waivers and approved as such, with the recommended action/condition indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
11	Resolution of Preliminary Site Plan Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
13	Utility Co. confirmation of easements	Confirmation of the adequacy of easements not provided.	Require submission as a Condition of any Board approval.
<b>Planning</b>			
7	Block/Lot Numbers	Not provided.	Require submission as a Condition of any Board approval.

2. Items Not Applicable: The items noted below were identified on the submitted checklist as a waiver or not applicable (N/A). I concur that these items are not applicable to the subject application. The proposed development will be served by public water and sewer, eliminating the need for the Health Items indicated below.

Item No.	Description
<b>Health</b>	
2	Final Septic Design Criteria and Grading

3. Items with Waiver Requests: The items noted below were identified by the applicant as submission waivers with explanations provided and/or reasons noted for the granting of the waiver. I concur and recommend these items be approved as submission waivers, with the recommended action/condition as indicated for each item listed.

Item No.	Description	Comment	Recommendation
<b>Administrative</b>			
12	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
14	Written confirmation of providing utility service	Will serve request letters and initial responses received.	Require submission of final documentation as a Condition of any Board approval.
<b>Health</b>			
1	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
3	TWA Submission	Not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			

**Completeness Review - # 1****Hopewell Parc****Applicant: US Home Corporation, D/B/A Lennar**

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1	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
3	Quantity Estimate for Public Improvements On and Off Site	Not provided.	Require submission as a Condition of any Board approval.
4	Metes & Bounds Descrip. For Dedications & Easements	Not provided.	Require submission as a Condition of any Board approval.
6	Developer's Agreement	Not provided.	Require submission as a Condition of any Board approval, as applicable.
9	Block/Lot Numbers	Not provided.	Require submission as a Condition of any Board approval.
10	Outside Agency approvals	Not provided.	Require submission as a Condition of any Board approval.
<b>Planning</b>			
1	Satisfy Conditions of Preliminary Approval	Preliminary and Final Subdivision application submitted concurrently.	Defer to technical review and comment by Board professionals.
4	Developer's Agreement	Not provided.	Require submission as a Condition of any Board approval, as applicable.
8	Outside Agency approvals	Not provided.	Require submission as a Condition of any Board approval.

**IV. Completeness**

I recommend that the Board deem the subject application **complete** at this time, subject to the approval of the conditions and recommendations described above for the various waivers.

I further recommend that the Board consider these waiver requests at the January 28, 2011 meeting of the Planning Board.

C:

(via email)

Applicant, Mitch Newman, US Homes

Applicant's Attorney, Jason Tuvel, Esq.

Applicant's Engineer, Brian Perry, Van Note-Harvey Associates

# TOWNSHIP OF HOPEWELL


## PRELIMINARY MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** Lot 5.01- Scotch Road: US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
\_\_\_\_\_  
*Signature*

Brian R. Perry, P.E.  
*Name*

12/15/2020  
*Date Signed*

All documents must be submitted in hard copy and pdf.

### Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	<b>**Submit one hard copy and pdf of required documents and plans for Completeness Determination.**</b>		
<u>  x  </u>	1. Submitted within published "window for submission."		—
<u>  x  </u>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>  3  </u>	—
<u>  x  </u>	3. Payment of Required Fees.		—
<u>  x  </u>	4. Completed Escrow Agreement.	<u>  3  </u>	—
<u>  x  </u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>  3  </u>	—
<u>  x  </u>	6. Completed Consent to Entry Form.	<u>  3  </u>	—
<u>  x  </u>	7. Completed Preliminary Major Subdivision Checklist.	<u>  3  </u>	—
<u>  x  </u>	8. Completed "Design Waiver Request" form.	<u>  3  </u>	—
<u>  x  </u>	9. Certificate of Ownership.	<u>  3  </u>	—
<u>  w  </u>	10. Tree Survey Plan. <u>3 full size and 15 to-scale half size</u>		—
<u>  x  </u>	11. Site Plan(s) folded, collated, bound, signed, and sealed. <u>3 full size and 15 to-scale half size</u>		—
<u>  x  </u>	12. Traffic Analysis - collated, bound, signed, and sealed.	<u>  3  </u>	—

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<u>  x  </u>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	14. Stormwater management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	15. Completed Fiscal Impact Data Sheet.	<u>  3  </u>	<u>      </u>
<u>  w  </u>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>  3  </u>	<u>      </u>
<u>  w  </u>	17. Existing Septic System Certification - signed and sealed.	<u>  3  </u>	<u>      </u>
<u>  w  </u>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	19. Soil Test Reports collated, bound, signed and sealed.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	22. Submission of a wetlands report and wetlands delineation.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>  3  </u>	<u>      </u>

### Engineering

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<u>  x  </u>	1. Designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate.	<u>      </u>
<u>  x  </u>	2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13."	<u>      </u>
<u>  x  </u>	3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.	<u>      </u>
<u>  x  </u>	4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:	<u>      </u>
<u>  x  </u>	a. Key Maps: 1" - 1000'	<u>      </u>
<u>  x  </u>	b. Boundary and Topographic Survey: 1" = 100'	<u>      </u>
<u>  x  </u>	c. Environmental Inventory Maps: 1" = 200'	<u>      </u>

<i>Appl. Use Only</i>			<i>Twp Use Only</i>
<u>  x  </u>	d.	Grading and Drainage Plans: 1" = 50"	_____
<u>  x  </u>	e.	Site Plans: 1" = 50'	_____
<u>  x  </u>	f.	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical Horizontal to Vertical Ratio of scales being no more than 10.	_____
<u>  x  </u>	g.	Sewage Disposal and Water Supply Plan: 1" = 50'	_____
<u>  x  </u>	h.	Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30'	_____
<u>  x  </u>	5.	A north arrow with reference meridian.	_____
<u>  x  </u>	6.	A legend identifying symbols and drafting techniques used.	_____
<u>  x  </u>	7.	A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1 1/2" border on the left side.	_____
<u> w/x </u> Partial W	8.	A boundary and topographic survey of the total tract signed and sealed by the preparing N.J. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.	_____
<u>  x  </u>	9.	Subdivision plan showing existing topography; all existing and proposed lot lines, lot dimensions, gross and net lot areas; locations of on-site structures with dimensions to proposed lots (if remaining after subdivision); wetland boundaries and areas; stream corridor boundaries and areas; flood hazard boundaries and areas; all easement boundaries and areas; all proposed streets showing name; right-of-way width and cartway widths; common driveway locations; proposed widened roadway widths along frontage of lot; sight triangle easements and boundaries; and a tabulation of zoning requirements showing zone(s) in which lot is located, bulk requirements of zone(s), bulk requirements proposed by application (including conditional or accessing use requirements) and density. All dimensions shown shall be to nearest on foot and all areas shall be shown to nearest 1/10th acre where easement, flood hazard, stream corridor, or wetland areas overlap, only the most encumbering area is required to be shown.	_____
<u>  x  </u>	10.	All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.	_____
<u> w/x </u> Partial W	11.	Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at comers of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.	_____
		Proposed grading should be designed to provide a balanced cut and fill condition as much as practical.	_____



- x   12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.
- x   13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.
- x   14. Hydraulic calculations for storm water management showing, at minimum, no increase in runoff from the predevelopment conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.
- x   a. Pre-development conditions shall be considered as "good."
- x   b. Post development conditions shall be considered as "poor" with maximum impervious coverage permitted by ordinance being used in developing post development curve numbers.
- x   c. Calculations shall include a separate drainage area map for both pre and post development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes are identified. A separate drainage area map for inlets shall also be provided.
- x   d. Routing of pre and post development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- x   e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- x   f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- x   g. Computations showing Compliance with the Regulations of the D & R Canal Commission and Mercer County Planning Board.
- x   15. Hydraulic calculations for storm water runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.
- x   16. Plan and centerline profile for all proposed roadways showing existing elevations at 50 foot intervals; proposed elevations at 50 foot intervals and at all horizontal and vertical points of curvature, intersection and tangency; roadway stations at 100 foot intervals and all horizontal and vertical points of curvature, intersection and tangency; written vertical slopes, horizontal curve design radii lengths, and central angles, vertical curve lengths; storm and sanitary sewer piping, stormwater inlet locations, inverts, slopes horizontal offset dimensions, grate of rim elevations; curb lines and locations proposed contours; water mains and valves.

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- x   17. Plans and centerline profiles shall be provided for widening of all existing roadways detailing of pavement grades, milling areas, drainage construction, and proposed curb locations. \_\_\_\_\_
- w/x  18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.
- Partial W
- x   19. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred. \_\_\_\_\_
- x   20. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.
- x   21. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage of reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be general reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein. \_\_\_\_\_
- x   22. Compliance with each and every design standard of the Land Use and Development Ordinance. \_\_\_\_\_
- w   23. Compliance with approved General Development Plan. \_\_\_\_\_
- x   24. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each. \_\_\_\_\_
- x   25. Stream corridor delineation with requisite buffers preserved by easement. \_\_\_\_\_

### Planning

- x   1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for track in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.
- x   2. Zoning requirements shall be tabulated to show all bulk requirements of the zone(s) in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.
- x   3. Compliance with each and every design standard of the Land Use and Development Ordinance.
- w   4. Compliance with approved General Development Plan.
- x   5. Stream corridor delineation with requisite buffers preserved by easement.
- w   6. Compliance with Historic Preservation Commission criteria for on-site structures or features and any historic sites or features within 200 feet of site boundary.
- w   7. Cultural features, historic sites and critical viewsheds as mapped by the Township.
- x   8. Identification and Location of Affordable Housing Units.

### Landscaping and Lighting

- x   1. Aerial extent of tree cover for each woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.
- w   2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.
- x   3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:
  - x   a. Proposed plant names, both common and scientific.

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|--------------|----|--|-------|
| <u>  x  </u> | b. | Proposed plant sizes in caliper, height, and/or width at the time of installation.   | _____ |
| <u>  x  </u> | c. | Type of nursery stock, (i.e. balled and burlapped or container) and size planting.   | _____ |
| <u>  x  </u> | d. | Proposed plant spacing and any other comments relating to installation.  | _____ |
| <u>  x  </u> | e. | Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision. | _____ |
| <u>  x  </u> | f. | Delineation showing which areas are to be irrigated.   | _____ |
| <u>  x  </u> | 4. | Landscape maintenance specifications.  | _____ |
| <u>  x  </u> | 5. | Planting details conforming with current horticultural practices.  | _____ |
| <u>  x  </u> | 6. | Pedestrian and bicycle circulation systems, including width proposed and materials.  | _____ |
| <u>  x  </u> | 7. | Outdoor pedestrian spaces with landscape architectural elements detailed.  | _____ |
| <u>  x  </u> | 8. | Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.                           | _____ |

<b>TOWNSHIP USE ONLY</b>	
Application Reviewed By: _____	Date: _____
Recommendation: _____	
complete/incomplete	

# TOWNSHIP OF HOPEWELL

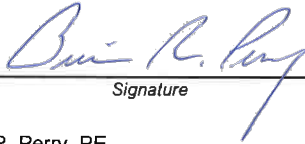
## FINAL MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
Signature

Brian R. Perry, PE  
Name

12/15/2020  
Date Signed

All documents must be submitted in hard copy and pdf.

### Administrative

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**Hard Copies  
Required**

**Twp  
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\*\*Submit one hard copy and pdf of required documents and plans for Completeness Determination.\*\*

- |          |  |          |   |
|----------|--|----------|---|
| <u>x</u> | 1. Submitted within published "window for submission."   |          | — |
| <u>x</u> | 2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.   | <u>3</u> | — |
| <u>x</u> | 3. Payment of Required Fees.   |          | — |
| <u>x</u> | 4. Completed Escrow Agreement.   | <u>3</u> | — |
| <u>x</u> | 5. Receipt of Taxes Paid for current tax quarter from Tax Collector.   | <u>3</u> | — |
| <u>x</u> | 6. Completed Consent to Entry Form.  | <u>3</u> | — |
| <u>x</u> | 7. Completed Final Major Subdivision Checklist   | <u>3</u> | — |
| <u>x</u> | 8. Completed "Design Waiver Request" form.   | <u>3</u> | — |
| <u>x</u> | 9. Certificate of Ownership.   | <u>3</u> | — |
| <u>x</u> | 10. Final Major Subdivision Plan(s) folded, collated, bound, signed, and sealed with a common date of issue and revision. <u>3 full size and 15 to-scale half size</u>   |          | — |
| <u>w</u> | 11. Signed copy of Preliminary plans with copy of Resolution of Approval.  | <u>3</u> | — |
| <u>w</u> | 12. Certification that all conditions of preliminary major subdivision approval have been satisfied and that Preliminary Major Subdivision plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each. | <u>3</u> | — |
| <u>w</u> | 13. Letter from Postmaster of Post Office serving proposed subdivision that street names are acceptable.   | <u>3</u> | — |

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Hard Copies  
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|----------|---|---|---|
| <u>W</u> | 14. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.                             | 3 | — |
| <u>X</u> | 15. Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer.<br>(See, ALTA Survey) | 3 | — |

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### Health

- |          |  |   |
|----------|--|---|
| <u>W</u> | 1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist.   | — |
| <u>W</u> | 2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan."   | — |
| <u>W</u> | 3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application. | — |
| <u>X</u> | 4. Provision for temporary water and sewer to sales offices and construction offices.  | — |

### Engineering

- |          |  |   |
|----------|--|---|
| <u>W</u> | 1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date.                           | — |
| <u>X</u> | 2. An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Association. This estimate shall include all construction quantities for all site improvements shown on the approved preliminary plan and shall be signed, sealed and dated by a New Jersey Licensed Professional Engineer. | — |
| <u>W</u> | 3. An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan. This estimate shall be based on the off-tract improvement plans and shall be signed, sealed, and dated by the prepared New Jersey Licensed Professional Engineer.  | — |
| <u>W</u> | 4. Metes and bounds descriptions for right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; common driveway easements; cul-de-sac easements and all other easements or rights-of-way which shall be dedicated to the public or planned to be maintained by a Homeowners Association. Descriptions may be by reference to Final Plat.         | — |
| <u>X</u> | 5. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours of operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.  | — |
| <u>X</u> | 6. A final plat of major subdivision complying with the "Map Filing Law" of the State of New Jersey.   | — |

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Only

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|--------------|--|-------|
| <u>  x  </u> | 7. A Developer's Agreement approved and executed by the Hopewell Township Committee.   | _____ |
| <u>  x  </u> | 8. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control landscaping and temporary lighting at a scale of not smaller than 1" = 50' each facility location. | _____ |
| <u>  x  </u> | 9. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.  | _____ |
| <u>  w  </u> | 10. Block and Lot numbers approved by Tax Assessor.  | _____ |
| <u>  w  </u> | 11. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.   | _____ |
| <u>  x  </u> | 12. Provide site lighting plan when roadway illumination requirements of Section 17-90.3b are applicable.  | _____ |

### Planning

- |              |  |       |
|--------------|--|-------|
| <u>  w  </u> | 1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date. | _____ |
| <u>  x  </u> | 2. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours of operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.  | _____ |
| <u>  x  </u> | 3. A Developer's Agreement approved and executed by the Hopewell Township Committee.   | _____ |
| <u>  x  </u> | 4. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.  | _____ |
| <u>  w  </u> | 5. Block and Lot numbers approved by Tax Assessor.   | _____ |
| <u>  w  </u> | 6. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  | _____ |

#### TOWNSHIP USE ONLY

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_  
complete/incomplete

# TOWNSHIP OF HOPEWELL

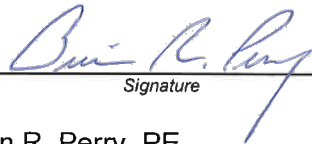
## PRELIMINARY SITE PLAN CHECKLIST

**Applicant's Name:** Lot 5.01- Scotch Road: US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
 \_\_\_\_\_  
*Signature*

Brian R. Perry, PE  
 \_\_\_\_\_  
*Name*

12/15/2020  
 \_\_\_\_\_  
*Date Signed*

All documents must be submitted in hard copy and pdf.

### Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	**Submit one hard copy and pdf of required documents for Completeness Determination.**		
<u>X</u>	1. Submitted within published "window for submission."		___
<u>X</u>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>3</u>	___
<u>X</u>	3. Payment of Required Fees.		___
<u>X</u>	4. Completed Escrow Agreement.	<u>3</u>	___
<u>X</u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	___
<u>X</u>	6. Completed Consent to Entry Form.	<u>3</u>	___
<u>X</u>	7. Completed Preliminary Site Plan Checklist.	<u>3</u>	___
<u>X</u>	8. Completed "Design Waiver Request" form.	<u>3</u>	___
<u>X</u>	9. Certificate of Ownership.	<u>3</u>	___
<u>W</u>	10. Tree Survey Plan.	<u>3</u>	___
<u>X</u>	11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>3 full size and 15 to-scale half size</u>	___
<u>X</u>	12. Traffic Analysis - collated, bound, signed, and sealed.	<u>3</u>	___



<i>Appl. Use Only</i>		<i>Copies Required</i>	<i>Twp Use Only</i>
<u>X</u>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<u>X</u>	14. Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<u>X</u>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<u>W</u>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<u>W</u>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<u>W</u>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<u>X</u>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<u>X</u>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>3</u>	—
<u>X</u>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<u>X</u>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<u>X</u>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>3</u>	—

### Health

<i>Appl. Use Only</i>			<i>Twp Use Only</i>
<u>W</u>	1. Location of all existing sewage disposal systems on-site and within 200 feet of the boundary of the entire tract.		—
<u>W</u>	2. Certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems pursuant to Chapters 16 and 17. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.		—
<u>W</u>	3. Submission of laboratory test report for all existing on-site wells or potable water supplies pursuant to Chapter 16 and 17. Application shall be declared incomplete should failing or unsatisfactory conditions be noted or found to exist (Bacteria, Nitrate, Volatile organics, and other items required by the Health Officer).		—
<u>W</u>	4. Soils Tests shall be provided for primary and reserve septic areas pursuant to Chapters 16 and 17. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of Chapters 16 and 17 shall render the application incomplete.		—

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- W 5. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan." All result locations shall be dimensioned to all proposed and existing lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests. \_\_\_\_\_
- W 6. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a New Jersey Licensed Professional Engineer and coordinated with each lot number shown on the plan submitted. \_\_\_\_\_
- W 7. Submission of well water supply evaluation pursuant to Chapter 16. \_\_\_\_\_
- W 8. The location of all on-site, off-site, and off tract test wells, monitor wells, and existing wells within 500 feet of the test wells are to be shown pursuant to Chapter 16. \_\_\_\_\_
- W 9. Written documentation signed by the homeowners, or affidavits executed by the applicant proving permission. All wells within 500 feet of the test well shall be monitored. In the event monitoring is not permitted, the denial by the homeowner shall be submitted. In the event of a denial or no response, an affidavit by the applicant detailing efforts made to obtain permission and/or the reasons for denial shall also accompany the application. \_\_\_\_\_
- W 10. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application. \_\_\_\_\_

### Engineering

- X 1. Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate. \_\_\_\_\_
- X 2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13." \_\_\_\_\_
- X 3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1. \_\_\_\_\_
- X 4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows: \_\_\_\_\_
- X a. Key Maps: 1" - 1000' \_\_\_\_\_
- X b. Boundary and Topographic Survey: 1" = 100' \_\_\_\_\_
- X c. Environmental Inventory Maps: 1" = 200' \_\_\_\_\_
- X d. Grading and Drainage Plans: 1" = 50" \_\_\_\_\_
- X e. Site Plans: 1" = 50' \_\_\_\_\_
- X f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical  
Horizontal to Vertical Ratio of scales being no more than 10. \_\_\_\_\_
- W g. Sewage Disposal and Water Supply Plan: 1" = 50' \_\_\_\_\_

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- X   h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30.'
- X   5. A north arrow with reference meridian.
- X   6. A legend identifying symbols and drafting techniques used.
- X   7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1 1/2" border on the left side.
- W/X 8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum. Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.
- X   9. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.
- X   10. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.
- X   11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.
- Proposed grading shall be designed to provide a balanced cut and fill condition as much as practical.
- X   12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.
- X   13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.

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- X 14. Hydraulic calculations for stormwater detention showing no increase in runoff from the pre-development conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.
- X a. Pre-development conditions shall be considered as "good."
- X b. Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.
- X c. Calculations shall include a separate drainage area map for both pre- and post-development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes being identified. A separate drainage area map for inlets shall also be provided.
- X d. Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- X e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- X f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- X g. Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.
- X 15. Hydraulic calculations for stormwater runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.
- X 16. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.
- X 17. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.
- w/x 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.
- Partial W

- X 19. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be generally reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein.
- X 20. Compliance with each and every design standard of the Land Use and Development Ordinance.
- W 21. Compliance with approved General Development Plan.
- X 22. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.
- X 23. Stream corridor delineation with requisite buffers preserved by easement.

### Planning

- X 1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.
- X 2. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.
- X 3. Zoning requirements shall be tabulated to show all bulk requirements of the zone or zones in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.

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| <u>X</u> | 4.  | Architectural floor plans for each floor and for each elevation. These plans shall be signed and sealed by a New Jersey Licensed Architect.                | _____ |
| <u>X</u> | 5.  | Compliance with each and every design standard of the Land Use and Development Ordinance.  | _____ |
| <u>X</u> | 6.  | Compliance with approved General Development Plan.   | _____ |
| <u>W</u> | 7.  | Compliance with Historic Preservation Commission criteria for onsite structures or foundations and any sites or features within 200 feet of site boundary. | _____ |
| <u>X</u> | 8.  | Identification and Location of Affordable Housing Units.   | _____ |
| <u>X</u> | 9.  | Stream corridor delineation with requisite buffers preserved by easement.  | _____ |
| <u>W</u> | 10. | Cultural features, historic sites, and critical view sheds, as mapped by the Township.   | _____ |

### Landscaping and Lighting

- |          |    |  |       |
|----------|----|--|-------|
| <u>X</u> | 1. | Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan. | _____ |
| <u>W</u> | 2. | The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the Limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.  | _____ |
| <u>X</u> | 3. | Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:   |       |
| <u>X</u> | a. | Proposed plant names, both common and scientific.  | _____ |
| <u>X</u> | b. | Proposed plant sizes in caliper, height, and/or width at the time of installation.   | _____ |
| <u>X</u> | c. | Type of nursery stock, (i.e. balled and burlapped or container) and size planting.   | _____ |
| <u>X</u> | d. | Proposed plant spacing and any other comments relating to installation.  | _____ |
| <u>X</u> | e. | Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.   | _____ |
| <u>X</u> | f. | Delineation showing which areas are to be irrigated.   | _____ |
| <u>X</u> | 4. | Landscape maintenance specifications.  | _____ |
| <u>X</u> | 5. | Planting details conforming with current horticultural practices.  | _____ |
| <u>X</u> | 6. | Pedestrian and bicycle circulation systems, including width proposed and materials.  | _____ |
| <u>X</u> | 7. | Outdoor pedestrian spaces with landscape architectural elements detailed.  | _____ |

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|----------|-----|--|-------|
| <u>X</u> | 8.  | Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.                                   | _____ |
| <u>X</u> | 9.  | Details of all outdoor light fixtures, including building mounted fixtures and illuminated signage. Fixture details shall include:           | _____ |
| <u>X</u> | a.  | Manufacturer's catalog cuts, indicating lamping and including all accessory components.  | _____ |
| <u>X</u> | b.  | Photometric reports with graphic candela curve illustrating vertical distribution from nadir to 180 degrees.                                 | _____ |
| <u>X</u> | c.  | Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.                           | _____ |
| <u>X</u> | 10. | Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:   | _____ |
|          | a.  | Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'   | _____ |
|          | b.  | Location and mounting height for each fixture.   | _____ |
| <u>X</u> | 11. | Schedule of operation and method used to control each fixture shall be indicated in schedule or by note on Lighting Plan.                    | _____ |
| <u>X</u> | 12. | Calculation summary to include:  | _____ |
| <u>X</u> | a.  | Minimum maintained horizontal illumination (fc).   | _____ |
| <u>X</u> | b.  | Average maintained horizontal illumination (fc).   | _____ |
| <u>X</u> | c.  | Maximum maintained horizontal illumination (fc).   | _____ |
| <u>X</u> | d.  | Maximum-to-minimum Uniformity Ratio.   | _____ |
| <u>X</u> | e.  | Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc). | _____ |
| <u>X</u> | f.  | Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).  | _____ |
| <u>X</u> | g.  | Average maintained vertical existence of signage (fL).   | _____ |
| <u>X</u> | 13. | Foundation construction details for light poles.   | _____ |

**TOWNSHIP USE ONLY**

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_  
complete/incomplete

# TOWNSHIP OF HOPEWELL

## FINAL SITE PLAN CHECKLIST

**Applicant's Name:** US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
Signature

Brian R. Perry, PE  
Name

12/15/2020  
Date Signed

All documents must be submitted in hard copy and pdf.

### Administrative

Appl. Use Only		Hard Copies Required	Twp Use Only
	<b>**Submit one hard copy and pdf of documents and plans for Completeness Determination.**</b>		
<u>X</u>	1. Submitted within published "window for submission."		—
<u>X</u>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	<u>3</u>	—
<u>X</u>	3. Payment of Required Fees.		—
<u>X</u>	4. Completed Escrow Agreement.	<u>3</u>	—
<u>X</u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	—
<u>X</u>	6. Completed Consent to Entry Form.	<u>3</u>	—
<u>X</u>	7. Completed Final Site Plan Checklist.	<u>3</u>	—
<u>X</u>	8. Completed "Design Waiver Request" form.	<u>3</u>	—
<u>X</u>	9. Certificate of Ownership.	<u>3</u>	—
<u>X</u>	10. Final Site Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	<u>3 full size and 15 to-scale half size</u>	—
<u>X</u>	11. Copy of resolution of Preliminary Site Plan approval.	<u>3</u>	—
<u>W</u>	12. Certification that all conditions of preliminary site plan approval have been satisfied and Preliminary Site Plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each.	<u>3</u>	—



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Required

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- x 13. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.
- w 14. Written documentation addressed to the Planning Board from all agencies guaranteeing utility service to the site (including electricity, telephone, gas and cable TV). Such documentation shall indicate any and all conditions for obtaining such service.

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### Health

- w 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.
- w 2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan.
- w 3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.

### Engineering

- w 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date.
- x 2. Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.
- w 3. An estimate of all construction quantities for all on-site and off-tract improvements to public property or improvements which shall be dedicated to the public or planned to be maintained by a Homeowners Association.
- w 4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.
- x 5. Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.
- x 6. A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.

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| <u>  x  </u> | 7. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control and landscaping at a scale of not smaller than 1" = 50' each facility location. | _____ |
| <u>  x  </u> | 8. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.   | _____ |
| <u>  w  </u> | 9. Block and Lot numbers approved by Tax Assessor.  | _____ |
| <u>  w  </u> | 10. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  | _____ |
| <u>  x  </u> | 11. Details of all outdoor light fixtures not included with Preliminary Site Plan Approval, including building mounted fixtures and illuminate signage. Fixture details shall include:  |       |
| <u>  x  </u> | a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.  | _____ |
| <u>  x  </u> | b. Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees.  | _____ |
| <u>  x  </u> | c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.   | _____ |
| <u>  x  </u> | 12. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:  |       |
| <u>  x  </u> | a. Initial horizontal illumination levels indicated on a maximum grid spacing of 10'.   | _____ |
| <u>  x  </u> | b. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'.  | _____ |
| <u>  x  </u> | c. Location and mounting height for each fixture.   | _____ |
| <u>  x  </u> | d. Schedule of operation and method used to control each fixture.   | _____ |
| <u>  x  </u> | 13. Calculation summary to include:   |       |
| <u>  x  </u> | a. Minimum maintained horizontal illumination (fc).   | _____ |
| <u>  x  </u> | b. Average maintained horizontal illumination (fc).   | _____ |
| <u>  x  </u> | c. Maximum maintained horizontal illumination (fc).   | _____ |
| <u>  x  </u> | d. Maximum-to-minimum Uniformity Ratio.   | _____ |
| <u>  x  </u> | e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).   | _____ |
| <u>  x  </u> | f. Maximum maintained vertical illumination at 5' above grade of property line (fc).  | _____ |
| <u>  x  </u> | g. Average maintained vertical existence of signage (fL).   | _____ |
| <u>  x  </u> | h. Average initial horizontal illumination (fc).  | _____ |

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### Planning

- |          |    |   |       |
|----------|----|---|-------|
| <u>W</u> | 1. | Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date. | _____ |
| <u>X</u> | 2. | Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.  | _____ |
| <u>X</u> | 3. | Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.                 | _____ |
| <u>X</u> | 4. | A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.  | _____ |
| <u>X</u> | 5. | Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control, landscaping and lighting at a scale of not smaller than 1" = 50' each facility location.                | _____ |
| <u>X</u> | 6. | All project identification sign sizes, mounting details, lighting, and lettering type and sizes.  | _____ |
| <u>X</u> | 7. | Block and Lot numbers approved by Tax Assessor.   | _____ |
| <u>W</u> | 8. | Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  | _____ |

#### TOWNSHIP USE ONLY

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_  
complete/incomplete

# SUBMISSION CHECKLIST

## ADMINISTRATIVE

Hopewell Parc

Scotch Road, 449 Scotch Road, 445 Scotch Road

Block 93, Lot 5.01, Lot 5.02, Lot 6.02

### ITEM 8

Completed "Design Waiver Request Form"

## TOWNSHIP OF HOPEWELL

# CHECKLIST SUBMISSION AND DESIGN WAIVERS REQUEST FORM

Date: December 16, 2020

Block: 93

Lot: 5.01, 5.02, 6.02

Property Address: Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

Name of Project: Hopewell Parc

Name of Applicant: US Home Corporation (dba Lennar)

This form is an integral part of any development checklist submitted to the Township of Hopewell wherein waivers from design standards or submission waivers from application checklist items are requested. This form must be completed for all requested waivers and submitted with the application in order for the application to be considered complete. It is the applicant's responsibility to complete this form in order for proper consideration to be given to the request. Adequate documentation and support data shall be provided with the request in order for the Township to determine the appropriateness of the request. Where technical references or support data are given, the request form shall be signed and sealed by the appropriate professional. Attach additional sheets as necessary.

Checklist Item or Design Standard Reference
---

### Explanation and Support Data for Waiver Request

See Attached Addendum

Township  
Use Only  
Approved (A)  
Denied (D)

## **ADDENDUM to Administrative Checklist Item 8**

### **CHECKLIST SUBMISSION AND DESIGN WAIVER REQUEST FORM –**

#### **I. Design Exceptions**

##### **A. Lighting**

Ordinance Section 17-90.1 – b.

Full cut-off requirement listed in 17-90.1 – b. requires 0% uplight. Selected luminaire emits ~5% of its total lumen output upward. The luminaire is under 50W and contains a refractive lens, both of which are encouraged by the ordinance for street lighting.

##### **B. RSIS De Minimus Exceptions**

Ordinance 5:21-4.19(b)2: Intersection Location: Opposite Existing or Offset More than 150 ft., required, 97 ft. provided. A De minimus exception is requested for the special condition of rear garages in all townhomes that are accessed via private rear alleys, primarily accessed by residents whose units the alleys serve.

Ordinance 5:21-4.19(b)5: Minimum Centerline Radius (Feet) Neighborhood – 100/Alley -100, required, Neighborhood-100/Alley- 50 provided. A De minimus Exception is requested for the special condition of special purpose private alleys serving rear loaded garages of all townhomes. The private alleys will experience lesser traffic volumes and speeds since they will be accessed only by the residents of the units those alleys serve.

#### **II. Submission Waivers**

##### **A. Preliminary Major Site Plan Checklist**

##### **Administrative**

10. Tree Survey, Preservation and Replacement: Applicant seeks a Submission Waiver from Ord. 12-4.9 “Tree Replacement Plan” to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

# 16, 17, 18 and Health Items #1-10: Well and Septic: No wells or septic systems are proposed.

##### **Engineering**

8. and 18.: NGVD: A partial waiver is request in that a conversion has been supplied from NGVD 1929 to 1988.

21. General Development Plan: No General Development Plan is proposed.

## **Planning**

7. and 10: No Historic Preservation Criteria or cultural features are present on the site or within 200ft of the boundary.

## **Landscaping and Lighting**

2. Tree Survey, Preservation and Replacement: Applicant seeks a Submission Waiver from Ord. 12-4.9 "Tree Replacement Plan" to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

## **B. Final Major Site Plan Checklist**

### **Administrative**

12. Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

14. Applicant requests that "will serve" documentation be made a condition of approval.

### **Health**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

2. Final Septic Design: No septic proposed.

3. NJPDES Application: Not yet submitted, requires endorsement by Township.

### **Engineering:**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

3. Estimate of Construction Quantities: item is requested to be deferred as a condition of Final approval

4. Metes and Bonds descriptions of Easements: Waiver requested as all easement will be recorded on the Filed Map.

9. Lot and Block Numbers: To be provided as conditions of Final Approval.

10. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

## **Planning**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.
8. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

## **C. Preliminary Major Subdivision Checklist**

### **Administrative**

10. Tree Survey Preservation and Replacement Plan: Applicant seeks a Submission Waiver from Ord. 12-4.9 "Tree Replacement Plan" to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

16., 17., 18. Well and Septic: No wells or septic systems are proposed.

### **Engineering**

8., 11., and 18.: Partial Waiver: A partial waiver is request in that a conversion has been supplied from NGVD 1929 to 1988.

23. General Development Plan: No General Development Plan is proposed.

## **Planning**

4. General Development Plan: No General Development Plan is proposed.

6. & 7.: No Historic Preservation Criteria or cultural features are present on the site or within 200ft of the boundary.

## **Landscaping & Lighting**

2. Tree Survey Preservation and Replacement Plan: Applicant seeks a Submission Waiver from Ord. 12-4.9 "Tree Replacement Plan" to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).



#### **D. Final Major Subdivision Checklist**

##### **Administrative**

11. and 12. Signed Preliminary Plans/ Compliance with Conditions of Preliminary Approval: Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

13. Postal addresses: Street names to be supplied and coordinated with Postmaster

##### **Health**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

2. Final Septic: No wells or septic systems are proposed.

3. NJPDES Application: Not yet submitted, requires endorsement by Township.

##### **Engineering**

1. Compliance with Conditions of Preliminary Approval: Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

3. Estimates of Construction Quantities: Item is requested to be deferred as a condition or Final approval

4. Waiver requested as all easement will be recorded on the Filed Map.

10. Lot and Block Numbers: To be provided as conditions of Final Approval.

11. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

##### **Planning**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

5. Lot and Block Numbers: To be provided as conditions of Final Approval.

6. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

**Addendum to Application** of US Home Corporation (dba Lennar) for Hopewell Parc, Block 93, Lots 5.01, 5.02 and 6.02

---

Page 1: Architects:

James Holiday RA  
Holiday Architects, Inc.  
Jackson Commons, Suite 4A  
30 Jackson Road  
Medford, NJ 08056

Contact: Mitchell Newman, Lennar

Marc Kushner, RA  
Major Architects  
1 Whitehall Street, 14<sup>th</sup> fl  
New York, NY 10004

Contact: Mitchell Newman, Lennar



## TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6280

### PLANNING BOARD & ZONING BOARD APPLICATION

Date: December <u>14</u> , 2020			
Block: 93	Lot: 5.01, 5.02 6.02	Zoning District: 1PD-1	Tax Map Sheet: 22
Work Site Location / Address: Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road			
Project Name: Hopewell Parc			
Property Owner Name: Lot 5.01- Scotch Road: US Home Corporation (dba Lennar)			
Property Owner's Address: 2465 Kuser Road, 3rd Flr., Hamilton, NJ 08530			
Property Owner's Phone No.: Attention: Mitchell Newman, Esq. 609-245-2245,			
<i>I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.</i>			
Property Owner's Signature: <u><i>Mitchell Newman, V.P.</i></u>			
Applicant's Name: US Home Corporation (dba Lennar)			
Applicant's Address: 2465 Kuser Road, 3rd Flr., Hamilton, NJ 08530			
Applicant's Phone No.: Attention: Mitchell Newman, Esq. 609-245-2245.			
Applicant's Email (correspondence will be emailed unless otherwise requested): <u>Mitchell.Newman@Lennar.com</u>			
Contact or Agent's Name (this is the primary point of contact for the application): <u>Jason R. Tuvel, Esq., Prime &amp; Tuvel</u>			
Contact or Agent's Address: 14000 Horizon Way, Suite 325, Mt. Laurel, NJ. 08054; 201-618-8520; Email: <u>jason@primelaw.com</u>			
Contact or Agent's Phone No.: <u>Jason R. Tuvel, Esq. cell: 201-618-8520</u>			
Contact or Agent's Email (correspondence will be emailed unless otherwise requested): <u>Mitchell.Newman@Lennar.com</u>			
<i>I do hereby consent to the filing of this application and appoint <u>Jason R. Tuvel, Esq.</u> to perform all duties as may be required to prosecute this application before the Hopewell Township Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Hopewell Township with regard to this matter.</i>			
Applicant's Signature: <u><i>Mitchell Newman</i></u> Mitchell Newman, V.P.			
<i>I do hereby accept the responsibilities as agent for this application.</i>			
Contact or Agent's Signature: <u>Jason R. Tuvel, Esq.</u>			
Name of Preparer of Plans: Brian R. Perry, P.E. VanNote-Harvey Associates, Inc.			
Address, Phone Number and Email of Plan Preparer: 103 College Rd. East, 3rd Fl, Princeton, NJ 08540, Ph: 609-987-2323; Email: <u>bperry@vannoteharvey.com</u>			
Architect's Name: See Attached			
Address, Phone Number and Email of Architect: See Attached			



## TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
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Architect's Name: <u>See Attached</u>			
Address, Phone Number and Email of Architect: <u>See Attached</u>			

Address, Phone Number and Email of Attorney: 14000 Horizon Way, Suite 325, Mt. Laurel, NJ, 08054; 201-618-8520;  
Email: Jason@primelaw.com

☐ Appeal of decision of Zoning Officer (Zoning Board only)  
☐ Concept Review with Board (Planning Board only)  
☐ Conditional Use Permit (Planning Board only)  
☐ Extension of time (specify) \_\_\_\_\_  
☒ Final Major Subdivision (total lots = 385)  
☒ Final Site Plan (\_\_\_\_\_ SF of proposed improvements & number of dwelling units 1077)  
☐ General Development Plan (Planning Board only)  
☐ Minor Subdivision (total lots = \_\_\_\_\_)  
☐ Plan resubmittal due to incompleteness determination  
☐ Preliminary Major Subdivision – 10 or fewer lots (total lots = \_\_\_\_\_)  
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☐ Site Plan Amendment  
☐ Site Plan Waiver  
☐ Technical Review with Professionals  
☐ Variance – bulk or “c”  
☐ Variance – use or other “d” (specify which) (Zoning Board only) \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

This Application is an inclusionary residential development with 1077 units consisting of 861 market rate and 216 affordable units. The development is consistent with the Township's Affordable Housing Plan, and the Redevelopment Agreements for the site. The community includes two sections identified as Hopewell Parc, North and South, which will be constructed in multiple phases. Each section contains a mix of single family homes, townhomes, stacked townhomes and multifamily buildings. HOA operated amenities, that collectively include tot lots, dog parks, clubhouses, event center, volleyball court, swimming pools, and community garden, are provided. (See Addendum for distribution detail of units.)

<i>Ordinance Section Citation</i>	<i>Description of variance requested and reason / justification for the request.</i>
	Not Applicable

**Addendum to Application** of US Home Corporation (dba Lennar) for Hopewell Parc, Block 93, Lots 5.01, 5.02 and 6.02

---

Page 1: Architects:

James Holiday RA  
Holiday Architects, Inc.  
Jackson Commons, Suite 4A  
30 Jackson Road  
Medford, NJ 08056

Contact: Mitchell Newman, Lennar

Marc Kushner, RA  
Major Architects  
1 Whitehall Street, 14<sup>th</sup> fl  
New York, NY 10004

Contact: Mitchell Newman, Lennar



**ADDENDUM, Page 2**

**Project Description, continued from Page 2 of Application**

**North Section: 542 Residential Units (Includes 122 Affordable Units)**

Multi-family units	338
Townhouses, Stacked	92
Townhouses	30
Single Family/ 60 ft. lot	33
Single Family/ 70 ft. lot	49
	<u>542</u>

Summary of 122 North Section Affordable Units included in the above:

1- 26 Plex Bldg., affordable	26
2- 21 Plex Bldg., affordable	42 (2 Bldg. @ 21 units per Bldg.)
6 Large Apt. Layout, affordable	54 (based on 20% of 269 units)

**South Section: 535 Residential Units (Includes 94 Affordable Units)**

Multi-family units	132
Townhouses, Stacked	224
Townhouses	70
Single Family/ 60 ft. lot	47
Single Family/ 70 ft. lot	62
	<u>535</u>

Summary of 94 South Section Affordable Units included in the above:

2 -26 Plex Bldgs., affordable	52 (2 Bldgs. @ 26 units per Bldg.)
1- 19 Plex Bldg., affordable	19 (1 Bldg. @ 19 units per Bldg.)
1- 13 Plex Bldg., affordable	13 (1 Bldg. @ 13 units per Bldg.)
2- 24 Plex Bldgs.	10 (20% of 48 units)

**Building / Project Information:**

	Existing	Proposed	Total	
Building Height		<35' / <55' / <70'	<35' / <55' / <70'	SFs/THs & Apts/Apts w/garages for Apts w/garages
Building Stories		up to 4.5	up to 4.5	
Acc. Building Height		+/- 36'	+/- 36'	
Acc. Building Stories		1	1	
Building Coverage		N/A	N/A	
Floor Area		N/A	--	
Floor Area Ratio		N/A	--	
Residential sq. ft.		N/A	--	
Retail sq. ft.		N/A	--	
Office sq. ft.		N/A	--	
Industrial sq. ft.		N/A	--	
Parking sq. ft.		N/A	--	
Other (specify) sq. ft.		5,000 / 8,265 / 2,500	--	north apt clubhouse/ south clubhouse/ south event center
Dwelling units		1,077	1,077	
Affordable Units		216	216	
Bedroom Count		2,341	2,341	2.17 BR avg per unit
Studio		0	--	
1 Bedroom		116	--	
2 Bedroom		501	--	
3 Bedroom		153	--	
4+ Bedroom		191	--	
Parking Spaces		711	711	1,647 incl. on-street parking; excl. garages & driveways
Bike Storage		N/A	N/A	
Tree Count		ref. landscape plans	ref. landscape plans	
Shade Tree Count		ref. landscape plans	ref. landscape plans	
Employee Count		N/A	N/A	





## TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6280

### PLANNING BOARD & ZONING BOARD APPLICATION

Date: December 2020			
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Work Site Location / Address: Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road			
Project Name: Hopewell Parc			
Property Owner Name: Lot 5.02- 449 Scotch Road: CF Hopewell CC&L, LLC.			
Property Owner's Address: 1345 Avenue of the Americas, 46th Floor, New York, New York, 10105			
Property Owner's Phone No.: Attention: David Moore, (415) 616-5141			
I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.			
Property Owner's Signature:		William Turner Authorized Signatory	
Applicant's Name: US Home Corporation (dba Lennar)			
Applicant's Address: 2465 Kuser Road, 3rd Flr., Hamilton, NJ 08530			
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Architect's Name: See Attached			
Address, Phone Number and Email of Architect: See Attached			

Attorney's Name: Jason R. Tuvel, Esq., Prime & Tuvel

Address, Phone Number and Email of Attorney: 14000 Horizon Way, Suite 325, Mt. Laurel, NJ 08054, 201-618-8520;  
Email: Jason@primelaw.com

**Application Type (check all that apply):**

- ☐ Appeal of decision of Zoning Officer (Zoning Board only)
- ☐ Concept Review with Board (Planning Board only)
- ☐ Conditional Use Permit (Planning Board only)
- ☐ Extension of time (specify) \_\_\_\_\_
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- ☐ Variance – use or other “d” (specify which) (Zoning Board only) \_\_\_\_\_
- ☐ Other (specify) \_\_\_\_\_

Provide a description of the project, or reason for appeal. Attach additional sheets as needed:

This Application is an inclusionary residential development with 1077 units consisting of 861 market rate and 216 affordable units. The development is consistent with the Township's Affordable Housing Plan, and the Redevelopment Agreements for the site. The community includes two sections identified as Hopewell Parc, North and South, which will be constructed in multiple phases. Each section contains a mix of single family homes, townhomes, stacked townhomes and multifamily buildings. HOA operated amenities, that collectively include tot lots, dog parks, clubhouses, event center, volleyball court, swimming pools, and community garden, are provided. (See Addendum for distribution detail of units )

Provide a description of any requested variances. Attach additional sheets as needed:

Ordinance Section Citation	Description of variance requested and reason / justification for the request.
	Not Applicable

**Addendum to Application** of US Home Corporation (dba Lennar) for Hopewell Parc, Block 93, Lots 5.01, 5.02 and 6.02

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Holiday Architects, Inc.  
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Contact: Mitchell Newman, Lennar

Marc Kushner, RA  
Major Architects  
1 Whitehall Street, 14<sup>th</sup> fl  
New York, NY 10004

Contact: Mitchell Newman, Lennar

**ADDENDUM, Page 2**

**Project Description, continued from Page 2 of Application**

**North Section: 542 Residential Units (Includes 122 Affordable Units)**

Multi-family units	338
Townhouses, Stacked	92
Townhouses	30
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Single Family/ 70 ft. lot	49
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2- 24 Plex Bldgs.	10 (20% of 48 units)

**Building / Project Information:**

	Existing	Proposed	Total	
Building Height		<35' / <55' / <70'	<35' / <55" / <70'	SFs/THs & Apts/Apts w/garages
Building Stories		up to 4.5	up to 4.5	for Apts w/garages
Acc. Building Height		+/- 36'	+/- 36'	
Acc. Building Stories		1	1	
Building Coverage		N/A	N/A	
Floor Area		N/A	--	
Floor Area Ratio		N/A	--	
Residential sq. ft.		N/A	--	
Retail sq. ft.		N/A	--	
Office sq. ft.		N/A	--	
Industrial sq. ft.		N/A	--	
Parking sq. ft.		N/A	--	
Other (specify) sq. ft.		5,000 / 8,285 / 2,500	--	north apt clubhouse/ south clubhouse/ south event center
Dwelling units		1,077	1,077	
Affordable Units		216	216	
Bedroom Count		2,341	2,341	2.17 BR avg per unit
Studio		0	--	
1 Bedroom		116	--	
2 Bedroom		501	--	
3 Bedroom		153	--	
4+ Bedroom		191	--	
Parking Spaces		711	711	1,647 incl. on-street parking; excl. garages & driveways
Bike Storage		N/A	N/A	
Tree Count		ref. landscape plans	ref. landscape plans	
Shade Tree Count		ref. landscape plans	ref. landscape plans	
Employee Count		N/A	N/A	



## TOWNSHIP OF HOPEWELL

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Zoning District: 1PD-1

Tax Map Sheet: 22

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Project Name: Hopewell Parc

Property Owner Name: Lot 6.02- 445 Scotch Road: CF Hopewell WEST RES, LLC, co-owner with Applicant

Property Owner's Address: 1345 Avenue of the Americas, 46th Floor, New York, New York, 10105

Property Owner's Phone No.: Attention: David Moore, (415) 616-5141

I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.

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William Turner  
Authorized Signatory

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Address, Phone Number and Email of Plan Preparer: 103 College Rd. East, 3rd Fl, Princeton, NJ 08540, Ph: 609-987-2323; Email: bperry@vannoteharvey.com

Architect's Name: See Attached

Address, Phone Number and Email of Architect: See Attached

Attorney's Name: Jason R. Tuvel, Esq., Prime & Tuvel

Address, Phone Number and Email of Attorney: 14000 Horizon Way, Suite 325, Mt. Laurel, NJ 08054 201-618-8520  
Email: Jason@primelaw.com

**Application Type (check all that apply):**

- ☐ Appeal of decision of Zoning Officer (Zoning Board only)
- ☐ Concept Review with Board (Planning Board only)
- ☐ Conditional Use Permit (Planning Board only)
- ☐ Extension of time (specify) \_\_\_\_\_
- ☒ Final Major Subdivision (total lots = 385)
- ☒ Final Site Plan (\_\_\_\_\_ SF of proposed improvements & number of dwelling units 1077)
- ☐ General Development Plan (Planning Board only)
- ☐ Minor Subdivision (total lots = \_\_\_\_\_)
- ☐ Plan resubmittal due to incompleteness determination
- ☐ Preliminary Major Subdivision – 10 or fewer lots (total lots = \_\_\_\_\_)
- ☒ Preliminary Major Subdivision – more than 10 lots (total lots = 385)
- ☒ Preliminary Site Plan – >10ac. and/or >10 dwelling units (\_\_\_\_\_ SF of proposed improvements & number of dwelling units 1077)
- ☐ Preliminary Site Plan – 10 ac. or less and 10 du or less (\_\_\_\_\_ SF of proposed improvements & number of dwelling units \_\_\_\_\_)
- ☐ Request for Interpretation of Zoning Ordinance (Zoning Board only)
- ☐ Site Plan Amendment
- ☐ Site Plan Waiver
- ☐ Technical Review with Professionals
- ☐ Variance – bulk or “c”
- ☐ Variance – use or other “d” (specify which) (Zoning Board only) \_\_\_\_\_
- ☐ Other (specify) \_\_\_\_\_

Provide a description of the project, or reason for appeal. Attach additional sheets as needed:

This Application is an inclusionary residential development with 1077 units consisting of 861 market rate and 216 affordable units. The development is consistent with the Township's Affordable Housing Plan, and the Redevelopment Agreements for the site. The community includes two sections identified as Hopewell Parc, North and South, which will be constructed in multiple phases. Each section contains a mix of single family homes, townhomes, stacked townhomes and multifamily buildings. HOA operated amenities, that collectively include tot lots, dog parks, clubhouses, event center, volleyball court, swimming pools, and community garden, are provided. (See Addendum for distribution detail of units.)

Provide a description of any requested variances. Attach additional sheets as needed:

Ordinance Section Citation	Description of variance requested and reason / justification for the request.
	Not Applicable

**Addendum to Application** of US Home Corporation (dba Lennar) for Hopewell Parc, Block 93, Lots 5.01, 5.02 and 6.02

---

Page 1: Architects:

James Holiday RA  
Holiday Architects, Inc.  
Jackson Commons, Suite 4A  
30 Jackson Road  
Medford, NJ 08056

Contact: Mitchell Newman, Lennar

Marc Kushner, RA  
Major Architects  
1 Whitehall Street, 14<sup>th</sup> fl  
New York, NY 10004

Contact: Mitchell Newman, Lennar



**ADDENDUM, Page 2**

**Project Description, continued from Page 2 of Application**

**North Section: 542 Residential Units (Includes 122 Affordable Units)**

Multi-family units	338
Townhouses, Stacked	92
Townhouses	30
Single Family/ 60 ft. lot	33
Single Family/ 70 ft. lot	49
	<u>542</u>

Summary of 122 North Section Affordable Units included in the above:

1- 26 Plex Bldg., affordable	26
2- 21 Plex Bldg., affordable	42 (2 Bldg. @ 21 units per Bldg.)
6 Large Apt. Layout, affordable	54 (based on 20% of 269 units)

**South Section: 535 Residential Units (Includes 94 Affordable Units)**

Multi-family units	132
Townhouses, Stacked	224
Townhouses	70
Single Family/ 60 ft. lot	47
Single Family/ 70 ft. lot	<u>62</u>
	535

Summary of 94 South Section Affordable Units included in the above:

2 -26 Plex Bldgs., affordable	52 (2 Bldgs. @ 26 units per Bldg.)
1- 19 Plex Bldg., affordable	19 (1 Bldg. @ 19 units per Bldg.)
1- 13 Plex Bldg., affordable	13 (1 Bldg. @ 13 units per Bldg.)
2- 24 Plex Bldgs.	10 (20% of 48 units)

**Building / Project Information:**

	Existing	Proposed	Total	
Building Height		<35' / <55' / <70'	<35' / <55' / <70'	SFs/THs & Apts/Apts w/garages
Building Stories		up to 4.5	up to 4.5	for Apts w/garages
Acc. Building Height		+/- 36'	+/- 36'	
Acc. Building Stories		1	1	
Building Coverage		N/A	N/A	
Floor Area		N/A	--	
Floor Area Ratio		N/A	--	
Residential sq. ft.		N/A	--	
Retail sq. ft.		N/A	--	
Office sq. ft.		N/A	--	
Industrial sq. ft.		N/A	--	
Parking sq. ft.		N/A	--	
Other (specify) sq. ft.		5,000 / 8,285 / 2,500	--	north apt clubhouse/ south clubhouse/ south event center
Dwelling units		1,077	1,077	
Affordable Units		216	216	
Bedroom Count		2,341	2,341	2.17 BR avg per unit
Studio		0	--	
1 Bedroom		116	--	
2 Bedroom		501	--	
3 Bedroom		153	--	
4+ Bedroom		191	--	
Parking Spaces		711	711	1,847 incl. on-street parking; excl. garages & driveways
Bike Storage		N/A	N/A	
Tree Count		ref. landscape plans	ref. landscape plans	
Shade Tree Count		ref. landscape plans	ref. landscape plans	
Employee Count		N/A	N/A	

# TOWNSHIP OF HOPEWELL


## PRELIMINARY MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** Lot 5.01- Scotch Road: US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
\_\_\_\_\_  
Signature

Brian R. Perry, P.E.  
Name

12/15/2020  
Date Signed

All documents must be submitted in hard copy and pdf.

### Administrative

Appl. Use Only		Hard Copies Required	Twp Use Only
	**Submit one hard copy and pdf of required documents and plans for Completeness Determination.**		
<u>  x  </u>	1. Submitted within published "window for submission."		___
<u>  x  </u>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>  3  </u>	___
<u>  x  </u>	3. Payment of Required Fees.		___
<u>  x  </u>	4. Completed Escrow Agreement.	<u>  3  </u>	___
<u>  x  </u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>  3  </u>	___
<u>  x  </u>	6. Completed Consent to Entry Form.	<u>  3  </u>	___
<u>  x  </u>	7. Completed Preliminary Major Subdivision Checklist.	<u>  3  </u>	___
<u>  x  </u>	8. Completed "Design Waiver Request" form.	<u>  3  </u>	___
<u>  x  </u>	9. Certificate of Ownership.	<u>  3  </u>	___
<u>  w  </u>	10. Tree Survey Plan.	<u>  3 full size and 15 to-scale half size  </u>	___
<u>  x  </u>	11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>  3 full size and 15 to-scale half size  </u>	___
<u>  x  </u>	12. Traffic Analysis - collated, bound, signed, and sealed.	<u>  3  </u>	___

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<u>  x  </u>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	14. Stormwater management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	15. Completed Fiscal Impact Data Sheet.	<u>  3  </u>	<u>      </u>
<u>  w  </u>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>  3  </u>	<u>      </u>
<u>  w  </u>	17. Existing Septic System Certification - signed and sealed.	<u>  3  </u>	<u>      </u>
<u>  w  </u>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	19. Soil Test Reports collated, bound, signed and sealed.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	22. Submission of a wetlands report and wetlands delineation.	<u>  3  </u>	<u>      </u>
<u>  x  </u>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>  3  </u>	<u>      </u>

### Engineering

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<u>  x  </u>	1. Designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate.	<u>      </u>
<u>  x  </u>	2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13."	<u>      </u>
<u>  x  </u>	3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.	<u>      </u>
<u>  x  </u>	4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:	<u>      </u>
<u>  x  </u>	a. Key Maps: 1" - 1000'	<u>      </u>
<u>  x  </u>	b. Boundary and Topographic Survey: 1" = 100'	<u>      </u>
<u>  x  </u>	c. Environmental Inventory Maps: 1" = 200'	<u>      </u>

<i>Appl. Use Only</i>			<i>Twp Use Only</i>
<u>  x  </u>	d.	Grading and Drainage Plans: 1" = 50"	_____
<u>  x  </u>	e.	Site Plans: 1" = 50'	_____
<u>  x  </u>	f.	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical Horizontal to Vertical Ratio of scales being no more than 10.	_____
<u>  x  </u>	g.	Sewage Disposal and Water Supply Plan: 1" = 50'	_____
<u>  x  </u>	h.	Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30'	_____
<u>  x  </u>	5.	A north arrow with reference meridian.	_____
<u>  x  </u>	6.	A legend identifying symbols and drafting techniques used.	_____
<u>  x  </u>	7.	A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1 1/2" border on the left side.	_____
<u>  w/x  </u> Partial W	8.	A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.	_____
<u>  x  </u>	9.	Subdivision plan showing existing topography; all existing and proposed lot lines, lot dimensions, gross and net lot areas; locations of on-site structures with dimensions to proposed lots (if remaining after subdivision); wetland boundaries and areas; stream corridor boundaries and areas; flood hazard boundaries and areas; all easement boundaries and areas; all proposed streets showing name; right-of-way width and cartway widths; common driveway locations; proposed widened roadway widths along frontage of lot; sight triangle easements and boundaries; and a tabulation of zoning requirements showing zone(s) in which lot is located, bulk requirements of zone(s), bulk requirements proposed by application (including conditional or accessing use requirements) and density. All dimensions shown shall be to nearest on foot and all areas shall be shown to nearest 1/10th acre where easement, flood hazard, stream corridor, or wetland areas overlap, only the most encumbering area is required to be shown.	_____
<u>  x  </u>	10.	All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.	_____
<u>  w/x  </u> Partial W	11.	Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.	_____
		Proposed grading should be designed to provide a balanced cut and fill condition as much as practical.	_____

- x   12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.
- x   13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.
- x   14. Hydraulic calculations for storm water management showing, at minimum, no increase in runoff from the predevelopment conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.
- x   a. Pre-development conditions shall be considered as "good."
- x   b. Post development conditions shall be considered as "poor" with maximum impervious coverage permitted by ordinance being used in developing post development curve numbers.
- x   c. Calculations shall include a separate drainage area map for both pre and post development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes are identified. A separate drainage area map for inlets shall also be provided.
- x   d. Routing of pre and post development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- x   e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- x   f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- x   g. Computations showing Compliance with the Regulations of the D & R Canal Commission and Mercer County Planning Board.
- x   15. Hydraulic calculations for storm water runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.
- x   16. Plan and centerline profile for all proposed roadways showing existing elevations at 50 foot intervals; proposed elevations at 50 foot intervals and at all horizontal and vertical points of curvature, intersection and tangency; roadway stations at 100 foot intervals and all horizontal and vertical points of curvature, intersection and tangency; written vertical slopes, horizontal curve design radii lengths, and central angles, vertical curve lengths; storm and sanitary sewer piping, stormwater inlet locations, inverts, slopes horizontal offset dimensions, grate of rim elevations; curb lines and locations proposed contours; water mains and valves.

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- x   17. Plans and centerline profiles shall be provided for widening of all existing roadways detailing of pavement grades, milling areas, drainage construction, and proposed curb locations. \_\_\_\_\_
- w/x  18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.
- Partial W
- x   19. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred. \_\_\_\_\_
- x   20. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.
- x   21. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage of reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be general reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein. \_\_\_\_\_
- x   22. Compliance with each and every design standard of the Land Use and Development Ordinance. \_\_\_\_\_
- w   23. Compliance with approved General Development Plan. \_\_\_\_\_
- x   24. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each. \_\_\_\_\_
- x   25. Stream corridor delineation with requisite buffers preserved by easement. \_\_\_\_\_

### Planning

- x   1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for track in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.
- x   2. Zoning requirements shall be tabulated to show all bulk requirements of the zone(s) in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.
- x   3. Compliance with each and every design standard of the Land Use and Development Ordinance.
- w   4. Compliance with approved General Development Plan.
- x   5. Stream corridor delineation with requisite buffers preserved by easement.
- w   6. Compliance with Historic Preservation Commission criteria for on-site structures or features and any historic sites or features within 200 feet of site boundary.
- w   7. Cultural features, historic sites and critical viewsheds as mapped by the Township.
- x   8. Identification and Location of Affordable Housing Units.

### Landscaping and Lighting

- x   1. Aerial extent of tree cover for each woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.
- w   2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.
- x   3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:
  - x   a. Proposed plant names, both common and scientific.



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<u>  x  </u>	b.	Proposed plant sizes in caliper, height, and/or width at the time of installation.	_____
<u>  x  </u>	c.	Type of nursery stock, (i.e. balled and burlapped or container) and size planting.	_____
<u>  x  </u>	d.	Proposed plant spacing and any other comments relating to installation.	_____
<u>  x  </u>	e.	Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.	_____
<u>  x  </u>	f.	Delineation showing which areas are to be irrigated.	_____
<u>  x  </u>	4.	Landscape maintenance specifications.	_____
<u>  x  </u>	5.	Planting details conforming with current horticultural practices.	_____
<u>  x  </u>	6.	Pedestrian and bicycle circulation systems, including width proposed and materials.	_____
<u>  x  </u>	7.	Outdoor pedestrian spaces with landscape architectural elements detailed.	_____
<u>  x  </u>	8.	Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.	_____

<b>TOWNSHIP USE ONLY</b>	
Application Reviewed By: _____	Date: _____
Recommendation: _____	
complete/incomplete	

# TOWNSHIP OF HOPEWELL

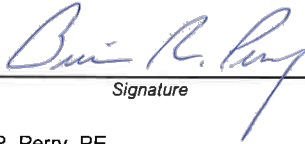
## FINAL MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
Signature

Brian R. Perry, PE  
Name

12/15/2020  
Date Signed

All documents must be submitted in hard copy and pdf.

### Administrative

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**Hard Copies  
Required**

**Twp  
Use  
Only**

\*\*Submit one hard copy and pdf of required documents and plans for Completeness Determination.\*\*

- |          |  |          |   |
|----------|--|----------|---|
| <u>x</u> | 1. Submitted within published "window for submission."   |          | — |
| <u>x</u> | 2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.   | <u>3</u> | — |
| <u>x</u> | 3. Payment of Required Fees.   |          | — |
| <u>x</u> | 4. Completed Escrow Agreement.   | <u>3</u> | — |
| <u>x</u> | 5. Receipt of Taxes Paid for current tax quarter from Tax Collector.   | <u>3</u> | — |
| <u>x</u> | 6. Completed Consent to Entry Form.  | <u>3</u> | — |
| <u>x</u> | 7. Completed Final Major Subdivision Checklist   | <u>3</u> | — |
| <u>x</u> | 8. Completed "Design Waiver Request" form.   | <u>3</u> | — |
| <u>x</u> | 9. Certificate of Ownership.   | <u>3</u> | — |
| <u>x</u> | 10. Final Major Subdivision Plan(s) folded, collated, bound, signed, and sealed with a common date of issue and revision. <u>3 full size and 15 to-scale half size</u>   |          | — |
| <u>w</u> | 11. Signed copy of Preliminary plans with copy of Resolution of Approval.  | <u>3</u> | — |
| <u>w</u> | 12. Certification that all conditions of preliminary major subdivision approval have been satisfied and that Preliminary Major Subdivision plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each. | <u>3</u> | — |
| <u>w</u> | 13. Letter from Postmaster of Post Office serving proposed subdivision that street names are acceptable.   | <u>3</u> | — |

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Hard Copies  
Required

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Use  
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- |          |   |   |   |
|----------|---|---|---|
| <u>W</u> | 14. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.                             | 3 | — |
| <u>X</u> | 15. Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer.<br>(See, ALTA Survey) | 3 | — |

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Use  
Only

### Health

- |          |  |   |
|----------|--|---|
| <u>W</u> | 1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist.   | — |
| <u>W</u> | 2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan."   | — |
| <u>W</u> | 3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application. | — |
| <u>X</u> | 4. Provision for temporary water and sewer to sales offices and construction offices.  | — |

### Engineering

- |          |  |   |
|----------|--|---|
| <u>W</u> | 1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date.                           | — |
| <u>X</u> | 2. An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Association. This estimate shall include all construction quantities for all site improvements shown on the approved preliminary plan and shall be signed, sealed and dated by a New Jersey Licensed Professional Engineer. | — |
| <u>W</u> | 3. An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan. This estimate shall be based on the off-tract improvement plans and shall be signed, sealed, and dated by the prepared New Jersey Licensed Professional Engineer.  | — |
| <u>W</u> | 4. Metes and bounds descriptions for right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; common driveway easements; cul-de-sac easements and all other easements or rights-of-way which shall be dedicated to the public or planned to be maintained by a Homeowners Association. Descriptions may be by reference to Final Plat.         | — |
| <u>X</u> | 5. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours of operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.  | — |
| <u>X</u> | 6. A final plat of major subdivision complying with the "Map Filing Law" of the State of New Jersey.   | — |

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|--------------|--|-------|
| <u>  x  </u> | 7. A Developer's Agreement approved and executed by the Hopewell Township Committee.   | _____ |
| <u>  x  </u> | 8. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control landscaping and temporary lighting at a scale of not smaller than 1" = 50' each facility location. | _____ |
| <u>  x  </u> | 9. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.  | _____ |
| <u>  w  </u> | 10. Block and Lot numbers approved by Tax Assessor.  | _____ |
| <u>  w  </u> | 11. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.   | _____ |
| <u>  x  </u> | 12. Provide site lighting plan when roadway illumination requirements of Section 17-90.3b are applicable.  | _____ |

### Planning

- |              |  |       |
|--------------|--|-------|
| <u>  w  </u> | 1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date. | _____ |
| <u>  x  </u> | 2. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours of operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.  | _____ |
| <u>  x  </u> | 3. A Developer's Agreement approved and executed by the Hopewell Township Committee.   | _____ |
| <u>  x  </u> | 4. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.  | _____ |
| <u>  w  </u> | 5. Block and Lot numbers approved by Tax Assessor.   | _____ |
| <u>  w  </u> | 6. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  | _____ |

#### TOWNSHIP USE ONLY

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_  
complete/incomplete

# TOWNSHIP OF HOPEWELL

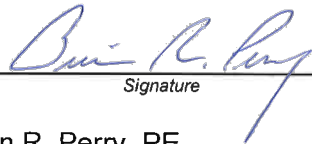
## PRELIMINARY SITE PLAN CHECKLIST

**Applicant's Name:** Lot 5.01- Scotch Road: US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
 \_\_\_\_\_  
*Signature*

Brian R. Perry, PE  
 \_\_\_\_\_  
*Name*

12/15/2020  
 \_\_\_\_\_  
*Date Signed*

All documents must be submitted in hard copy and pdf.

### Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	**Submit one hard copy and pdf of required documents for Completeness Determination.**		
<u>X</u>	1. Submitted within published "window for submission."		_____
<u>X</u>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>3</u>	_____
<u>X</u>	3. Payment of Required Fees.		_____
<u>X</u>	4. Completed Escrow Agreement.	<u>3</u>	_____
<u>X</u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	_____
<u>X</u>	6. Completed Consent to Entry Form.	<u>3</u>	_____
<u>X</u>	7. Completed Preliminary Site Plan Checklist.	<u>3</u>	_____
<u>X</u>	8. Completed "Design Waiver Request" form.	<u>3</u>	_____
<u>X</u>	9. Certificate of Ownership.	<u>3</u>	_____
<u>W</u>	10. Tree Survey Plan.	<u>3</u>	_____
<u>X</u>	11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>3 full size and 15 to-scale half size</u>	_____
<u>X</u>	12. Traffic Analysis - collated, bound, signed, and sealed.	<u>3</u>	_____

<i>Appl. Use Only</i>		<i>Copies Required</i>	<i>Twp Use Only</i>
<u>X</u>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<u>X</u>	14. Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<u>X</u>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<u>W</u>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<u>W</u>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<u>W</u>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<u>X</u>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<u>X</u>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>3</u>	—
<u>X</u>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<u>X</u>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<u>X</u>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>3</u>	—

### Health

<i>Appl. Use Only</i>			<i>Twp Use Only</i>
<u>W</u>	1. Location of all existing sewage disposal systems on-site and within 200 feet of the boundary of the entire tract.		—
<u>W</u>	2. Certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems pursuant to Chapters 16 and 17. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.		—
<u>W</u>	3. Submission of laboratory test report for all existing on-site wells or potable water supplies pursuant to Chapter 16 and 17. Application shall be declared incomplete should failing or unsatisfactory conditions be noted or found to exist (Bacteria, Nitrate, Volatile organics, and other items required by the Health Officer).		—
<u>W</u>	4. Soils Tests shall be provided for primary and reserve septic areas pursuant to Chapters 16 and 17. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of Chapters 16 and 17 shall render the application incomplete.		—

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- W 5. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan." All result locations shall be dimensioned to all proposed and existing lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests. \_\_\_\_\_
- W 6. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a New Jersey Licensed Professional Engineer and coordinated with each lot number shown on the plan submitted. \_\_\_\_\_
- W 7. Submission of well water supply evaluation pursuant to Chapter 16. \_\_\_\_\_
- W 8. The location of all on-site, off-site, and off tract test wells, monitor wells, and existing wells within 500 feet of the test wells are to be shown pursuant to Chapter 16. \_\_\_\_\_
- W 9. Written documentation signed by the homeowners, or affidavits executed by the applicant proving permission. All wells within 500 feet of the test well shall be monitored. In the event monitoring is not permitted, the denial by the homeowner shall be submitted. In the event of a denial or no response, an affidavit by the applicant detailing efforts made to obtain permission and/or the reasons for denial shall also accompany the application. \_\_\_\_\_
- W 10. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application. \_\_\_\_\_

### Engineering

- X 1. Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate. \_\_\_\_\_
- X 2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13." \_\_\_\_\_
- X 3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1. \_\_\_\_\_
- X 4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows: \_\_\_\_\_
- X a. Key Maps: 1" - 1000' \_\_\_\_\_
- X b. Boundary and Topographic Survey: 1" = 100' \_\_\_\_\_
- X c. Environmental Inventory Maps: 1" = 200' \_\_\_\_\_
- X d. Grading and Drainage Plans: 1" = 50" \_\_\_\_\_
- X e. Site Plans: 1" = 50' \_\_\_\_\_
- X f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical  
Horizontal to Vertical Ratio of scales being no more than 10. \_\_\_\_\_
- W g. Sewage Disposal and Water Supply Plan: 1" = 50' \_\_\_\_\_

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- X   h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30.'
- X   5. A north arrow with reference meridian.
- X   6. A legend identifying symbols and drafting techniques used.
- X   7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1 1/2" border on the left side.
- W/X 8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum. Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.
- X   9. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.
- X   10. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.
- X   11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.
- Proposed grading shall be designed to provide a balanced cut and fill condition as much as practical.
- X   12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.
- X   13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.



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- X 14. Hydraulic calculations for stormwater detention showing no increase in runoff from the pre-development conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.
- X a. Pre-development conditions shall be considered as "good."
- X b. Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.
- X c. Calculations shall include a separate drainage area map for both pre- and post-development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes being identified. A separate drainage area map for inlets shall also be provided.
- X d. Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- X e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- X f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- X g. Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.
- X 15. Hydraulic calculations for stormwater runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.
- X 16. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.
- X 17. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.
- w/x 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.
- Partial W

- X 19. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be generally reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein.
- X 20. Compliance with each and every design standard of the Land Use and Development Ordinance.
- W 21. Compliance with approved General Development Plan.
- X 22. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.
- X 23. Stream corridor delineation with requisite buffers preserved by easement.

### Planning

- X 1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.
- X 2. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.
- X 3. Zoning requirements shall be tabulated to show all bulk requirements of the zone or zones in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.

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| <u>X</u> | 4.  | Architectural floor plans for each floor and for each elevation. These plans shall be signed and sealed by a New Jersey Licensed Architect.                | _____ |
| <u>X</u> | 5.  | Compliance with each and every design standard of the Land Use and Development Ordinance.  | _____ |
| <u>X</u> | 6.  | Compliance with approved General Development Plan.   | _____ |
| <u>W</u> | 7.  | Compliance with Historic Preservation Commission criteria for onsite structures or foundations and any sites or features within 200 feet of site boundary. | _____ |
| <u>X</u> | 8.  | Identification and Location of Affordable Housing Units.   | _____ |
| <u>X</u> | 9.  | Stream corridor delineation with requisite buffers preserved by easement.  | _____ |
| <u>W</u> | 10. | Cultural features, historic sites, and critical view sheds, as mapped by the Township.   | _____ |

### Landscaping and Lighting

- |          |    |  |       |
|----------|----|--|-------|
| <u>X</u> | 1. | Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan. | _____ |
| <u>W</u> | 2. | The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the Limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.  | _____ |
| <u>X</u> | 3. | Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:   |       |
| <u>X</u> | a. | Proposed plant names, both common and scientific.  | _____ |
| <u>X</u> | b. | Proposed plant sizes in caliper, height, and/or width at the time of installation.   | _____ |
| <u>X</u> | c. | Type of nursery stock, (i.e. balled and burlapped or container) and size planting.   | _____ |
| <u>X</u> | d. | Proposed plant spacing and any other comments relating to installation.  | _____ |
| <u>X</u> | e. | Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.   | _____ |
| <u>X</u> | f. | Delineation showing which areas are to be irrigated.   | _____ |
| <u>X</u> | 4. | Landscape maintenance specifications.  | _____ |
| <u>X</u> | 5. | Planting details conforming with current horticultural practices.  | _____ |
| <u>X</u> | 6. | Pedestrian and bicycle circulation systems, including width proposed and materials.  | _____ |
| <u>X</u> | 7. | Outdoor pedestrian spaces with landscape architectural elements detailed.  | _____ |

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|--------------|-----|--|-------|
| <u>  X  </u> | 8.  | Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.                                   | _____ |
| <u>  X  </u> | 9.  | Details of all outdoor light fixtures, including building mounted fixtures and illuminated signage. Fixture details shall include:           | _____ |
| <u>  X  </u> | a.  | Manufacturer's catalog cuts, indicating lamping and including all accessory components.  | _____ |
| <u>  X  </u> | b.  | Photometric reports with graphic candela curve illustrating vertical distribution from nadir to 180 degrees.                                 | _____ |
| <u>  X  </u> | c.  | Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.                           | _____ |
| <u>  X  </u> | 10. | Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:   | _____ |
|              | a.  | Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'   | _____ |
|              | b.  | Location and mounting height for each fixture.   | _____ |
| <u>  X  </u> | 11. | Schedule of operation and method used to control each fixture shall be indicated in schedule or by note on Lighting Plan.                    | _____ |
| <u>  X  </u> | 12. | Calculation summary to include:  | _____ |
| <u>  X  </u> | a.  | Minimum maintained horizontal illumination (fc).   | _____ |
| <u>  X  </u> | b.  | Average maintained horizontal illumination (fc).   | _____ |
| <u>  X  </u> | c.  | Maximum maintained horizontal illumination (fc).   | _____ |
| <u>  X  </u> | d.  | Maximum-to-minimum Uniformity Ratio.   | _____ |
| <u>  X  </u> | e.  | Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc). | _____ |
| <u>  X  </u> | f.  | Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).  | _____ |
| <u>  X  </u> | g.  | Average maintained vertical existence of signage (fL).   | _____ |
| <u>  X  </u> | 13. | Foundation construction details for light poles.   | _____ |

**TOWNSHIP USE ONLY**

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_  
complete/incomplete

# TOWNSHIP OF HOPEWELL

## FINAL SITE PLAN CHECKLIST

**Applicant's Name:** US Home Corporation (dba Lennar) Project: Hopewell Parc

**Site Block and Lot:** Block 93, Lots 5.01, 5.02 and 6.02

**Site Address:** Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

**Signature and Name of  
Person Preparing Checklist:**

  
Signature

Brian R. Perry, PE  
Name

12/15/2020  
Date Signed

All documents must be submitted in hard copy and pdf.

### Administrative

Appl. Use Only		Hard Copies Required	Twp Use Only
	<b>**Submit one hard copy and pdf of documents and plans for Completeness Determination.**</b>		
<u>X</u>	1. Submitted within published "window for submission."		—
<u>X</u>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	3	—
<u>X</u>	3. Payment of Required Fees.		—
<u>X</u>	4. Completed Escrow Agreement.	3	—
<u>X</u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	3	—
<u>X</u>	6. Completed Consent to Entry Form.	3	—
<u>X</u>	7. Completed Final Site Plan Checklist.	3	—
<u>X</u>	8. Completed "Design Waiver Request" form.	3	—
<u>X</u>	9. Certificate of Ownership.	3	—
<u>X</u>	10. Final Site Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	3 full size and 15 to-scale half size	—
<u>X</u>	11. Copy of resolution of Preliminary Site Plan approval.	3	—
<u>W</u>	12. Certification that all conditions of preliminary site plan approval have been satisfied and Preliminary Site Plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each.	3	—

Appl.  
Use  
Only

Hard Copies  
Required

Twp  
Use  
Only

- x 13. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.
- w 14. Written documentation addressed to the Planning Board from all agencies guaranteeing utility service to the site (including electricity, telephone, gas and cable TV). Such documentation shall indicate any and all conditions for obtaining such service.

3

3

Appl.  
Use  
Only

Twp  
Use  
Only

### Health

- w 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.
- w 2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan.
- w 3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.

### Engineering

- w 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date.
- x 2. Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.
- w 3. An estimate of all construction quantities for all on-site and off-tract improvements to public property or improvements which shall be dedicated to the public or planned to be maintained by a Homeowners Association.
- w 4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.
- x 5. Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.
- x 6. A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.

Appl.  
Use  
Only

Twp  
Use  
Only

- |              |   |       |
|--------------|---|-------|
| <u>  x  </u> | 7. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control and landscaping at a scale of not smaller than 1" = 50' each facility location. | _____ |
| <u>  x  </u> | 8. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.   | _____ |
| <u>  w  </u> | 9. Block and Lot numbers approved by Tax Assessor.  | _____ |
| <u>  w  </u> | 10. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  | _____ |
| <u>  x  </u> | 11. Details of all outdoor light fixtures not included with Preliminary Site Plan Approval, including building mounted fixtures and illuminate signage. Fixture details shall include:  |       |
| <u>  x  </u> | a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.  | _____ |
| <u>  x  </u> | b. Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees.  | _____ |
| <u>  x  </u> | c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.   | _____ |
| <u>  x  </u> | 12. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:  |       |
| <u>  x  </u> | a. Initial horizontal illumination levels indicated on a maximum grid spacing of 10'.   | _____ |
| <u>  x  </u> | b. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'.  | _____ |
| <u>  x  </u> | c. Location and mounting height for each fixture.   | _____ |
| <u>  x  </u> | d. Schedule of operation and method used to control each fixture.   | _____ |
| <u>  x  </u> | 13. Calculation summary to include:   |       |
| <u>  x  </u> | a. Minimum maintained horizontal illumination (fc).   | _____ |
| <u>  x  </u> | b. Average maintained horizontal illumination (fc).   | _____ |
| <u>  x  </u> | c. Maximum maintained horizontal illumination (fc).   | _____ |
| <u>  x  </u> | d. Maximum-to-minimum Uniformity Ratio.   | _____ |
| <u>  x  </u> | e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).   | _____ |
| <u>  x  </u> | f. Maximum maintained vertical illumination at 5' above grade of property line (fc).  | _____ |
| <u>  x  </u> | g. Average maintained vertical existence of signage (fL).   | _____ |
| <u>  x  </u> | h. Average initial horizontal illumination (fc).  | _____ |

Appl.  
Use  
Only

Twp  
Use  
Only

### Planning

- |          |    |   |       |
|----------|----|---|-------|
| <u>W</u> | 1. | Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date. | _____ |
| <u>X</u> | 2. | Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.  | _____ |
| <u>X</u> | 3. | Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.                 | _____ |
| <u>X</u> | 4. | A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.  | _____ |
| <u>X</u> | 5. | Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control, landscaping and lighting at a scale of not smaller than 1" = 50' each facility location.                | _____ |
| <u>X</u> | 6. | All project identification sign sizes, mounting details, lighting, and lettering type and sizes.  | _____ |
| <u>X</u> | 7. | Block and Lot numbers approved by Tax Assessor.   | _____ |
| <u>W</u> | 8. | Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  | _____ |

#### TOWNSHIP USE ONLY

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_  
complete/incomplete



# SUBMISSION CHECKLIST

## ADMINISTRATIVE

Hopewell Parc

Scotch Road, 449 Scotch Road, 445 Scotch Road

Block 93, Lot 5.01, Lot 5.02, Lot 6.02

### ITEM 8

Completed “Design Waiver Request Form”

## TOWNSHIP OF HOPEWELL

# CHECKLIST SUBMISSION AND DESIGN WAIVERS REQUEST FORM

Date: December 16, 2020

Block: 93

Lot: 5.01, 5.02, 6.02

Property Address: Lot 5.01- Scotch Road, Lot 5.02 - 449 Scotch Road, Lot 6.02 - 445 Scotch Road

Name of Project: Hopewell Parc

Name of Applicant: US Home Corporation (dba Lennar)

This form is an integral part of any development checklist submitted to the Township of Hopewell wherein waivers from design standards or submission waivers from application checklist items are requested. This form must be completed for all requested waivers and submitted with the application in order for the application to be considered complete. It is the applicant's responsibility to complete this form in order for proper consideration to be given to the request. Adequate documentation and support data shall be provided with the request in order for the Township to determine the appropriateness of the request. Where technical references or support data are given, the request form shall be signed and sealed by the appropriate professional. Attach additional sheets as necessary.

Checklist Item or Design Standard Reference
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### Explanation and Support Data for Waiver Request

See Attached Addendum

Township  
Use Only  
Approved (A)  
Denied (D)

## **ADDENDUM to Administrative Checklist Item 8**

### **CHECKLIST SUBMISSION AND DESIGN WAIVER REQUEST FORM –**

#### **I. Design Exceptions**

##### **A. Lighting**

Ordinance Section 17-90.1 – b.

Full cut-off requirement listed in 17-90.1 – b. requires 0% uplight. Selected luminaire emits ~5% of its total lumen output upward. The luminaire is under 50W and contains a refractive lens, both of which are encouraged by the ordinance for street lighting.

##### **B. RSIS De Minimus Exceptions**

Ordinance 5:21-4.19(b)2: Intersection Location: Opposite Existing or Offset More than 150 ft., required, 97 ft. provided. A De minimus exception is requested for the special condition of rear garages in all townhomes that are accessed via private rear alleys, primarily accessed by residents whose units the alleys serve.

Ordinance 5:21-4.19(b)5: Minimum Centerline Radius (Feet) Neighborhood – 100/Alley -100, required, Neighborhood-100/Alley- 50 provided. A De minimus Exception is requested for the special condition of special purpose private alleys serving rear loaded garages of all townhomes. The private alleys will experience lesser traffic volumes and speeds since they will be accessed only by the residents of the units those alleys serve.

#### **II. Submission Waivers**

##### **A. Preliminary Major Site Plan Checklist**

##### **Administrative**

10. Tree Survey, Preservation and Replacement: Applicant seeks a Submission Waiver from Ord. 12-4.9 “Tree Replacement Plan” to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

# 16, 17, 18 and Health Items #1-10: Well and Septic: No wells or septic systems are proposed.

##### **Engineering**

8. and 18.: NGVD: A partial waiver is request in that a conversion has been supplied from NGVD 1929 to 1988.

21. General Development Plan: No General Development Plan is proposed.

## **Planning**

7. and 10: No Historic Preservation Criteria or cultural features are present on the site or within 200ft of the boundary.

## **Landscaping and Lighting**

2. Tree Survey, Preservation and Replacement: Applicant seeks a Submission Waiver from Ord. 12-4.9 "Tree Replacement Plan" to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

## **B. Final Major Site Plan Checklist**

### **Administrative**

12. Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

14. Applicant requests that "will serve" documentation be made a condition of approval.

### **Health**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

2. Final Septic Design: No septic proposed.

3. NJPDES Application: Not yet submitted, requires endorsement by Township.

### **Engineering:**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

3. Estimate of Construction Quantities: item is requested to be deferred as a condition of Final approval

4. Metes and Bonds descriptions of Easements: Waiver requested as all easement will be recorded on the Filed Map.

9. Lot and Block Numbers: To be provided as conditions of Final Approval.

10. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

## **Planning**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.
8. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

## **C. Preliminary Major Subdivision Checklist**

### **Administrative**

10. Tree Survey Preservation and Replacement Plan: Applicant seeks a Submission Waiver from Ord. 12-4.9 "Tree Replacement Plan" to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

16., 17., 18. Well and Septic: No wells or septic systems are proposed.

### **Engineering**

8., 11., and 18.: Partial Waiver: A partial waiver is request in that a conversion has been supplied from NGVD 1929 to 1988.

23. General Development Plan: No General Development Plan is proposed.

## **Planning**

4. General Development Plan: No General Development Plan is proposed.

6. & 7.: No Historic Preservation Criteria or cultural features are present on the site or within 200ft of the boundary.

## **Landscaping & Lighting**

2. Tree Survey Preservation and Replacement Plan: Applicant seeks a Submission Waiver from Ord. 12-4.9 "Tree Replacement Plan" to defer submission of its Tree Replacement Plan pending receipt of a) the Delaware and Raritan Canal Commission (DRCC) stream corridor mitigation planting requirements, and b) the NJDEP Riparian Zone and Wetland Buffer planting requirements. Pending receipt of such planting requirements, Applicant has provided existing tree conditions based on 100 ft by 100 ft representative tree plots (see, Existing Conditions Plans, Sheets 1 through 5 of 5).

#### **D. Final Major Subdivision Checklist**

##### **Administrative**

11. and 12. Signed Preliminary Plans/ Compliance with Conditions of Preliminary Approval: Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

13. Postal addresses: Street names to be supplied and coordinated with Postmaster

##### **Health**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

2. Final Septic: No wells or septic systems are proposed.

3. NJPDES Application: Not yet submitted, requires endorsement by Township.

##### **Engineering**

1. Compliance with Conditions of Preliminary Approval: Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

3. Estimates of Construction Quantities: Item is requested to be deferred as a condition or Final approval

4. Waiver requested as all easement will be recorded on the Filed Map.

10. Lot and Block Numbers: To be provided as conditions of Final Approval.

11. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

##### **Planning**

1. Compliance with Conditions of Preliminary Approval: Application seeks Combined Preliminary and Final Site Plan Approval. Request Conditions pertaining to Preliminary Approval be deferred to and incorporated into Final Approval.

5. Lot and Block Numbers: To be provided as conditions of Final Approval.

6. Copies of Federal State and Local approvals required as condition of Preliminary Approval: Request these be provided concurrent with Preliminary and Final Approval.

**Addendum to Application** of US Home Corporation (dba Lennar) for Hopewell Parc, Block 93, Lots 5.01, 5.02 and 6.02

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Page 1: Architects:

James Holiday RA  
Holiday Architects, Inc.  
Jackson Commons, Suite 4A  
30 Jackson Road  
Medford, NJ 08056

Contact: Mitchell Newman, Lennar

Marc Kushner, RA  
Major Architects  
1 Whitehall Street, 14<sup>th</sup> fl  
New York, NY 10004

Contact: Mitchell Newman, Lennar