



TOWNSHIP of HOPEWELL MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK:

LOTS:

ADDRESS:

PROJECT NAME:

PLANS

Part 1 - Survey and Subdivision Plans

**PRELIMINARY AND FINAL
MAJOR SUBDIVISION AND SITE PLAN
OF
HOPEWELL PARC - NORTH AND SOUTH
PREPARED FOR
US HOME CORPORATION (dba LENNAR)**

SITUATED ON

BLOCK 93, LOTS 5.01, 5.02, AND 6.02

INCLUSIONARY PLANNED DEVELOPMENT 1 (IPD-1) ZONE

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

APPLICANT:
US HOME CORPORATION (dba LENNAR)
2465 KUSER ROAD, 3rd. FLOOR
HAMILTON, NEW JERSEY 08530

OWNERS:
LOT 5.01
US HOME CORPORATION (dba LENNAR)
2465 KUSER ROAD, 3rd. FLOOR
HAMILTON, NEW JERSEY 08530

**LOT 5.02:
CF HOPEWELL CC&L, LLC
1345 AVENUE OF THE AMERICAS, 46th. FLOOR
NEW YORK. NEW YORK 10105**

**LOT 6.02:
CF HOPEWELL WEST RES, LLC
1345 AVENUE OF THE AMERICAS, 46th. FLOOR**

AND
US HOME CORPORATION (dba LENNAR
2465 KUSER ROAD, 3rd. FLOOR
HAMILTON, NEW JERSEY 08530

**LAND USE ATTORNEY:
PRIME AND TUVEL
14000 HORIZON WAY, SUITE 325
MOUNT LAUREL, NEW JERSEY 08054**

ENGINEER-SURVEYOR:
VAN NOTE-HARVEY ASSOCIATES, INC
103 COLLEGE ROAD EAST, THIRD FLOOR

PRINCETON, NEW JERSEY 08540

PLANNER:

CREIGH RAHENKAMP & ASSOCIATES

P.O. BOX 222

RIVERTON, NEW JERSEY 08077

TRAFFIC ENGINEER:
LANGAN ENGINEERING
600 LEXY DRIVE, SUITE 101

**989 LENOX DRIVE, SUITE 124
LAWRENCEVILLE, NEW JERSEY 08648**

LANDSCAPE ARCHITECTS:

ARNOLD ASSOCIATE

ARNOLD ASSOCIATE

MELILLO + BAUER ASSOCIATES INC

**200 UNION AVENUE
BRIELLE, NEW JERSEY 08730**

LIGHTING CONSULTANT

LIGHTING CONSULTANT:
BEAM, Ltd.
2220 MOUNT CARMEL AVENUE
GLENNSIDE PENNSYLVANIA 19038

ARCHITECTS:
SPIEZLE ARCHITECTURAL GROUP, INC.

**1395 YARDVILLE HAMILTON SQUARE ROAD, SUITE 2A
HAMILTON, NEW JERSEY 08691**

MANGAN GROUP ARCHITECTS

7034 CARROLL AVENUE #3
TAKOMA PARK, MARYLAND 20912

HOLLIDAY ARCHITECTS, INC.


**30 JACKSON ROAD
MEDFORD, NEW JERSEY 08055**

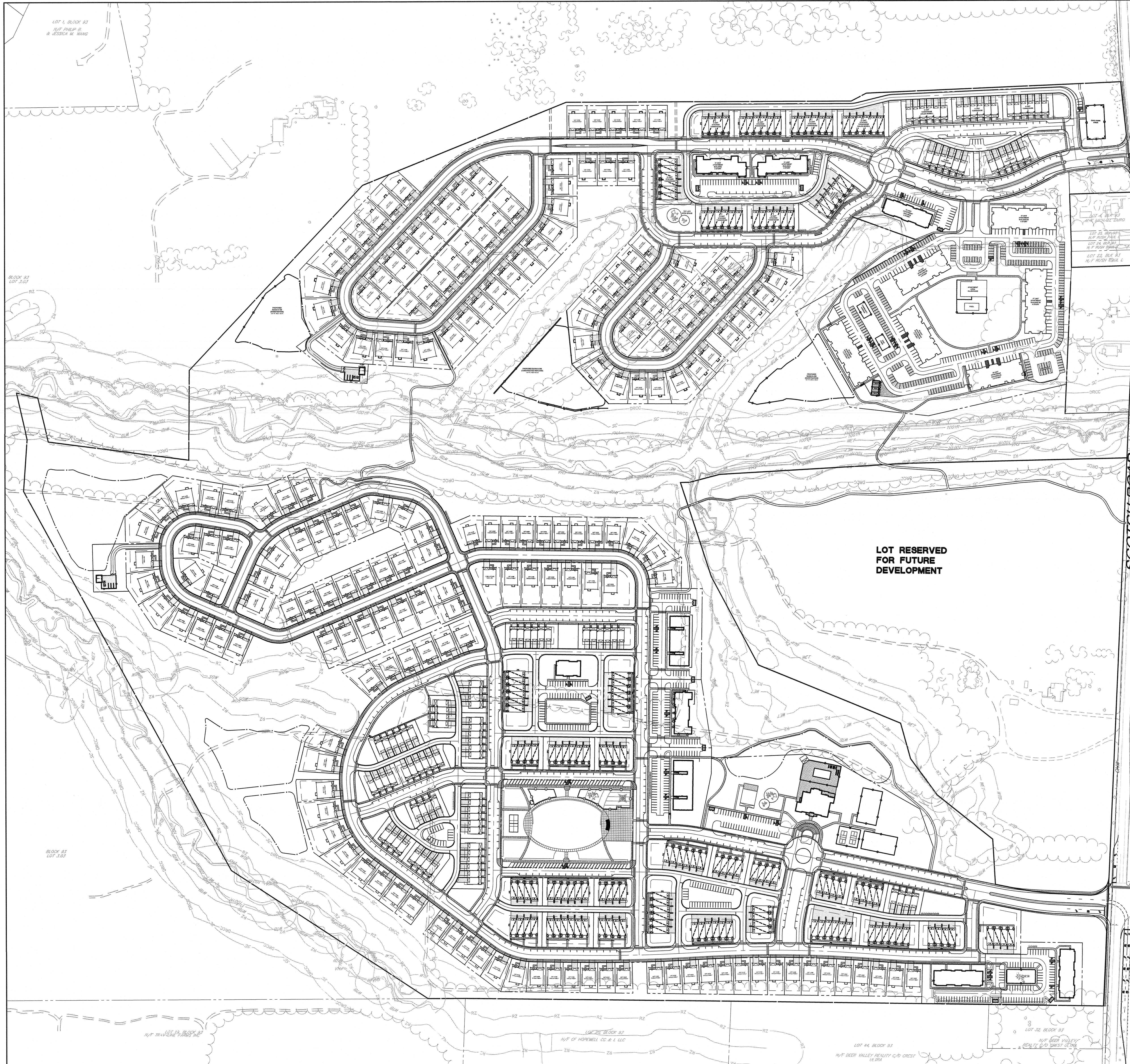
SHEET INDEX CIVIL ENGINEERING PLANS:		SHEET INDEX LANDSCAPE PLANS:	
SHEET NO.	TITLE	SHEET NO.	TITLE
CVR	COVER SHEET	L-001	LANDSCAPE NOTES AND PLANTING SCHEDULE
VIC	VICINITY PLAN/KEY MAP	L-100	LANDSCAPE MASTER SHEET VIEWS
CE-1	OVERALL SITE PLAN	L-101	LANDSCAPE PLAN DETAIL 1
CE-2	OVERALL SITE PHASING PLAN	L-102	LANDSCAPE PLAN DETAIL 2
CE-3	SITE ORIENTATION AND SHEET INDEX PLAN	L-103	LANDSCAPE PLAN DETAIL 3
CE-4A	OVERALL SUBDIVISION PLAN	L-104	LANDSCAPE PLAN DETAIL 4
CE-4	SUBDIVISION PLAN 1	L-105	LANDSCAPE PLAN DETAIL 5
CE-5	SUBDIVISION PLAN 2	L-106	LANDSCAPE PLAN DETAIL 6
CE-6	SUBDIVISION PLAN 3	L-107	LANDSCAPE PLAN DETAIL 7
CE-7	SUBDIVISION PLAN 4	L-108	LANDSCAPE PLAN DETAIL 8
CE-8	SUBDIVISION PLAN 5	L-109	LANDSCAPE PLAN DETAIL 9
CE-9	SUBDIVISION PLAN 6	L-110	LANDSCAPE PLAN DETAIL 10
CE-10	SUBDIVISION PLAN 7	L-111	LANDSCAPE PLAN DETAIL 11
CE-11	SUBDIVISION PLAN 8	L-112	LANDSCAPE PLAN DETAIL 12
CE-12	SUBDIVISION PLAN 9	L-200	DETAIL BUILDING PLANTING PLANS
CE-13	SUBDIVISION PLAN 10	L-201	DETAIL BUILDING PLANTING PLANS
CE-14	SUBDIVISION PLAN 11	L-300	BMP DETAIL PLANTING PLANS
CE-15	SUBDIVISION PLAN 12		
CE-16	OVERALL SITE PLAN NORTH		
CE-17	SITE LAYOUT PLAN 1		
CE-18	SITE LAYOUT PLAN 2		
CE-19	SITE LAYOUT PLAN 3	LG1.01	OVERALL SITE LIGHTING PLAN
CE-20	SITE LAYOUT PLAN 4	LG2.01	SITE LIGHTING PLAN 1 (MAINTAINED ILLUMINATION LEVELS)
CE-21	SITE LAYOUT PLAN 5	LG2.01A	SITE LIGHTING PLAN 1 (INITIAL ILLUMINATION LEVELS)
CE-22	OVERALL SITE PLAN SOUTH	LG2.02	SITE LIGHTING PLAN 2 (MAINTAINED ILLUMINATION LEVELS)
CE-23	SITE LAYOUT PLAN 6	LG2.02A	SITE LIGHTING PLAN 2 (INITIAL ILLUMINATION LEVELS)
CE-24	SITE LAYOUT PLAN 7	LG2.03	SITE LIGHTING PLAN 3 (MAINTAINED ILLUMINATION LEVELS)
CE-25	SITE LAYOUT PLAN 8	LG2.03A	SITE LIGHTING PLAN 3 (INITIAL ILLUMINATION LEVELS)
CE-26	SITE LAYOUT PLAN 9	LG2.04	SITE LIGHTING PLAN 4 (MAINTAINED ILLUMINATION LEVELS)
CE-27	SITE LAYOUT PLAN 10	LG2.04A	SITE LIGHTING PLAN 4 (INITIAL ILLUMINATION LEVELS)
CE-28	SITE LAYOUT PLAN 11	LG2.05	SITE LIGHTING PLAN 5 (MAINTAINED ILLUMINATION LEVELS)
CE-29	SITE LAYOUT PLAN 12	LG2.05A	SITE LIGHTING PLAN 5 (INITIAL ILLUMINATION LEVELS)
CE-30	OVERALL SITE GRADING PLAN NORTH	LG2.06	SITE LIGHTING PLAN 6 (MAINTAINED ILLUMINATION LEVELS)
CE-31	SITE GRADING PLAN 1	LG2.06A	SITE LIGHTING PLAN 6 (INITIAL ILLUMINATION LEVELS)
CE-32	SITE GRADING PLAN 2	LG2.07	SITE LIGHTING PLAN 7 (MAINTAINED ILLUMINATION LEVELS)
CE-33	SITE GRADING PLAN 3	LG2.07A	SITE LIGHTING PLAN 7 (INITIAL ILLUMINATION LEVELS)
CE-34	SITE GRADING PLAN 4	LG2.08	SITE LIGHTING PLAN 8 (MAINTAINED ILLUMINATION LEVELS)
CE-35	SITE GRADING PLAN 5	LG2.08A	SITE LIGHTING PLAN 8 (INITIAL ILLUMINATION LEVELS)
CE-36	OVERALL SITE GRADING PLAN SOUTH	LG2.09	SITE LIGHTING PLAN 9 (MAINTAINED ILLUMINATION LEVELS)
CE-37	SITE GRADING PLAN 6	LG2.09A	SITE LIGHTING PLAN 9 (INITIAL ILLUMINATION LEVELS)
CE-38	SITE GRADING PLAN 7	LG2.10	SITE LIGHTING PLAN 10 (MAINTAINED ILLUMINATION LEVELS)
CE-39	SITE GRADING PLAN 8	LG2.10A	SITE LIGHTING PLAN 10 (INITIAL ILLUMINATION LEVELS)
CE-40	SITE GRADING PLAN 9	LG2.11	SITE LIGHTING PLAN 11 (MAINTAINED ILLUMINATION LEVELS)
CE-41	SITE GRADING PLAN 10	LG2.11A	SITE LIGHTING PLAN 11 (INITIAL ILLUMINATION LEVELS)
CE-42	SITE GRADING PLAN 11	LG2.12	SITE LIGHTING PLAN 12 (MAINTAINED ILLUMINATION LEVELS)
CE-43	SITE GRADING PLAN 12	LG2.12A	SITE LIGHTING PLAN 12 (INITIAL ILLUMINATION LEVELS)
CE-44	OVERALL SITE DRAINAGE PLAN NORTH	LG3.01	LIGHTING DETAILS
CE-45	SITE DRAINAGE PLAN 1	LG3.02	LIGHTING DETAILS
CE-46	SITE DRAINAGE PLAN 2		
CE-47	SITE DRAINAGE PLAN 3		
CE-48	SITE DRAINAGE PLAN 4		
CE-49	SITE DRAINAGE PLAN 5		
CE-50	OVERALL SITE DRAINAGE PLAN SOUTH		
CE-51	SITE DRAINAGE PLAN 6	CS-1	COVER SHEET
CE-52	SITE DRAINAGE PLAN 7	A-1	24' X 40', 3-STORY TOWNHOME 6-UNIT BUILDING ELEVATIONS
CE-53	SITE DRAINAGE PLAN 8	A-2	24' X 40', 3-STORY TOWNHOME ENLARGED FLOOR PLANS
CE-54	SITE DRAINAGE PLAN 9	A-3	24' X 40', 3-STORY TOWNHOME 6-UNIT BUILDING FLOOR PLANS
CE-55	SITE DRAINAGE PLAN 10	A-4	24' X 40', 3-STORY TOWNHOME 4-UNIT BUILDING FLOOR PLANS
CE-56	SITE DRAINAGE PLAN 11		
CE-57	SITE DRAINAGE PLAN 12		
CE-58	OVERALL SITE UTILITY PLAN NORTH	A-5	REAR LOADED STACKED TOWNHOMES 12-UNIT BUILDING ELEVATION
CE-59	SITE UTILITY PLAN 1	A-6	REAR LOADED STACKED TOWNHOMES ENLARGED FLOOR PLANS
CE-60	SITE UTILITY PLAN 2	A-7	REAR LOADED STACKED TOWNHOMES ENLARGED FLOOR PLANS
CE-61	SITE UTILITY PLAN 3	A-8	REAR LOADED STACKED TOWNHOMES ENLARGED FLOOR PLANS
CE-62	SITE UTILITY PLAN 4	A-9	REAR LOADED STACKED TOWNHOMES 12-UNIT BUILDING FLOOR PLANS
CE-63	SITE UTILITY PLAN 5	A-10	REAR LOADED STACKED TOWNHOMES 8-UNIT BUILDING FLOOR PLANS
CE-64	OVERALL SITE UTILITY PLAN SOUTH		
CE-65	SITE UTILITY PLAN 6	A-11	24-UNIT CONDO BUILDING ELEVATIONS
CE-66	SITE UTILITY PLAN 7	A-12	24-UNIT CONDO BUILDING OVERALL FLOOR PLANS
CE-67	SITE UTILITY PLAN 8	A-13	24-UNIT CONDO BUILDING OVERALL FLOOR PLANS
CE-68	SITE UTILITY PLAN 9	A-14	24-UNIT CONDO BUILDING ENLARGED FLOOR PLANS
CE-69	SITE UTILITY PLAN 10		
CE-70	SITE UTILITY PLAN 11	A-15	COAH BUILDINGS 19-UNIT BUILDING ELEVATIONS
CE-71	SITE UTILITY PLAN 12	A-16	COAH BUILDINGS 19-UNIT OVERALL BUILDING FLOOR PLANS
CE-72	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN NORTH	A-17	COAH BUILDINGS 19-UNIT OVERALL BUILDING FLOOR PLANS
CE-73	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 1	A-18	COAH BUILDINGS 21-UNIT BUILDING ELEVATIONS
CE-74	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 2	A-19	COAH BUILDINGS 21-UNIT OVERALL BUILDING FLOOR PLANS
CE-75	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 3	A-20	COAH BUILDINGS 21-UNIT OVERALL BUILDING FLOOR PLANS
CE-76	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 4	A-21	COAH BUILDINGS ENLARGED FLOOR PLANS
CE-77	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 5		
CE-78	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN SOUTH	A-22	COAH BUILDINGS 13-UNIT BUILDING ELEVATIONS
CE-79	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 6	A-23	COAH BUILDINGS 13-UNIT OVERALL BUILDING FLOOR PLANS
CE-80	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 7	A-24	COAH BUILDINGS 26-UNIT BUILDING ELEVATIONS
CE-81	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 8	A-25	COAH BUILDINGS 26-UNIT OVERALL BUILDING FLOOR PLANS
CE-82	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 9	A-26	COAH BUILDINGS 26-UNIT OVERALL BUILDING FLOOR PLANS
CE-83	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 10	A-27	COAH BUILDINGS ENLARGED FLOOR PLANS
CE-84	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 11		
CE-85	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN 12	A-28	40-FOOT SINGLE-FAMILY ELEVATIONS
CE-86	SOIL EROSION AND SEDIMENT CONTROL NOTES	A-29	40-FOOT SINGLE-FAMILY FLOOR PLANS & ELEVATIONS
CE-87	SOIL EROSION AND SEDIMENT CONTROL DETAILS		
CE-88	ROAD PROFILES 1	A-30	50-FOOT SINGLE-FAMILY ELEVATIONS
CE-89	ROAD PROFILES 2	A-31	50-FOOT SINGLE-FAMILY FLOOR PLANS & ELEVATIONS
CE-90	ROAD PROFILES 3		
CE-91	ROAD PROFILES 4	A-32	CLUBHOUSE SOUTH ELEVATIONS
CE-92	ROAD PROFILES 5	A-33	CLUBHOUSE SOUTH FLOOR PLANS
CE-93	ROAD PROFILES 6		
CE-94	ROAD PROFILES 7	A-34	HOPEWELL PARC EVENTS CENTER
CE-95	ROAD PROFILES 8		
CE-96	ROAD PROFILES 9		
CE-97	ROAD PROFILES 10		
CE-98	DRAINAGE AND UTILITY PROFILES 1	A-01	ARCHITECTURAL PLANS FOR NORTH APARTMENTS
CE-99	DRAINAGE AND UTILITY PROFILES 2	A-02	TITLE
CE-100	DRAINAGE AND UTILITY PROFILES 3	A-03	BUILDINGS 1 & 2 - GROUND FLOOR & TYPICAL PLANS
CE-101	DRAINAGE AND UTILITY PROFILES 4	A-04	BUILDINGS 1 & 2 - ELEVATIONS
CE-102	CONSTRUCTION DETAILS 1	A-05	BUILDING 3 - BASEMENT & GROUND FLOOR PLANS
CE-103	CONSTRUCTION DETAILS 2	A-06	BUILDING 3 - TYPICAL FLOOR PLANS
CE-104	CONSTRUCTION DETAILS 3	A-07	BUILDING 3 - ELEVATIONS
CE-105	CONSTRUCTION DETAILS 4	A-08	BUILDINGS 4 & 5 - GROUND FLOOR & TYPICAL FLOOR PLANS
CE-106	CONSTRUCTION DETAILS 5	A-09	BUILDINGS 4 & 5 - ELEVATIONS
CE-107	CONSTRUCTION DETAILS 6	A-10	BUILDING 6 - BASEMENT & TYPICAL FLOOR PLANS
CE-108	CONSTRUCTION DETAILS 7	A-11	BUILDING 6 - TYPICAL FLOOR PLAN
SM-1	OVERALL SALES MAP, SALES OFFICE AND CONSTRUCTION TRAILER SITE PLAN	A-12	BUILDING 6 - ELEVATIONS
1 OF 5	EXISTING CONDITIONS SURVEY	A-13	BUILDING SIDE ELEVATIONS
2 OF 5	EXISTING CONDITIONS SURVEY	A-14	BUILDING ELEVATIONS - PROPOSED COLOR VARIATIONS
3 OF 5	EXISTING CONDITIONS SURVEY	A-15	CLUBHOUSE - PLAN
4 OF 5	EXISTING CONDITIONS SURVEY		CLUBHOUSE - ELEVATIONS
5 OF 5	EXISTING CONDITIONS SURVEY		CLUBHOUSE - ELEVATIONS

**APPROVED BY THE PLANNING BOARD OF HOPEWELL
TOWNSHIP AS A PRELIMINARY / FINAL SITE PLAN**

CHAIRMAN **DATE**

SECRETARY **DATE**





OVERALL TRACT SUMMARY:						
Block 93, Lots 5,01, 5,02, and 6,02 Containing 228.14 Acres Total (Lot 5,01-27-08 Ac, Lot 5,02-28-11 Ac)						
BULK LAND AREA REQUIREMENTS: REDEVELOPMENT PLAN - INCUBATOR PLANNED DEVELOPMENT 1 (IPD-1)						
STANDARD		REQUIRED	PROVIDED	COMPLIES	STANDARD	REQUIRED
APARTMENTS					NORTH SECTION	
MINIMUM LOT AREA		1 ACRE	1.05	Yes	NORTH SECTION	
MAXIMUM DENSITY		75 UNITS PER ACRE	21.9	Yes	SOUTH SECTION	
MAXIMUM UNIT COVERAGE		NONE	See Note 1	N/A	SOUTH SECTION	
MAXIMUM BUILDING HEIGHT (WITHIN 100 FEET OF RETAIL PARKING ON FIRST FLOOR)		70 FT	67.9	Yes	SOUTH SECTION	
MAXIMUM BUILDING LENGTH (FT)		NONE	226	Yes	SOUTH SECTION	
MAXIMUM NUMBER OF UNITS PER BUILDING		NONE	52	N/A	SOUTH SECTION	
MINIMUM BUILDING SETBACK TO STREETS		NONE	124.9	Yes	SOUTH SECTION	
MINIMUM FRONT YARD SETBACK		10 FT	10	Yes	SOUTH SECTION	
MINIMUM SIDE YARD SETBACK		10 FT	10	Yes	SOUTH SECTION	
MINIMUM REAR YARD SETBACK		10 FT	10	Yes	SOUTH SECTION	
PARKING		1.25 SPACES PER UNIT	1.68	Yes ²	SOUTH SECTION	
TOWNHOUSES					SOUTH SECTION	
MINIMUM LOT AREA FOR INDIVIDUAL UNIT		16 FT	24	Yes	SOUTH SECTION	
MINIMUM DEPTH		70 FT	60	Yes	SOUTH SECTION	
MINIMUM FRONT YARD SETBACK		15 FT	15	Yes	SOUTH SECTION	
MINIMUM SIDE YARD SETBACK		15 FT	15	Yes	SOUTH SECTION	
MINIMUM REAR YARD SETBACK		15 FT (0 FT FOR ATTACHED)	15	Yes	SOUTH SECTION	
MAXIMUM SIDE YARD SETBACK		30 FT	30	Yes	SOUTH SECTION	
MAXIMUM SIDE YARD SETBACK		30 FT	30	Yes	SOUTH SECTION	
MAXIMUM REAR YARD SETBACK		30 FT	30	Yes	SOUTH SECTION	
PARKING		1.75 SPACES PER UNIT	2.89	Yes	SOUTH SECTION	
SINGLE FAMILY UNITS					SOUTH SECTION	
MINIMUM LOT AREA		5,000 SF	6,395	Yes	SOUTH SECTION	
MINIMUM DEPTH		60 FT	60	Yes	SOUTH SECTION	
MINIMUM FRONT YARD SETBACK		100 FT	106.59	Yes	SOUTH SECTION	
MAXIMUM FRONT YARD SETBACK		20 FT	20	Yes	SOUTH SECTION	
MINIMUM SIDE YARD SETBACK		25 FT	25	Yes	SOUTH SECTION	
MAXIMUM SIDE YARD SETBACK		35 FT	35	Yes	SOUTH SECTION	
MINIMUM REAR YARD SETBACK		35 FT	35	Yes	SOUTH SECTION	
PARKING		2.0 SPACES PER UNIT	5.02	Yes	SOUTH SECTION	

Footnotes:

1. While there is no maximum lot coverage for apartment units, lot coverage for the entire project area will be $\leq 31\%$.
2. Parking Ratio provided is the minimum based on separate apartment groupings from as few as 1 apartment building and up to 6 apartment buildings, each grouping having shared parking and the parking ratio based on that aggregate number of parking spaces available to the each apartment grouping.

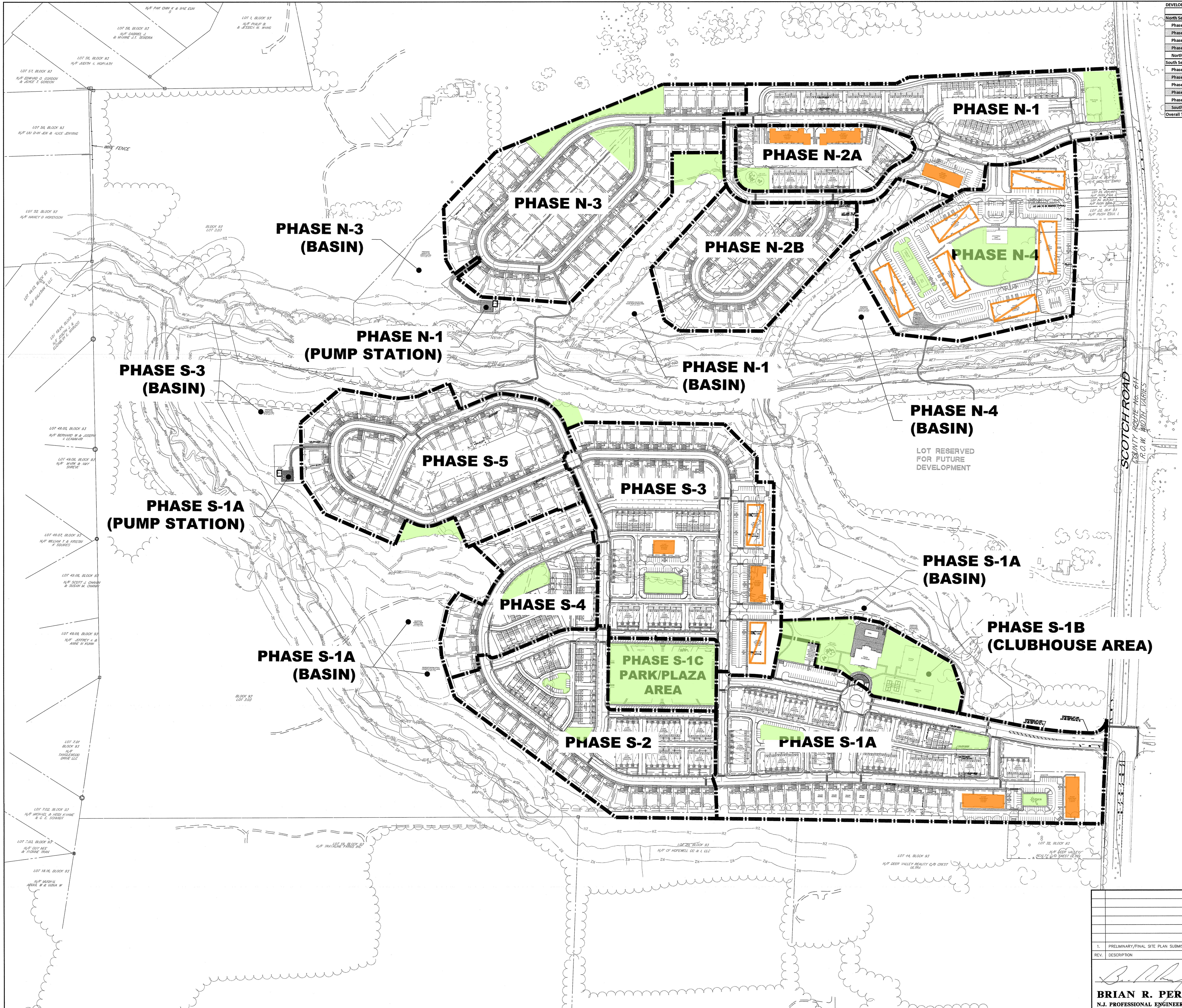
Unit Count and Parking Summary						
NORTH SECTION		Spaces Required			Spaces Provided	
Residential		No. Units	Per RSIS	Per Redevelopment Plan	Off-street	On-street
			Per Unit	Total	Per Unit	Total
Single-Family (4-Bedroom)	82	2.5	205	2.0	0.5	3.5
Townhouse (3-Bedroom)	30	2.4	72	1.75	0.5	68
Stacked Townhouse (3-Bedroom)	44	2.4	106	1.75	0.5	124
Stacked Townhouse (3-Bedroom)	46	2.4	111	1.75	0.5	104
(2) 21-Unit Apartment/Condo (2-Bedroom)	42	2.0	84	1.25	0.5	74
(1) 26-Unit Apartment/Condo (2-Bedroom)	26	2.0	52	1.25	0.5	46
(2) 29-Unit Apartment Area (2-Bedroom) ³	270	2.0	540	1.25	0.5	473
Total	540		1,170			1,118
Non-Residential					Spaces Provided	
Bldg Area		Per Twp Ord Sec. 17-95		Per Redevelopment Plan	Off-street	On-Street
(SF)					Total	Total
Dog Park	N/A			Residential Accessory Use - no additional parking required	3.0	N/A
SOUTH SECTION						
Residential		No. Units	Per RSIS	Per Redevelopment Plan	Off-street	On-street
			Per Unit	Total	Per Unit	Total
Single-Family (4-Bedroom)	109	2.5	273	2.0	0.5	273
Townhouse (3-Bedroom)	70	2.4	168	1.75	0.5	140
Stacked Townhouse (3-Bedroom)	112	2.4	268	1.75	0.5	232
Stacked Townhouse (3-Bedroom)	112	2.4	269	1.75	0.5	234
(1) 13-Unit Apartment/Condo (2-Bedroom)	13	2.0	26	1.25	0.5	23
(1) 19-Unit Apartment/Condo (2-Bedroom)	19	2.0	38	1.25	0.5	34
(2) 24-Unit Apartment/Condo (2-Bedroom)	48	2.0	96	1.25	0.5	84
(2) 26-Unit Apartment/Condo (2-Bedroom)	52	2.0	104	1.25	0.5	91
Total	555		1,322			1,227
Non-Residential					Spaces Provided	
Bldg Area		Per Twp Ord Sec. 17-95		Per Redevelopment Plan	Off-street	On-Street
(SF)					Total	Total
Clubhouse	8,265			Residential Accessory Use - no additional parking required	3.0	N/A
Special Events Center	2,500				44	44
Total						

Notes:

1. Requirement includes guest parking for Townhouse/Apartment/Condo Units.
2. Apartments/Condominiums shall consist of a mix of 1, 2-, and 3-Bedroom units, with a 2-Bedroom average.
3. ADA and New Jersey Barrier Free Subcode parking requirements only applicable to off-street parking lots/areas serving residential dwelling units.


AFFORDABLE HOUSING UNIT SUMMARY						
North Section		Total Units	% Affordable	Total Affordable		
(1) 23-Unit Apartment/Condo		42	100%	42		
(2) 26-Unit Apartment/Condo		26	100%	26		
270-Unit Apartment/Condo Area		270	50%	135		
North Section Total		122				
South Section						
(1) 13-Unit Apartment/Condo		13	100%	13		
(1) 19-Unit Apartment/Condo		19	100%	19		
(2) 24-Unit Apartment/Condo		48	100%	48		
(2) 26-Unit Apartment/Condo		52	100%	52		
South Section Total		94				
Overall North/South Section Total		218				
Affordable Housing Unit Total as a Percent (%) of Overall Unit Total (1,077)						

RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) - NJAC 5:21						
STANDARD		REQUIRED				



DEVELOPMENT PHASING SUMMARY					
	Single Family	Townhome	Stacked Townhome	Apartment	Total
North Section					
Phase 1	30	44	26	100	26
Phase 2A/B	49	48	42	139	42
Phase 3	33				33
Phase 4				270	270
North Total	82	30	92	338	542
South Section					
Phase 1A/B/C	16	4	116	52	188
Phase 2	18	24	56		98
Phase 3	19	12	52	80	163
Phase 4	10	30			40
Phase 5	46				46
South Total	109	70	224	132	535
Overall Total	191	100	316	470	1,077
					20.1%

OVERALL SITE PHASING PLAN
NORTH AND SOUTH SECTIONS
HOPEWELL PARC
ON
BLOCK 93, LOTS 5.01, 5.02, AND 6.02
SITUATED IN
HOPEWELL TOWNSHIP
SCALE 1" = 150'
DRAWN BY WDV/MNK
DATE 12/16/20
FIELD BK
ORDER NO.
FILE NO.
BRIAN R. PERRY
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920
12/16/2020
DATE OF SIGN.
MERCER CO., N.J.
DECEMBER 16, 2020
103 College Road East • Princeton, NJ 08540 • 609-937-2323
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharveyassociates.com
Certificate of Authorization
No. 24243287150
van note-harvey associates, inc.
consulting engineers, planners & land surveyors
103 College Road East • Princeton, NJ 08540 • 609-937-2323
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharveyassociates.com
Since 1994
vth
N: P/45051/DWG/45051-SLO-SHT-KEY-PLT.DWG



CERTIFICATIONS
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP DATED DECEMBER 16, 2020, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN PREVIOUSLY FOUND OR SET.

KENNETH R. RAIKE
N.J. LAND SURVEYOR No. 36753

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF MERCER COUNTY BY THE "PROPER AUTHORITY", THE HOPEWELL TOWNSHIP PLANNING BOARD. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE.

DATED _____ EXTENSION _____

SECRETARY _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER _____ DATE _____
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

TOWNSHIP CLERK _____ DATE _____

APPROVED BY THE HOPEWELL TOWNSHIP PLANNING BOARD.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

APPROVED BY THE MERCER COUNTY PLANNING BOARD.

PLANNING DIRECTOR _____ DATE _____

RECORDING SECRETARY _____ DATE _____

OWNER
THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOT 6.02 IN BLOCK 93 AS DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

OF HOPEWELL WEST LLC, 46TH FLOOR
1345 AVE OF AMERICAS
NEW YORK, NY 10105

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOTS 5.01 AND 6.02 IN BLOCK 93 AS DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

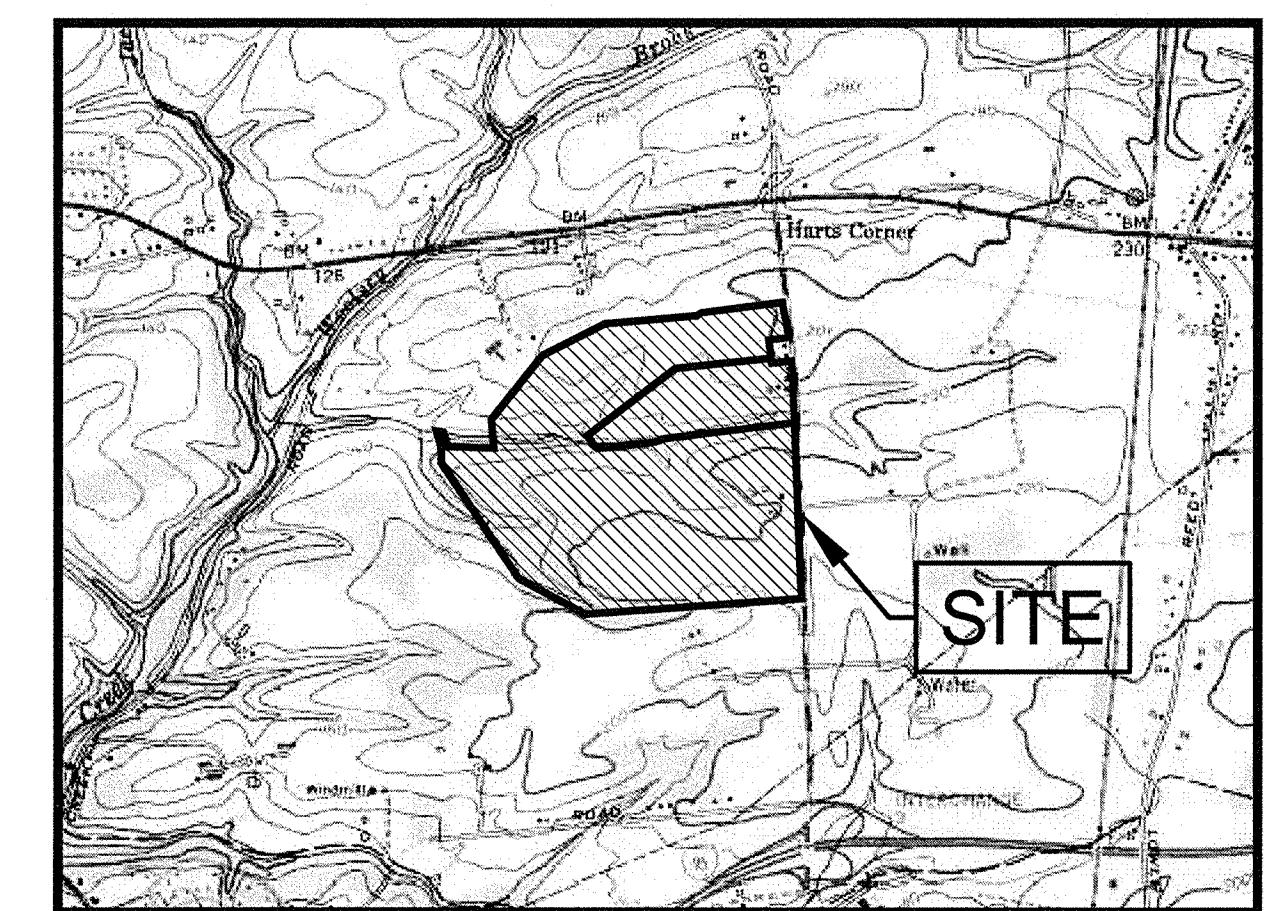
US HOME CORPORATION (d/b/a LENNAR)
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOT 5.02 IN BLOCK 93 AS DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

OF HOPEWELL CC&L LLC, 46TH FLOOR
1345 AVE OF AMERICAS
NEW YORK, NY 10105

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOTS 5.01, 5.02 AND 6.02 IN BLOCK 93 AS DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

US HOME CORPORATION (d/b/a LENNAR)
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530



KEY MAP:
SCALE: 1"=1500'



N.J. STATE PLANE COORDINATE SYSTEM NORTH (27 NAD)

ZONING INFORMATION-ZONE "OP"

SPECIFICATION	REQUIREMENT
MAXIMUM FLOOR AREA PERMITTED (SQUARE FEET)	ONE MILLION (a)
MINIMUM LOT WIDTH (FEET)	300
MINIMUM LOT DEPTH (FEET)	300
MINIMUM BUFFER FROM SCOTCH ROAD (FEET)	100 (b)
MINIMUM BUFFER FROM NORTHERN AND SOUTHERN SITE BOUNDARIES (FEET)	75 (b)
MINIMUM BUFFER FROM WESTERN BOUNDARY (FEET)	1,100 (b)
MAXIMUM PERMITTED BUILDING HEIGHT IN FEET	40 (c)
IN STORES	3 (d)
MAXIMUM LOT COVERAGE	50% (e)
MAXIMUM FLOOR AREA RATIO	0.18 (f)

FOOTNOTES:
(a) Exclusive of areas which are excluded from the calculation of floor area ratio in the Hopewell Township Land Use and Development Ordinance as of January 1, 2004.
(b) Applies to principal structures only, provided that the buffers are located within the property boundaries and southern boundaries of the site. Driveways, detention basins and drainage facilities and landings, including paved areas, are not required to be buffered. Signs and signage shall be permitted only in the front yard buffer. Surface parking lots shall be buffered only if the buffer is 100' or more. Residential lots are set back a minimum of 75' from both the northern and southern boundaries of the site, and a minimum of 700' from the western boundary.
(c) Including any peaked roof and any mechanical equipment on the roof.
(d) Excluding areas which are excluded from the floor area ratio.
(e) Excluding the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and sidewalks, but excluding structures which are specifically excluded from the floor area ratio.
(f) Subject to an increase in floor area as provided by Section 17-92.

ZONING INFORMATION-ZONE "VRC"

SPECIFICATION	REQUIREMENT
MINIMUM LOT AREA	6 ACRES
MINIMUM LOT WIDTH (FEET)	300
MINIMUM LOT DEPTH (FEET)	400
MINIMUM FRONT YARD (FEET)	100
MINIMUM SIDE YARD (FEET)	60 (each)
MINIMUM REAR YARD (FEET)	60
MAXIMUM PERMITTED BUILDING HEIGHT (FEET)	35
MAXIMUM LOT COVERAGE	10%

LOT AREA CALCULATIONS

EXISTING LOT AREAS:	
LOT 5.01	1,177,521 Sq. Ft. or 27.032 Ac.
LOT 5.02	174,240 Sq. Ft. or 4,000 Sq. M.
LOT 6.02	8,498,930 Sq. Ft. or 195.109 Ac.
TOTAL	9,850,691 Sq. Ft. or 226.141 Ac.

HOPEWELL TOWNSHIP TAX MAP DATA

EXISTING LOTS	5.01, 5.02 & 6.02
EXISTING BLOCK SHEET	93
PROPOSED LOTS	385 (TOTAL)

van note-harvey associates, inc.
consulting engineers, planners & land surveyors



103 College Road E • Princeton, NJ 08540 • 609-987-2323
101 Bayberry Drive • Cape May Court House, NJ 08210 • 609-485-2600
www.vannote-harvey.com Certificate of Authorization

PRELIMINARY/FINAL MAJOR SUBDIVISION
OF
HOPEWELL PARC-NORTH AND SOUTH

EXISTING LOTS 5.01, 5.02 & 6.02, BLOCK 93
PREPARED FOR
U.S. HOMES CORPORATION (d/b/a LENNAR)

SITUATED IN
MERCER CO., N.J.
SCALE 1"= 40'
DRAWN BY: H.J.R.
D.M.H., DCR
FIELD BK
ORDER NO.
FILE NO.
SHEET NO.
CE-4
12/16/2020
DATE OF SURV.
HOPEWELL TOWNSHIP
MERCER CO., N.J.
DECEMBER 16, 2020

CHECKED BY
PAGE
45501-120-11
HOPEWELL
2 of 13

Curve Table

TAG	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C10	62.86	125.00	020° 57' 36"	543° 13' 55"	62.30
C11	14.30	89.00	009° 12' 25"	N77° 31' 40"	14.29
C12	41.59	125.00	019° 03' 50"	S67° 11' 30"	41.40
C13	11.80	125.00	003° 24' 20"	N70° 25' 17"	11.79
C15	31.78	30.00	007° 00' 07"	S52° 51' 32"	55.15
C17	24.03	365.00	007° 45' 20"	S80° 50' 40"	24.03
C18	23.52	260.00	007° 04' 00"	N80° 53' 35"	23.51

Curve Table

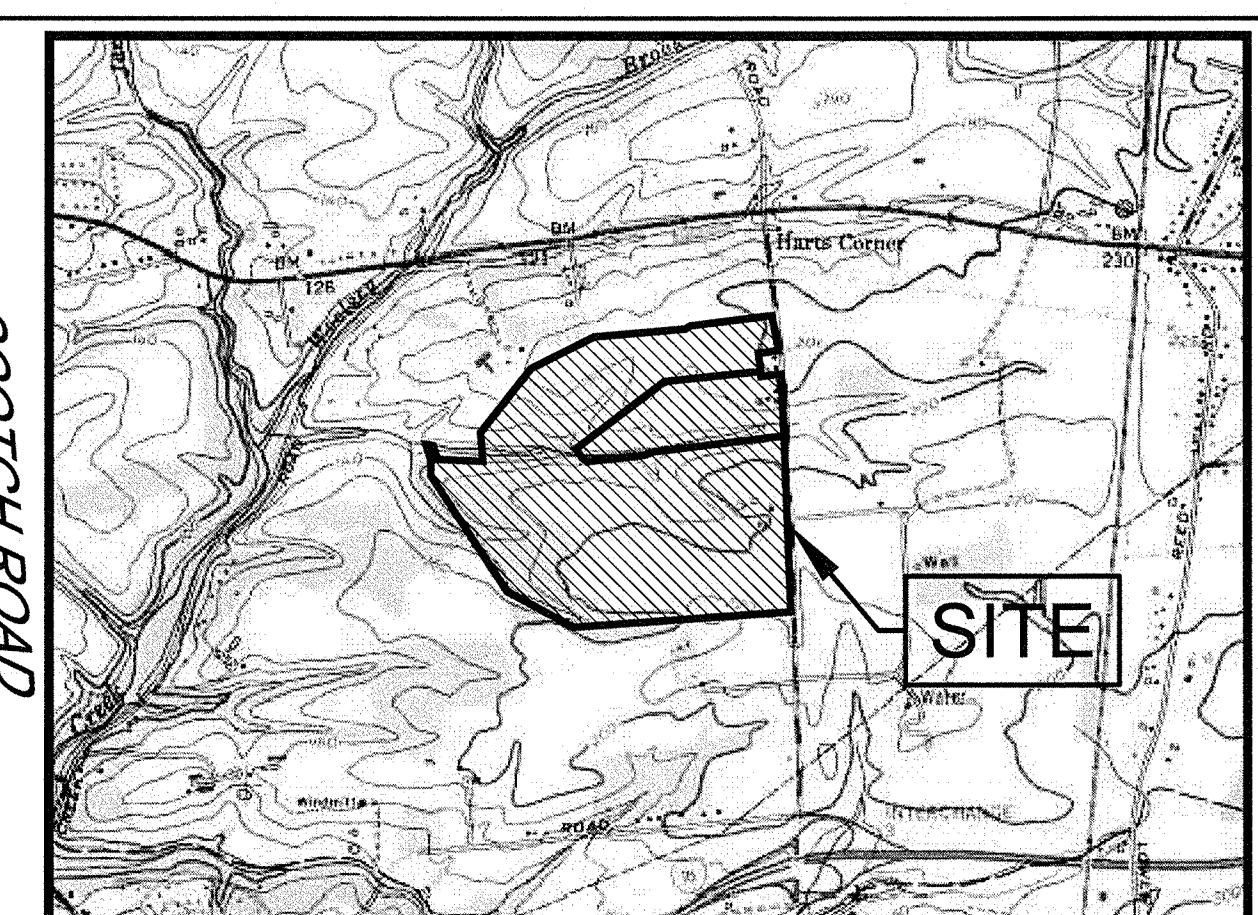
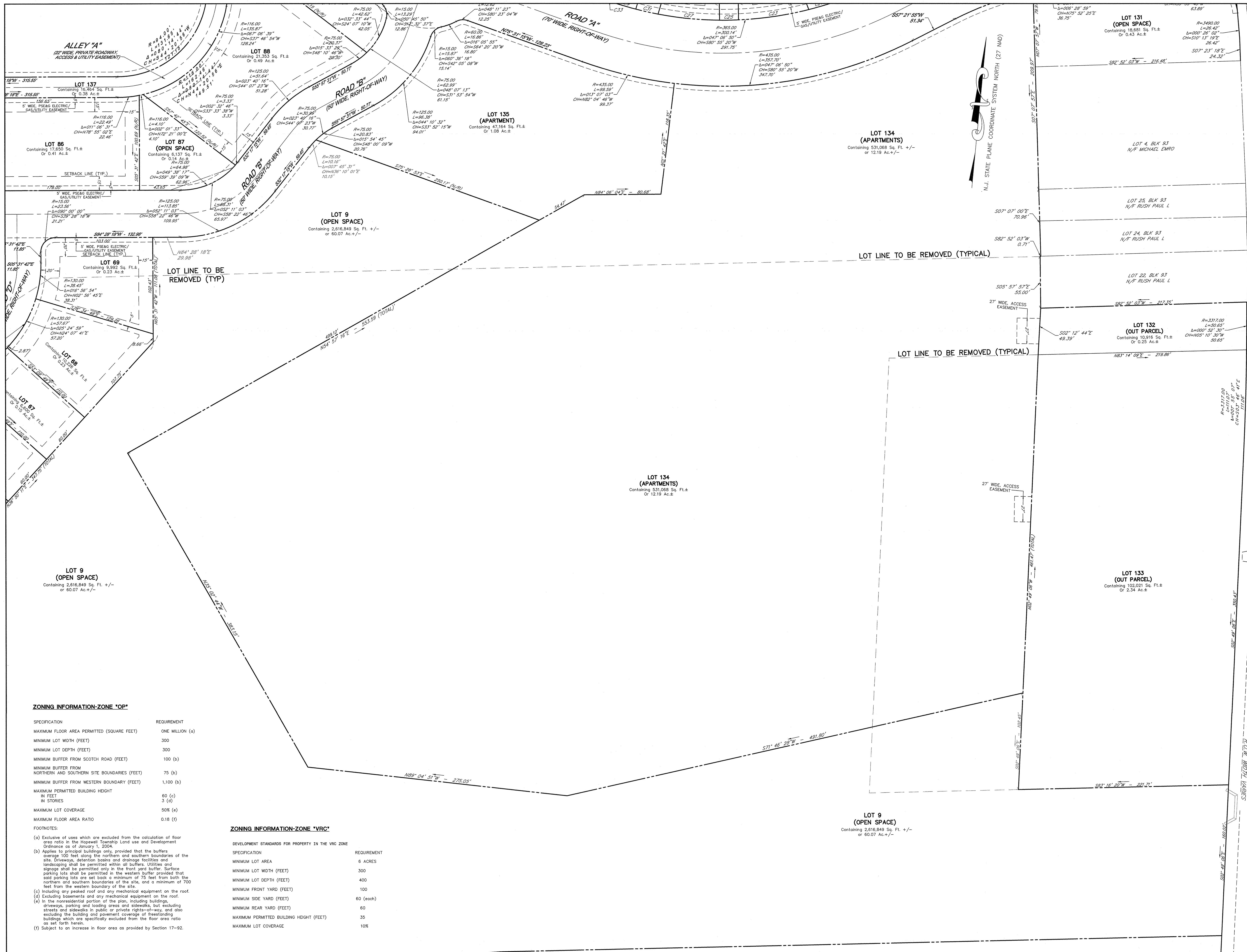
TAG	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C32	24.00	265.00	003° 11' 23"	S84° 07' 24"	24.00
C33	8.80	365.00	001° 32' 10"	N78° 17' 24"	8.80
C34	3.42	265.00	000° 44' 11"	S78° 53' 20"	3.42
C35	10.18	365.00	001° 35' 44"	N80° 09' 47"	10.18
C40	11.72	365.00	001° 42' 02"	N80° 16' 57"	11.72

Annotation Table

TAG	BEARING	DISTANCE	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C41	88.00	17.71	011° 24' 04"	N70° 25' 50"	17.68'		
C42	473.00	53.72	006° 20' 40"	N85° 46' 20"	53.70'		
L1	N88° 08' 07"	45.00					
L2	N70° 51' 59"	51.00					
L3	N88° 28' 10"	50.00					
L4	N84° 28' 10"	32.00					

Curve Table

TAG	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C45	20.00	365.00	007° 02' 24"	S87° 37' 07"	20.00
C46	20.00	260.00	007° 18' 32"	N87° 37' 07"	20.00
C47	65.05	365.00	010° 12' 30"	N80° 42' 20"	64.96
C48	35.35	260.00	007° 36' 30"	N80° 34' 36"	3



CERTIFICATIONS

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP, DATED DECEMBER 16, 2020, MEET THE REQUIREMENTS OF THE "MAP FILING LAW", P.L. 1975, C-291 (C-40-550-1 ET SEQ.) OR LOCAL ORDINANCE. I HEREBY CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF MERCER COUNTY BY THE PROPER AUTHORITY, THE HOPEWELL TOWNSHIP PLANNING BOARD. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK, OR BEFORE.

KENNETH R. RAIKE
N.J. LAND SURVEYOR No. 36753

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF MERCER COUNTY BY THE PROPER AUTHORITY, THE HOPEWELL TOWNSHIP PLANNING BOARD. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK, OR BEFORE.

DATED _____ EXTENSION _____

SECRETARY _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER _____ DATE _____
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C-291 (C-40-550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A MONUMENT IS LOCATED IN THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

TOWNSHIP CLERK _____ DATE _____
APPROVED BY THE HOPEWELL TOWNSHIP PLANNING BOARD.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____
APPROVED BY THE MERCER COUNTY PLANNING BOARD.

PLANNING DIRECTOR _____ DATE _____

RECORDING SECRETARY _____ DATE _____

OWNER
THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOT 5.01 AND 6.02 IN BLOCK 93 AS DELINQUENT HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

CF HOPEWELL WEST RES. LLC, 46TH FLOOR
1345 AVE OF AMERICA, 3RD FLOOR
NEW YORK, NEW YORK 10105

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOTS 5.01 AND 6.02 IN BLOCK 93 AS DELINQUENT HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

US HOME CORPORATION (d/b/a LENNAR)
220 KUEHN ROAD, 3RD FLOOR
HAMPTON, NJ 08530

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF LOT 5.01 AND 6.02 IN BLOCK 93 AS DELINQUENT HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

CF HOPEWELL CC&B, LLC
1345 AVE OF AMERICA, 46TH FLOOR
NEW YORK, NEW YORK 10105

APPLICANT
THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE APPLICANT OF LOTS 5.01, 5.02 & 6.02 IN BLOCK 93 AS DELINQUENT HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

US HOME CORPORATION (d/b/a LENNAR)
220 KUEHN ROAD, 3RD FLOOR
HAMPTON, NJ 08530

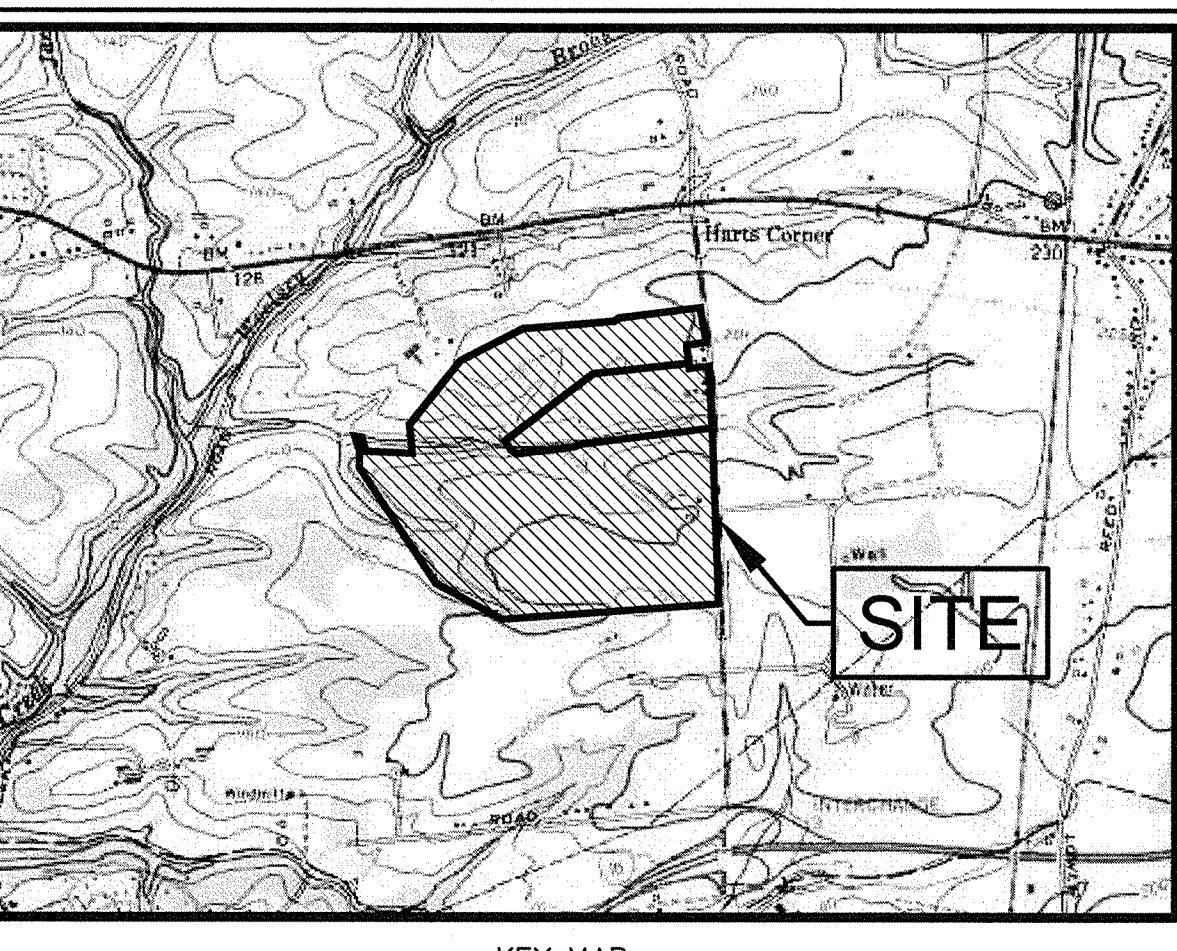
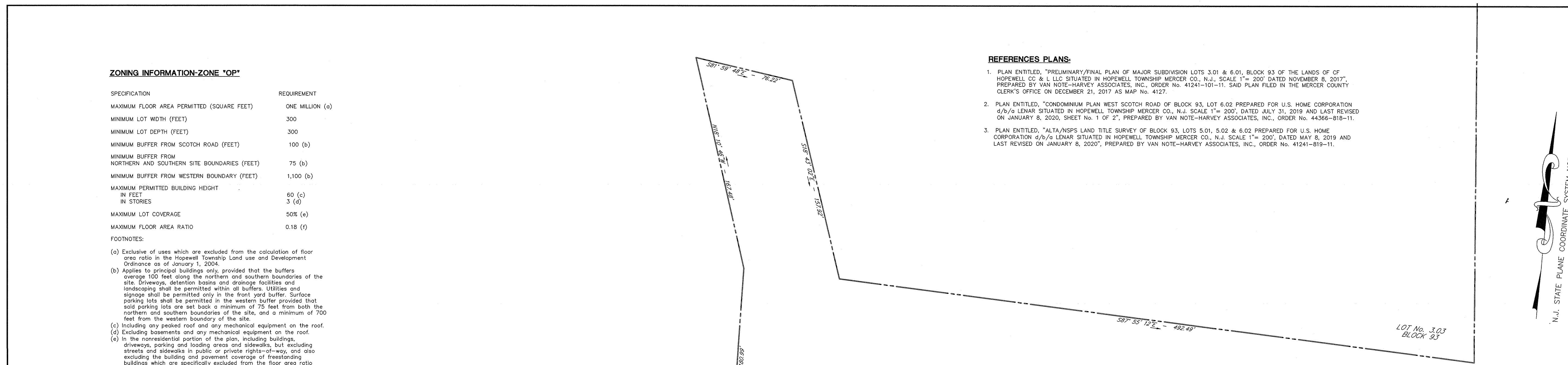
GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet

van note-harvey associates, inc.
consulting engineers, planners & land surveyors
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Since 1894

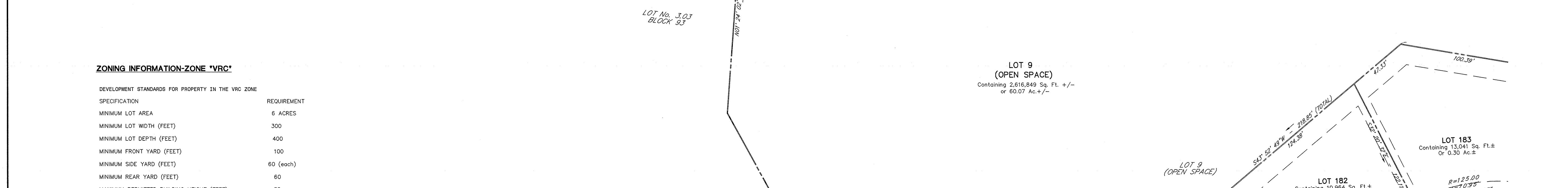
PRELIMINARY/FINAL MAJOR SUBDIVISION
OF
HOPEWELL PARC. N.W. AND SOUTH
EXISTING LOTS 5.01, 5.02 & 6.02, BLOCK 93
PREPARED FOR U.S. HOMES CORPORATION (d/b/a LENNAR)
SITUATED IN MERCER CO., N.J.
SCALE 1" = 40' DRAWN BY H.R. D.M., D.C.S. FIELD BK. ORDER No. FILE No. SHEET No.
45051-120-11 HOPEWELL HOPEWELL C.E-8

REVIEWED BY KRR
CHECKED BY KRR
12/16/2020 DATE OF SIGN.
KENNETH R. RAIKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

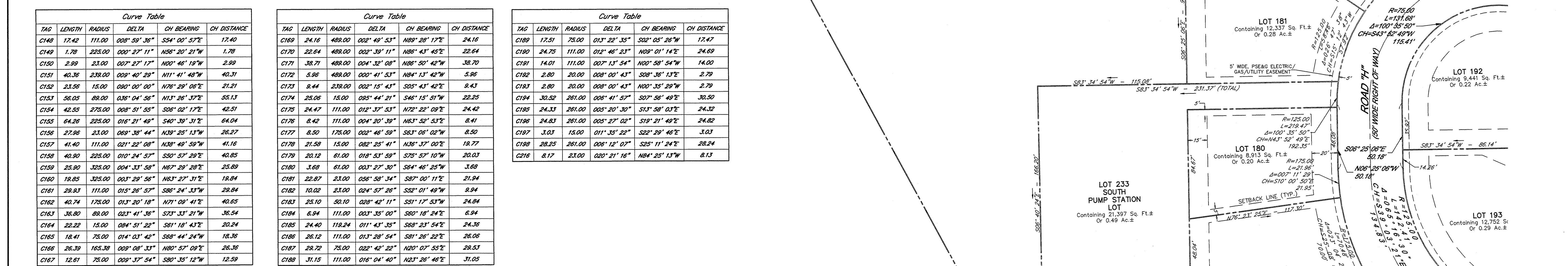
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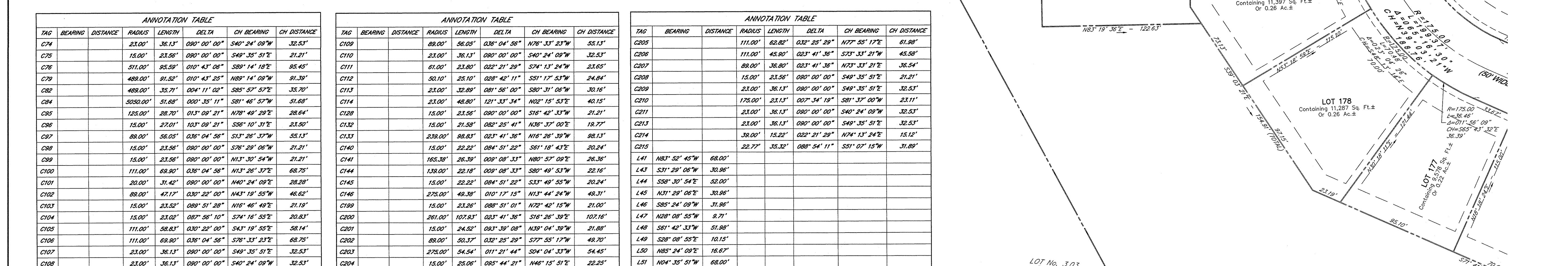
KEY MAP:
SCALE: 1"=1000'



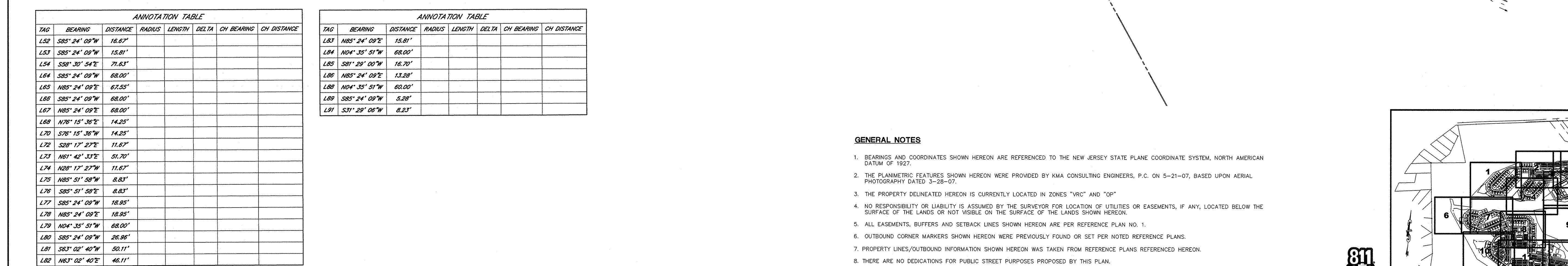
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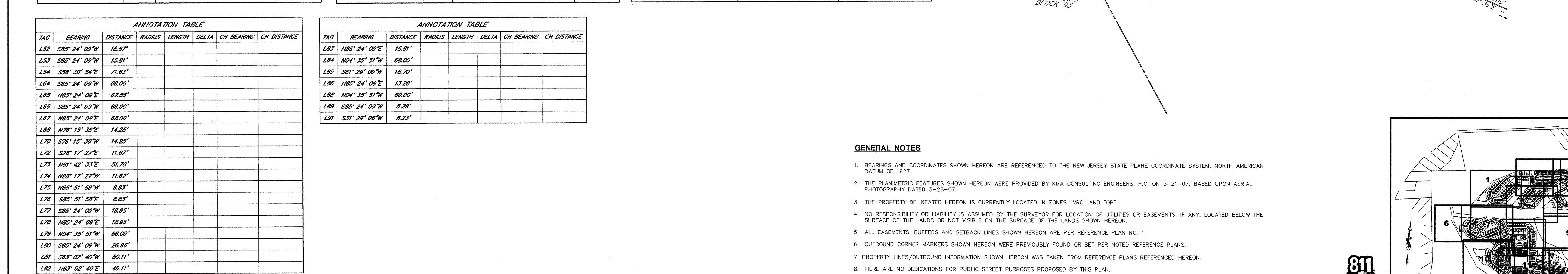
EXTENSION



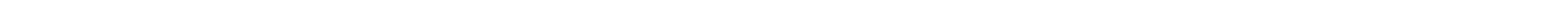
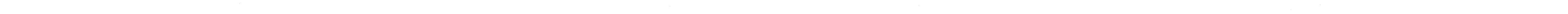
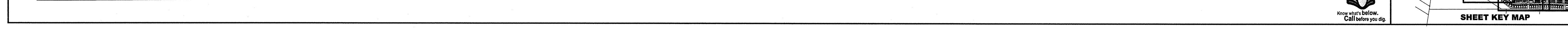
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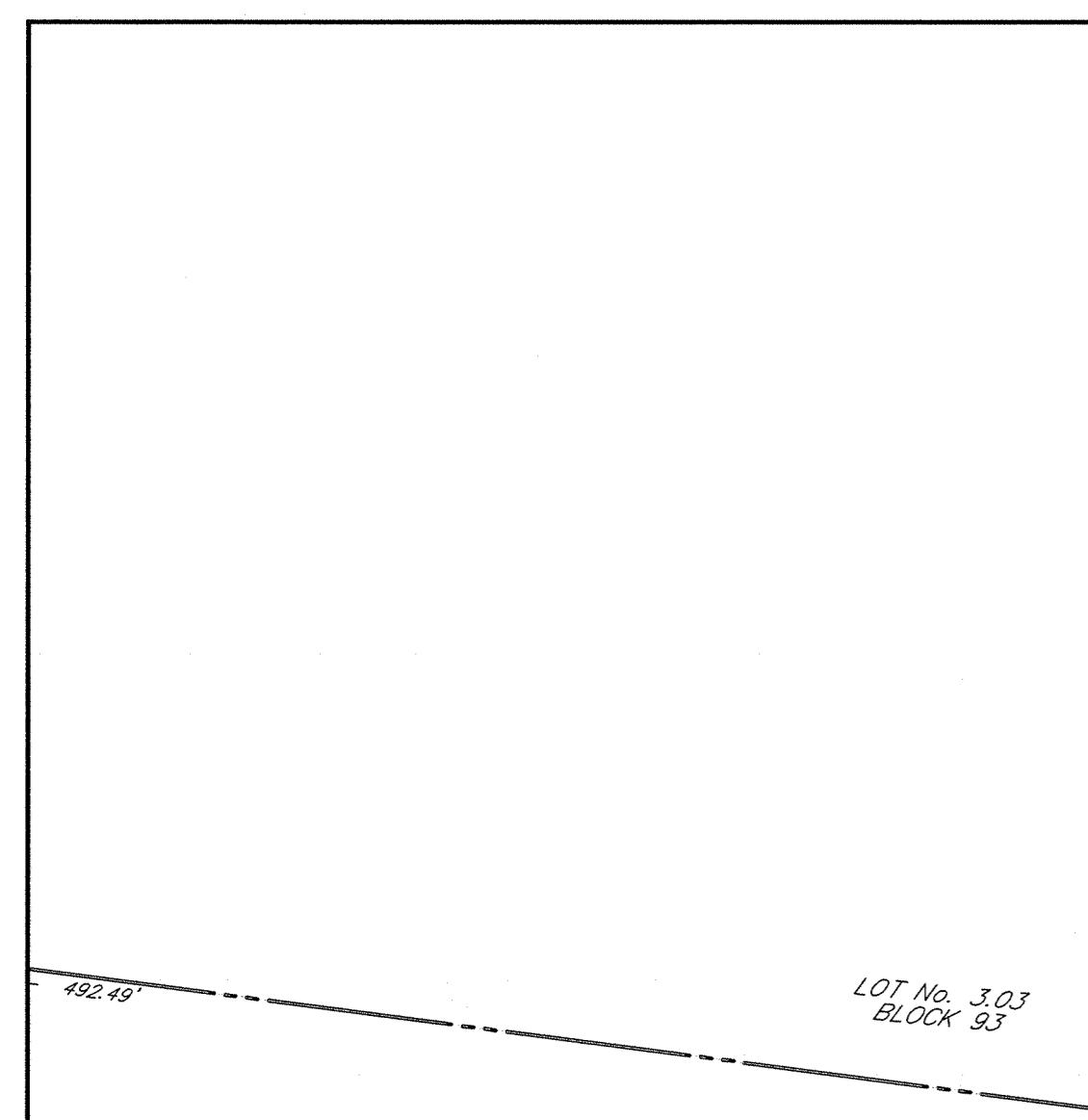


DATE



DATE





LOT 6
Area : 2616848.85

REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF CF HOPEWELL CC & IL, LLC, SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J. SCALE 1" = 200' DATED NOVEMBER 8, 2017, PREPARED FOR U.S. HOME CORPORATION (d/b/a LENNAR) SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J. SCALE 1" = 200', ORDER NO. 41241-101-11. SAME PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 31, 2017 AS MAP 41241-412.
- PLAN ENTITLED, "CONDOMINIUM PLAN WEST SCOTCH ROAD OF BLOCK 93, LOT 6.02 PREPARED FOR U.S. HOME CORPORATION (d/b/a LENNAR) SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J. SCALE 1" = 200', DATED JULY 31, 2019 AND LAST REVISED ON JUNE 1, 2020, PREPARED FOR U.S. HOME CORPORATION (d/b/a LENNAR) SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J. SCALE 1" = 200', ORDER NO. 41241-816-11.
- PLAN ENTITLED, "ALTA/NEPS LAND TITLE SURVEY OF BLOCK 43, LOTS 5.01, 5.02 & 6.01 PREPARED FOR U.S. HOME CORPORATION (d/b/a LENNAR) SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J. SCALE 1" = 200', DATED MAY 8, 2019 AND LAST REVISED ON JANUARY 8, 2020", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-819-11.

ZONING INFORMATION-ZONE "OP"

SPECIFICATION	REQUIREMENT
MAXIMUM FLOOR AREA PERMITTED (SQUARE FEET)	ONE MILLION (a)
MINIMUM LOT WIDTH (FEET)	300
MINIMUM LOT DEPTH (FEET)	300
MINIMUM BUFFER FROM SCOTCH ROAD (FEET)	100 (b)
NORTHERN AND SOUTHERN SITE BOUNDARIES (FEET)	75 (b)
MINIMUM BUFFER FROM WESTERN BOUNDARY (FEET)	1,100 (b)
MAXIMUM PERMITTED BUILDING HEIGHT IN FEET	60 (c)
IN STORES	3' (d)
MAXIMUM LOT COVERAGE	50% (e)
MAXIMUM FLOOR AREA RATIO	0.18 (f)
FOOTNOTES:	
(a) Exclusive of uses which are excluded from the calculation of floor area ratio in the Hopewell Township Land Use and Development Code.	
(b) Applies to principal buildings only; provided that the buffers average 100 feet along the northern and southern boundaries of the site.	
(c) The maximum building height is measured from the top of the roofline to the highest point of the building, including trees, landscaping shall be permitted within all buffers. Utilities and signs shall be permitted within the western buffer.	
(d) Solid parking lots shall be permitted in the western buffer provided that solid parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site and 100 feet from the western boundary of the site.	
(e) Excludes areas used for the storage of seasonal equipment on the roof.	
(f) Excluding basements and any mechanical equipment on the roof.	
(g) In the nonresidential portion of the plan, including buildings, structures, and other improvements, including but not limited to, streets and sidewalks in public or private rights-of-way, and also excluding areas used for the storage of seasonal equipment on the roof, buildings which are specifically excluded from the floor area ratio as set forth herein.	

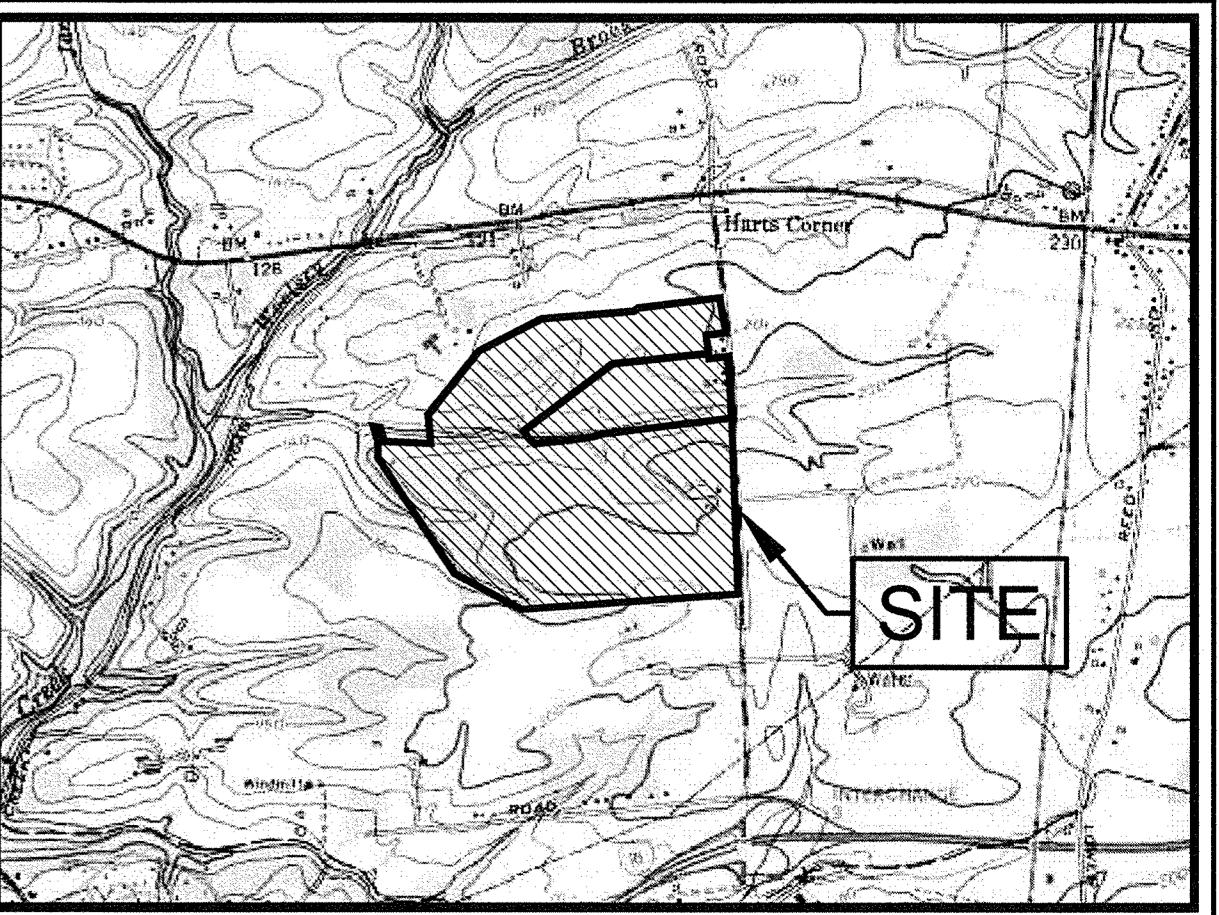
- (1) Subject to an increase in floor area as provided by Section 17-92.
- (2) Subject to an increase in floor area as provided by Section 17-92.
- (3) Subject to an increase in floor area as provided by Section 17-92.

ZONING INFORMATION-ZONE "VRC"

SPECIFICATION	REQUIREMENT
MINIMUM LOT WIDTH (FEET)	6 ACRES
MINIMUM LOT AREA	300
MINIMUM LOT DEPTH (FEET)	400
MINIMUM FRONT YARD (FEET)	100
MINIMUM SIDE YARD (FEET)	60 (each)
MINIMUM REAR YARD (FEET)	60
MAXIMUM PERMITTED BUILDING HEIGHT (FEET)	35
MAXIMUM LOT COVERAGE	10%

N.J. STATE PLANE COORDINATE SYSTEM NORTH (27 NAD)

LOT LINE TO BE
REMOVED (TYPICAL)



KEY MAP:
SCALE: 1" = 1000'

CERTIFICATIONS

NAME: R. RAIKE
N.J. LAND SURVEYOR NO. 36753
DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER H-1 P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED BY THE MERCER COUNTY PLANNING BOARD. THIS CERTIFICATION SHALL NOT BE MADE IF THIS MAP IS NOT PROPOSED FOR THE MERCER COUNTY PLANNING BOARD. THIS CERTIFICATION SHALL NOT BE MADE IF THIS MAP IS NOT PROPOSED FOR THE MERCER COUNTY CLERK ON OR BEFORE THE DATE OF RECORDING.

NAME: R. RAIKE
N.J. LAND SURVEYOR NO. 36753
DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP PLANNING AND ZONING APPROVAL AND THE MUNICIPAL LAND USE LAW".

THE WORKMEN ENGAGED IN THE MAP SHALL BE SET UP IN AN APPROPRIATE PLACE AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW".

THE PLANNING BOARD CERTIFIED THAT THIS MAP HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL LAND USE LAW.

NAME: R. RAIKE
N.J. LAND SURVEYOR NO. 36753
DATE

APPROVED BY THE HOPEWELL TOWNSHIP PLANNING BOARD.

NAME: R. RAIKE
N.J. LAND SURVEYOR NO. 36753
DATE

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
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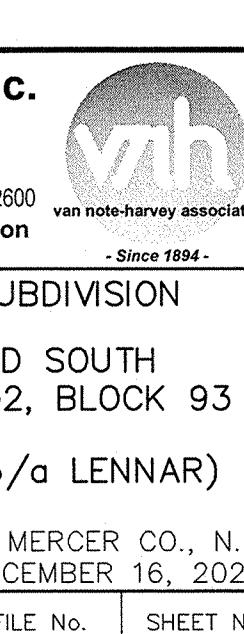
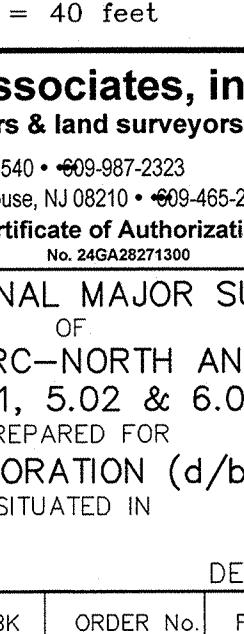
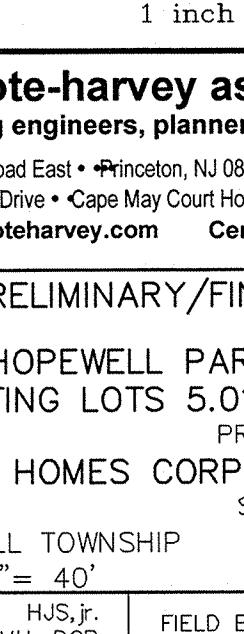
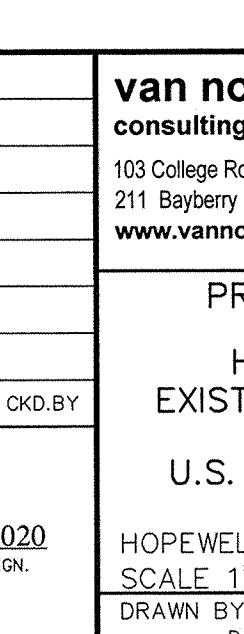
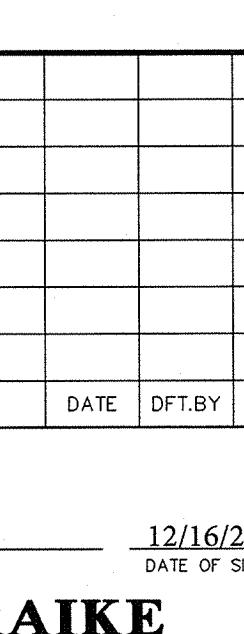
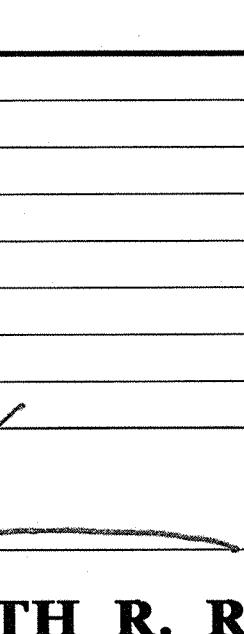
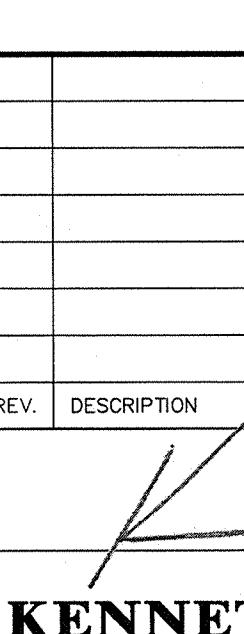
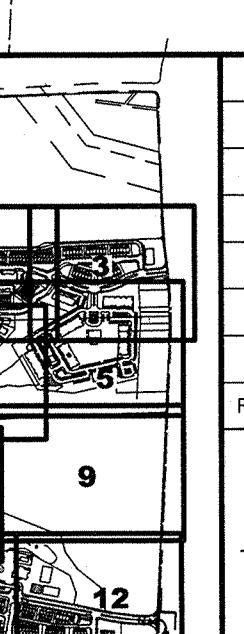
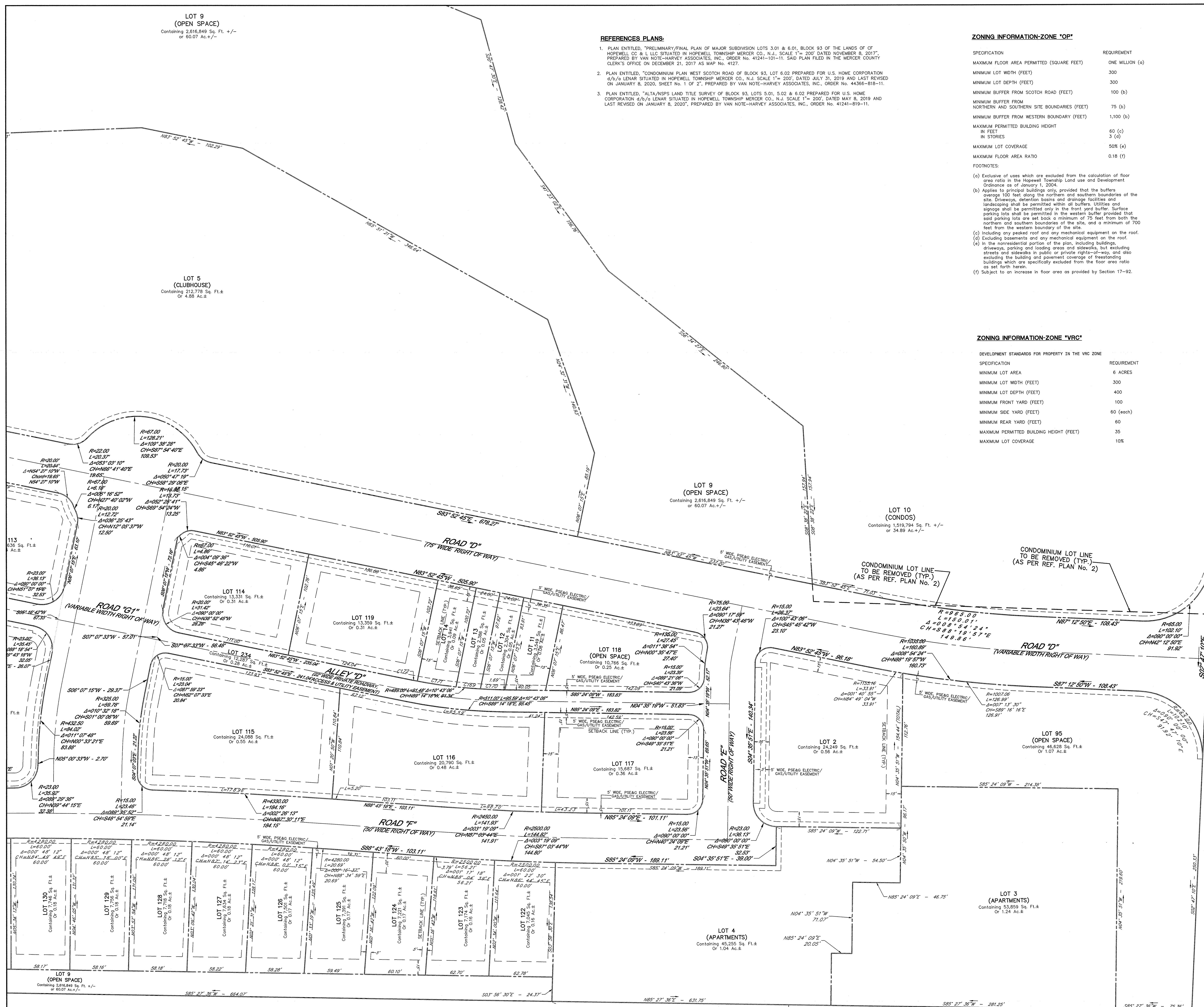
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1 inch = 40 feet

n note-harvey associates, inc.
consulting engineers, planners & land surveyors

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