



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

LEGAL DESCRIPTION BLOCK 93, LOT 5.01:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 5.01 IN BLOCK 93, LANDS N/4 OF HOPWELL COAL LLC, AND BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA COUNTY ROUTE 611, A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 22 IN BLOCK 93, LANDS N/4 PAUL L. RUSH, AND FROM SAID BEGINNING POINT RUNNING, THENCE:

1. ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, IN A SOUTHEASTERLY DIRECTION ON A CURVE HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 50.87 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 50.67 FEET, TO A COMMON CORNER BETWEEN SAID LOT 5.01 AND LOT 5.02 IN BLOCK 93, AND OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.01 AND LOT 5.02 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:
2. S 83 DEGREES 14 MINUTES 09 SECONDS W, A DISTANCE OF 376.75 FEET TO A POINT CORNER TO SAME, THENCE;
3. S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 461.37 FEET TO A POINT CORNER TO SAME, THENCE;
4. N 83 DEGREES 16 MINUTES 20 SECONDS E, A DISTANCE OF 378.89 FEET TO A POINT CORNER TO SAME, THENCE;
5. ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 180.00 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND AT THE COMMON CORNER BETWEEN SAID LOT 5.01 AND LOT 6.02 IN BLOCK 93, LANDS N/4 OF HOPWELL COAL LLC, THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.01 AND LOT 6.02 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:
6. S 83 DEGREES 16 MINUTES 20 SECONDS W, A DISTANCE OF 760.09 FEET TO A POINT, THENCE;
7. S 81 DEGREES 20 MINUTES 20 SECONDS W, A DISTANCE OF 686.06 FEET TO A POINT, THENCE;
8. S 59 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 108.00 FEET TO A POINT, THENCE;
9. S 83 DEGREES 03 MINUTES 20 SECONDS W, A DISTANCE OF 621.80 FEET TO A POINT, THENCE;
10. N 84 DEGREES 54 MINUTES 40 SECONDS W, A DISTANCE OF 63.50 FEET TO A POINT, THENCE;
11. N 32 DEGREES 03 MINUTES 40 SECONDS W, A DISTANCE OF 122.20 FEET TO A POINT, THENCE;
12. N 82 DEGREES 02 MINUTES 28 SECONDS E, A DISTANCE OF 1,199.43 FEET TO A POINT AT A 36" TREE, THENCE;
13. N 81 DEGREES 20 MINUTES 28 SECONDS E, A DISTANCE OF 1,041.98 FEET TO A POINT IN THE WESTERN REAR LINE OF AFORESAID LOT 22 IN BLOCK 93, THENCE;
14. ALONG SAID WESTERN REAR LINE OF SAID LOT 22 IN BLOCK 93 S 05 DEGREES 57 MINUTES 57 SECONDS E, A DISTANCE OF 54.68 FEET TO A POINT CORNER TO SAME, THENCE;
15. ALONG THE SOUTHERLY LINE OF SAID LOT 22 IN BLOCK 93 N 82 DEGREES 52 MINUTES 03 SECONDS E, A DISTANCE OF 217.25 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINING 1,177,521 SQUARE FEET OR 27.032 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION BLOCK 93, LOT 5.02:

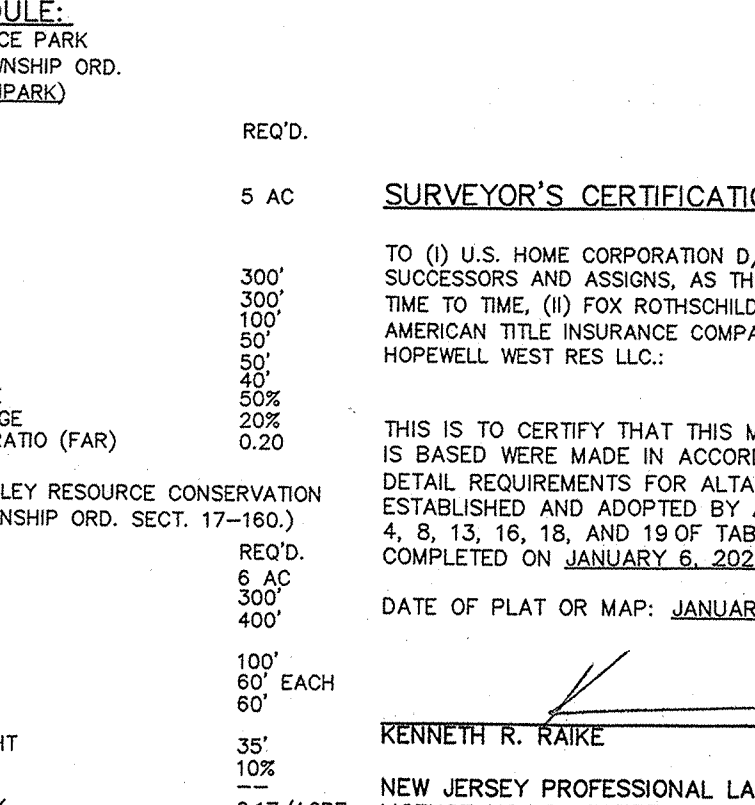
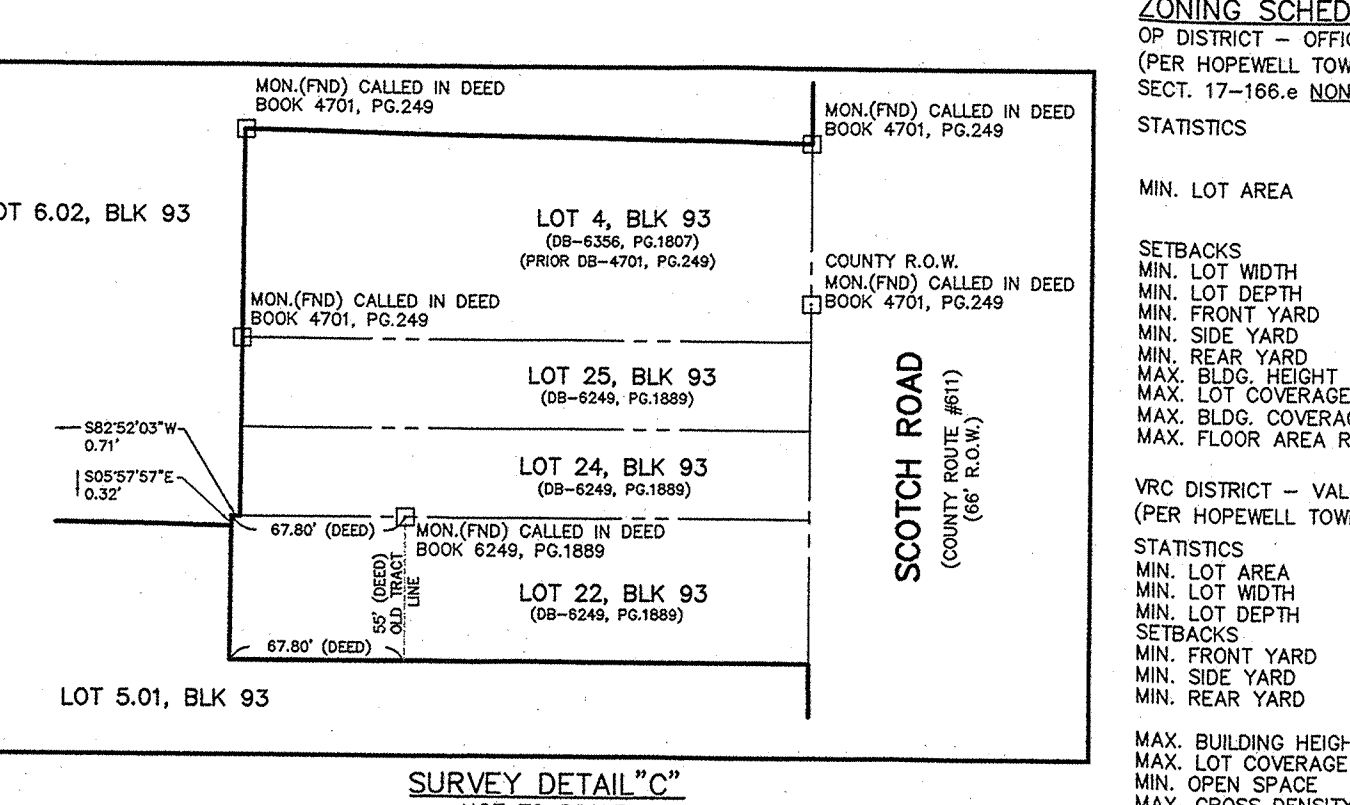
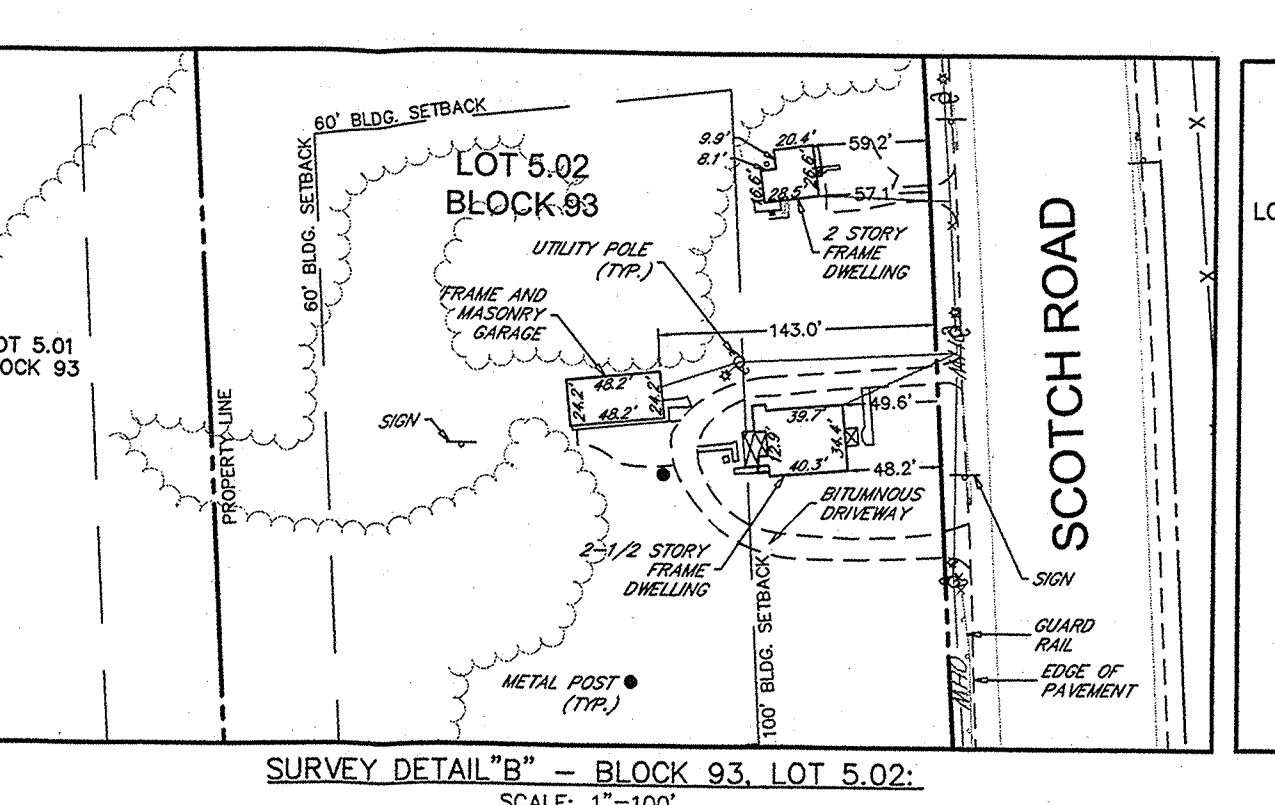
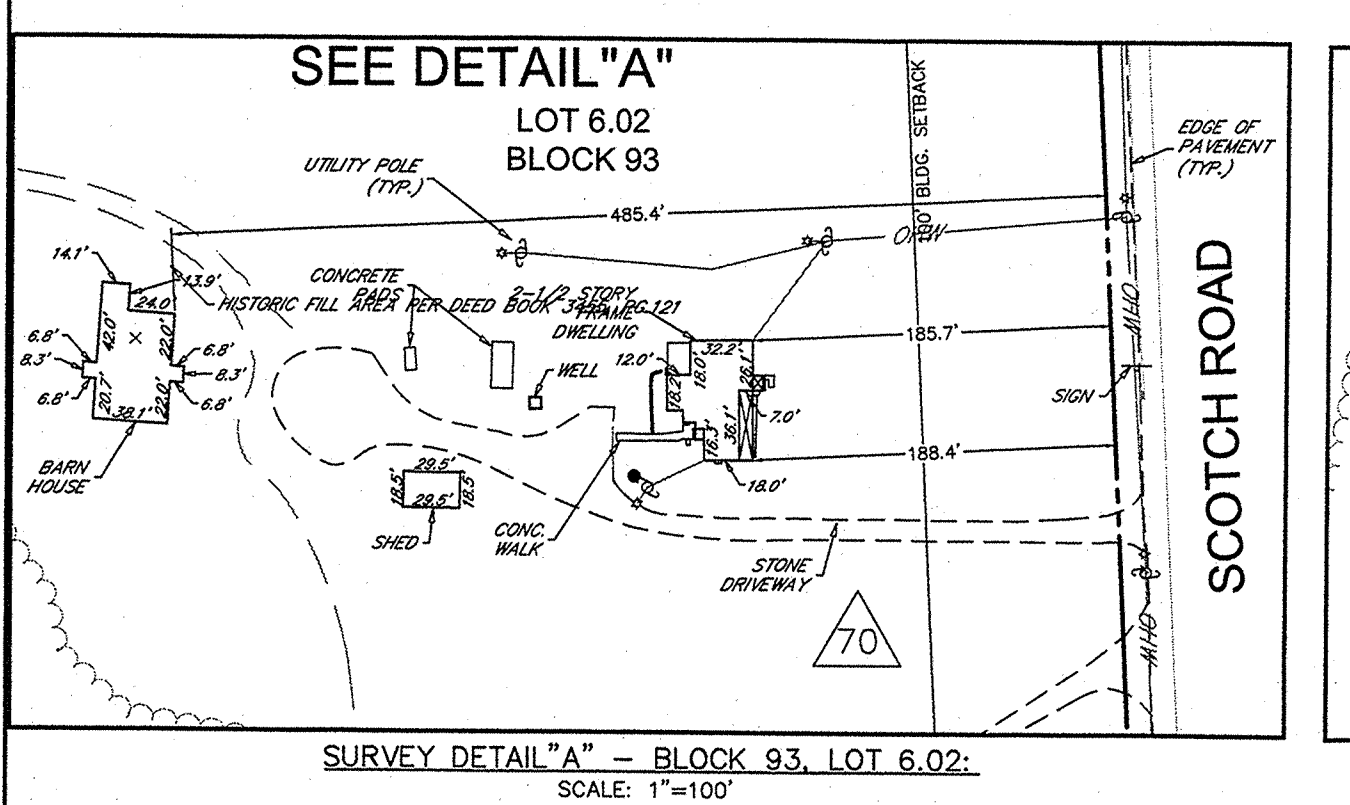
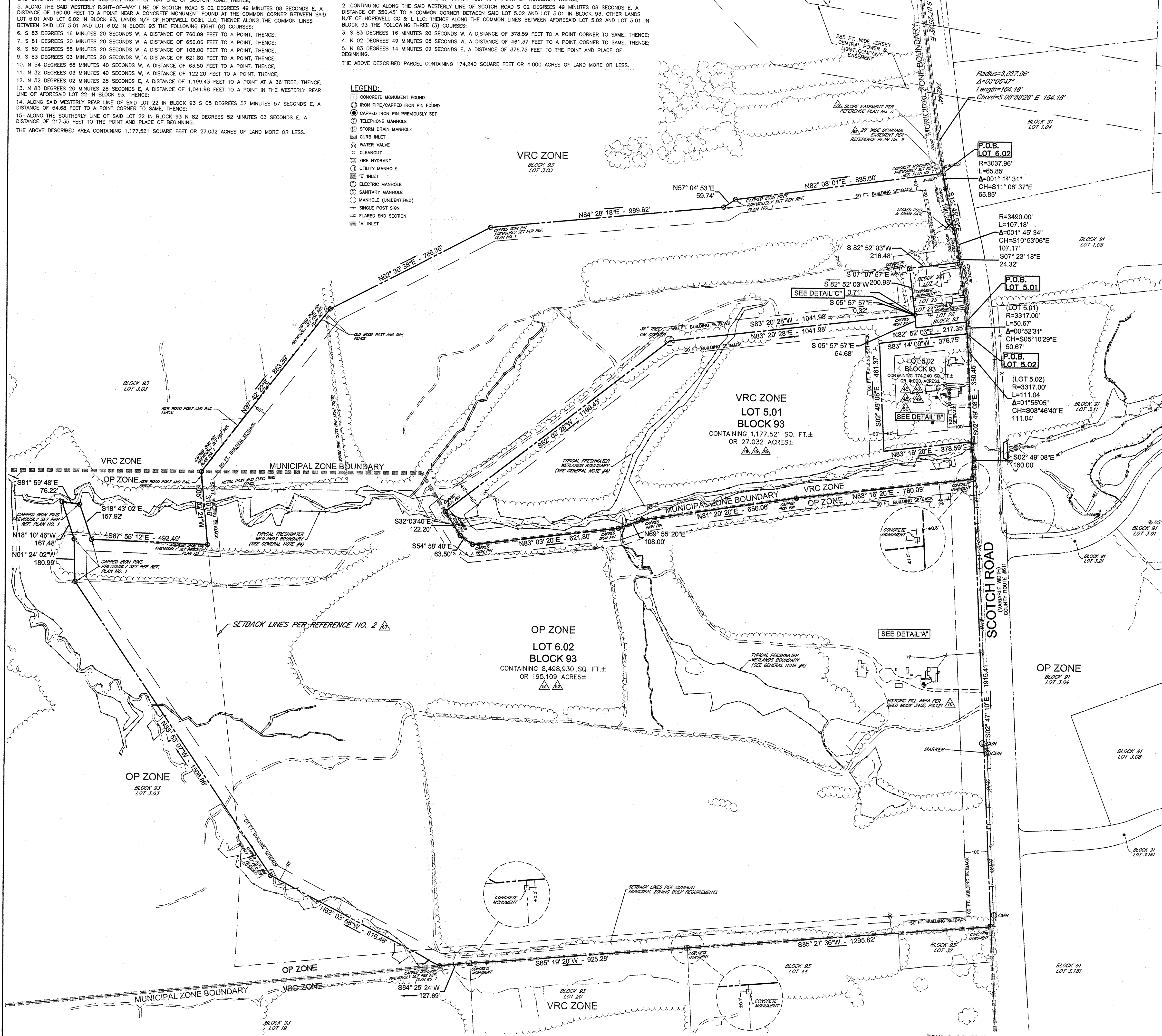
BEGINNING AT A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 5.02 IN BLOCK 93, LANDS N/4 OF HOPWELL COAL LLC, SAID POINT BEING A COMMON CORNER WITH LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL COAL LLC, SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA COUNTY ROUTE 611, A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING AN ARC DISTANCE OF 50.87 FEET TO THE RIGHT HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 50.87 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 50.67 FEET, TO A COMMON CORNER BETWEEN SAID LOT 5.01 AND LOT 5.02 IN BLOCK 93, AND OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.01 AND LOT 5.02 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, IN A SOUTHEASTERLY DIRECTION ON A CURVE HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 111.04 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 111.04 FEET TO A POINT OF TANGENCY, THENCE;
2. CONTINUING ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 300.40' TO A COMMON CORNER BETWEEN SAID LOT 5.02 AND LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.02 AND LOT 5.01 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:
3. S 83 DEGREES 16 MINUTES 20 SECONDS W, A DISTANCE OF 760.09 FEET TO A POINT CORNER TO SAME, THENCE;
4. N 82 DEGREES 49 MINUTES 08 SECONDS W, A DISTANCE OF 461.37 FEET TO A POINT CORNER TO SAME, THENCE;
5. N 83 DEGREES 14 MINUTES 09 SECONDS E, A DISTANCE OF 376.75 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 174,240 SQUARE FEET OR 4.000 ACRES OF LAND MORE OR LESS.

LEGEND:

- CONCRETE MONUMENT FOUND
- IRON PIPE/CAPIRED IRON PIN FOUND
- CAPIRED IRON PIN PREVIOUSLY SET
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- CURB INLET
- WATER VALVE
- CLEANOUT
- UNDERGROUND UTILITY
- UTILITY MANHOLE
- "N" TIE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- MANHOLE (UNIDENTIFIED)
- SINGLE POST SIGN
- FLARED END SECTION
- "N" TIE



SUBJECT TO THE FOLLOWING AS LISTED IN SCHEDULE B - PART II OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 115900-000200-NJ, COMMITMENT DATE MARCH 29, 2019:

LOTS 5.01 & 5.02:

EASEMENTS, MINIMUM BUILDING SETBACK LINES, NOTES AND OTHER MATTERS AS SHOWN IN UNFILED MAP REFLECTED IN SUBDIVISION DEED) MINOR SUBDIVISION FOR THE TOWNSHIP OF HOPWELL, BLOCK 93 LOT 5 SITUATED IN HOPWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES AND DATED APRIL 9, 2006. (PLOTTED AND SHOWN HEREON).

LEASEHOLD MORTGAGE, DATED OCTOBER 1, 2010, RECORDED INDEXED IN MORTGAGE BOOK 10708, PAGE 307, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$55,000 FOR THE BENEFIT OF THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT (LENDOR), (ENCUMBERS LOT 5.02) (UNPLOTABLE).

LEASE AGREEMENT DATED SEPTEMBER 14, 2009, RECORDED AT DEED BOOK 6067, PAGE 57 (AFFECTS LOT 5.02) (COVERS ENTIRE LOT 5.02, PLOTTED AND SHOWN HEREON).

MERCER COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM AFFORDABLE HOUSING DEED RESTRICTION, DATED SEPTEMBER 14, 2009, RECORDED IN DEED BOOK 6107, PAGE 336 (AFFECTS LOT 5.02) (PLOTTED AND SHOWN HEREON).

ALL MATTERS SET FORTH IN THE SUBDIVISION DEED, DATED JULY 13, 2009, RECORDED IN DEED BOOK 6008, PAGE 954. (PLOTTED AND SHOWN HEREON).

SUBJECT TO TERMS AND CONDITIONS OF SETTLEMENT AGREEMENT/COURT ORDER IN THE MATTER OF THE APPLICATION OF THE TOWNSHIP OF HOPWELL, SUPERIOR COURT OF NEW JERSEY, MERCER COUNTY DOCKET NO. MER-L-1507-15, DATED APRIL 9, 2006, AS FILED MAP NO. 4127. (PLOTTED AND SHOWN HEREON).

FILED MAP ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF HOPWELL CO. & L.L.C., SITUATED IN HOPWELL TOWNSHIP, MERCER COUNTY, N.J., DATED NOVEMBER 8, 2017, VNA ORDER NO. 41241-101-11, SAID PLAN HAVING BEEN DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS FILED MAP NO. 4127. (PLOTTED AND SHOWN HEREON).

FILED MAP ENTITLED, "PRELIMINARY/FINAL PLAN OF SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93, SITUATED IN THE TOWNSHIP OF HOPWELL, MERCER COUNTY, N.J., SAID PLAN HAVING BEEN DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE AS FILED MAP NO. 3865 ON MARCH 15, 2006. (PLOTTED AND SHOWN HEREON).

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SCOTCH ROAD OFFICE PARK, DATED APRIL 12, 1999, AND RECORDED IN THE MERCER COUNTY CLERK'S OFFICE, IN DEED BOOK 03576, PAGE 39, AND AS AMENDED AND SUPPLEMENTED IN DEED BOOK 5767, PAGE 1, DEED BOOK 5810, PAGE 1, DEED BOOK 6333, PAGE 1000, DEED BOOK 6350, PAGE 403, AND AS MAY BE FURTHER AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME. (DOES NOT AFFECT SUBJECT PROPERTY).

EASEMENT AND RECORDED IN BOOK 1116, PAGE 564. (DOES NOT AFFECT SUBJECT PROPERTY).

EASEMENT AND RECORDED IN BOOK 1217, PAGE 70. (DOES NOT AFFECT SUBJECT PROPERTY).

SUPPLEMENTAL RIGHT OF WAY, DATED OCTOBER 9, 1958, AND RECORDED IN BOOK 1457, PAGE 255. (DOES NOT AFFECT SUBJECT PROPERTY).

AGREEMENT DATED DECEMBER 6, 1959, AND RECORDED IN BOOK 1519, PAGE 239. (DOES NOT AFFECT SUBJECT PROPERTY).

SUPPLEMENTAL RIGHT OF WAY AGREEMENT DATED JULY 8, 1965, RECORDED IN BOOK 1737, PAGE 70. (DOES NOT AFFECT SUBJECT PROPERTY).

GRANT OF EASEMENT, DATED JANUARY 11, 1969, AND RECORDED IN BOOK 1823, PAGE 520. (DOES NOT AFFECT SUBJECT PROPERTY).

EASEMENT AGREEMENT DATED JULY 14, 1972, AND RECORDED IN BOOK 1918, PAGE 823. (DOES NOT AFFECT SUBJECT PROPERTY).

INDENTURE DATED NOVEMBER 14, 1975, AND RECORDED IN BOOK 2004, PAGE 646. (DOES NOT AFFECT SUBJECT PROPERTY).

DEPT. OF ENVIRONMENTAL PROTECTION PERMIT, EFFECTIVE DATE JANUARY 13, 2000, AND RECORDED IN BOOK 3746, PAGE 288. (DOES NOT AFFECT SUBJECT PROPERTY).

BARGAIN AND SALE DEED WITH COVENANT, DATED SEPTEMBER 8, 2000, AND RECORDED IN BOOK 3607, PAGE 135. (DOES NOT AFFECT SUBJECT PROPERTY).

COVENANTS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN DEED DATED MARCH 26, 2001, AND RECORDED IN BOOK 4098, PAGE 73. (DOES NOT AFFECT SUBJECT PROPERTY).

COVENANTS, EASEMENTS, AND RESTRICTIONS AS SET FORTH IN DEED DATED OCTOBER 18, 1986, AND RECORDED IN BOOK 4151, PAGE 29. (FROM RIGHT-OF-WAY DEDICATION TO MERCER COUNTY, MAP REPLETES DEDICATED RIGHT-OF-WAY LINE, DRAINAGE EASEMENT PLOTTED AND SHOWN HEREON).

GRANT OF EASEMENT, DATED JANUARY 30, 2003, AND RECORDED IN BOOK 4466, PAGE 160. (DOES NOT AFFECT SUBJECT PROPERTY).

EASEMENTS) AS SET FORTH IN DEED DATED DECEMBER 12, 2012, AND RECORDED IN BOOK 6161, PAGE 1140. (PLOTTED AND SHOWN HEREON, PER REFERENCE PLAN NO. 2).

RECIPROCAL EASEMENT AGREEMENT, DATED DECEMBER 12, 2012, AND RECORDED IN BOOK 6161, PAGE 1226. (UNPLOTABLE).

EASEMENTS) AND RIGHT OF WAYS OWNED IN ORDER DATED JANUARY 25, 2019, TO PENN EAST PIPELINE IN RECORDED IN BOOK 6360, PAGE 1974. (DOES NOT AFFECT SUBJECT PROPERTY).

SUBJECT TO ENVIRONMENTAL DEED NOTICE, DATED SEPTEMBER 23, 1998, RECORDED IN BOOK 3455, PAGE 121. (PLOTTED AND SHOWN HEREON).

LEGAL DESCRIPTION BLOCK 93, LOT 6.02:

BEGINNING AT A POINT ON THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), A VARIABLE WIDTH RIGHT-OF-WAY LINE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL COAL LLC, SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY LINE, RUNNING, THENCE:

ALONG THE AFORESAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, ON A CURVE BEARING TO THE LEFT IN A SOUTHERLY DIRECTION, SAID CURVE HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 111.04 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 111.04 FEET, TO A POINT OF TANGENCY, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 300.40 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 180.00 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND AT THE COMMON CORNER BETWEEN SAID LOT 5.02 AND LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.02 AND LOT 5.01 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:

S 83 DEGREES 16 MINUTES 20 SECONDS W, A DISTANCE OF 760.09 FEET TO A POINT, THENCE;

S 81 DEGREES 20 MINUTES 20 SECONDS W, A DISTANCE OF 686.06 FEET TO A POINT, THENCE;

S 59 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 108.00 FEET TO A POINT, THENCE;

S 83 DEGREES 03 MINUTES 20 SECONDS W, A DISTANCE OF 621.80 FEET TO A POINT, THENCE;

N 84 DEGREES 54 MINUTES 40 SECONDS W, A DISTANCE OF 63.50 FEET TO A POINT, THENCE;

N 32 DEGREES 03 MINUTES 40 SECONDS W, A DISTANCE OF 122.20 FEET TO A POINT, THENCE;

N 82 DEGREES 02 MINUTES 28 SECONDS E, A DISTANCE OF 1,199.43 FEET TO A POINT AT A 36" TREE, THENCE;

N 81 DEGREES 20 MINUTES 28 SECONDS E, A DISTANCE OF 1,041.98 FEET TO A POINT IN THE WESTERN REAR LINE OF AFORESAID LOT 22 IN BLOCK 93, THENCE;

ALONG SAID WESTERN REAR LINE OF SAID LOT 22 IN BLOCK 93 S 05 DEGREES 57 MINUTES 57 SECONDS E, A DISTANCE OF 54.68 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SOUTHERLY LINE OF SAID LOT 22 IN BLOCK 93 N 82 DEGREES 52 MINUTES 03 SECONDS E, A DISTANCE OF 217.25 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINING 1,177,521 SQUARE FEET OR 27.032 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION BLOCK 93, LOT 6.03:

BEGINNING AT A POINT ON THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), A VARIABLE WIDTH RIGHT-OF-WAY LINE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL COAL LLC, SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY LINE, RUNNING, THENCE:

ALONG THE AFORESAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, ON A CURVE BEARING TO THE LEFT IN A SOUTHERLY DIRECTION, SAID CURVE HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 111.04 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 111.04 FEET, TO A POINT OF TANGENCY, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 300.40 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 180.00 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND AT THE COMMON CORNER BETWEEN SAID LOT 5.02 AND LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.02 AND LOT 5.01 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:

S 83 DEGREES 16 MINUTES 20 SECONDS W, A DISTANCE OF 760.09 FEET TO A POINT, THENCE;

S 81 DEGREES 20 MINUTES 20 SECONDS W, A DISTANCE OF 686.06 FEET TO A POINT, THENCE;

S 59 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 108.00 FEET TO A POINT, THENCE;

S 83 DEGREES 03 MINUTES 20 SECONDS W, A DISTANCE OF 621.80 FEET TO A POINT, THENCE;

N 84 DEGREES 54 MINUTES 40 SECONDS W, A DISTANCE OF 63.50 FEET TO A POINT, THENCE;

N 32 DEGREES 03 MINUTES 40 SECONDS W, A DISTANCE OF 122.20 FEET TO A POINT, THENCE;

N 82 DEGREES 02 MINUTES 28 SECONDS E, A DISTANCE OF 1,199.43 FEET TO A POINT AT A 36" TREE, THENCE;

N 81 DEGREES 20 MINUTES 28 SECONDS E, A DISTANCE OF 1,041.98 FEET TO A POINT IN THE WESTERN REAR LINE OF AFORESAID LOT 22 IN BLOCK 93, THENCE;

ALONG SAID WESTERN REAR LINE OF SAID LOT 22 IN BLOCK 93 S 05 DEGREES 57 MINUTES 57 SECONDS E, A DISTANCE OF 54.68 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SOUTHERLY LINE OF SAID LOT 22 IN BLOCK 93 N 82 DEGREES 52 MINUTES 03 SECONDS E, A DISTANCE OF 217.25 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINING 1,177,521 SQUARE FEET OR 27.032 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION BLOCK 93, LOT 6.04:

BEGINNING AT A POINT ON THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), A VARIABLE WIDTH RIGHT-OF-WAY LINE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL COAL LLC, SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY LINE, RUNNING, THENCE:

ALONG THE AFORESAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, ON A CURVE BEARING TO THE LEFT IN A SOUTHERLY DIRECTION, SAID CURVE HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 111.04 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 111.04 FEET, TO A POINT OF TANGENCY, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 300.40 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 180.00 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND AT THE COMMON CORNER BETWEEN SAID LOT 5.02 AND LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.02 AND LOT 5.01 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:

S 83 DEGREES 16 MINUTES 20 SECONDS W, A DISTANCE OF 760.09 FEET TO A POINT, THENCE;

S 81 DEGREES 20 MINUTES 20 SECONDS W, A DISTANCE OF 686.06 FEET TO A POINT, THENCE;

S 59 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 108.00 FEET TO A POINT, THENCE;

S 83 DEGREES 03 MINUTES 20 SECONDS W, A DISTANCE OF 621.80 FEET TO A POINT, THENCE;

N 84 DEGREES 54 MINUTES 40 SECONDS W, A DISTANCE OF 63.50 FEET TO A POINT, THENCE;

N 32 DEGREES 03 MINUTES 40 SECONDS W, A DISTANCE OF 122.20 FEET TO A POINT, THENCE;

N 82 DEGREES 02 MINUTES 28 SECONDS E, A DISTANCE OF 1,199.43 FEET TO A POINT AT A 36" TREE, THENCE;

N 81 DEGREES 20 MINUTES 28 SECONDS E, A DISTANCE OF 1,041.98 FEET TO A POINT IN THE WESTERN REAR LINE OF AFORESAID LOT 22 IN BLOCK 93, THENCE;

ALONG SAID WESTERN REAR LINE OF SAID LOT 22 IN BLOCK 93 S 05 DEGREES 57 MINUTES 57 SECONDS E, A DISTANCE OF 54.68 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SOUTHERLY LINE OF SAID LOT 22 IN BLOCK 93 N 82 DEGREES 52 MINUTES 03 SECONDS E, A DISTANCE OF 217.25 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINING 1,177,521 SQUARE FEET OR 27.032 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION BLOCK 93, LOT 6.05:

BEGINNING AT A POINT ON THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), A VARIABLE WIDTH RIGHT-OF-WAY LINE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL COAL LLC, SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD (AKA MERCER COUNTY ROUTE 611), AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY LINE, RUNNING, THENCE:

ALONG THE AFORESAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, ON A CURVE BEARING TO THE LEFT IN A SOUTHERLY DIRECTION, SAID CURVE HAVING A RADIUS OF 3,317.00 FEET, AN ARC LENGTH OF 111.04 FEET, SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES 52 MINUTES 31 SECONDS, A CHORD BEARING OF S 05 DEGREES 10 MINUTES 29 SECONDS E, AND A CHORD DISTANCE OF 111.04 FEET, TO A POINT OF TANGENCY, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 300.40 FEET TO A POINT CORNER TO SAME, THENCE;

ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF SCOTCH ROAD, S 02 DEGREES 49 MINUTES 08 SECONDS E, A DISTANCE OF 180.00 FEET TO A POINT NEAR A CONCRETE MONUMENT FOUND AT THE COMMON CORNER BETWEEN SAID LOT 5.02 AND LOT 5.01 IN BLOCK 93, OTHER LANDS N/4 OF HOPWELL CO. & L.L.C., THENCE ALONG THE COMMON LINES BETWEEN AFORESAID LOT 5.02 AND LOT 5.01 IN BLOCK 93 THE FOLLOWING THREE (3) COURSES:

S 83 DEGREES 16 MINUTES 20 SECONDS W, A DISTANCE OF 760.09 FEET TO A POINT, THENCE;

S 81 DEGREES 20 MINUTES 20 SECONDS W, A DISTANCE OF 686.06 FEET TO A POINT, THENCE;

S 59 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 108.00 FEET TO A POINT, THENCE;

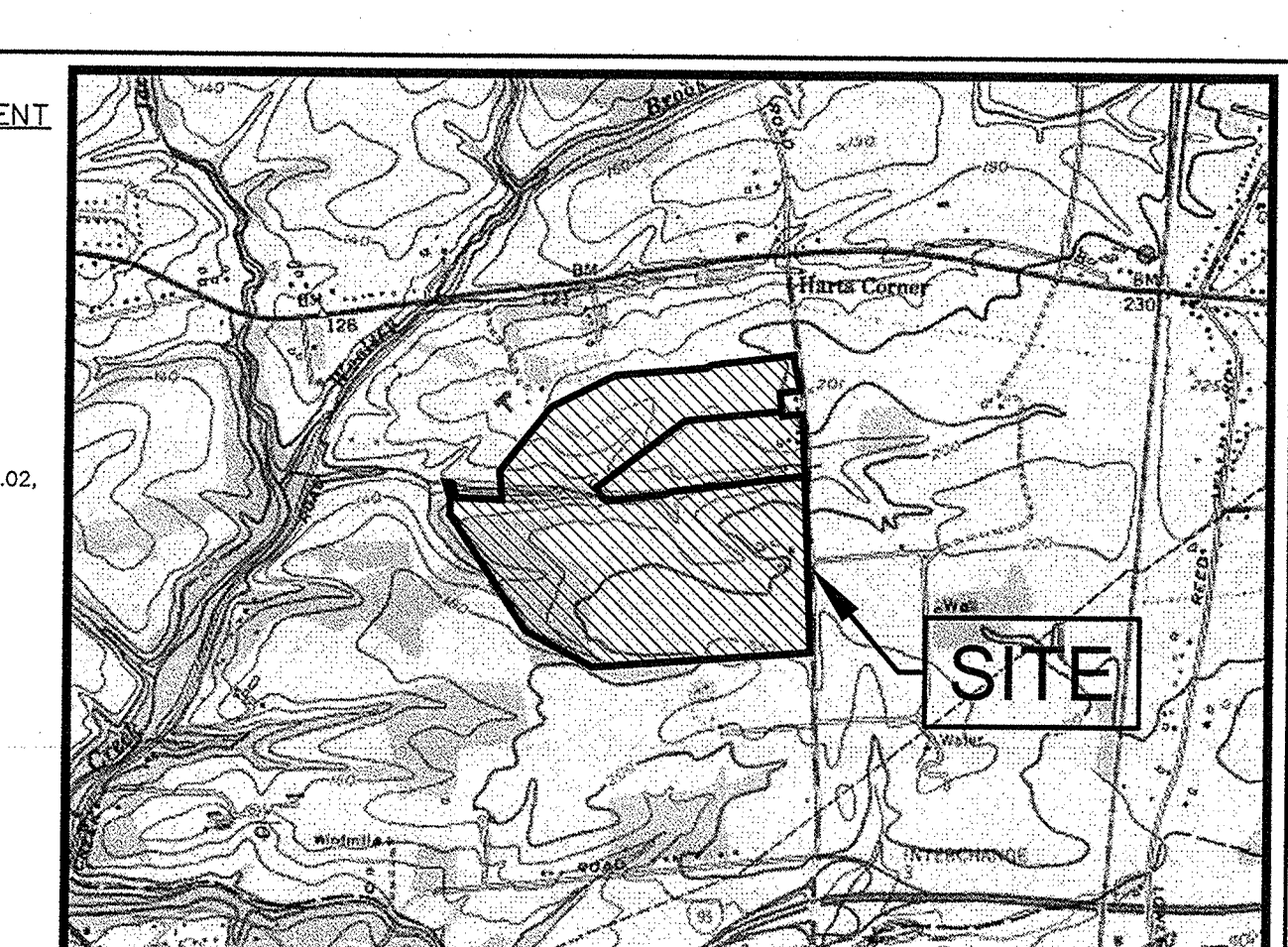
S 83 DEGREES 03 MINUTES 20 SECONDS W, A DISTANCE OF 621.80 FEET TO A POINT, THENCE;

N 84 DEGREES 54 MINUTES 40 SECONDS W, A DISTANCE OF 63.50 FEET TO A POINT, THENCE;

N 32 DEGREES 03 MINUTES 40 SECONDS W, A DISTANCE OF 122.20 FEET TO A POINT, THENCE;

N 82 DEGREES 02 MINUTES 28 SECONDS E, A DISTANCE OF 1,199.43 FEET TO A POINT AT A 36" TREE, THENCE;

N 81 DEGREES 20 MINUTES 28 SECONDS E, A DISTANCE OF 1,041.98 FEET TO A POINT IN THE WESTERN REAR LINE OF AFORESAID LOT 22 IN BLOCK 93, THENCE;



PROPERTY OWNERS WITHIN 200 FT. OF SITE

(CERTIFIED LIST PROVIDED BY TOWNSHIP OF HOPWELL, APRIL 18, 2019)

PROPERTY OWNERS WITHIN 200 FT. OF SITE			(CONTINUED LIST PROVIDED BY TOWNSHIP OF HOWELL, APRIL 15, 2010)		
BLOCKS	LOT	OWNER	BLOCKS	LOT	OWNER
91	1.02	FERNETION PROPERTIES LLC WEST CROSS FARM RD 21 LATES FARM RD TRENTON NJ 08640	93	22	RUSH PAUL L 459 SCOTCH RD 143 SLACK AVE LAWRENCE NJ 08648
91	1.04	MERGER DEVELOPMENT PROPERTIES LLC WASH CROSS FARM RD 21 LATES FARM RD PRINCETON NJ 08540	93	24	RUSH PAUL L 459 SCOTCH RD 143 SLACK AVE LAWRENCE NJ 08648
91	3.09	ONE TALENT LLC 1000 AMERICAN BLVD 61 HURLEY RD JENKINTOWN PA 19046	93	25	RUSH PAUL L 459 SCOTCH RD 143 SLACK AVE LAWRENCE NJ 08648
91	3.181	CAPITAL HEALTH SYSTEMS INC SOUTHWEST DRIVE 750 BRUNSWICK AVE TRENTON NJ 08639	93	19	TRAVELING MAN 401 NURSERY RD 5 MILLER RD ROBINSVILLE NJ 08061
91	3.21	OF HOWELL CO, LLC AMERICAN BLVD & NORTH 1240 AVE IN NJ 10150	93	4	BECK OBLAN 461 SCOTCH RD TITUSVILLE NJ 08660
91	3.03	CO-HOWELL V, LLC 1000 AMERICAN BLVD RD BRADDO ST AUSTIN TX 78701	93	44	DEAL REALTY LLC C/O GREST ULTRA 413 S 1ST ST TRENTON NJ 08628
93	32	DEER VALLEY REALTY C/O GREST ULTRA	93	20	OF HOWELL SOUTH LLC RODGER RD

PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN OF HOPEWELL PARC - NORTH AND SOUTH

PREPARED FOR
US HOME CORPORATION (dba LENNIAR)
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
NEW YORK, NEW YORK 10105

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 08504

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

989 LENOX DRIVE, SUITE 124
LAWRENCEVILLE, NEW JERSEY 08648

LANDSCAPE ARCHITECTS:

ARNOLD ASSOCIATES

40 WITHERSPOON STREET
PRINCETON, NEW JERSEY 08542

MELILLO + BAUER ASSOCIATES, INC.

200 UNION AVENUE
BRIELLE, NEW JERSEY 08730

LIGHTING CONSULTANT:

BEAM, ltd.

2220 MOUNT CARMEL AVENUE
GLENSEIDE, PENNSYLVANIA 19038

ARCHITECTS:

SPIEZLE ARCHITECTURAL GROUP, INC.

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

MANGAN GROUP ARCHITECTS

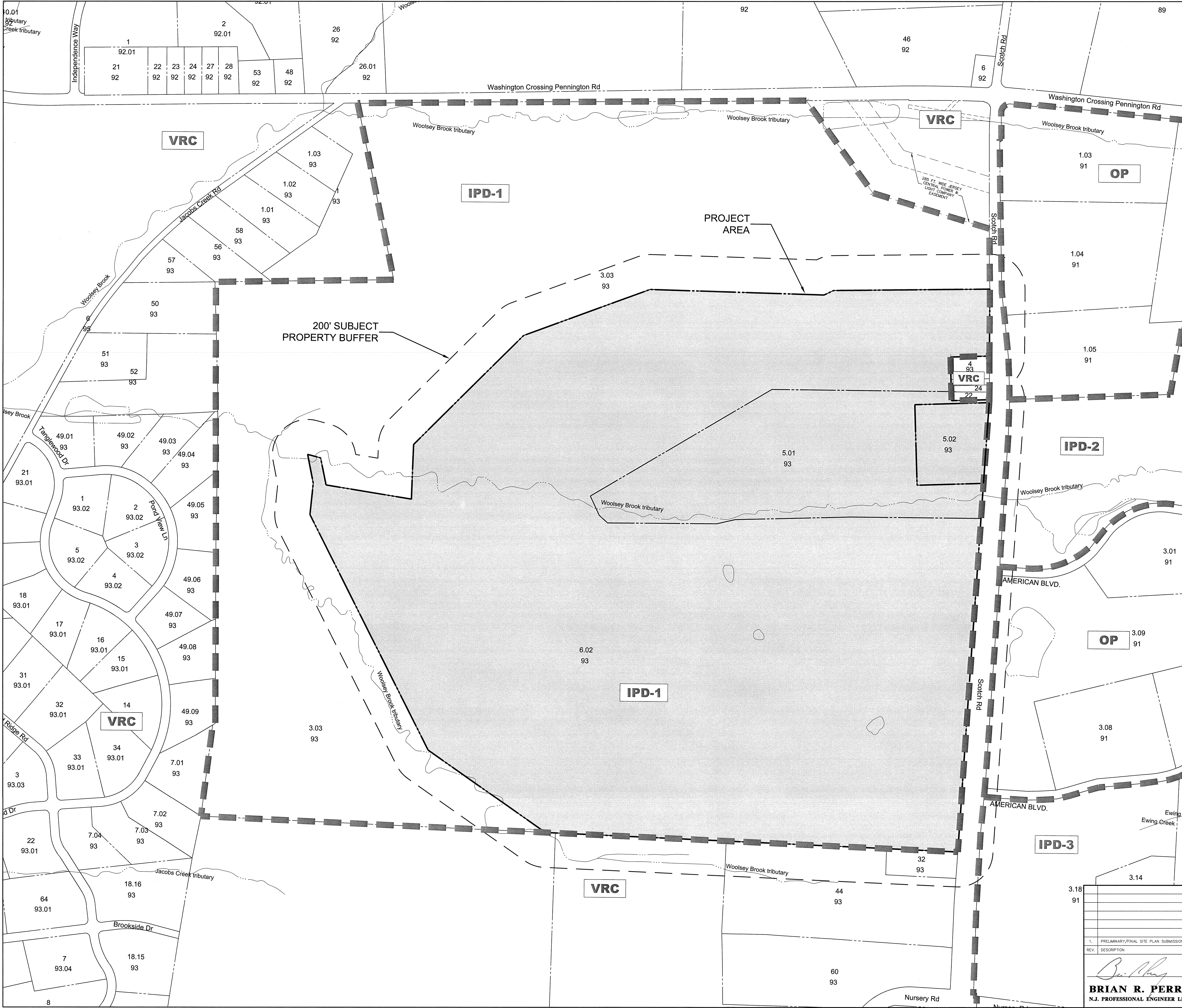
7034 CARROLL AVENUE #3
TAKOMA PARK, MARYLAND 20912

HOLLIDAY ARCHITECTS, INC.

30 JACKSON ROAD
MEDFORD, NEW JERSEY 08055

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PROPERTY OWNERS LIST: (NOW OR FORMERLY)		UTILITIES
BLOCK	LOT	CORPORATE SECRETARY
93	5.01	AT&T
93	5.02	1 AT&T WAY BEDMINSTER, NJ 07921
93	6.02	CORPORATE SECRETARY
93	3.11	VERIZON
91	3.11	9 GATES AVENUE, NO. 2 MONTCLAIR, NJ 07042
91	1.05	COMCAST CABLE
91	1.04	940 PROSPECT STREET TRENTON, NJ 07619
91	3.09	ELIZABETHTOWN GAS COMPANY PO BOX 3175 UNION, NJ 07083-1975
91	3.21	CORPORATE SECRETARY
91	3.03	ELSA
91	3.21	600 WHITEHEAD ROAD LAWRENCEVILLE, NJ 08648
91	3.21	JERSEY CENTRAL POWER & LIGHT C/O GPU SER TAX PO BOX 1911 MORRISTOWN, NJ 07962-1911
91	3.21	PUBLIC SERVICE ELECTRIC & GAS MANAGER-CORPORATE PROPERTIES 90 PARK PLAZA, T88 NEWARK, NJ 07102
91	3.21	CORPORATE SECRETARY
91	3.21	TRENTON WATER COMPANY PO BOX 528 TRENTON, NJ 08604
91	3.21	TRENTON, NJ 08604
91	3.21	SONIA SHORT, GIS SUPERVISOR NJ AMERICAN WATER CO. INC.
91	3.21	1 WATER STREET CAMDEN, NJ 08102-1658
91	3.21	SUN PIPE LINE/RIGHT OF WAY DEPT. HONOLULU COMPLEX 525 FRITZTOWN RD STINKING SPRINGS, PA 19608
91	3.21	CORPORATE SECRETARY
91	3.21	TRANSCONTINENTAL GAS PIPE LINE 2800 POST OAK BLVD. HOUSTON, TX 77251-1396

LEGEND

ZONE LIMITS

- *IPD-1 - INCLUSIONARY PLANNED DEVELOPMENT-1
- *IPD-2 - INCLUSIONARY PLANNED DEVELOPMENT-2
- *IPD-3 - INCLUSIONARY PLANNED DEVELOPMENT-3
- OP - OFFICE PARK
- VRC - VALLEY RESOURCE CONSERVATION
- *PER REDEVELOPMENT PLAN

GRAPHIC SCALE

(IN FEET)

1 inch = 200 feet

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consulting engineers, planners & land surveyors

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211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharvey.com

Certificate of Authorization
No. 240A38271300
Since 1994

VICINITY PLAN

NORTH AND SOUTH SECTIONS
HOPEWELL PARC
ON
BLOCK 93, LOTS 5.01, 5.02, AND 6.02
SITUATED IN

HOPEWELL TOWNSHIP
SCALE 1"= 200'

DRAWN BY WDV/MNK
DATE 12/16/20
CHECKED BY BRP
DATE 12/16/20

12/16/2020
DATE OF SIGN.

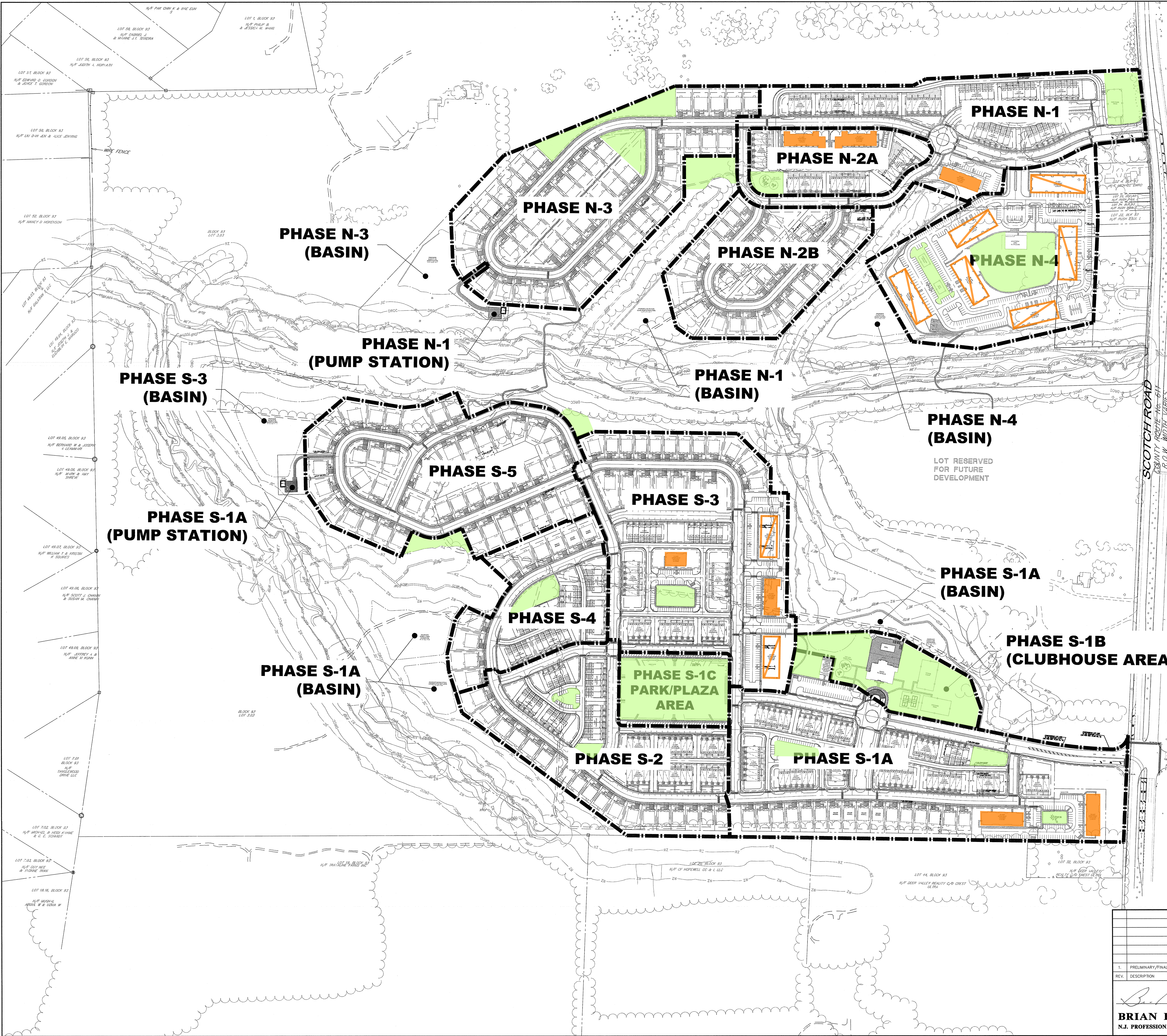
BRIAN R. PERRY
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920

ORDER No.
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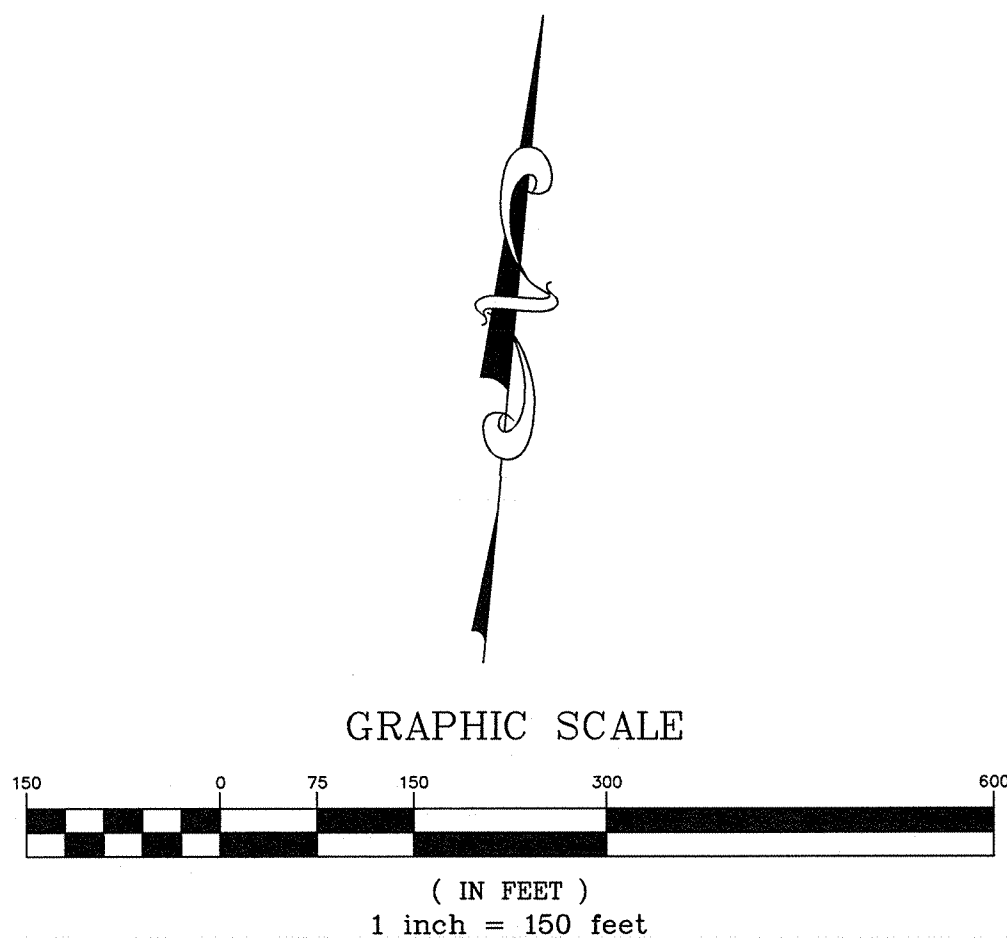
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203-B-1

SHEET No.
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DEVELOPMENT PHASING SUMMARY						
	Single Family	Townhome	Stacked Townhome	Apartment	Total	Affordable Units
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	54
North Total	82	30	92	338	542	122
South Section						
Phase 1A/B/C	16	4	116	52	188	52
Phase 2	19	24	56		99	
Phase 3	19	12	52	80	163	42
Phase 4	10	30			40	
Phase 5	46				46	
South Total	109	70	224	132	535	94
Overall Total	191	100	316	470	1,077	216
						20.1%



1.	PRELIMINARY/FINAL SITE PLAN SUBMISSION	12/16/20	WDV	BRP
REV.	DESCRIPTION	DATE	DPT.BY	CHK.BY

BRIAN R. PERRY
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920

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Certificate of Authorization
No. JAG43871300
Since 1984

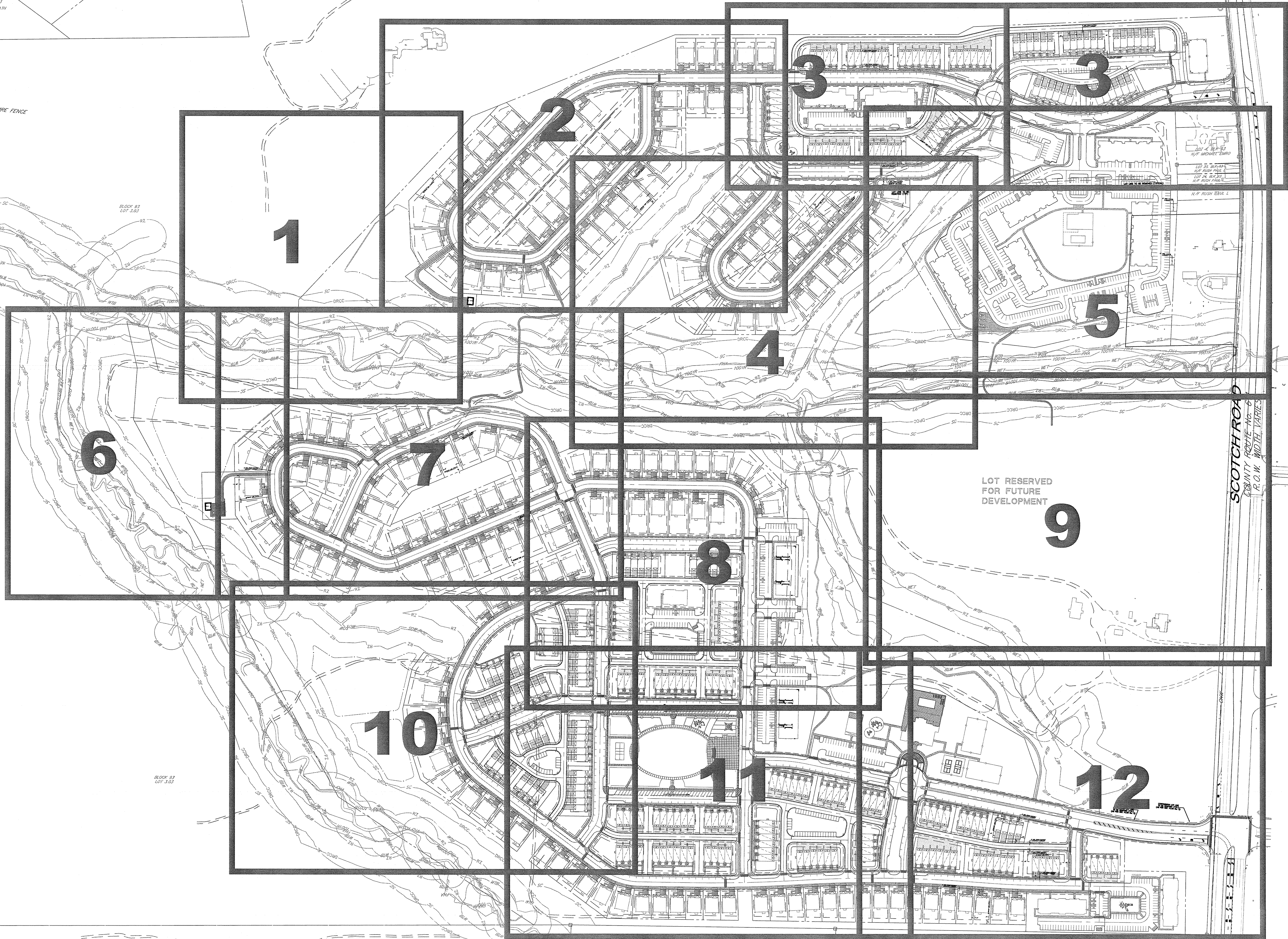
OVERALL SITE PHASING PLAN
OF
NORTH AND SOUTH SECTIONS
HOPEWELL PARC
ON
BLOCK 93, LOTS 5.01, 5.02, AND 6.02
SITUATED IN

HOPWELL TOWNSHIP
SCALE 1" = 150'
DRAWN BY WDV/MNK
DATE 12/16/20
CHECKED BY BRP
DATE 12/16/20

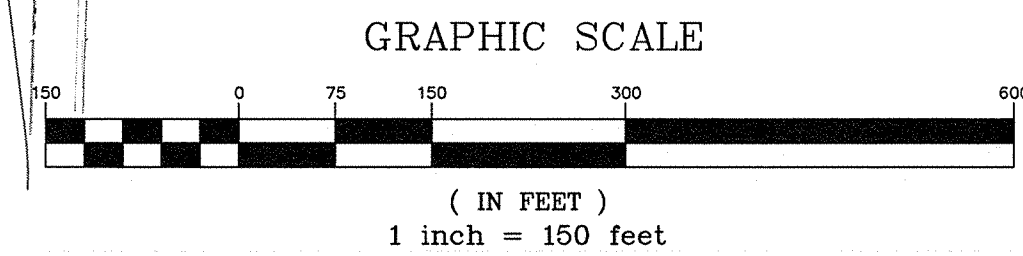
MERCER CO., N.J.
DECEMBER 16, 2020
FIELD BK. ORDER No. FILE No. SHEET No.
PAGE 45051-410-21 203-A-1 203-B-1
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SCOTCH ROAD
COUNTY ROUTE NO. 6
FROM WIDTH VARIATIONS



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SITE ORIENTATION AND SHEET INDEX PLAN OF NORTH AND SOUTH SECTIONS HOPEWELL PARC ON BLOCK 93, LOTS 5.01, 5.02, AND 6.02 SITUATED IN					
HOPEWELL TOWNSHIP SCALE 1"= 150'		MERCER CO., N.J. DECEMBER 16, 2020			
DRAWN BY WDV/MNK DATE 12/16/20	FIELD BK	ORDER No.	FILE No.	SHEET No.	
CHECKED BY BRP DATE 12/16/20	PAGE	45051- 410-21	203-A-1 203-B-1	CB-3	

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GENERAL NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. THE PLANIMETRIC FEATURES SHOWN HEREON WERE PROVIDED BY KMA CONSULTING ENGINEERS, P.C. ON 5-21-07, BASED UPON AERIAL PHOTOGRAPHY DATED 3-28-07.
3. THE PROPERTY DELINEATED HEREON IS CURRENTLY LOCATED IN ZONES "VRC" AND "OP".
4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
5. ALL EASEMENTS, BUFFERS AND SETBACK LINES SHOWN HEREON ARE PER REFERENCE PLAN NO. 1.
6. OUTBOUND CORNER MARKERS SHOWN HEREON WERE PREVIOUSLY FOUND OR SET PER NOTED REFERENCE PLANS.
7. PROPERTY LINES/OUTBOUND INFORMATION SHOWN HEREON WAS TAKEN FROM REFERENCE PLANS REFERENCED HEREON.
8. THERE ARE NO DEDICATIONS FOR PUBLIC STREET PURPOSES PROPOSED BY THIS PLAN.

REFERENCES PLANS:

1. PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF HOPEWELL CO & L LLC SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200' DATED NOVEMBER 8, 2017", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-101-11. SAID PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS MAP NO. 4127.
2. 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 JANUARY 8, 2020, SHEET NO. 1 OF 2, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 44306-918-11.
3. PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 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.

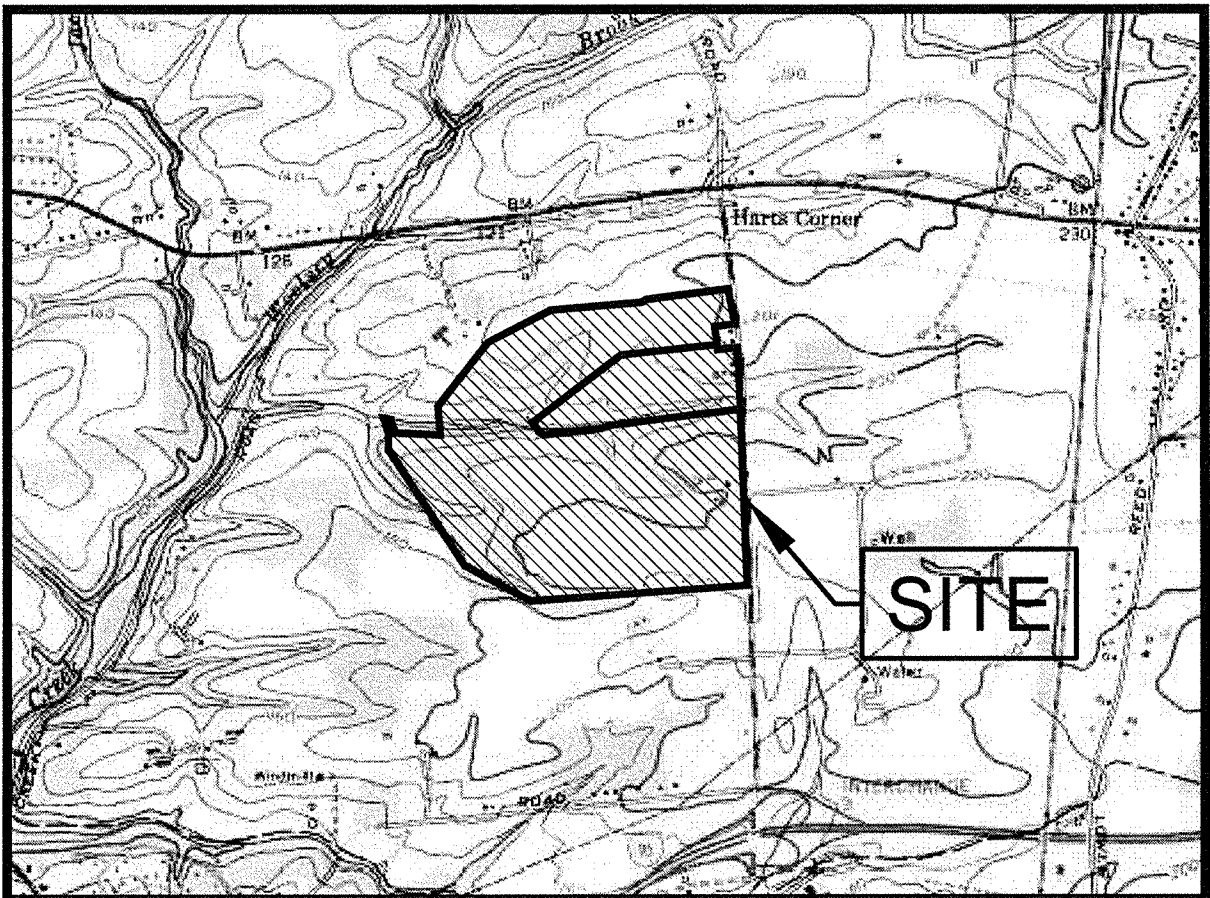
HOPEWELL TOWNSHIP TAX MAP DATA

EXISTING LOTS	5.01, 5.02 & 6.02
EXISTING BLOCK	93
SHEET	22
PROPOSED LOTS	385 (TOTAL)

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 Ac.
LOT 6.02	8,498,930 Sq. Ft. or 195.109 Ac.
TOTAL	9,850,691 Sq. Ft. or 226.141 Ac.

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



KEY MAP:
SCALE: 1"=1500'

CERTIFICATIONS

I 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. 0536753

DATE

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 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, L.247 (C. 40:50-1 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 RES LLC, 46TH FLOOR
1345 AVE OF AMERICAS
NEW YORK, NEW YORK 10105

DATE

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/ba LENNAR)
2465 HUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE APPLICANT 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 COMM, LLC
1345 AVE OF AMERICAS, 46TH FLOOR
NEW YORK, NEW YORK 10105

DATE

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 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/ba LENNAR)
2465 HUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

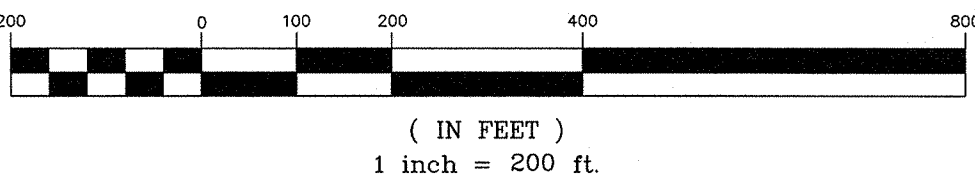
DATE

ZONING INFORMATION-ZONE "OP"

SPECIFICATION	REQUIREMENT
MAXIMUM FLOOR AREA PERMITTED (SQUARE FEET)	ONE MILLION (1)
MINIMUM LOT WIDTH (FEET)	300
MINIMUM LOT DEPTH (FEET)	300
MINIMUM BUFFER FROM SCOTCH ROAD (FEET)	100 (1)
MINIMUM BUFFER FROM NORTHERN AND SOUTHERN SITE BOUNDARIES (FEET)	75 (1)
MINIMUM BUFFER FROM WESTERN BOUNDARY (FEET)	1,100 (1)
MAXIMUM PERMITTED BUILDING HEIGHT IN FEET	60 (1)
IN STORES	110
MAXIMUM LOT COVERAGE	50% (1)
MAXIMUM FLOOR AREA RATIO	0.18 (1)

- FOOTNOTES:
- (a) Exclusive of uses 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 buildings only, provided that the buffers average 100 feet along the northern and southern boundaries of the site, driveway, entrance basins and drainage facilities and landscaping shall be permitted within all buffers. Utilities and signage shall be permitted only in the front yard buffer. Surface parking lots shall be permitted in the western buffer provided that said parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site, and a minimum of 700 feet from the western boundary of the site.
 - (c) Including any peaked roof and any mechanical equipment on the roof.
 - (d) Including basements and any mechanical equipment on the roof.
 - (e) In the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and appurtenances, but excluding streets and sidewalks in public or private rights-of-way, and also including the building and pavement coverage of freestanding buildings which are specifically excluded from the floor area ratio as set forth herein.
 - (f) Subject to an increase in floor area as provided by Section 17-92.

GRAPHIC SCALE



ZONING INFORMATION-ZONE "VRC"

DEVELOPMENT STANDARDS FOR PROPERTY IN THE VRC ZONE	REQUIREMENT
SPECIFICATION	
MINIMUM LOT AREA	5 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%

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No. 346038271300

OVERALL PRELIMINARY/FINAL MAJOR SUBDIVISION

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
HOPEWELL TOWNSHIP
SCALE 1"= 200'

DATE OF SUB. 12/16/2020
DRAWN BY HJS,F. FIELD BK ORDER No. FILE No. SHEET No.
PAGE 45051-120-11 HOPEWELL CE-4a

KENNETH R. RAIKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

1 of 13

CERTIFICATIONS

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

DATE

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 THERE TO.

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. 1976, C.291 (N.J.A.C.17:27 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 RES. LLC, 46TH FLOOR
1345 AVE. OF AMERICAS
NEW YORK, NEW YORK 10105

DATE

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

DATE

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 COAL, LLC
1345 AVE. OF AMERICAS, 40TH FLOOR
NEW YORK, NEW YORK 10105

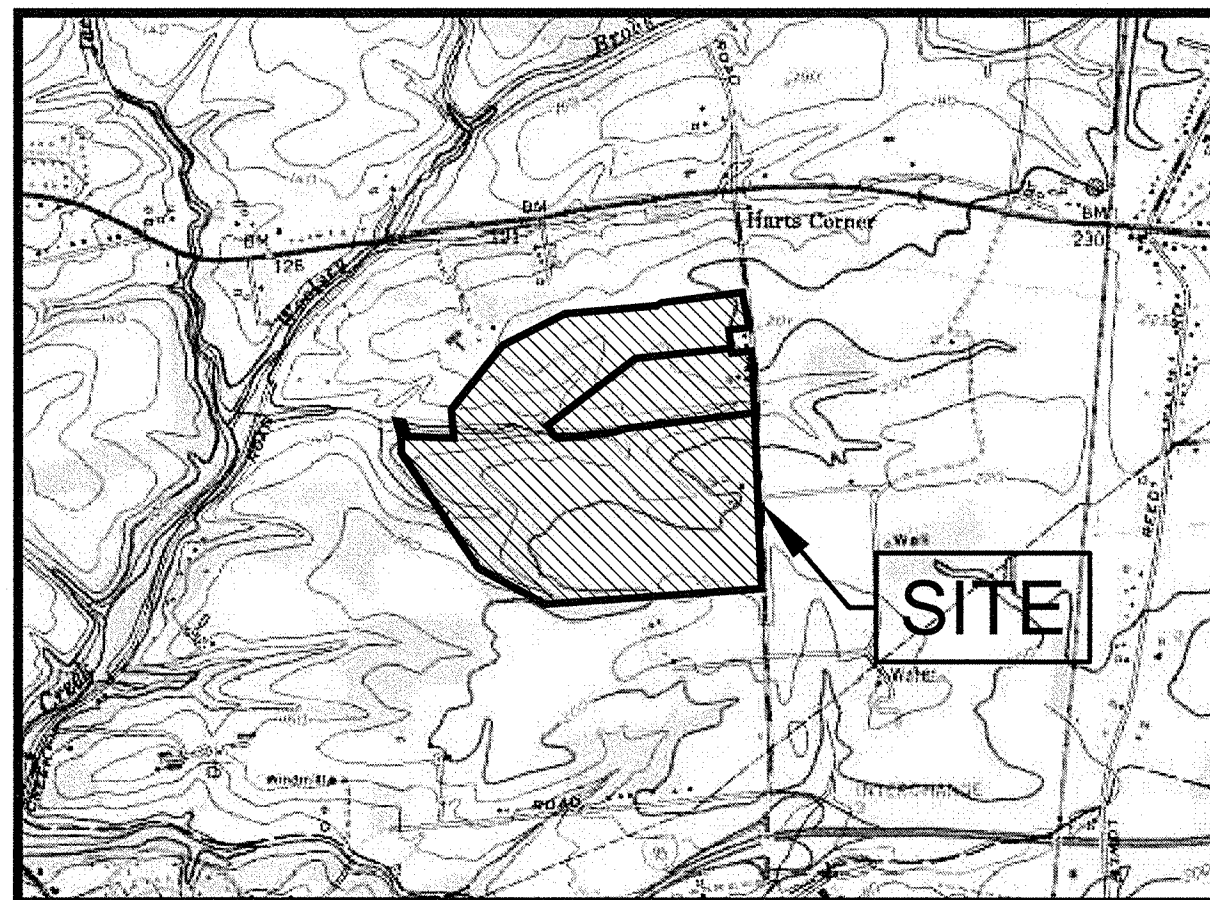
DATE

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 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.

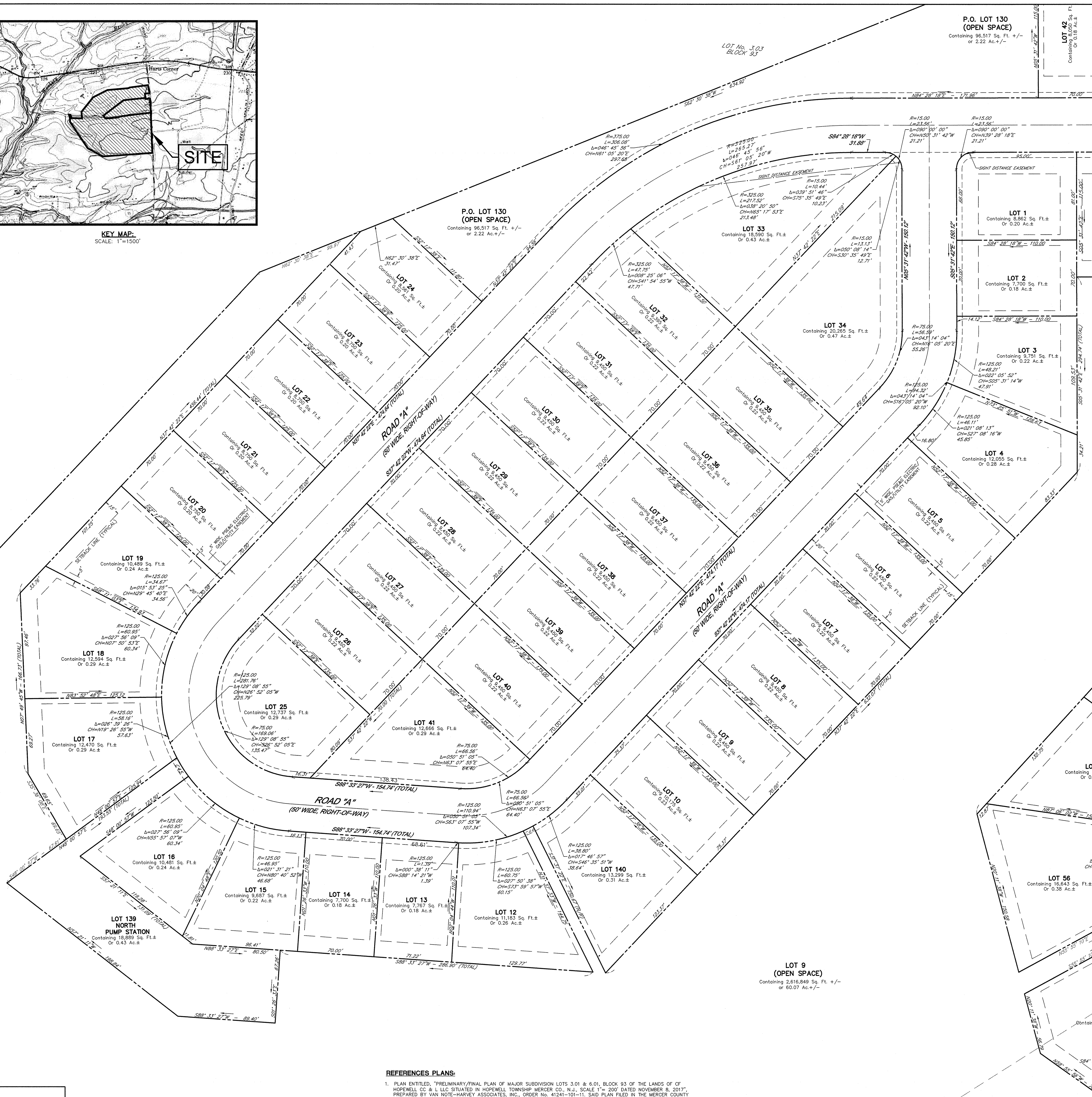
US HOME CORPORATION (d/b/a LENNAR)
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE



KEY MAP:

SCALE: 1"=1500'



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 SMOOTH 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	60 (c)
IN FEET	3 (d)
IN STORIES	50% (e)
MAXIMUM LOT COVERAGE	0.18 (f)
MAXIMUM FLOOR AREA RATIO	

FOOTNOTES:

- Exclusive of uses which are excluded from the calculation of floor area ratio in the Hopewell Township Land Use and Development Ordinance as of January 1, 2004.
- Applies to principal buildings only, provided that the buffers average 100 feet along the northern and southern boundaries of the site. Driveways, detention basins and drainage facilities and landscaping shall be permitted within all buffers. Utilities and signage shall be permitted only in the front yard buffer. Surface parking lots shall be permitted in the rear yard buffer provided that said parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site, and a minimum of 700 feet from the western boundary of the site.
- Including any parked roof and any mechanical equipment on the roof.
- Excluding basements and any mechanical equipment on the roof.
- In the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and sidewalks, but excluding streets and sidewalks in public or private rights-of-way, and also excluding the building and pavement coverage of freestanding buildings which are specifically excluded from the floor area ratio as set forth herein.
- Subject to an increase in floor area as provided by Section 17-92.

ZONING INFORMATION-ZONE "VRC"

DEVELOPMENT STANDARDS FOR PROPERTY IN THE VRC ZONE	REQUIREMENT
SPECIFICATION	
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%

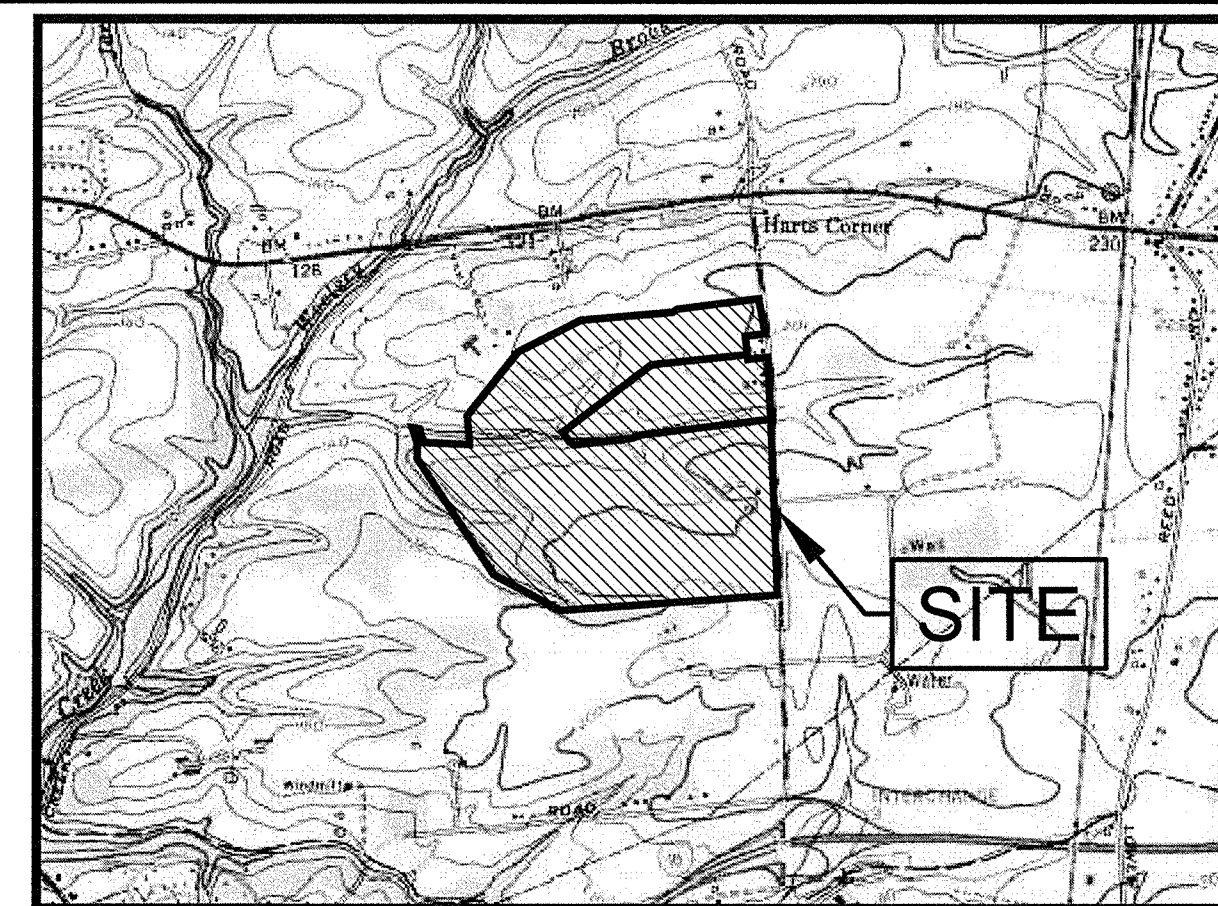
REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF OF HOPEWELL CO. & L.L.C. SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J., SCALE 1"= 200' DATED NOVEMBER 8, 2017", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-101-11. SAID PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 31, 2017 AS MAP NO. 4127.
- 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 JANUARY 8, 2020, SHEET NO. 1 OF 2", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 44366-818-11.
- PLAN ENTITLED, "ALTA/NGPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 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.

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.
- THE PLANIMETRIC FEATURES SHOWN HEREON WERE PROVIDED BY KMA CONSULTING ENGINEERS, P.C. ON 5-21-07, BASED UPON AERIAL PHOTOGRAPHY DATED 3-28-07.
- THE PROPERTY DELINEATED HEREON IS CURRENTLY LOCATED IN ZONES "VRC" AND "OP".
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
- ALL EASEMENTS, BUFFERS AND SETBACK LINES SHOWN HEREON ARE PER REFERENCE PLAN NO. 1.
- OUTBOUND CORNER MARKERS SHOWN HEREON WERE PREVIOUSLY FOUND OR SET PER NOTED REFERENCE PLANS.
- PROPERTY LINES/OUTBOUND INFORMATION SHOWN HEREON WAS TAKEN FROM REFERENCE PLANS REFERENCED HEREON.
- THERE ARE NO DEDICATIONS FOR PUBLIC STREET PURPOSES PROPOSED BY THIS PLAN.

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



KEY MAP:
SCALE: 1"=1500'

CERTIFICATIONS

I 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:

DATE: EXTENSION:

SECRETARY: DATE:

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF 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 RES LLC, 46TH FLOOR
1345 AVE OF AMERICAS
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 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE.

US HOME CORPORATION (d/ba LENNAR)
2485 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 COAL, LLC
1345 AVE OF AMERICAS, 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 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/ba LENNAR)
2485 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

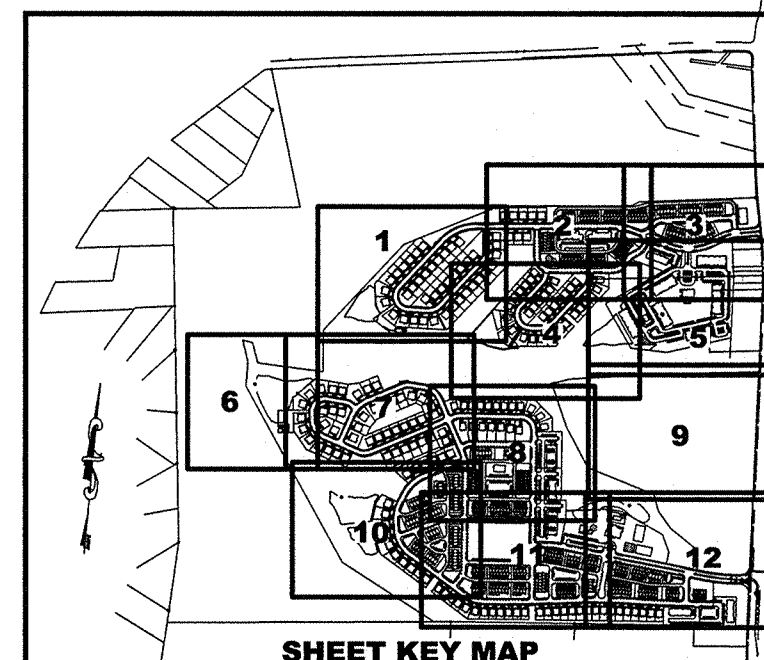
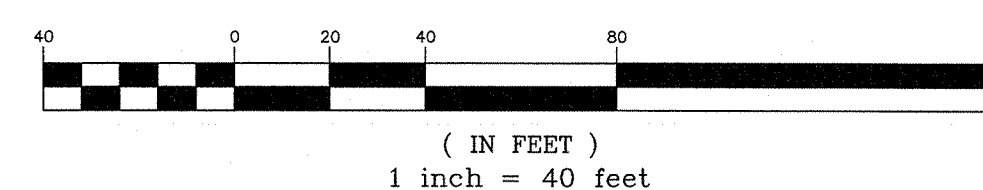
LOT AREA CALCULATIONS

EXISTING LOT AREAS:	
LOT 5.01	1,177,521 Sq. Ft. or 27.032 Ac.
LOT 5.02	174,240 Sq. Ft. or 4.002 Ac.
LOT 6.02	8,498,930 Sq. Ft. or 195.159 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	93
SHEET	22
PROPOSED LOTS	385 (TOTAL)

GRAPHIC SCALE



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	60 (c)
IN FEET	3 (d)
IN STORES	
MAXIMUM LOT COVERAGE	50% (e)
MAXIMUM FLOOR AREA RATIO	0.18 (f)

FOOTNOTES:

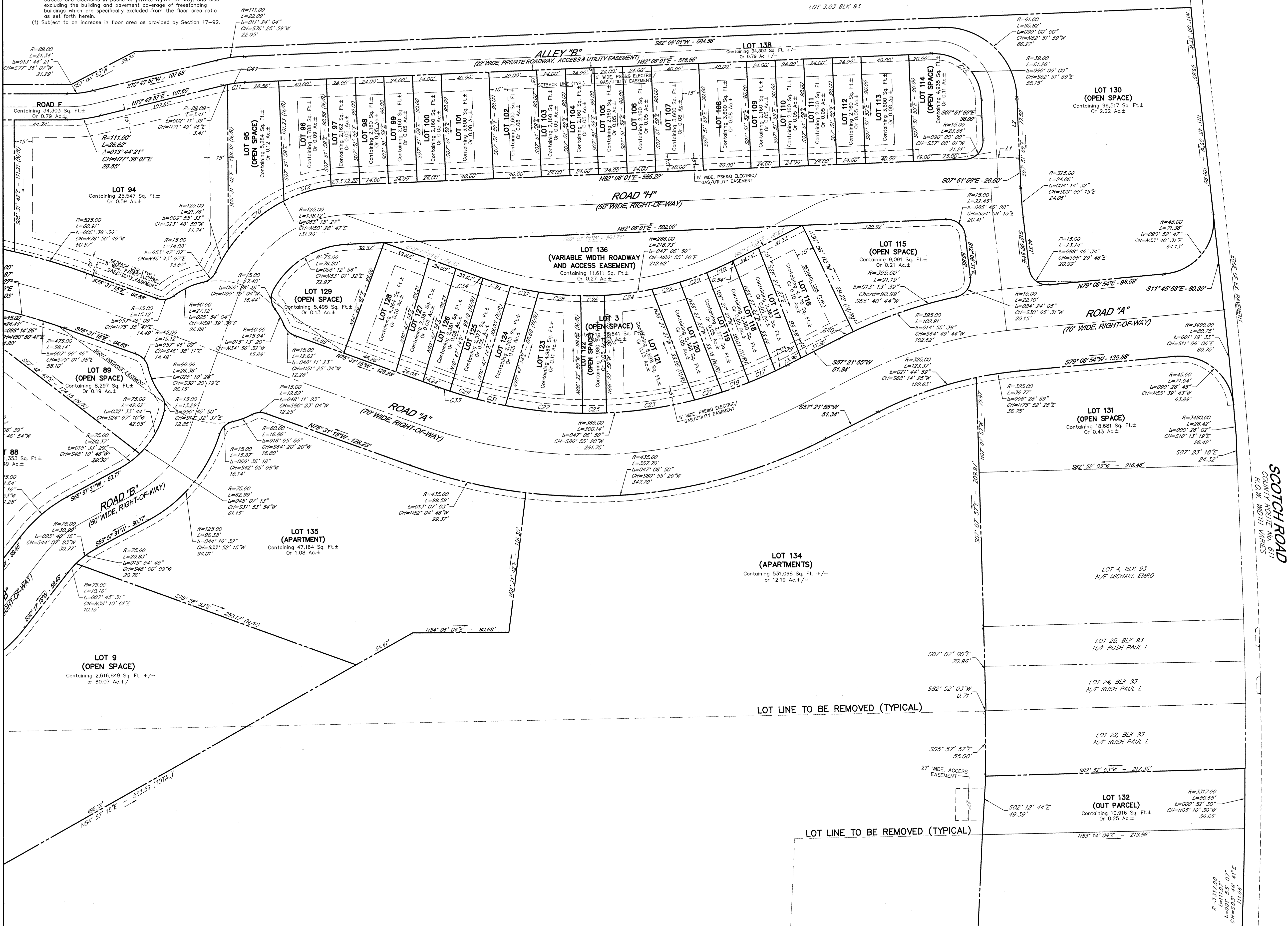
- Exclusive of uses which are excluded from the calculation of floor area ratio in the Hopewell Township Land Use and Development Ordinance as of January 1, 2004.
- Applies to principal buildings only, provided that the buffers average 100 feet along the northern and southern boundaries of the site. Driveways, detention basins and drainage facilities and landscaping shall be permitted within all buffers. Utilities and signage shall be permitted only in the front yard buffer. Surface parking lots shall be permitted in the western buffer provided that said parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site, and a minimum of 700 feet from the western boundary of the site.
- Including any peaked roof and any mechanical equipment on the roof.
- Excluding basements and any mechanical equipment on the roof.
- In the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and sidewalks, but excluding streets and sidewalks in public or private rights-of-way, and also excluding the building and pavement coverage of freestanding buildings which are specifically excluded from the floor area ratio as set forth herein.
- Subject to an increase in floor area as provided by Section 17-92.

ZONING INFORMATION-ZONE "VRC"

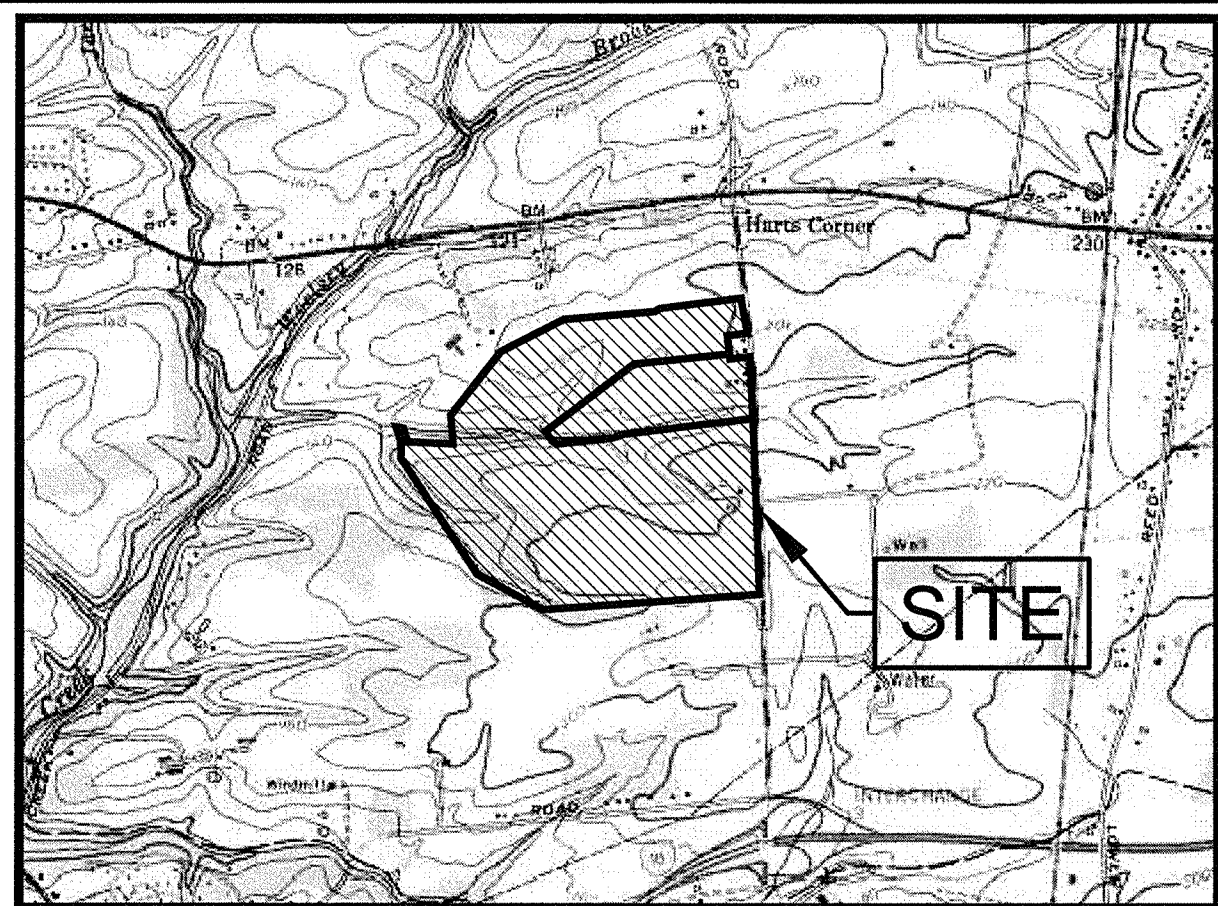
SPECIFICATION	REQUIREMENT
DEVELOPMENT STANDARDS FOR PROPERTY IN THE VRC ZONE	
MINIMUM LOT AREA	6 ACRES
MINIMUM LOT WIDTH (FEET)	300
MINIMUM LOT DEPTH (FEET)	400
MINIMUM FRONT YARD (FEET)	100
MINIMUM SIDE YARD (FEET)	60 (each)
MINIMUM REAR YARD (FEET)	60
MAXIMUM PERMITTED BUILDING HEIGHT (FEET)	35
MAXIMUM LOT COVERAGE	10%

REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF OF HOPEWELL CC & L, LLC SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J., SCALE 1"= 200' DATED NOVEMBER 8, 2017", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-101-11, SAD PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS MAP No. 4127.
- 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 JANUARY 8, 2020, SHEET No. 1 OF 2", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER No. 44366-318-11.
- PLAN ENTITLED, "ALTA/NISPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 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.



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



KEY MAP:
SCALE: 1"=1500'

CERTIFICATIONS

I 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

DATE

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SECRETARY DATE

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TOWNSHIP ENGINEER DATE

THE TOWNSHIP 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

PLANNING DIRECTOR DATE

RECORDING SECRETARY DATE

OWNER

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

DATE

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

DATE

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

DATE

APPLICANT

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

DATE

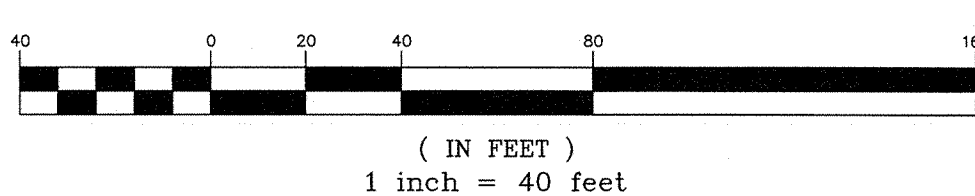
LOT AREA CALCULATIONS

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 Ac.
LOT 6.02	8,468,930 Sq. Ft. or 193,109 Ac.
TOTAL	9,850,691 Sq. Ft. or 226,141 Ac.

HOPEWELL TOWNSHIP TAX MAP DATA

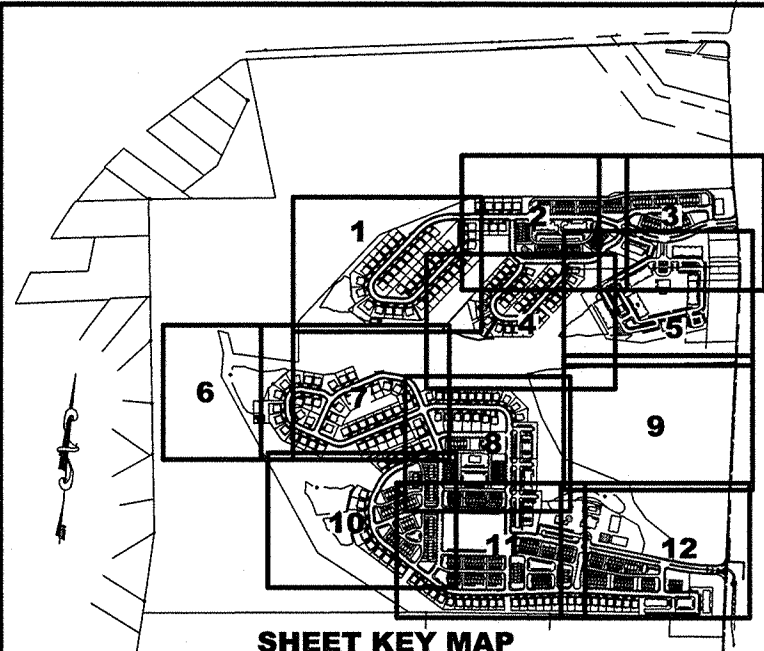
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EXISTING BLOCK	93
SHEET	22
PROPOSED LOTS	385 (TOTAL)

GRAPHIC SCALE



GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927.
- THE PLANIMETRIC FEATURES SHOWN HEREON WERE PROVIDED BY KMA CONSULTING ENGINEERS, P.C. ON 5-21-07, BASED UPON AERIAL PHOTOGRAPHY DATED 3-28-07.
- THE PROPERTY DELINEATED HEREON IS CURRENTLY LOCATED IN ZONES "VRC" AND "OP".
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
- ALL EASEMENTS, BUFFERS AND SETBACK LINES SHOWN HEREON ARE PER REFERENCE PLAN NO. 1.
- OUTBOUND CORNER MARKERS SHOWN HEREON WERE PREVIOUSLY FOUND OR SET PER NOTED REFERENCE PLANS.
- PROPERTY LINES/OUTBOUND INFORMATION SHOWN HEREON WAS TAKEN FROM REFERENCE PLANS REFERENCED HEREON.
- THERE ARE NO DEDICATIONS FOR PUBLIC STREET PURPOSES PROPOSED BY THIS PLAN.



KENNETH R. RAIKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

van note-harvey associates, inc.
consulting engineers, planners & land surveyors
103 College Road East • Princeton, NJ 08540 • 609-887-2323
211 Bakery Drive • Cape May Court House, NJ 08210 • 609-465-2000
www.vannoteharvey.com Certificate of Authorization No. 3648487000 Since 1984

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
HOPEWELL TOWNSHIP MERCER CO., N.J.
SCALE 1"= 40'
DECEMBER 16, 2020

12/16/2020
DATE OF SIGN

REV.	DESCRIPTION	DATE	DTY BY	CKD BY

CHECKED BY: KRR
PAGE: 1
FIELD BK: DMH, DCR
ORDER NO.: 45051-1
FILE NO.: 45051-1
SHEET NO.: 22
4 of 13

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 IN STORIES	60 (c) 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 Ordinance as of January 1, 2004.
- (b) Applies to principal buildings only, provided that the buffers average 100 feet along the northern and southern boundaries of the site. Driveways, detention basins and drainage facilities and landscaping shall be permitted within all buffers. Utilities and storage shall be permitted only in the front yard buffer. Surface parking lots shall be permitted in the western buffer provided that said parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site, and a minimum of 700 feet from the western boundary of the site.
- (c) Including any parked roof and any mechanical equipment on the roof.
- (d) Excluding basements and any mechanical equipment on the roof.
- (e) In the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and sidewalks, but excluding streets and sidewalks in public or private rights-of-way, and also excluding the building and pavement coverage of freestanding buildings which are specifically excluded from the floor area ratio as set forth herein.
- (f) Subject to an increase in floor area as provided by Section 17-92.

ZONING INFORMATION-ZONE "VRC"

DEVELOPMENT STANDARDS FOR PROPERTY IN THE VRC ZONE

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%

TAG	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C148	17.42	111.00	008° 59' 36"	S54° 00' 57"E	17.40
C149	1.78	225.00	000° 27' 11"	N08° 20' 21"W	1.78
C150	2.89	23.00	007° 27' 17"	N00° 46' 19"W	2.89
C151	40.36	239.00	009° 40' 29"	N11° 41' 48"W	40.31
C152	23.58	15.00	090° 00' 00"	N78° 29' 08"E	21.21
C153	56.05	69.00	036° 04' 56"	N13° 26' 37"E	55.13
C154	42.53	275.00	008° 51' 53"	S08° 02' 17"E	42.51
C155	64.26	225.00	016° 21' 49"	S40° 39' 31"E	64.04
C156	27.86	23.00	069° 30' 44"	N39° 25' 13"W	26.27
C157	41.40	111.00	021° 22' 08"	N38° 49' 59"W	41.16
C158	40.80	225.00	010° 24' 57"	S50° 57' 29"E	40.85
C159	25.80	325.00	004° 33' 58"	N67° 29' 28"E	25.89
C160	19.85	325.00	003° 29' 58"	N63° 27' 31"E	19.84
C161	29.81	111.00	015° 26' 57"	S88° 24' 33"W	29.84
C162	40.74	175.00	013° 20' 18"	N77° 09' 41"E	40.65
C163	36.80	69.00	023° 41' 36"	S73° 33' 21"W	36.54
C164	22.22	15.00	084° 51' 22"	S81° 18' 43"E	20.24
C165	18.41	75.00	014° 02' 42"	S68° 44' 24"W	18.36
C166	26.39	165.38	009° 08' 33"	N80° 57' 09"E	26.36
C167	12.61	75.00	009° 37' 54"	S80° 35' 12"W	12.59

TAG	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C169	24.16	488.00	002° 40' 53"	N89° 28' 17"E	24.16
C170	22.64	488.00	002° 39' 11"	N86° 43' 49"E	22.64
C171	38.71	488.00	004° 32' 08"	N86° 50' 42"W	38.70
C172	5.86	488.00	000° 41' 53"	N84° 13' 42"W	5.86
C173	8.44	238.00	002° 15' 43"	S05° 43' 42"E	8.43
C174	25.06	15.00	085° 44' 21"	S46° 15' 51"W	25.25
C175	24.47	111.00	012° 37' 53"	N72° 28' 09"E	24.42
C176	8.42	111.00	004° 20' 39"	N63° 52' 53"E	8.41
C177	8.50	175.00	002° 46' 59"	S63° 06' 02"W	8.50
C178	21.58	15.00	082° 25' 41"	N36° 37' 00"E	19.77
C179	20.12	61.00	018° 53' 59"	S75° 57' 10"W	20.03
C180	3.68	61.00	003° 27' 30"	S84° 46' 25"W	3.68
C181	22.87	23.00	056° 58' 34"	S87° 00' 11"E	21.94
C182	10.02	23.00	024° 57' 26"	S52° 01' 49"W	9.94
C183	25.10	69.10	028° 42' 11"	S51° 17' 53"W	24.94
C184	6.94	111.00	003° 35' 00"	S60° 18' 24"E	6.94
C185	24.40	119.24	011° 43' 35"	S68° 23' 24"E	24.36
C186	26.12	111.00	013° 28' 54"	S81° 26' 52"E	26.06
C187	28.72	75.00	022° 42' 22"	N20° 07' 55"E	28.53
C188	31.15	111.00	016° 04' 40"	N23° 26' 46"E	31.05

TAG	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C189	17.51	75.00	013° 22' 35"	S22° 05' 26"W	17.47
C190	24.75	111.00	012° 46' 23"	N08° 01' 14"E	24.69
C191	14.01	111.00	007° 13' 54"	N00° 58' 54"W	14.00
C192	2.80	20.00	008° 00' 43"	S08° 36' 13"E	2.79
C193	2.80	20.00	008° 00' 43"	N00° 35' 29"W	2.79
C194	30.52	261.00	006° 41' 57"	S07° 58' 49"E	30.30
C195	24.33	261.00	005° 20' 30"	S13° 58' 03"E	24.32
C196	24.83	261.00	005° 27' 02"	S19° 29' 49"E	24.82
C197	3.01	15.00	011° 35' 22"	S22° 29' 46"E	3.03
C198	28.25	261.00	006° 12' 07"	S35° 11' 24"E	28.24
C216	6.17	23.00	020° 21' 16"	N84° 25' 13"W	6.13

TAG	BEARING	DISTANCE	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C174		23.00'	36.13'	090° 00' 00"	S40° 24' 09"W	32.53'	
C75		15.00'	23.58'	090° 00' 00"	S49° 35' 51"E	21.21'	
C76		31.00'	95.30'	010° 43' 08"	S89° 14' 18"E	95.45'	
C79		488.00'	91.52'	010° 43' 29"	N89° 14' 09"W	91.30'	
C82		488.00'	33.71'	004° 11' 02"	S80° 57' 57"E	35.30'	
C84		505.00'	51.80'	000° 35' 11"	S81° 46' 57"W	51.86'	
C85		125.00'	18.70'	013° 09' 21"	N78° 49' 29"E	26.84'	
C86		15.00'	27.01'	103° 09' 21"	S36° 10' 31"E	23.80'	
C87		68.00'	16.05'	036° 04' 56"	S13° 26' 37"W	55.13'	
C88		15.00'	23.58'	090° 00' 00"	S78° 29' 08"W	21.21'	
C89		15.00'	23.58'	090° 00' 00"	N13° 30' 54"W	21.21'	
C100		111.00'	68.80'	036° 04' 56"	N13° 26' 37"E	68.75'	
C101		20.00'	31.42'	090° 00' 00"	N40° 24' 08"E	28.28'	
C102		88.00'	47.17'	030° 22' 00"	N43° 19' 55"W	46.62'	
C103		15.00'	23.58'	088° 51' 28"	N16° 46' 49"E	21.18'	
C104		15.00'	23.02'	087° 58' 10"	S74° 16' 55"E	20.83'	
C105		111.00'	58.83'	030° 22' 00"	S43° 19' 55"E	58.14'	
C106		111.00'	68.80'	036° 04' 58"	S78° 33' 23"E	68.75'	
C107		23.00'	36.13'	090° 00' 00"	S49° 35' 51"E	32.53'	
C108		23.00'	36.13'	090° 00' 00"	S40° 24' 09"W	32.53'	

TAG	BEARING	DISTANCE	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
C109		88.00'	96.05'	028° 04' 58"	N78° 33' 23"W	85.13'	
C110		23.00'	36.13'	090° 00' 00"	S40° 24' 09"W	32.53'	
C111		61.00'	23.80'	022° 21' 29"	S74° 15' 24"W	23.65'	
C112		30.10'	25.10'	029° 42' 11"	S51° 17' 53"W	24.84'	
C113		23.00'	32.80'	081° 58' 00"	S80° 51' 06"W	20.16'	
C114		23.00'	48.80'	121° 33' 34"	N82° 15' 43"E	48.15'	
C210		175.00'	23.13'	007° 34' 19"	S81° 37' 00"W	21.11'	
C211		23.00'	36.13'	090° 00' 00"	S40° 24' 09"W	32.53'	
C212		23.00'	36.13'	090° 00' 00"	S49° 35' 51"E	32.53'	
C214		39.00'	19.22'	022° 21' 29"	N74° 13' 24"E	15.12'	
C215		22.77'	35.32'	088° 54' 11"	S51° 07' 15"W	31.89'	
C141		165.38'	36.39'	009° 08' 33"	N80° 57' 09"E	26.36'	
C144		139.00'	22.18'	009° 08' 33"	S80° 49' 53"W	22.16'	
C145		18.00'	22.22'	084° 51' 22"	S33° 40' 55"W	20.24'	
C146		275.00'	49.38'	010° 12' 15"	N13° 44' 24"W	48.31'	
C189		15.00'	23.26'	088° 51' 01"	N72° 42' 15"W	21.00'	
C200		261.00'	107.83'	023° 41' 36"	S16° 26' 39"E	107.16'	
C201		15.00'	24.52'	093° 39' 08"	N39° 04' 39"W	21.88'	
C202		88.00'	50.37'	030° 25' 29"	S77° 55' 17"W	48.70'	
C203		275.00'	54.54'	011° 21' 44"	S04° 04' 33"W	54.45'	
C204		15.00'	25.06'	085° 44' 21"	N48° 15' 51"E	22.25'	

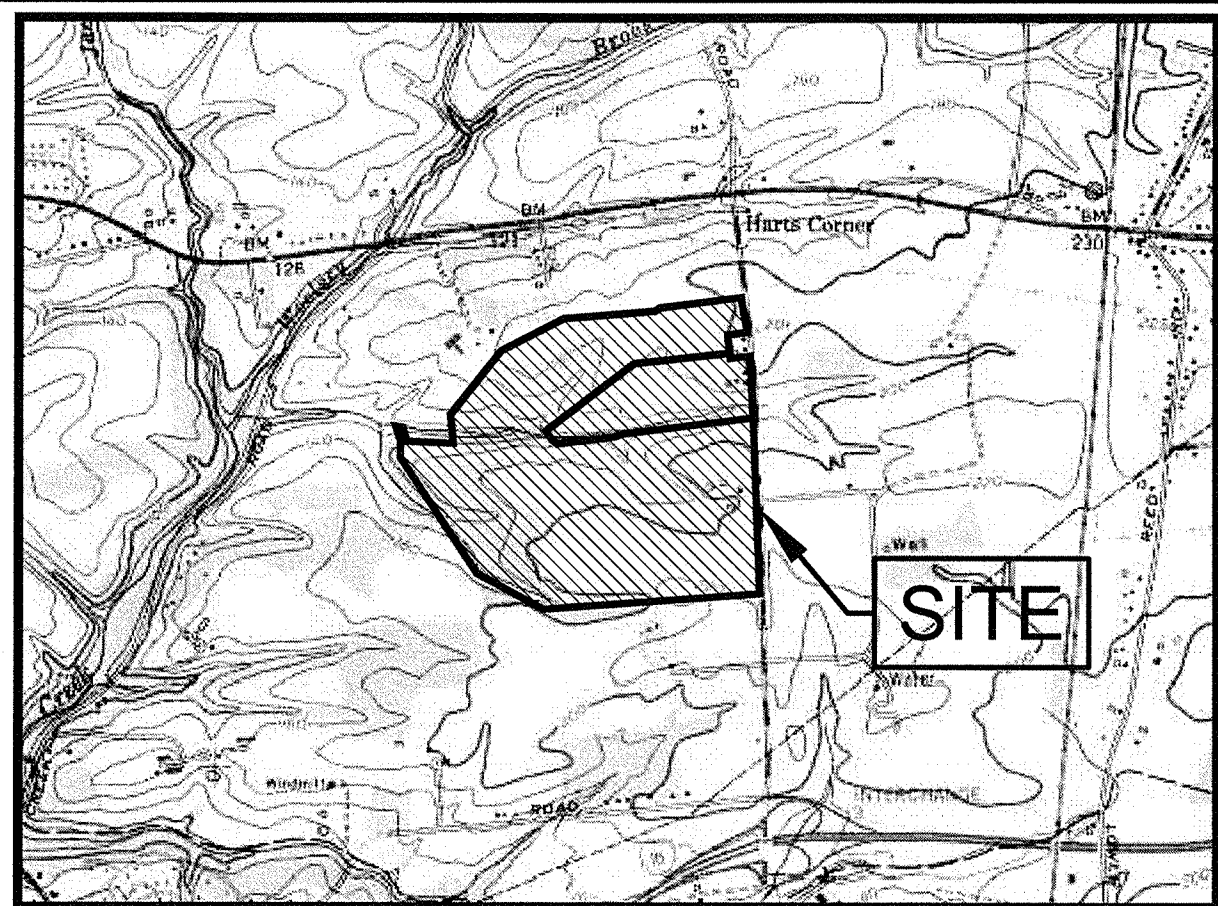
TAG	BEARING	DISTANCE	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
L58	S85° 24' 09"W	16.87'					
L59	S85° 24' 09"W	16.87'					
L64	S58° 20' 54"E	71.63'					
L64	S85° 24' 09"W	68.00'					
L65	N85° 24' 09"E	67.55'					
L66	S85° 24' 09"W	68.00'					
L67	N85° 24' 09"E	68.00'					
L68	N78° 15' 36"E	14.25'					
L70	S78° 15' 36"W	14.25'					
L72	S28° 17' 27"E	11.67'					
L73	N81° 42' 33"E	51.70'					
L74	N28° 12' 27"W	11.67'					
L75	N85° 51' 59"W	8.83'					
L76	S85° 51' 59"E	8.83'					
L77	S85° 24' 09"W	16.95'					
L78	N85° 24' 09"E	16.95'					
L79	N04° 35' 51"W	68.00'					
L80	S85° 24' 09"W	26.86'					
L81	S53° 02' 40"W	50.11'					
L82	N63° 02' 40"E	46.11'					

TAG	BEARING	DISTANCE	RADIUS	LENGTH	DELTA	CH BEARING	CH DISTANCE
L83	N85° 24' 09"E	16.81'					
L84	N04° 35' 51"W	68.00'					
L85	S85° 29' 00"W	16.70'					
L86	N85° 24' 09"E	13.28'					
L88	N04° 35' 51"W	68.00'					
L89	S85° 24' 09"W	5.28'					
L91	S31° 29' 06"W	8.23'					

REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF CT HOPEWELL CC & L, LLC SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200' DATED NOVEMBER 9, 2017, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-101-11. SAID PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS MAP NO. 4127.
- PLAN ENTITLED, "CONDOMINIUM PLAN WEST SCOTCH ROAD OF BLOCK 93, LOT 6.02 PREPARED FOR U.S. HOME CORPORATION 4/b/a LENAR SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200', DATED JULY 31, 2019 AND LAST REVISED ON JANUARY 8, 2020, SHEET NO. 1 OF 2", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 44366-818-11.
- PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED FOR U.S. HOME CORPORATION 4/b/a LENAR SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200', DATED MAY 6, 2019 AND LAST REVISED ON JANUARY 8, 2020, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-819-11.

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



KEY MAP:
SCALE: 1"=1500'

CERTIFICATIONS

I 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

DATE

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

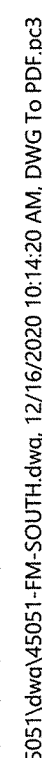
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

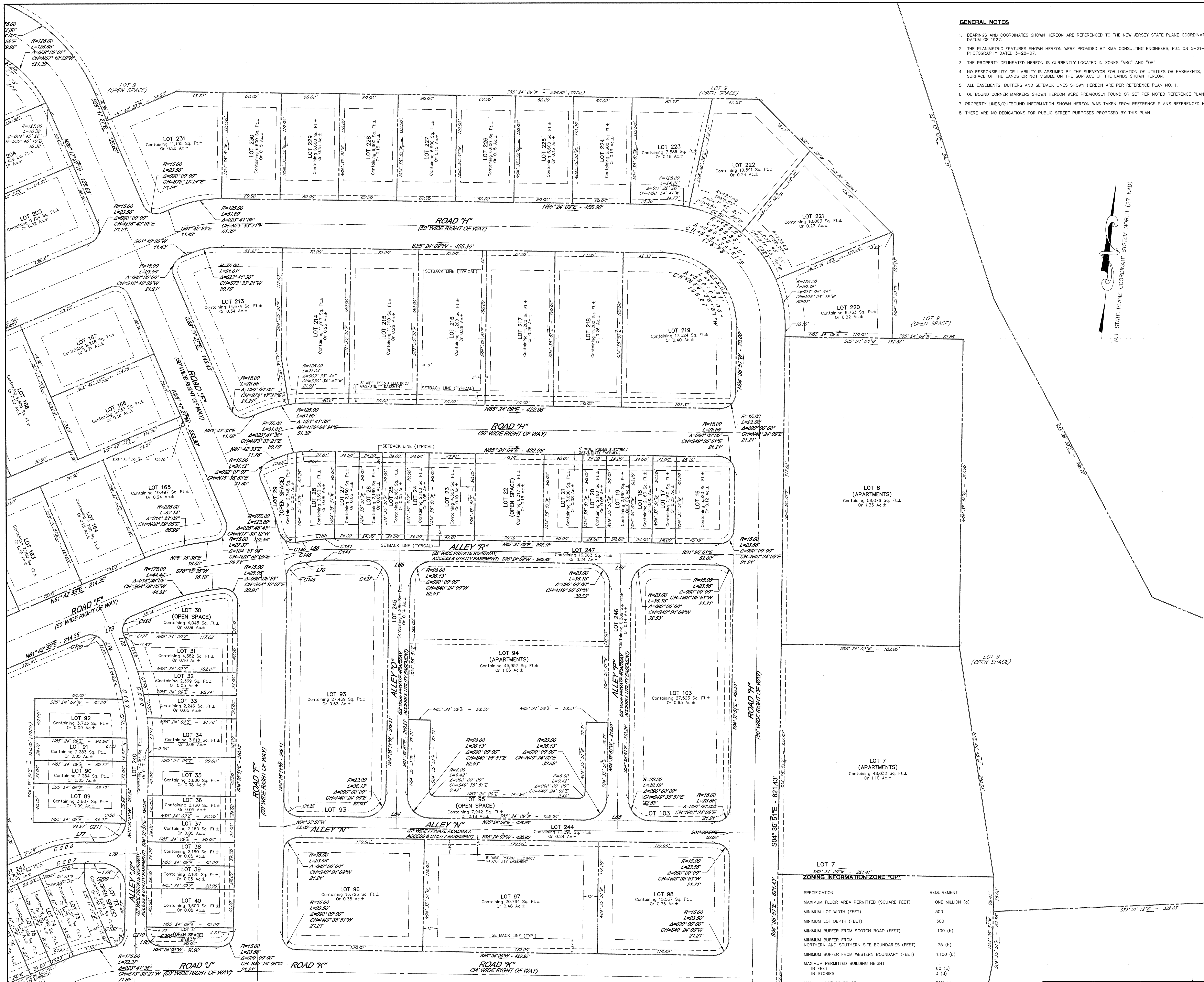
TOWNSHIP ENGINEER DATE

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.42:50-1 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.





REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF OF HOWELL, CC & LLC SITUATED IN HOWELL TOWNSHIP MERCER CO., N.J., SCALE 1"= 200' DATED NOVEMBER 8, 2017, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 4124-101-11, SAID PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS MAP NO. 4127.
- 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 HOWELL TOWNSHIP MERCER CO., N.J., SCALE 1"= 200', DATED JULY 31, 2019 AND LAST REVISED ON JANUARY 8, 2020, SHEET NO. 1 OF 2, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 4436-818-11.
- PLAN ENTITLED, "ALTA/NPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED FOR U.S. HOME CORPORATION d/b/a LENNAR SITUATED IN HOWELL 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. 4124-819-11.

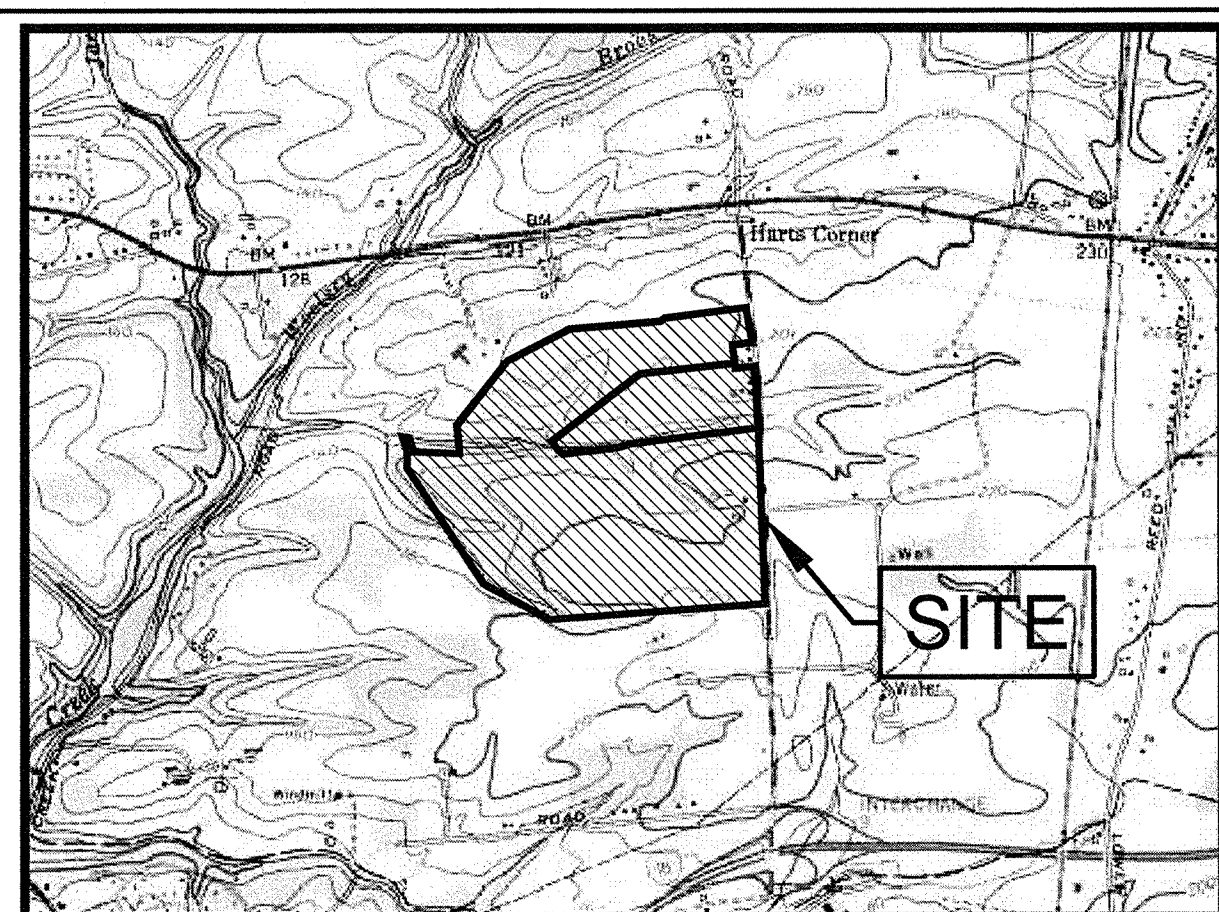
ZONING INFORMATION-ZONE "VRC"

DEVELOPMENT STANDARDS FOR PROPERTY IN THE VRC ZONE

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%

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927.
- THE PLANNIMETRIC FEATURES SHOWN HEREON WERE PROVIDED BY KMA CONSULTING ENGINEERS, P.C. ON 5-21-07, BASED UPON AERIAL PHOTOGRAPHY DATED 3-28-07.
- THE PROPERTY DELINEATED HEREON IS CURRENTLY LOCATED IN ZONES "VRC" AND "CP".
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
- ALL EASEMENTS, BUFFERS AND SETBACK LINES SHOWN HEREON ARE PER REFERENCE PLAN NO. 1.
- OUTBOUND CORNER MARKERS SHOWN HEREON WERE PREVIOUSLY FOUND OR SET PER NOTED REFERENCE PLANS.
- PROPERTY LINES/OUTBOUND INFORMATION SHOWN HEREON WAS TAKEN FROM REFERENCE PLANS REFERENCED HEREON.
- THERE ARE NO DEDICATIONS FOR PUBLIC STREET PURPOSES PROPOSED BY THIS PLAN.



KEY MAP:
SCALE: 1"=1500'

CERTIFICATIONS

I 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

DATE

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 HOWELL 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 HOWELL TOWNSHIP PLANNING BOARD.

DATE

CHAIRMAN

DATE

SECRETARY

DATE

APPROVED BY THE MERCER COUNTY PLANNING BOARD.

DATE

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 LOTS 5.01, 5.02 & 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 HOWELL WEST RES. LLC, 46TH FLOOR
1345 AVE. OF AMERICAS
NEW YORK, NEW YORK 10105

DATE

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/ba LENNAR)
2445 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

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 HOWELL COAL, LLC
1345 AVE. OF AMERICAS, 45TH FLOOR
NEW YORK, NEW YORK 10105

DATE

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 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/ba LENNAR)
2445 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

LOT AREA CALCULATIONS

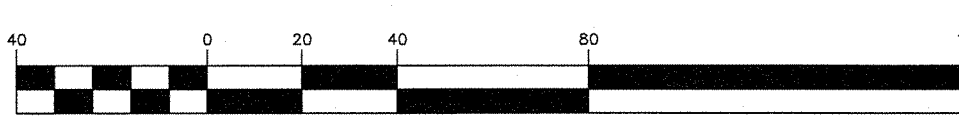
EXISTING LOT AREAS:

LOT 5.01	1,177,521 Sq. Ft. or 27.032 Ac.
LOT 5.02	174,240 Sq. Ft. or 4.000 Ac.
LOT 6.02	8,498,930 Sq. Ft. or 195.109 Ac.
TOTAL	9,850,691 Sq. Ft. or 226.141 Ac.

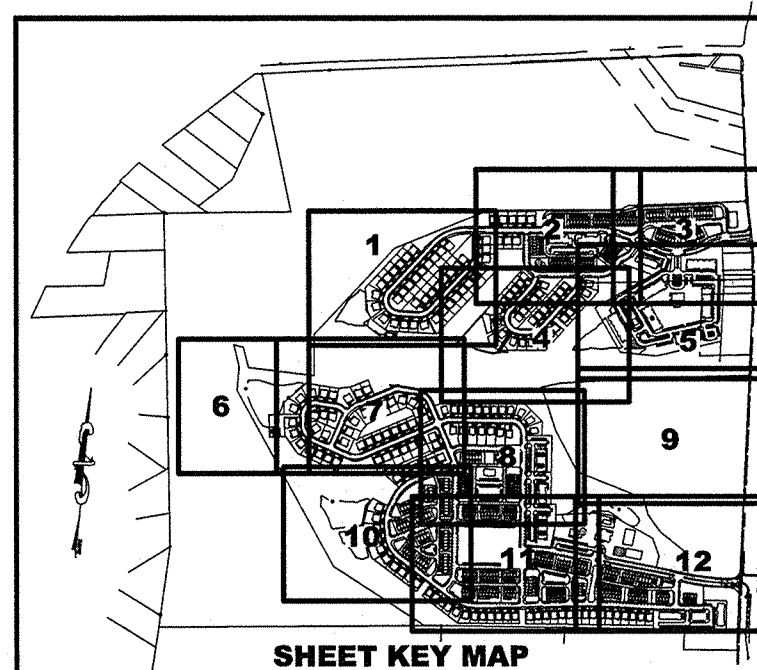
HOPEWELL TOWNSHIP TAX MAP DATA

EXISTING LOTS	5.01, 5.02 & 6.02
EXISTING BLOCK	93
SHEET	22
PROPOSED LOTS	385 (TOTAL)

GRAPHIC SCALE



1 inch = 40 feet



KENNETH R. RAIKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

van note-harvey associates, inc.
consulting engineers, planners & land surveyors
110 College Road East • Princeton, NJ 08540 • 609-987-2323
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No. 245428271990 Since 1994

PRELIMINARY/FINAL MAJOR SUBDIVISION

HOPEWELL PARC-NORTH AND SOUTH
EXISTING LOTS 5.01, 5.02 & 6.02, BLOCK 93

PREPARED FOR
U.S. HOMES CORPORATION (d/ba LENNAR)

SITUATED IN

HOPEWELL TOWNSHIP
SCALE 1"= 40'

DRAWN BY HJS, J. DATE OF SIGN. DECEMBER 16, 2020

CHECKED BY KRR FIELD BK. ORDER NO. 45051-120-11 SHEET NO. CE-11

9 OF 13

LOT 10
(WEDGE UNIT)
Containing 1,519,794 Sq. Ft. ±
Or 34.89 Ac. ±
AS PER REFERENCE PLAN No. 2

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	60 (c)
IN STORIES	3 (d)
MAXIMUM LOT COVERAGE	50% (e)
MAXIMUM FLOOR AREA RATIO	0.18 (f)

- FOOTNOTES:
- Exclusive of uses which are excluded from the calculation of floor area ratio in the Hopewell Township Land Use and Development Ordinance as of January 1, 2004.
 - Applies to principal buildings only, provided that the buffers average 100 feet along the northern and southern boundaries of the site. Driveways, detention basins and drainage facilities and landscaping shall be permitted within all buffers. Utilities and signage shall be permitted only in the front yard buffer. Surface parking lots shall be permitted in the western buffer provided that said parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site, and a minimum of 700 feet from the western boundary of the site.
 - Including any peaked roof and any mechanical equipment on the roof.
 - Excluding basements and any mechanical equipment on the roof.
 - In the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and sidewalks, but excluding streets and sidewalks in public or private rights-of-way, and also excluding the building and pavement coverage of freestanding buildings which are specifically excluded from the floor area ratio as set forth herein.
 - Subject to an increase in floor area as provided by Section 17-92.

ZONING INFORMATION-ZONE "VRC"

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	60 (c)
IN STORIES	3 (d)
MAXIMUM LOT COVERAGE	50% (e)
MAXIMUM FLOOR AREA RATIO	0.18 (f)

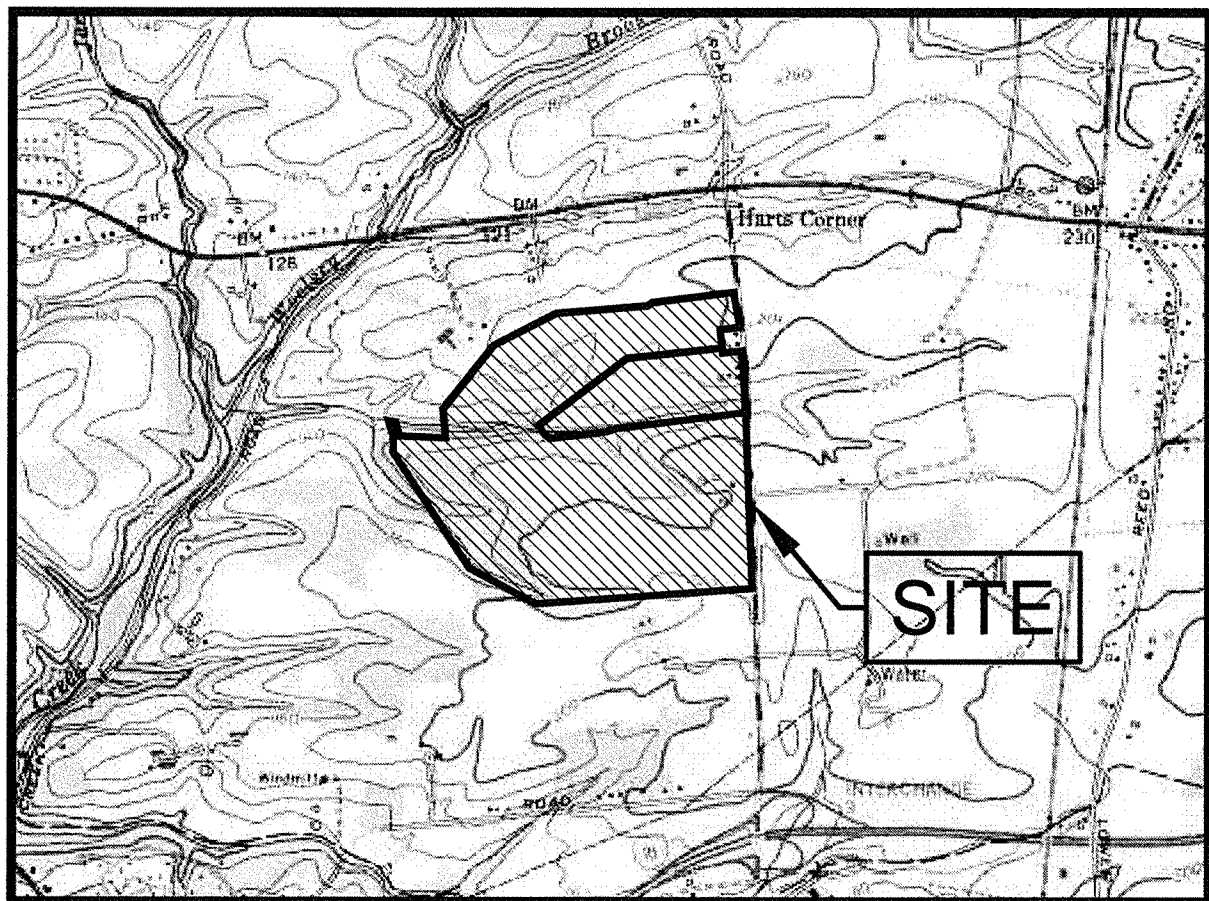
GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927.
- THE PLANIMETRIC FEATURES SHOWN HEREON WERE PROVIDED BY KMA CONSULTING ENGINEERS, P.C. ON 5-21-07, BASED UPON AERIAL PHOTOGRAPHY DATED 3-28-07.
- THE PROPERTY DELINEATED HEREON IS CURRENTLY LOCATED IN ZONES "VRC" AND "OP".
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
- ALL EASEMENTS, BUFFERS AND SETBACK LINES SHOWN HEREON ARE PER REFERENCE PLAN NO. 1.
- OUTBOUND CORNER MARKERS SHOWN HEREON WERE PREVIOUSLY FOUND OR SET PER NOTED REFERENCE PLANS.
- PROPERTY LINES/OUTBOUND INFORMATION SHOWN HEREON WAS TAKEN FROM REFERENCE PLANS REFERENCED HEREON.
- THERE ARE NO DEDICATIONS FOR PUBLIC STREET PURPOSES PROPOSED BY THIS PLAN.

REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF OF HOPEWELL CO. & L. LLC SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J., SCALE 1"= 200' DATED NOVEMBER 8, 2017", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER No. 41241-101-11. SAID PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS MAP No. 4127.
- PLAN ENTITLED, "CONDOMINIUM PLAN WEST SCOTCH ROAD OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED FOR U.S. HOME CORPORATION 4/b/a LENAR SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J., SCALE 1"= 200' DATED JULY 31, 2019 AND LAST REVISED ON JANUARY 8, 2020, SHEET No. 1 OF 2", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER No. 44366-818-11.
- PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED FOR U.S. HOME CORPORATION 4/b/a LENAR 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. 41241-818-11.

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



KEY MAP:
SCALE: 1"=1500'

CERTIFICATIONS

I 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

DATE

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.40:55D-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 RES LLC, 46TH FLOOR
1345 AVE OF AMERICAS
NEW YORK, NEW YORK 10105

DATE

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 (dba LENNAR)
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

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

DATE

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 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 (dba LENNAR)
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

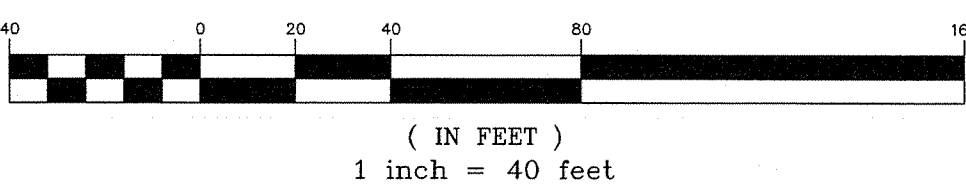
LOT AREA CALCULATIONS

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 Ac.
LOT 6.02	8,498,930 Sq. Ft. or 195,109 Ac.
TOTAL	9,850,691 Sq. Ft. or 226,141 Ac.

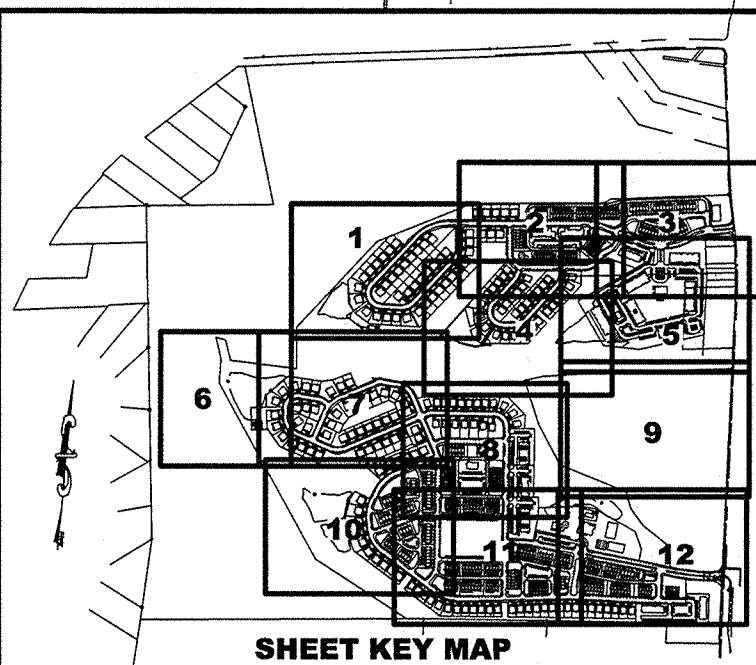
HOPEWELL TOWNSHIP TAX MAP DATA

EXISTING LOTS	5.01, 5.02 & 6.02
EXISTING BLOCK	93
SHEET	22
PROPOSED LOTS	385 (TOTAL)

GRAPHIC SCALE



(IN FEET)
1 inch = 40 feet

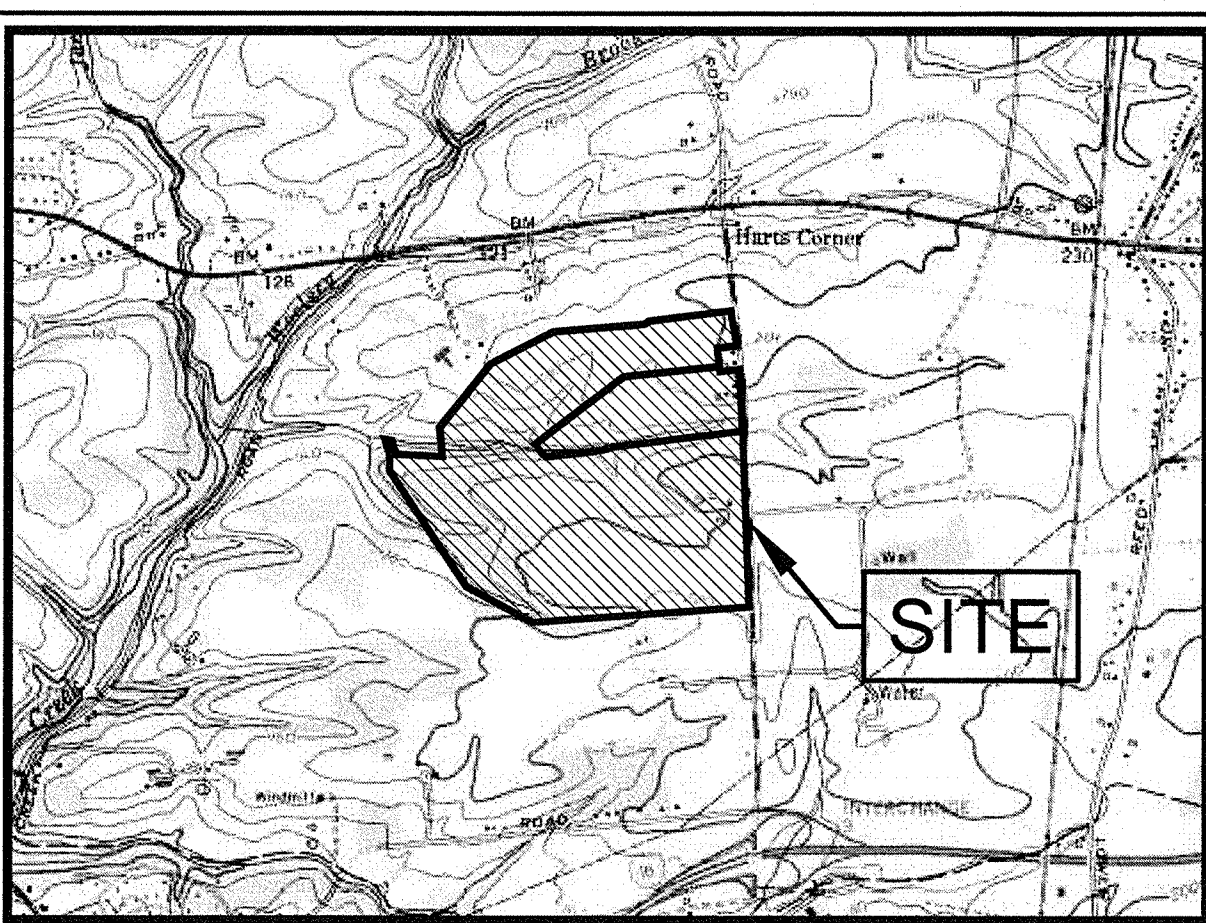
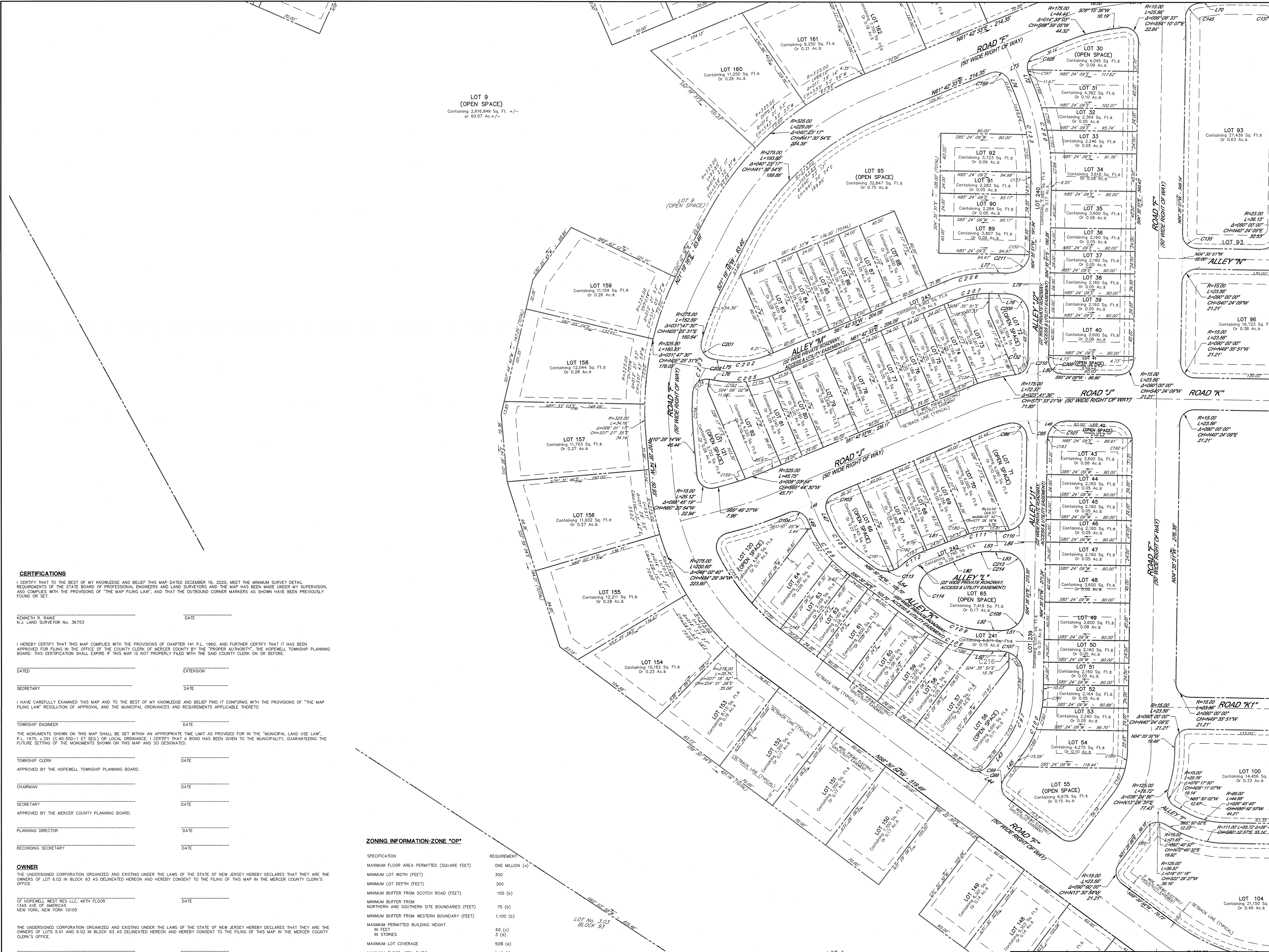


KENNETH R. RAIKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

van note-harvey associates, inc.
consulting engineers, planners & land surveyors
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211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-495-2600
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No. 3604282712001 Since 1984.

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

HOPEWELL TOWNSHIP
SCALE 1"= 40'
DECEMBER 16, 2020
DRAWN BY: HJS, F. DMH, DCR
FIELD BK: 45051-120-11
ORDER No. 45051-120-11
FILE No. HOPEWELL
SHEET No. CE-12
10 of 13



KEY MAP:
SCALE: 1"=1500'

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

CERTIFICATIONS

I 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

DATE

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 PLANS 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-201 (C-40,500-1 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 RES LLC, 46TH FLOOR
1345 AVE. OF AMERICAS
NEW YORK, NEW YORK 10105

DATE

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 (dba LENNAR)
2465 KUGLER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

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.

OF HOPEWELL COAL LLC
1345 AVE. OF AMERICAS, 46TH FLOOR
NEW YORK, NEW YORK 10105

DATE

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 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 (dba LENNAR)
2465 KUGLER ROAD, 3RD FLOOR
HAMILTON, NJ 08530

DATE

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	60 (c)
MAXIMUM LOT COVERAGE	50% (d)
MAXIMUM FLOOR AREA RATIO	0.18 (f)

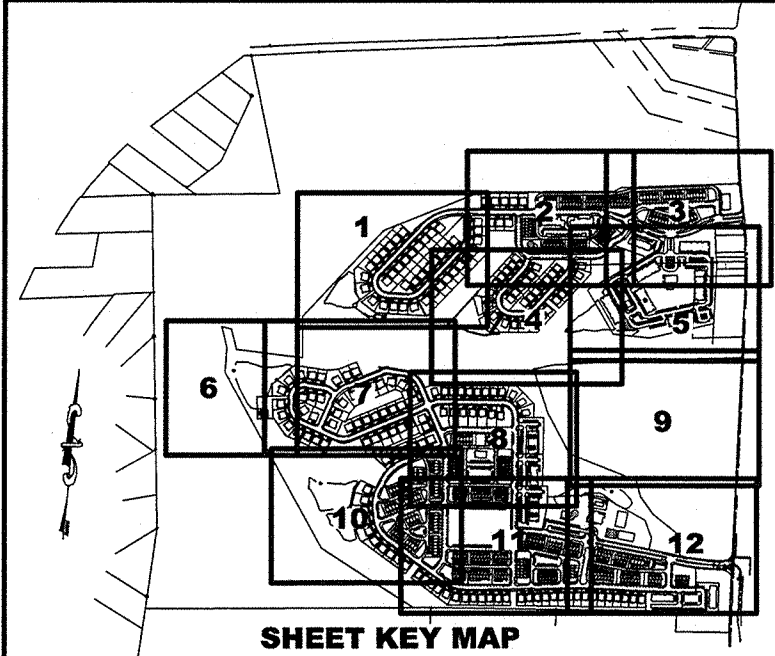
- FOOTNOTES:
- Exclusion of uses which are excluded from the calculation of floor area ratio in the Hopewell Township Land Use and Development Ordinance as of January 1, 2004.
 - Applies to principal buildings only, provided that the buffers average 100 feet along the northern and southern boundaries of the site. Driveways, detention basins and drainage facilities and landscaping shall be permitted within all buffers. Utilities and signage shall be permitted only in the front yard buffer. Surface parking lots shall be permitted in the western buffer provided that said parking lots are set back a minimum of 75 feet from both the northern and southern boundaries of the site, and a minimum of 700 feet from the western boundary of the site.
 - Including any peaked roof and any mechanical equipment on the roof.
 - Excluding basements and any mechanical equipment on the roof.
 - In the nonresidential portion of the plan, including buildings, driveways, parking and loading areas and sidewalks, but excluding streets and sidewalks in public or private right-of-way, and also excluding the building and pavement coverage of freestanding buildings which are specifically excluded from the floor area ratio as set forth herein.
 - 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)	100
MINIMUM FRONT YARD (FEET)	400
MINIMUM SIDE YARD (FEET)	60 (each)
MINIMUM REAR YARD (FEET)	60
MAXIMUM PERMITTED BUILDING HEIGHT (FEET)	35
MAXIMUM LOT COVERAGE	10%

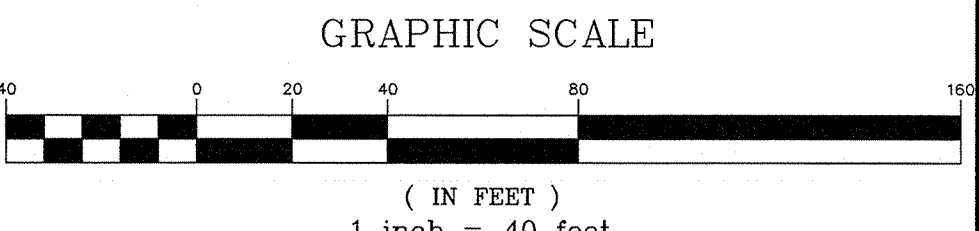
REFERENCES PLANS:

- PLAN ENTITLED, "PRELIMINARY/FINAL PLAN OF MAJOR SUBDIVISION LOTS 3.01 & 6.01, BLOCK 93 OF THE LANDS OF OF HOPEWELL CO & L, LLC SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200' DATED NOVEMBER 8, 2017", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-101-11. SAID PLAN FILED IN THE MERCER COUNTY CLERK'S OFFICE ON DECEMBER 21, 2017 AS MAP NO. 4127.
- PLAN ENTITLED, "CONDOMINIUM PLAN WEST SCOTCH ROAD OF BLOCK 93, LOT 6.02 PREPARED FOR U.S. HOME CORPORATION d/b/a LENAR SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200', DATED JULY 31, 2019 AND LAST REVISED ON JANUARY 6, 2020. SHEET NO. 1 OF 2", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 44366-819-11.
- PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY OF BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED FOR U.S. HOME CORPORATION d/b/a LENAR SITUATED IN HOPEWELL TOWNSHIP MERCER CO., N.J. SCALE 1"= 200', DATED MAY 8, 2019 AND LAST REVISED ON JANUARY 6, 2020", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., ORDER NO. 41241-819-11.



KENNETH R. RAIKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 36753

van note-harvey associates, inc. consulting engineers, planners & land surveyors 103 College Road East • Princeton, NJ 08540 • 609-987-2323 211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-485-2600 www.vannoteharvey.com				Certificate of Authorization No. 26A20237330 Since 1994		
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						
HOPEWELL TOWNSHIP SCALE 1"= 40' DRAWN BY: HJS, J.P. CHECKED BY: KRR						FIELD BK: 40 PAGE: 120-11 ORDER NO: 45051-120-11 FILE NO: HOPEWELL SHEET NO: CE-13 11 of 13
DATE OF SIGN: 12/16/2020 DATE OF SIGN: DECEMBER 16, 2020						

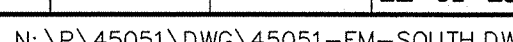


LOT AREA CALCULATIONS

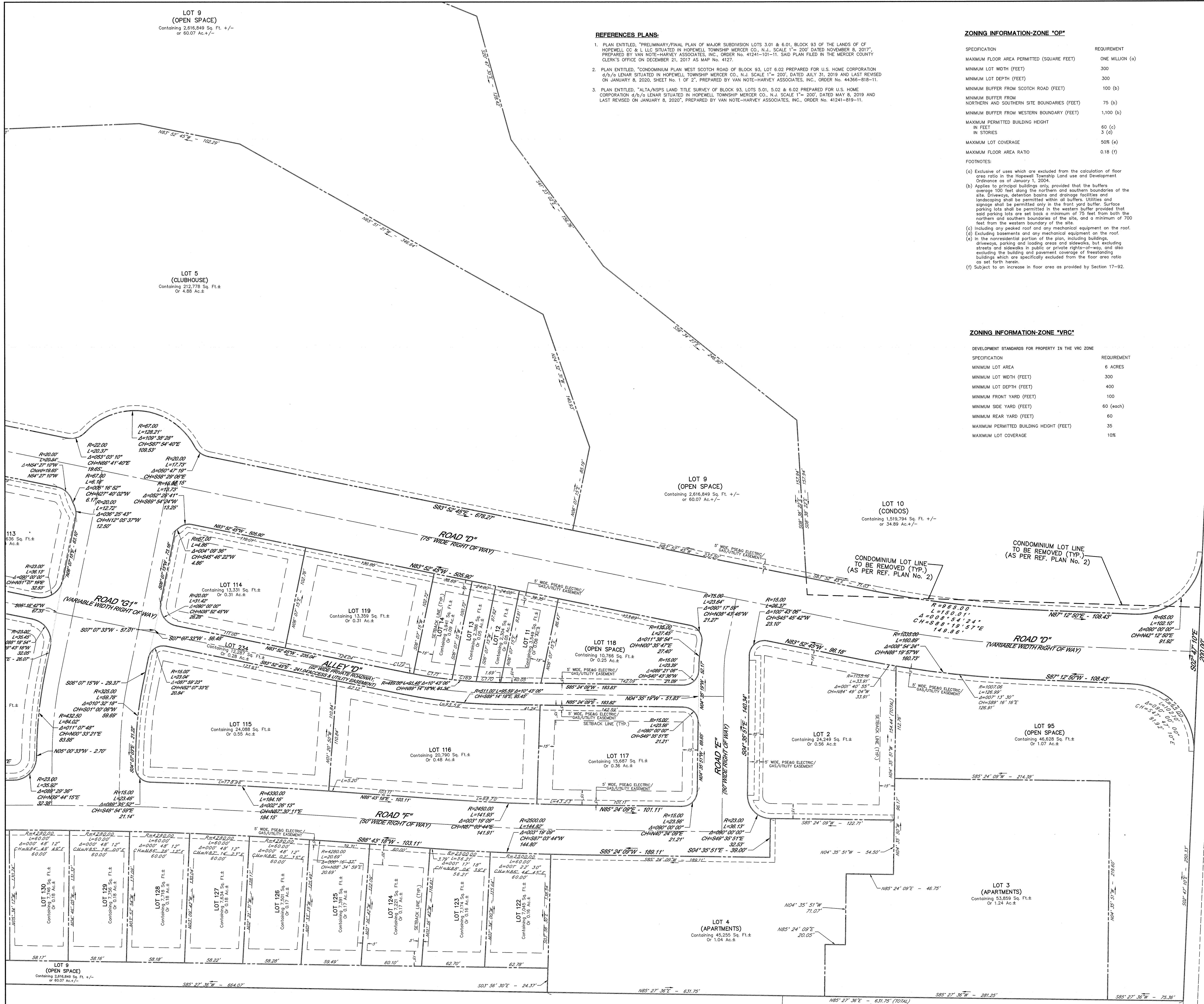
EXISTING LOT AREAS:	
LOT 5.01	1,177,921 Sq. Ft. or 27.032 Ac.
LOT 5.02	174,240 Sq. Ft. or 4.000 Ac.
LOT 6.02	8,488,930 Sq. Ft. or 195.109 Ac.
TOTAL	9,850,691 Sq. Ft. or 226.141 Ac.

HOPEWELL TOWNSHIP TAX MAP DATA

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



N:\P\45051\DWG\45051-FM-SOUTH.DWG 12/16/2020 10:17:11 AXL DWG TO PDF JCS



KEY MAP:
SCALE: 1"=1500'

STATE PLANE COORDINATE SYSTEM NORTH (27 MAG)

CERTIFICATIONS

I 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. RAKE
N.J. LAND SURVEYOR No. 38753

DATE

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 HOPWELL TOWNSHIP PLANNING BOARD. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE:

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 THEREIN.

DATE

TOWNSHIP ENGINEER

DATE

TOWNSHIP CLERK

DATE

CHAIRMAN

DATE

SECRETARY

DATE

PLANNING DIRECTOR

DATE

RECORDING SECRETARY

DATE

OWNER

DATE

OF HOPWELL WEST RES LLC, 48TH FLOOR
1345 AVE OF AMERICA
NEW YORK, NEW YORK 10105

DATE

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.

DATE

US HOME CORPORATION (d/b LENNAR)
2455 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08533

DATE

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.

DATE

OF HOPWELL CC&L LLC
1345 AVE OF AMERICA, 48TH FLOOR
NEW YORK, NEW YORK 10105

DATE

APPLICANT

DATE

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 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.

DATE

US HOME CORPORATION (d/b LENNAR)
2455 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08533

DATE

GENERAL NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927.

2. THE PLANIMETRIC FEATURES SHOWN HEREON WERE PROVIDED BY KMA CONSULTING ENGINEERS, P.C. ON 5-21-07, BASED UPON AERIAL PHOTOGRAPHY DATED 3-28-07.

3. THE PROPERTY DELINEATED HEREON IS CURRENTLY LOCATED IN ZONES "VRC" AND "OP".

4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.

5. ALL EASEMENTS, BUFFERS AND SETBACK LINES SHOWN HEREON ARE PER REFERENCE PLAN NO. 1.

6. OUTBOUND CORNER MARKERS SHOWN HEREON WERE PREVIOUSLY FOUND OR SET PER NOTED REFERENCE PLANS.

7. PROPERTY LINES/OUTBOUND INFORMATION SHOWN HEREON WAS TAKEN FROM REFERENCE PLANS REFERENCED HEREON.

8. THERE ARE NO DEDICATIONS FOR PUBLIC STREET PURPOSES PROPOSED BY THIS PLAN.

GRAPHIC SCALE

(IN FEET)

1 inch = 40 feet

LOT AREA CALCULATIONS		HOPEWELL TOWNSHIP TAX MAP DATA	
EXISTING LOT AREAS		EXISTING LOTS	
LOT 5.01	1,177,521 Sq. Ft. or 27.032 Ac.	EXISTING BLOCK	5.01, 5.02 & 6.02
LOT 5.02	174,240 Sq. Ft. or 4.000 Ac.	SHEET	22
LOT 6.02	8,468,000 Sq. Ft. or 193.100 Ac.	PROPOSED LOTS	385 (TOTAL)
TOTAL	9,850,691 Sq. Ft. or 228.141 Ac.		

REV.	DESCRIPTION	DATE	DFT BY	CHK BY

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

103 College Road East • Princeton, NJ 08540 • 609-987-2323
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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
HOPEWELL TOWNSHIP
SCALE 1"= 40'
DATE OF SIGN. 12/16/2020

KENNETH R. RAKE
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 38753

12/16/2020

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FIELD BK

ORDER NO.

FILE NO.

SHEET NO.

CE-15

13 of 13

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