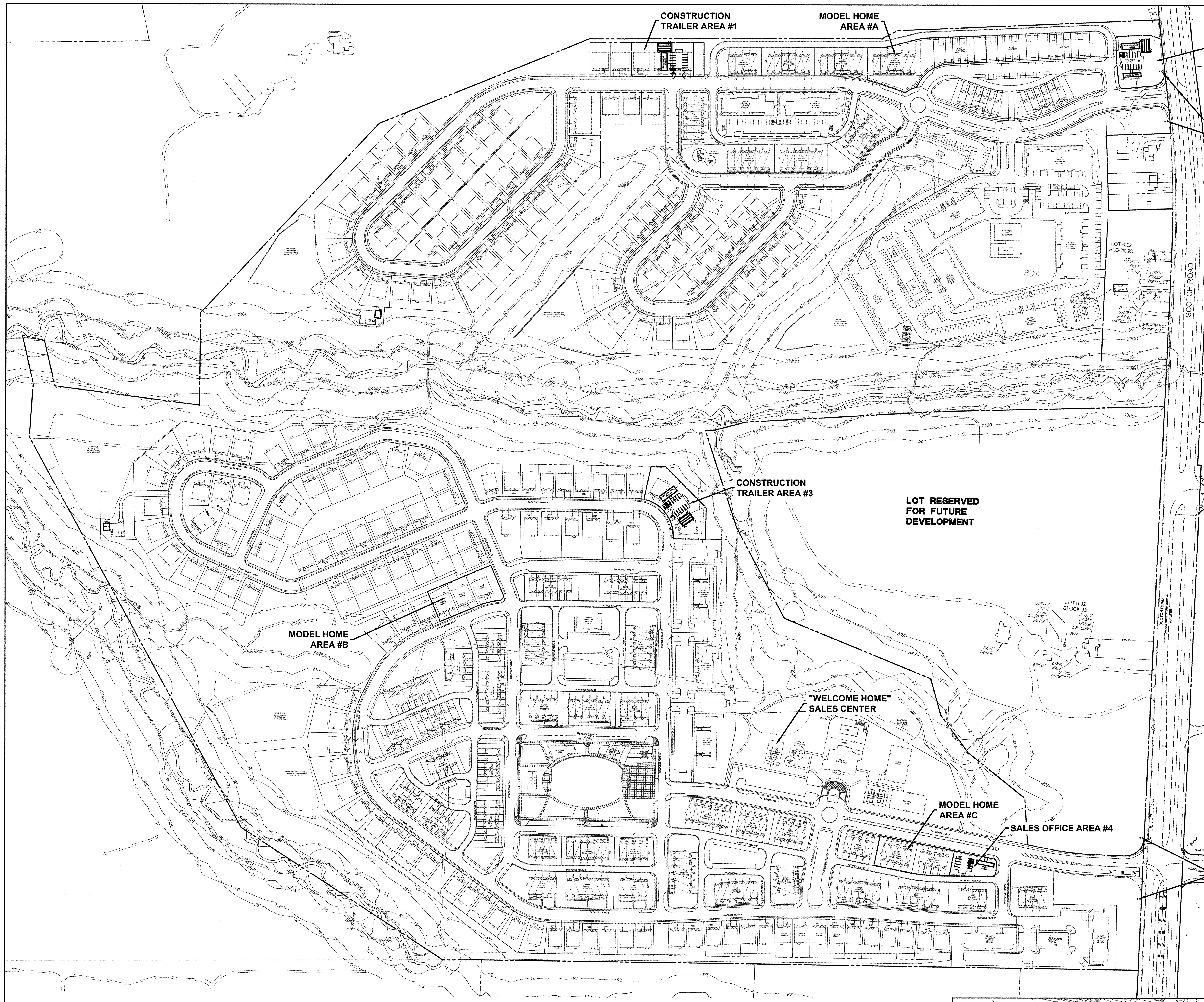
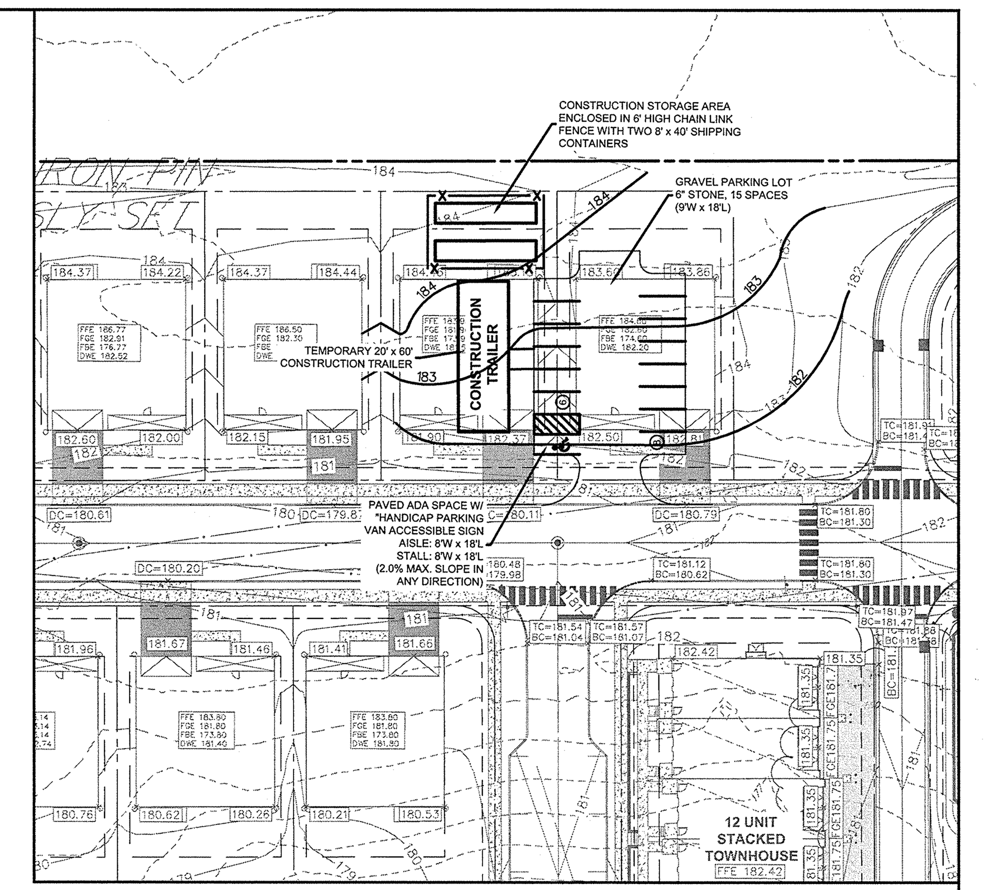
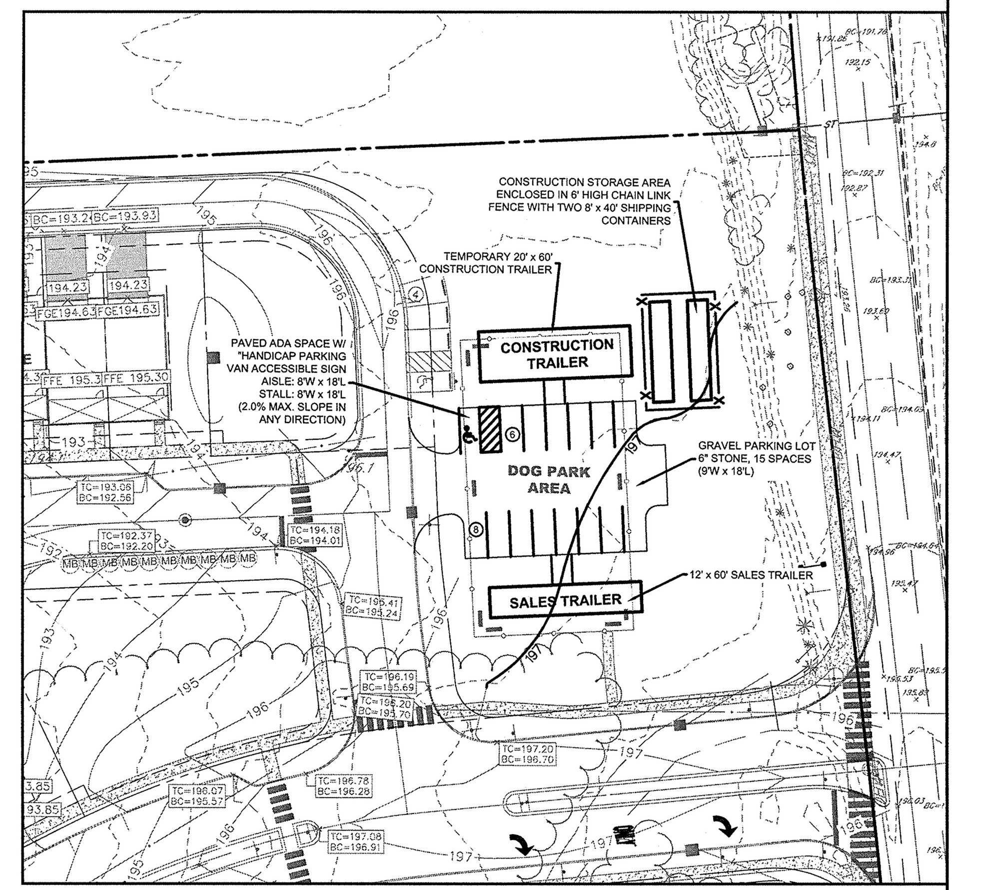


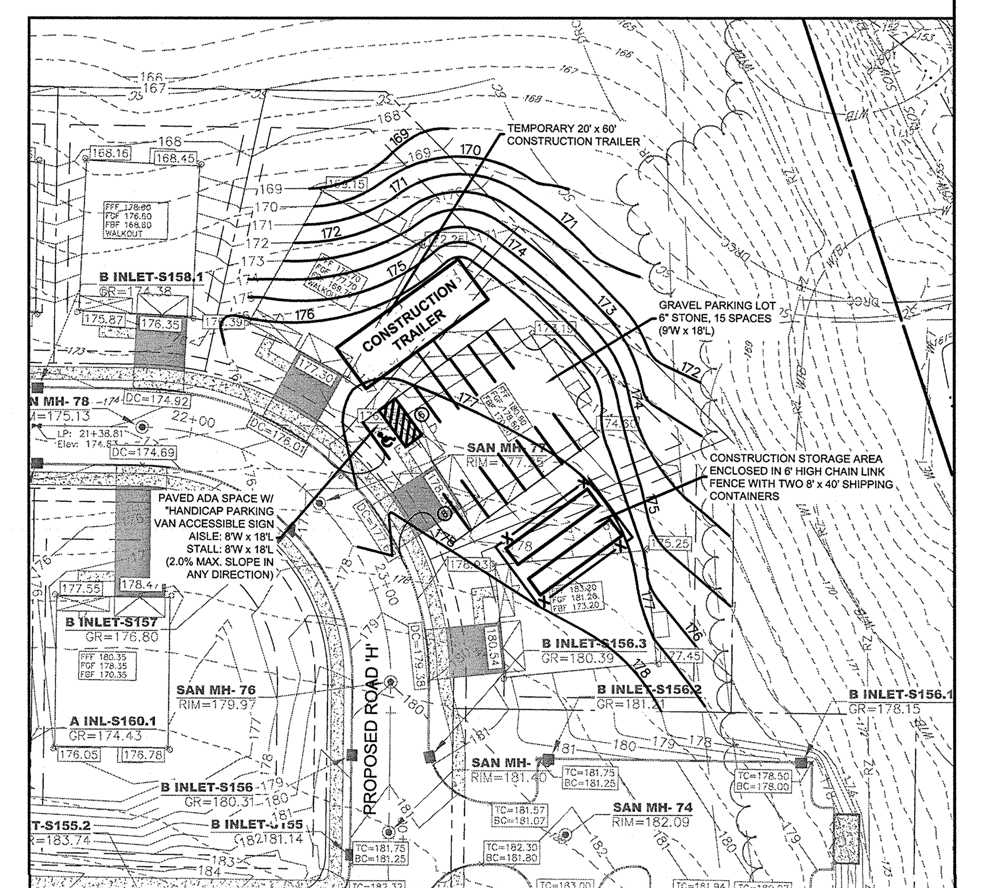
OVERALL SALES OFFICE/CONSTRUCTION
TRAILER LOCATION PLAN
SCALE: 1" = 150'



CONSTRUCTION
TRAILER AREA #1
SCALE: 1" = 50'



SALES OFFICE & CONSTRUCTION
TRAILER AREA #2
SCALE: 1" = 50'

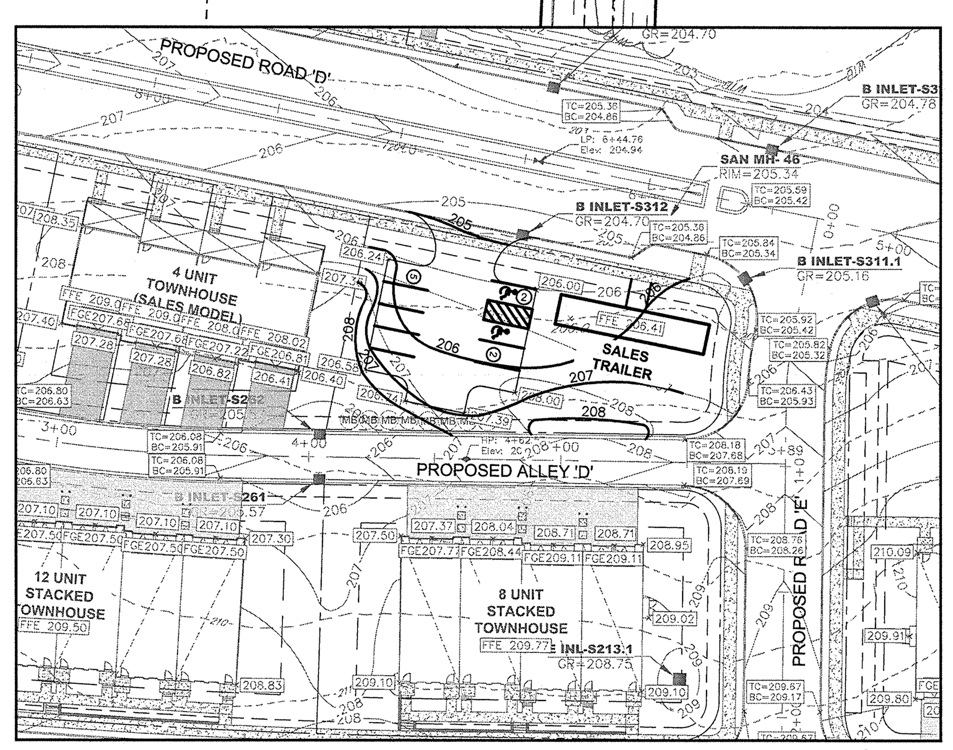


CONSTRUCTION
TRAILER AREA #3
SCALE: 1" = 50'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 feet



SALES OFFICE AREA #4
SCALE: 1" = 50'

NOTES:

1. REFER TO OVERALL SITE PHASING PLAN AND SOIL EROSION AND SEDIMENT CONTROL PLANS FOR GENERAL PROJECT PHASING AND PROPOSED CONSTRUCTION SEQUENCE.

2. PRIOR TO CONSTRUCTION OR THE COMMENCEMENT OF ANY SITE WORK, INCLUDING INITIAL SITE CLEARING AND GRADING, A CONSTRUCTION ROUTE/HAULING PLAN SHALL BE SUBMITTED BY THE SITE CONTRACTOR TO THE TOWNSHIP FOR REVIEW AND APPROVAL FOR THE MOVEMENT OF ANY CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS ON LOCAL ROADWAYS LEADING TO/FROM SITE.

3. CONSTRUCTION ACTIVITIES SHALL BE PERFORMED DURING THE HOURS OF DAY PERMITTED BY THE TOWNSHIP ORDINANCE AND/OR AS AGREED TO BY THE TOWNSHIP ENGINEER.

4. THE TOWNSHIP NOISE ORDINANCE SHALL BE COMPLIED WITH AT ALL TIMES.

811 Know what's below. Call before you dig.

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

12/16/2020
DATE OF SIGN.

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

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 ● 609-465-2600
www.vannoteharvey.com Certificate of Authorization
No. 24GA28271300
van note-harvey associates - Since 1894 -

OVERALL SALES MAP, SALES OFFICE AND CONSTRUCTION TRAILER SITE PLAN
OF
NORTH AND SOUTH SECTIONS
HOPEWELL PARC
ON
BLOCK 93, LOTS 5.01, 5.02, AND 6.02
SITUATED IN
HOPEWELL TOWNSHIP MERCER CO., N.J.
SCALE 1"= 40' 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	SM-1

N:\P\45051\DWG\45051-SALES-PLT.DWG

REPRESENTATIVE AREA 1 ±-0.40 Ac.			
TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
1	15	RED MAPLE	60
2	14	RED MAPLE	60
3	7	RED MAPLE	40
4	19	RED MAPLE	70
5	17	RED MAPLE	50
6	8	SHAG BARK HICKORY	50
7	34	RED OAK	80
8	14	RED MAPLE	70
9	12	RED MAPLE	60
10 DBL	14, 17	RED MAPLE	60
11	22	RED MAPLE	70
12	7	RED MAPLE	40
13	9	DEAD CEDAR	40
14	17	RED MAPLE	70
15	9	RED MAPLE	40
16	23	RED OAK	80
17	8	ELM	50
18 DBL	13, 14	SHAG BARK HICKORY	80
19	10	SHAG BARK HICKORY	80
20	18	SHAG BARK HICKORY	70
21	8	SHAG BARK HICKORY	80
22	27	WHITE OAK	60
23	13	SHAG BARK HICKORY	80
24	8	NORTH MAPLE	70
25 DBL	8 , 21	SHAG BARK HICKORY	20 , 80
26	24	WHITE OAK	80

REPRESENTATIVE AREA 2 ±-0.26 Ac.			
TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
27	27	SUGAR MAPLE	60
28	16	CHERRY	60
29	29	ASH	70
30	6	CHERRY	40
31	22	WHITE OAK	80
32	17	ASH	70
33	7	CHERRY	30
34	10	SUGAR MAPLE	50
35	20	SUGAR MAPLE	60
36	8	SUGAR MAPLE	40
37	9	CHERRY	40
38	10	HICKORY	60
39	12	HICKORY	60
40	7, 7	CHERRY	60
41	6	ASH	70
42	6	CHERRY	50
43	21	HICKORY	80
44	12	SUGAR MAPLE	50
45	13	SUGAR MAPLE	50
46	6	HICKORY	25

REPRESENTATIVE AREA 3 ±-0.24 Ac.			
TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
47	23	RED OAK	70
48	4	CRABAPPLE	20
49	12	DEAD CHERRY	20
69	6 , 8	CRABAPPLE	20
70	6	CHERRY	20
71	5 ,6 ,7	CRABAPPLE	25
72	5 , 7	CRABAPPLE	25
73	15 , 16	CHERRY	50
74	8	CHERRY	40
75	9 , 9	CHERRY	30
76	6	HAWTHRONE	40

REPRESENTATIVE AREA 4 ±-0.1 8Ac.			
TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
50	6	CEDAR	40
51	14	CEDAR	60
52	8	HICKORY	50
53	9	DEAD HICKORY	20
54	5	CRABAPPLE	20
55	10	DEAD ASH	50
56	15	ASH	60
57	13	CHERRY	60
58	7	CEDAR	15
59	7	CRABAPPLE	20
60	6	CRABAPPLE	20
61	10	HICKORY	60
62	9	SUGAR MAPLE	50
63	6 , 3	CRABAPPLE	20
64	14	HICKORY	60
65	7	CRABAPPLE	20
66	14	ASH	70
67	7	CEDAR	30
68	8	HICKORY	60

GENERAL NOTES:

1. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927.
2. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM "NGVD" OF 1929. – TO CONVERT TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NORTH AMERICAN VERTICAL DATUM OF 1988 "NAVD88" SUBTRACT 1.02' FROM NGVD 29 ELEVATIONS.
3. ALL LINEAR DIMENSIONS, ELEVATIONS AND COORDINATES, UNLESS OTHERWISE NOTED ARE U.S. SURVEY FEET (AT GRADE).
4. PRIOR TO ANY EARTH DISTURBANCE, CONTACT "NEW JERSEY ONE CALL" AT 811 OR 1 (800) 272 1000.
5. THE DEPICTION OF UNDERGROUND FEATURES HEREON IS APPROXIMATE UNLESS OTHERWISE NOTED. CONFIRMATION OF THE POSITION AND DEPTH OF ANY UNDERGROUND FEATURE IS REQUIRED PRIOR TO ANY EARTH DISTURBANCE.
6. THE DEPICTION OF UNDERGROUND FEATURES HEREON IS BASED ON SURFACE AND/OR RECORD EVIDENCE. THIS DOES NOT PRECLUDE THE EXISTENCE OR ABSENCE OF UNDERGROUND FEATURES ON, ACROSS, OR ADJACENT TO THE PROJECT SITE.
7. UNLESS SPECIFICALLY NOTED HEREON, STORM DRAIN AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL AND PIPE SIZE) WAS OBSERVED AT FIELD LOCATED STRUCTURES (MANHOLES, INLETS, OUTFALL STRUCTURES, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
8. 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.
9. THIS PLAN WAS PREPARED IN A MANNER CONSISTENT WITH THE CARE ORDINARILY EXERCISED BY OTHER PROFESSIONALS PERFORMING SIMILAR SERVICES IN THE SAME LOCALE, UNDER THE SAME OR SIMILAR CIRCUMSTANCES AND CONDITIONS. THE CONSULTANT MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE SERVICES RENDERED.
10. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
11. THE PROPERTY LINES SHOWN HEREON FOR LOTS 5.01, 5.02 & 6.02, BLOCK 93 ARE PER REFERENCE PLAN No. 1.
12. AERIAL PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WERE PROVIDED BY GEOID, INC. (FLIGHT DATE: MARCH 17, 2019) AND FIELD AUGMENTED BY VAN NOTE HARVEY ON AUGUST 28, 2020 IN SCOTCH ROAD WITHIN THE LIMITS OF FIELD AUGMENTATION SHOWN HEREON.
13. THE FLOOD HAZARD AREA AND THE 100–YEAR FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE ESTABLISHED USING METHOD 6 AND WERE VERIFIED BY NJDEP UNDER FILE NO. 1106–09–0003.2 LUP 190001.
14. THE WIDTH OF THE RIPARIAN ZONE IS 50 FEET. PER FIELD REVIEW, THE TOP OF BANK IS WITHIN 10 FEET OF THE WATER'S EDGE MAPPED BY THE TOPOGRAPHIC SURVEY. THEREFORE, UNLESS OTHERWISE NOTED, THE RIPARIAN ZONE SHOWN HEREON WAS ESTABLISHED BY OFFSETTING 60 FEET FROM EDGE OF WATER DEPICTED ON THE TOPOGRAPHIC SURVEY PROVIDING A 10 FOOT MARGIN OF ERROR FOR THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN. WHERE THE TOP OF BANK OF A WATERCOURSE WAS FIELD SURVEYED AND THE LOCATION HAS BEEN ACCURATELY MAPPED, THE RIPARIAN ZONE IS DEPICTED AS A 50 FOOT WIDTH. THE LOCATION OF THE RIPARIAN ZONE WAS VERIFIED BY NJDEP UNDER FILE NO. 1106–09–0003.2 LUP 190001.
15. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609)–777–0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
16. THE FRESHWATER WETLAND BOUNDARIES SHOWN HEREON WERE ESTABLISHED AND FIELD SURVEYED BY VNHA DURING SITE VISITS IN APRIL 2019.
17. THE BOUNDARIES OF FRESHWATER WETLANDS, WETLAND TRANSITION AREAS (BUFFERS) AND STATE OPEN WATERS SHOWN HEREON WERE VERIFIED BY THE NJDEP UNDER FILE NO. 1106–09–0003.2 FWWW190001.
18. THE 50–FOOT WIDE WETLAND BUFFER SHOWN HEREON WAS VERIFIED BY THE NJDEP UNDER FILE NO. 1106–09–0003.2 FWWW190001.
19. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FRESHWATER WETLAND AND/OR TRANSITION AREA. CERTAIN ACTIVITIES IN WETLANDS AND TRANSITION AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FRESHWATER WETLAND PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609)–292–0060 OR https://www.nj.gov/dep/landuse FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
20. THE DRCC STREAM CORRIDOR BOUNDARY SHOWN HEREON IS 100–FEET FROM THE 100–YEAR FLOODPLAIN BOUNDARY PER N.J.A.C. 7:45.
21. THE MUNICIPAL (HOPEWELL TOWNSHIP) STREAM CORRIDOR SHOWN HEREON PER TOWNSHIP ORDINANCE AS 150 FEET FROM THE CENTERLINE IN BOTH DIRECTIONS OF ALL WATERWAYS THAT RECEIVE SURFACE WATER RUNOFF FROM AN UPLAND DRAINAGE AREA OF 50 ACRES OR MORE.

REFERENCE PLANS

1. "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 LAST REVISED 1–8–2020". PREPARED BY VAN NOTE–HARVEY ASSOCIATES, INC., ORDER No. 44366–819–11.
2. PLAN PREPARED BY VAN NOTE–HARVEY ASSOCIATES, INC., ENTITLED: "OVERALL PLAN SHOWING FRESHWATER WETLANDS AND STATE OPEN WATER OF BLOCK 93 LOTS 5.01, 5.02 & 6.02", PREPARED FOR LENNAR, SITUATED IN HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY, SCALE 1" = 150', DATED JUNE 28, 2019, LAST REVISED FEBRUARY 13, 2020, SHEET NO. W.WET–OVL.
3. PLAN PREPARED BY VAN NOTE–HARVEY ASSOCIATES, INC., ENTITLED: "PLAN SHOWING FRESHWATER WETLANDS AND STATE OPEN WATER OF BLOCK 93 LOTS 5.01, 5.02 & 6.02", PREPARED FOR LENNAR, SITUATED IN HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY, SCALE 1" = 60', DATED JUNE 28, 2019, LAST REVISED FEBRUARY 13, 2020, SHEET NOS. W–WET–1 THROUGH W–WET–6.
4. PLAN PREPARED BY VAN NOTE–HARVEY ASSOCIATES, INC., ENTITLED: "PLAN SHOWING FLOOD HAZARD AREA OF UNNAMED TRIBUTARIES TO WOOLSEY BROOK ON LOTS 5.01, 5.02 AND 6.02 BLOCK 93", SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J., SCALE: 1" = 100', DATED JUNE 28, 2019, LAST REVISED 9/11/2012, SHEET NO. W.FHA–1.
5. PLAN PREPARED BY VAN NOTE–HARVEY ASSOCIATES, INC., ENTITLED: "PLAN SHOWING FLOOD HAZARD AREA OF UNNAMED TRIBUTARIES TO WOOLSEY BROOK OVER A PORTION OF LOTS 5.01, 5.02 AND 6.02 BLOCK 93" SITUATED IN HOPEWELL TOWNSHIP, MERCER CO., N.J., SCALE: 1" = 100', DATED JUNE 28, 2019, LAST REVISED 10/14/2019, SHEET NOS. W.FHA–2.

TREE LIST SCOTCH ROAD (SEE SHEET 4 AND 5)

TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
69	7	SYCAMORE	25
70	9	SYCAMORE	25
71	7	SYCAMORE	25
72	9	SYCAMORE	25
73	8	SYCAMORE	25
74	2-3 MULTI	DOGWOOD	10
75	2-3 MULTI	DOGWOOD	10
76	2-3 MULTI	DOGWOOD	15
77	2-3 MULTI	DOGWOOD	10
78	2-3 MULTI	DOGWOOD	10
79	2-3 MULTI	DOGWOOD	10
80	2-3 MULTI	DOGWOOD	15
81	2-3 MULTI	DOGWOOD	10
82	2-3 MULTI	DOGWOOD	15
83	2-3 MULTI	DOGWOOD	15
84	2-3 MULTI	DOGWOOD	15
85	2-3 MULTI	DOGWOOD	10
86	2-3 MULTI	DOGWOOD	10
87	2-3 MULTI	DOGWOOD	10
88	2-3 MULTI	DOGWOOD	10
89	2-3 MULTI	DOGWOOD	10
90	2-3 MULTI	DOGWOOD	10

TREE LIST SCOTCH ROAD (SEE SHEET 2)

TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
91	14	SYCAMORE	25
92	12	SYCAMORE	25
93	12	SYCAMORE	25
94	12	SYCAMORE	25
95	11	SYCAMORE	25
96	10	SYCAMORE	25
97	11	SYCAMORE	25
98	12	SYCAMORE	25
99	11	SYCAMORE	25
100	11	SYCAMORE	25
101	10	SYCAMORE	25
102	9	SYCAMORE	25
103	9	SYCAMORE	25
104	8	SYCAMORE	25
105	MULTI 2-3	DOGWOOD	15
106	MULTI 2-3	DOGWOOD	15
107	MULTI 2-3	DOGWOOD	15
108	MULTI 2-3	DOGWOOD	10
109	MULTI 2-3	DOGWOOD	15
110	DOUBLE 20	CHERRY	40

ENVIRONMENTAL LEGEND

WET	FRESHWATER WETLAND BOUNDARY
WET	OFFSITE FRESHWATER WETLAND BOUNDARY
WTB	WETLAND TRANSITION AREA BOUNDARY
WTB	OFFSITE WETLAND TRANSITION AREA BOUNDARY
SOW	STATE OPEN WATER BOUNDARY
SOW	OFFSITE STATE OPEN WATER BOUNDARY
RZ	RIPARIAN ZONE BOUNDARY
RZ	OFFSITE RIPARIAN ZONE BOUNDARY
FHA	FLOOD HAZARD BOUNDARY
FHA	OFFSITE FLOOD HAZARD BOUNDARY
	WATER EDGE
100YR	100 YEAR FLOODPLAIN BOUNDARY
100YR	OFFSITE 100 YEAR FLOODPLAIN BOUNDARY
DRCC	DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARY
DRCC	OFFSITE DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARY
SC	MUNICIPAL STREAM CORRIDOR BOUNDARY
SC	OFFSITE MUNICIPAL STREAM CORRIDOR BOUNDARY

LEGEND:

- T TELEPHONE MANHOLE
- D STORM DRAIN MANHOLE
- 'B' INLET
- 'E' INLET
- 'A' INLET
- FLARED END SECTION
- WV WATER VALVE
- CLEANOUT
- FIRE HYDRANT
- U UTILITY MANHOLE
- E ELECTRIC MANHOLE
- S SANITARY MANHOLE
- MANHOLE (UNIDENTIFIED)
- SIGN
- #26 TREE LOCATION
- UTILITY POLE
- OHW OVERHEAD WIRES

HOPEWELL TWP. TAX MAP DATA:

SHEET 22
BLOCK 93
LOTS 5.01, 5.02 & 6.02

GRAPHIC SCALE

0 75 150 300 600

(IN FEET)
1 inch = 150 feet

Know what's below. Call before you dig.

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1	ADDED BENCHMARK & DATUM CONVERSION	12/14/2020	LWO	KRR

12/16/20
DATE OF SIGN.

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

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211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
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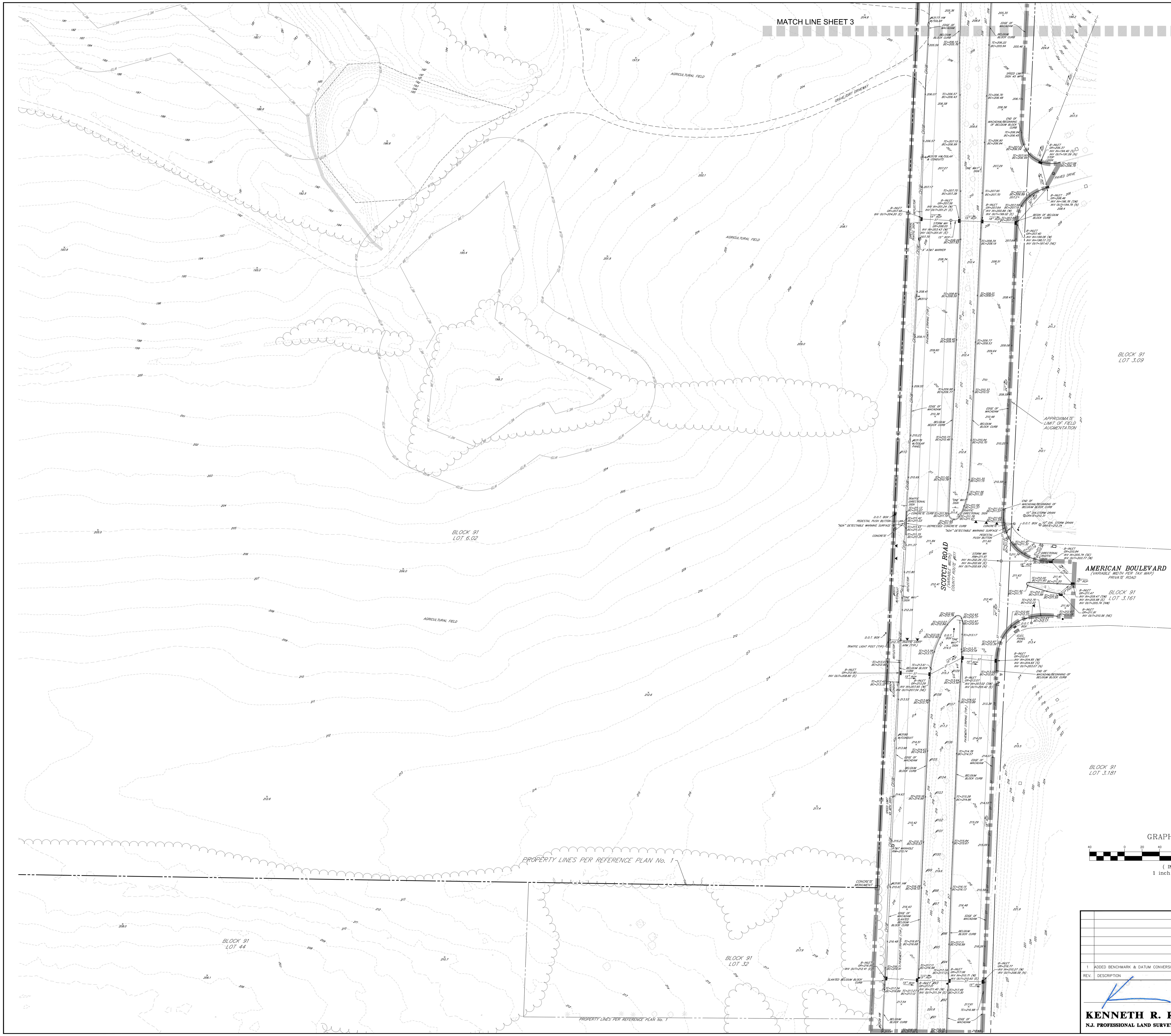
van note-harvey associates - Since 1894 -

EXISTING CONDITIONS SURVEY
OF
BLOCK 93, LOTS 5.01, 502 & 6.02 AND A PORTION OF SCOTCH ROAD COUNTY ROUTE 611
PREPARED FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN
HOPEWELL TOWNSHIP MERCER CO., N.J.
SCALE: AS NOTED AUGUST 28, 2020

DRAWN BY: LWO DATE: 8/28/2020 CHECKED BY NJF/KTS DATE: 10/06/2020	FIELD BK HT A–44 PAGE 36–47	ORDER No. 45051–115–11	FILE No.	SHEET No. 1 OF 5



NJ STATE PLANE NAD 83

ENVIRONMENTAL LEGEND

- WET — FRESHWATER WETLAND BOUNDARY
- WET — OFFSITE FRESHWATER WETLAND BOUNDARY
- WTB — WETLAND TRANSITION AREA BOUNDARY
- WTB — OFFSITE WETLAND TRANSITION AREA BOUNDARY
- SOW — STATE OPEN WATER BOUNDARY
- SOW — OFFSITE STATE OPEN WATER BOUNDARY
- RZ — RIPARIAN ZONE BOUNDARY
- RZ — OFFSITE RIPARIAN ZONE BOUNDARY
- FHA — FLOOD HAZARD BOUNDARY
- FHA — OFFSITE FLOOD HAZARD BOUNDARY
- WATER EDGE
- 100YR — 100 YEAR FLOODPLAIN BOUNDARY
- 100YR — OFFSITE 100 YEAR FLOODPLAIN BOUNDARY
- DRCC — DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARY
- DRCC — OFFSITE DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARY
- SC — MUNICIPAL STREAM CORRIDOR BOUNDARY
- SC — OFFSITE MUNICIPAL STREAM CORRIDOR BOUNDARY

LEGEND:

- T TELEPHONE MANHOLE
- D STORM DRAIN MANHOLE
- 'B' INLET
- 'E' INLET
- 'A' INLET
- FLARED END SECTION
- WV WATER VALVE
- CLEANOUT
- FIRE HYDRANT
- U UTILITY MANHOLE
- E ELECTRIC MANHOLE
- S SANITARY MANHOLE
- MANHOLE (UNIDENTIFIED)
- SIGN
- #26 TREE LOCATION
- UTILITY POLE
- OHW OVERHEAD WIRES

TREE LIST SCOTCH ROAD

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97	11	SYCAMORE	25
98	12	SYCAMORE	25
99	11	SYCAMORE	25
100	11	SYCAMORE	25
101	10	SYCAMORE	25
102	9	SYCAMORE	25
103	9	SYCAMORE	25
104	8	SYCAMORE	25
105	MULTI 2-3	DOGWOOD	15
106	MULTI 2-3	DOGWOOD	15
107	MULTI 2-3	DOGWOOD	15
108	MULTI 2-3	DOGWOOD	10
109	MULTI 2-3	DOGWOOD	15
110	DOUBLE 20	CHERRY	40

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 feet

Know what's **below.**
Call before you dig.

SEE SHEET 1 FOR NOTES AND REFERENCES

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1	ADDED BENCHMARK & DATUM CONVERSION	12/14/2020	LWO	KRR

12/16/20
DATE OF SIGN.

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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van note-harvey associates - Since 1894 -

EXISTING CONDITIONS SURVEY
OF
BLOCK 93, LOTS 5.01, 502 & 6.02 AND A PORTION OF SCOTCH ROAD COUNTY ROUTE 611
PREPARED FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN
HOPEWELL TOWNSHIP MERCER CO., N.J.
SCALE: AS NOTED AUGUST 28, 2020

DRAWN BY: LWO DATE: 8/28/2020 CHECKED BY NJF/KTS DATE: 10/06/2020	FIELD BK HT A-44 PAGE 36-47	ORDER No. 45051-115-11	FILE No.	SHEET No. 2 OF 5

Know what's below. Call before you dig.

SEE SHEET 1 FOR NOTES AND REFERENCES

ENVIRONMENTAL LEGEND

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- WET — OFFSITE FRESHWATER WETLAND BOUNDARY
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- 100YR — 100 YEAR FLOODPLAIN BOUNDARY
- 100YR — OFFSITE 100 YEAR FLOODPLAIN BOUNDARY
- DRCC — DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARY
- DRCC — OFFSITE DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARY
- SC — MUNICIPAL STREAM CORRIDOR BOUNDARY
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LEGEND:

- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- 'B' INLET
- 'E' INLET
- 'A' INLET
- FLARED END SECTION
- WV WATER VALVE
- CLEANOUT
- FIRE HYDRANT
- UTILITY MANHOLE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- MANHOLE (UNIDENTIFIED)
- SIGN
- #26 TREE LOCATION
- UTILITY POLE
- OHW — OVERHEAD WIRES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 feet

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1	ADDED BENCHMARK & DATUM CONVERSION	12/14/2020	LWO	KRR

12/16/20
DATE OF SIGN.

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 ● 609-465-2600
www.vannoteharvey.com Certificate of Authorization No. 24GA28271300
van note-harvey associates - Since 1894 -

EXISTING CONDITIONS SURVEY
OF
BLOCK 93, LOTS 5.01, 502 & 6.02 AND A PORTION OF SCOTCH ROAD COUNTY ROUTE 611
PREPARED FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN
HOPEWELL TOWNSHIP MERCER CO., N.J.
SCALE: AS NOTED AUGUST 28, 2020

DRAWN BY: LWO DATE: 8/28/2020 CHECKED BY NJF/KTS 10/06/2020	FIELD BK HT A-44 PAGE 36-47	ORDER No. 45051- 115-11	FILE No.	SHEET No. 3 OF 5

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NJ STATE PLAN NAD 27

TREE LIST SCOTCH ROAD

TREE NUMBER	DIAMETER (INCHES)	COMMON NAME	HEIGHT (FEET)
69	7	SYCAMORE	25
70	9	SYCAMORE	25
71	7	SYCAMORE	25
72	9	SYCAMORE	25
73	8	SYCAMORE	25
74	2-3 MULTI	DOGWOOD	10
75	2-3 MULTI	DOGWOOD	10
76	2-3 MULTI	DOGWOOD	15
77	2-3 MULTI	DOGWOOD	10
78	2-3 MULTI	DOGWOOD	10
79	2-3 MULTI	DOGWOOD	10
80	2-3 MULTI	DOGWOOD	15
81	2-3 MULTI	DOGWOOD	10
82	2-3 MULTI	DOGWOOD	15
83	2-3 MULTI	DOGWOOD	15
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Know what's **below.**
Call before you dig.

ENVIRONMENTAL LEGEND

WET	FRESHWATER WETLAND BOUNDARY
WET	OFFSITE FRESHWATER WETLAND BOUNDARY
WTB	WETLAND TRANSITION AREA BOUNDARY
WTB	OFFSITE WETLAND TRANSITION AREA BOUNDARY
SOW	STATE OPEN WATER BOUNDARY
SOW	OFFSITE STATE OPEN WATER BOUNDARY
RZ	RIPARIAN ZONE BOUNDARY
RZ	OFFSITE RIPARIAN ZONE BOUNDARY
FHA	FLOOD HAZARD BOUNDARY
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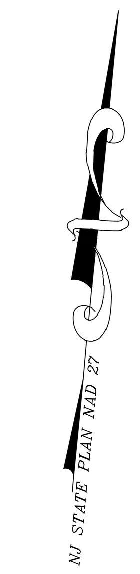

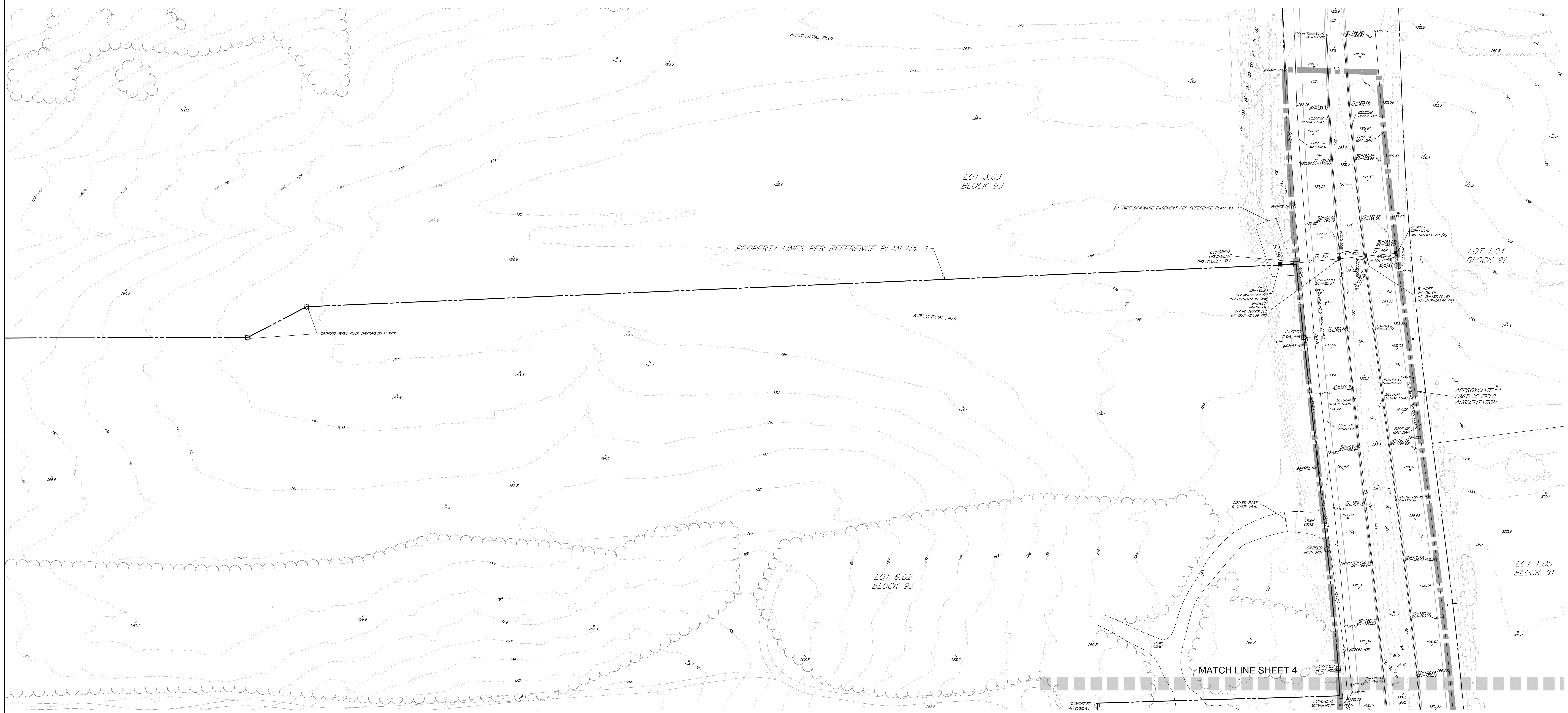

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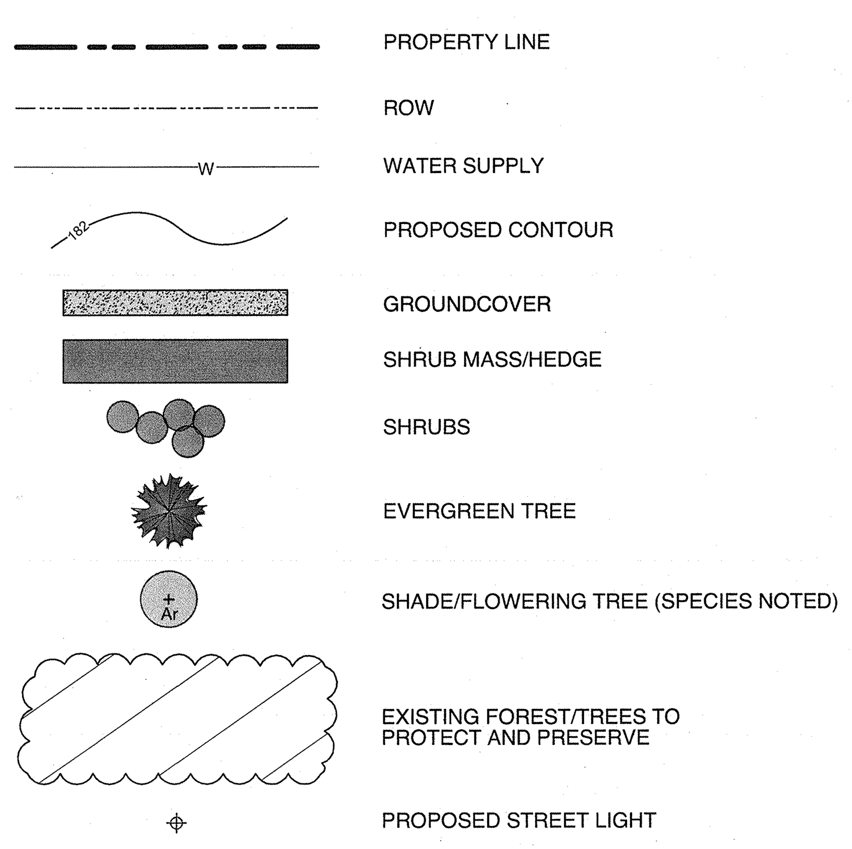
PLANTING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. NOMENCLATURE: NAMES OF PLANTS REQUIRED UNDER THIS CONTRACT CONFORM TO THOSE GIVEN INHORTUS THIRD 1976 OR HORTUS SECOND 1972, BY L. H. BAILEY. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM WITH NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
5. PLANT MATERIALS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THE JOB SITE FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS IMMEDIATELY PRIOR TO INSTALLATION AND MUST BE NURSERY GROWN.
6. PLANTING PERIOD SHALL BE BETWEEN MARCH 1 THROUGH JUNE 30 OR SEPTEMBER 1 THROUGH NOVEMBER 30. PLANT ONLY WHEN SOIL IS FROST FREE AND FRIABLE.
7. SIZES AND METHODS OF HANDLING ACCORDING TO THE CODE OF STANDARDS RECOMMENDED BY THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS.
8. MINMUM TREE SIZE SHALL BE 2 1/2" CALIPER.
9. NO SUBSTITUTIONS SHALL BE PERMITTED IN EITHER KIND OR GRADE WITHOUT WRITTEN AUTHORIZATION FROM THE TOWNSHIP ENGINEER.
10. PLANTS SHALL HAVE THE HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES OR CULTIVAR AND SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM INSECTS, PLANT DISEASES AND INJURIES OR DAMAGE OF ANY NATURE. ALL PLANTS SHALL BE OF THE GRADES SPECIFIED, NEITHER LARGER NOR SMALLER, WITHOUT WRITTEN AUTHORIZATION FROM THE TOWNSHIP ENGINEER. NO PLANTS SHALL BE PRUNED, CLIPPED OR TRIMMED PRIOR TO DELIVERY WITHOUT WRITTEN AUTHORIZATION FROM THE TOWNSHIP. ALL NECESSARY PRUNING DONE AT TIME OF PLANTING AS RECOMMENDED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANTS SHALL HAVE BEEN ROOT PRUNED AT THE NURSERY AT LEAST ONCE DURING THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING TRANSPLANTING AND AT LEAST ONE YEAR PRIOR TO TRANSPLANTING. ALL PLANTS MUST BE STATE INSPECTED AND A COPY OF THE 'CERTIFICATE OF INSPECTIONS' ISSUED BY THE STATE DEPARTMENT OF AGRICULTURE AT THE POINT OF ORIGIN MUST ACCOMPANY SHIPMENTS FROM EACH SOURCE.
12. ALL WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES. PLANTS SHALL BE PROTECTED UPON ARRIVAL TO THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PROPERLY PLANTED AND WATERED. IF WATER IS UNAVAILABLE ON THE SITE, IT IS THE RESPONSIBILITY IF THE CONTRACTOR TO FURNISH IT AT THE TIME OF PLANTING. UNPLANTED STOCK SHALL BE 'HEALED-IN' A BED OF MATERIAL APPROVED BY THE PROJECT SUPERVISOR UPON DELIVERY TO THE SITE UNLESS THEY WILL BE PLANTED WITHIN FOUR (4) HOURS AFTER DELIVERY. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES ON THE SITE INCLUDING UNDERGROUND UTILITIES, STRUCTURES, AND EXISTING TREES.
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN PITS THAT ARE A MINIMUM OF TWO (2') FEET LARGER IN DIAMETER THAN THEIR BALL OF EARTH OR THEIR SPREAD OF ROOTS. THE DEPTH OF THE PITS SHALL BE EQUAL TO THE DEPTH OF THE ROOTBALL AFTER PROPER PLANTING. THE TREE OR SHRUB SHALL BE CENTERED IN THE HOLE AND THEN BACK FILLED ONE-HALF THE DEPTH OF THE SOIL BALL WITH TOPSOIL. THE BACKFILL SHALL BE LIGHTLY BUT THOROUGHLY TAMPED AND WELL-WATERED. THE REMAINDER OF THE HOLE IS THEN TO BE BACKFILLED WITH APPROVED TOPSOIL TO A DEPTH THAT AFTER SETTLING WILL ASSURE THE TREE WILL BE AT THE SAME LEVEL IT WAS PREVIOUSLY GROWING AT IN THE NURSERY AND AS DETAILED.
14. THE PLANT WILL BE WELL-WATERED AGAIN BEFORE MULCH IS PLACED OVER THE SURFACE OF THE ROOT BALL. UNIFORMLY SHREDDED HARDWOOD MULCH SUPPLIED BY THE CONTRACTOR SHALL BE FREE OF DEBRIS AND SHALL BE PLACED BY THE CONTRACTOR AROUND ALL PLANTINGS AT THE TIME OF PLANTING TO A DEPTH OF THREE (3") INCHES. CARE SHALL BE EXERCISED TO KEEP MULCH THREE (3") INCHES AWAY FROM THE BASES OF ALL PLANTINGS.
15. PLANTS MUST BE PROTECTED FROM DEER BROWSE.
16. THE INSTALLATION OF TREE STAKES AND SUPPORTING MATERIALS SHALL BE DONE TO THOSE TREES THAT THE TOWNSHIP DEEMS NECESSARY. STAKES SHALL BE MADE OF WOOD, OF THE LENGTH AND SIZE REQUIRED TO RESTRICT EXCESSIVE MOVEMENT BY THE TREE, AS ULTIMATELY DETERMINED BY THE INSPECTOR. TIE MATERIALS SHALL BE FLAT, WOVEN WEBBING DESIGNED SPECIFICALLY FOR STAKING TREES. TREES SHALL NOT BE WRAPPED.
17. PLANTINGS SHALL BE WATERED REGULARLY AND IN A MANNER APPROPRIATE FOR THE SPECIFIC PLANT SPECIES THROUGH THE FIRST GROWING SEASON. DEAD OR DYING PLANTS SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON.
18. TREES SHALL BE MAINTAINED IN A HEALTHY AND SATISFACTORY GROWING CONDITION FOR NO LESS THAN TWO YEARS FROM THE DATE OF PLANTING AND SHALL BE SO GUARANTEED FOR TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP.
19. REPLACEMENT WILL BE MADE ACCORDING TO THE SAME SPECIFICATIONS AND DURING THE SPECIFIED PLANTING PERIOD. REPLACEMENTS SHALL BE SUBJECT TO THE SAME GUARANTEE AND REPLACEMENT AS THE ORIGINAL MATERIAL. THE REPLACEMENTS SHALL BE MADE WITHIN 60 DAYS FOLLOWING WRITTEN DEMAND FROM THE TOWNSHIP.
20. IN CASE OF ANY QUESTIONS REGARDING THE CONDITIONS AND SATISFACTORY ESTABLISHMENT OF A REJECTED PLANT, THE CONTRACTOR MAY, IF APPROVED BY THE TOWNSHIP ENGINEER, ALLOW SUCH A PLANT TO REMAIN THROUGH ANOTHER GROWING SEASON AT WHICH TIME THE REJECTED PLANT, IF FOUND TO BE DEAD, OR IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REPLACED.

SYMBOLS



NOTE: SEE ENGINEERING SHEET FOR OTHER SYMBOLS

PLANT SCHEDULE

SHADE TREES

Key	Quantity	Botanical Name	Common Name	Caliper	Ht	Sprd	Notes
Ar	195	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Bn	14	Betula nigra 'Dura heat'	Dura Heat River Birch	2"-2.5"	—	—	3 stem, B & B full symmetrical head, branched to 5'
Co	15	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Gt	113	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Lt	241	Liriodendron tulipifera	Tulip Poplar	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Ls	29	Liquidamber styrafilua 'Happidaze'	HapdellSweetgum	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Ns	21	Nyssa sylvatica	Black Gum	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Pa	255	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Qb	176	Quercus bicolor	Swamp White Oak	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
Ua	257	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2"-2.5"	—	—	B & B full symmetrical head, branched to 5'
TOTAL	1316						

UNDERSTORY/FLOWERING TREES

Key	Quantity	Botanical Name	Common Name	Caliper	Ht	Sprd	Notes
Al	38	Amelanchier laevis	Alleghany Serviceberry	2"-2.5"	—	—	B & B full symmetrical head
Ml	35	Magnolia Loebneri 'Merrill'	Merrill Loebner's Magnolia	2" - 2.5"	--	—	B&B Full Symmetrical Head Branched to 5'

EVERGREEN TREES

Key	Quantity	Botanical Name	Common Name	Caliper	Ht	Sprd	Notes
Ps	190	Pinus strobus	White Pine	—	4'-5'	3'-4'	B & B branched to ground

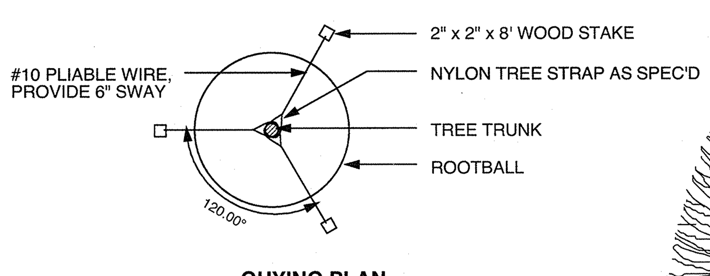
WOODY SHRUBS & GROUNDCOVER

Key	Quantity	Botanical Name	Common Name	Caliper	Ht	Sprd	Notes
Igc	303	Ilex glabra 'Compacta'	Compact Inkberry	—	—	—	#3 cont.
Jpn	747	Juniperus procumbens 'Nana'	Green Mound Juniper	—	—	—	#2 cont. @ 36" o.c.
Jhb	50	Juniperus horizontalis 'Blue Ice'	Blue Ice Juniper	—	—	—	#2 cont. @ 36" o.c.
Pls	206	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	—	—	—	#5 cont.
Vdc	104	Viburnum detatum 'Chicago Luster'	Chicago Luster Arrowood Viburnum				#5 cont.
Wfw	80	Weigela florida Wine & Roses	Wine & Roses Weigela				#3 cont. @ 30" o.c.

FOUNDATION PLANT SCHEDULE

WOODY SHRUBS & GROUNDCOVER

Key	Botanical Name	Common Name	Notes
Acr	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	#3 cont. 30"
Dgn	Deutzia gracilis 'Nikko'	Nikko Deutzia	#3 cont.
Hhh	Hypericum x 'Hidcote'	Hidcote St Johns Wort	#3 cont @ 30" o.c.
Hpf	Hydrangea paniculata 'Fire Light"	Fire Light Hydrangea	#7 Cont
Iad	Ilex x 'Dragon Lady'	Dragon Lady Holly	#7 cont. Full symmetrical head branched to ground.
Icg	Ilex crenata 'Green Luster'	Green Luster Japanese Holly	#5 cont.
Ics	Ilex crenata 'Sky Box'	Sky Box Holly	#7 cont. Full symmetrical head branched to ground.
Igc	Ilex glabra 'Compacta'	Compact Inkberry	#3 cont.
Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry	#3 cont.
Imb	Ilex meservae Blue Prince	Blue Prince Holly	#7 cont. Full symmetrical head branched to ground.
Ivl	Itea virginica 'Little Henry'	Little Henry Sweetspire	#3 cont. @ 24" o.c.
Jhb	Juniperus horizontalis 'Blue Ice'	Blue Ice Juniper	#2 cont. @ 24" o.c.
Mde	Microbiota decussata	Russian Arborvitae	#2 cont. @ 24" o.c.
Plm	Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon Cherry Laurel	#3 cont.
Pls	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	#3 cont.
Rag	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont. @ 30" o.c. staggered
Vtd	Virburnum tomentosum 'Shasta'	Shasta Doublefile Virburnum	#7 cont.
Wfr	Weigela florida Wine & Roses	Wine & Roses Weigela	#3 cont @ 30" o.c.
Wft	Weigela florida 'Trilogy'	Trilogy Weigela	#3 cont @ 30" o.c.



GUYING PLAN

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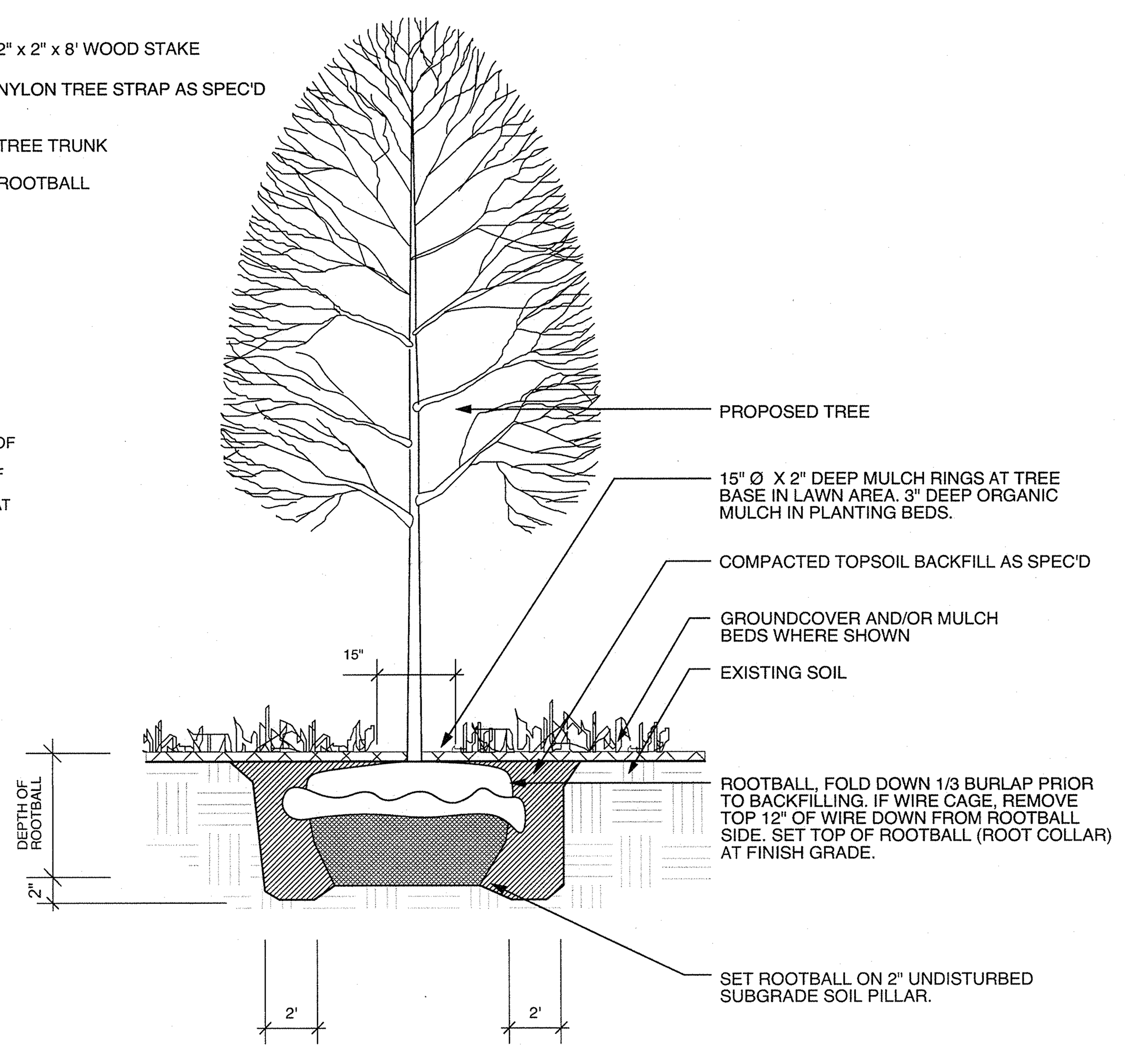
ROOT COLLAR SHALL BE SET AT FINISH GRADE. TOP OF ROOTBALLS SHALL NOT BE PLANTED ABOVE FINISH GRADE UNLESS GIVEN WRITTEN PRIOR APPROVAL OF LANDSCAPE ARCHITECT. ALL CORRECTIVE COSTS TO LOWER TREES IF INCORRECTLY PLANTED SHALL BE AT CONTRACTORS EXPENSE.



1 / L-001 TREE PLANTING
NTS

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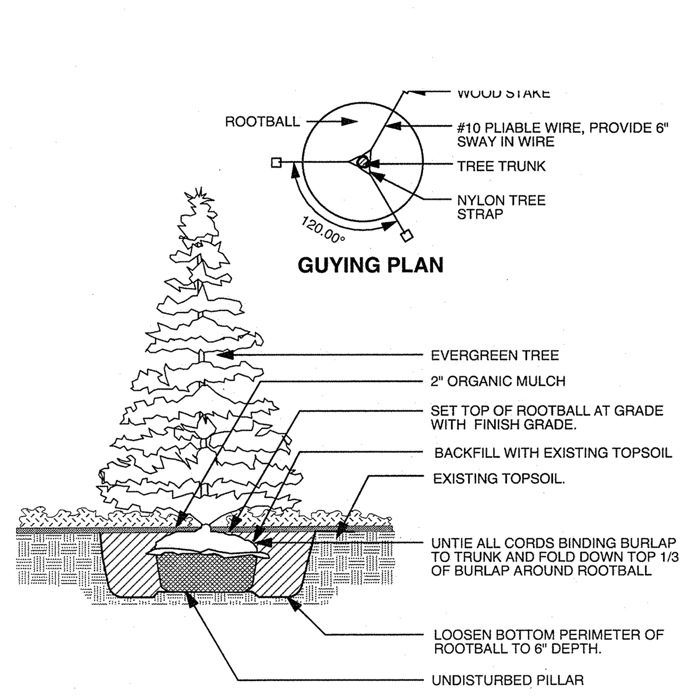

2 / L-001 EVERGREEN TREE PLANTING
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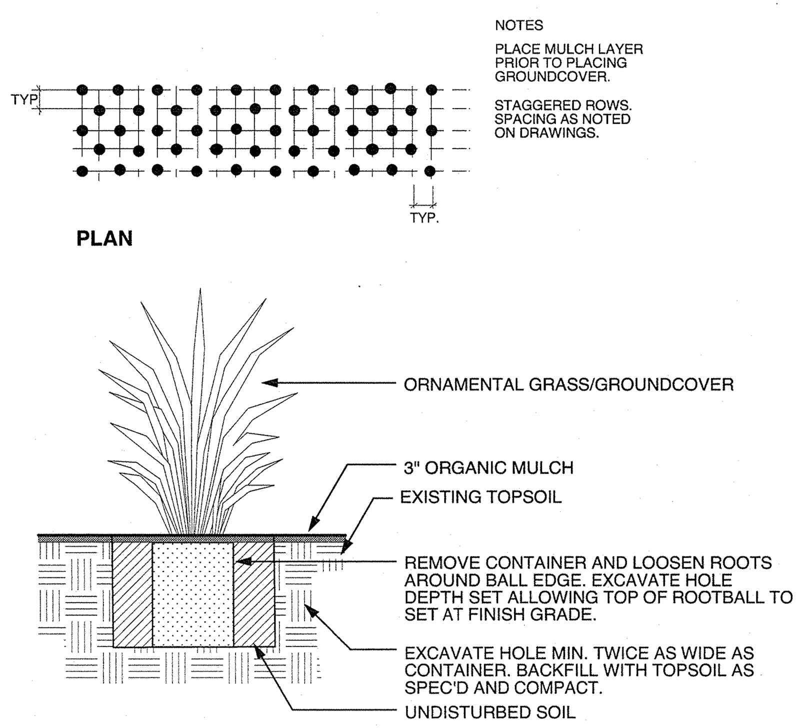
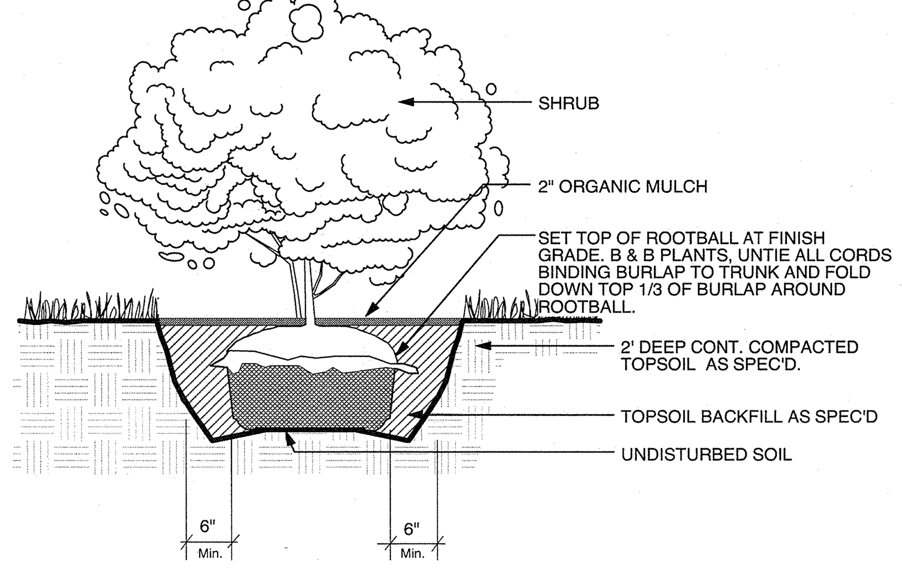


3 / L-001 GROUNDCOVER/HERBACEOUS PLANTING
NTS



4 / L-001 SHRUB PLANTING
NTS

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12/16/20
DATE OF SIGN.

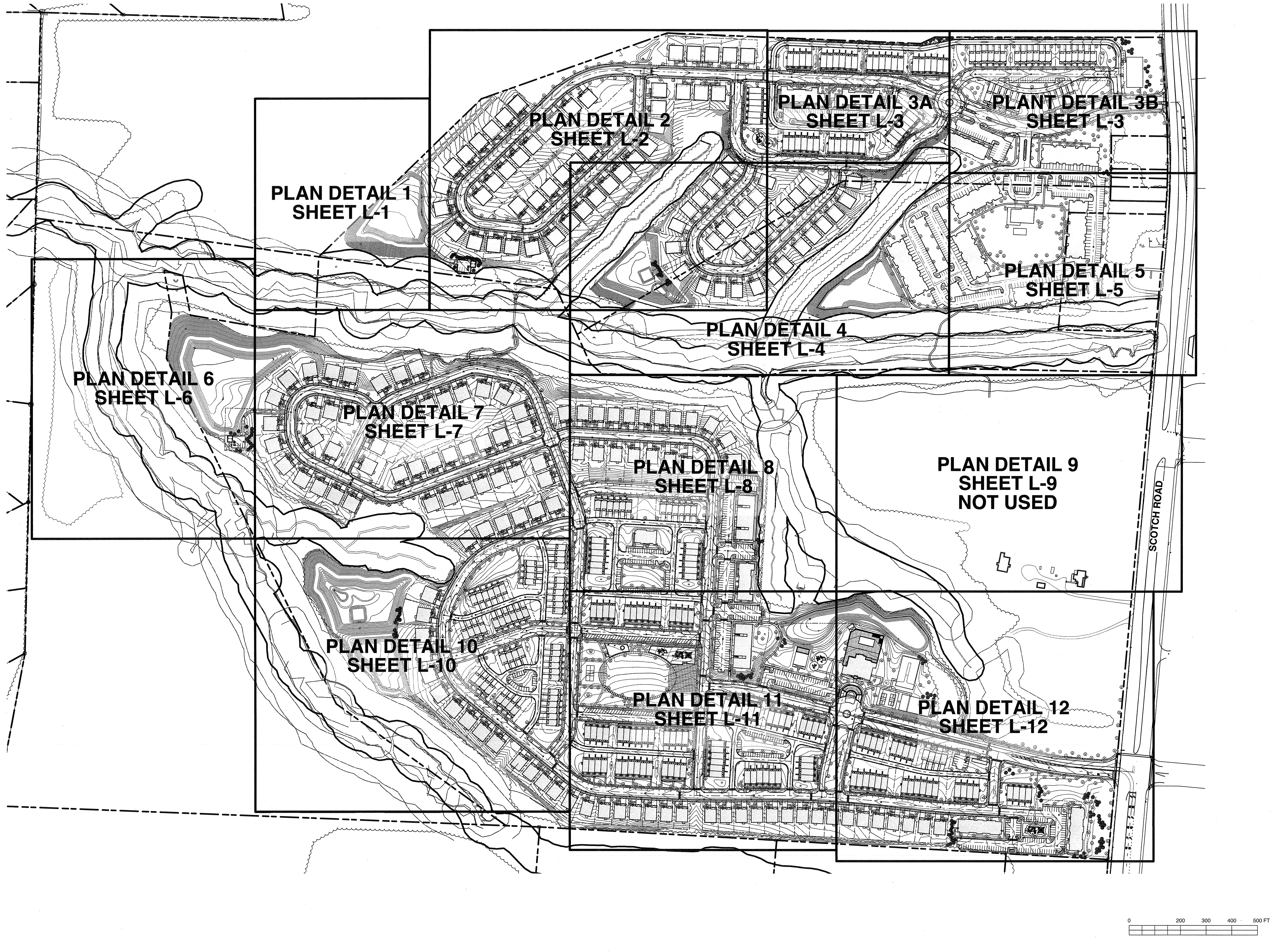
STEPHEN A. LEDERACH
N.J. PROFESSIONAL LANDSCAPE ARCHITECT AS000717

Arnold Associates
Landscape Architecture & Urban Design
40 Witherspooon Street ● Princeton, NJ 08542 ● 609-924-4047
www.arnoldassociatesllc.com

LANDSCAPE PLAN DETAIL 2
OVER
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: AS NOTED — DECEMBER 16, 2020

DRAWN BY: XX DATE: XX/XX/XXX CHECKED BY XX DATE:XX/XX/XXXX			SHEET L-001	SHEET No. 1 OF 16



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REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY

12/16/20
DATE OF SIGN.

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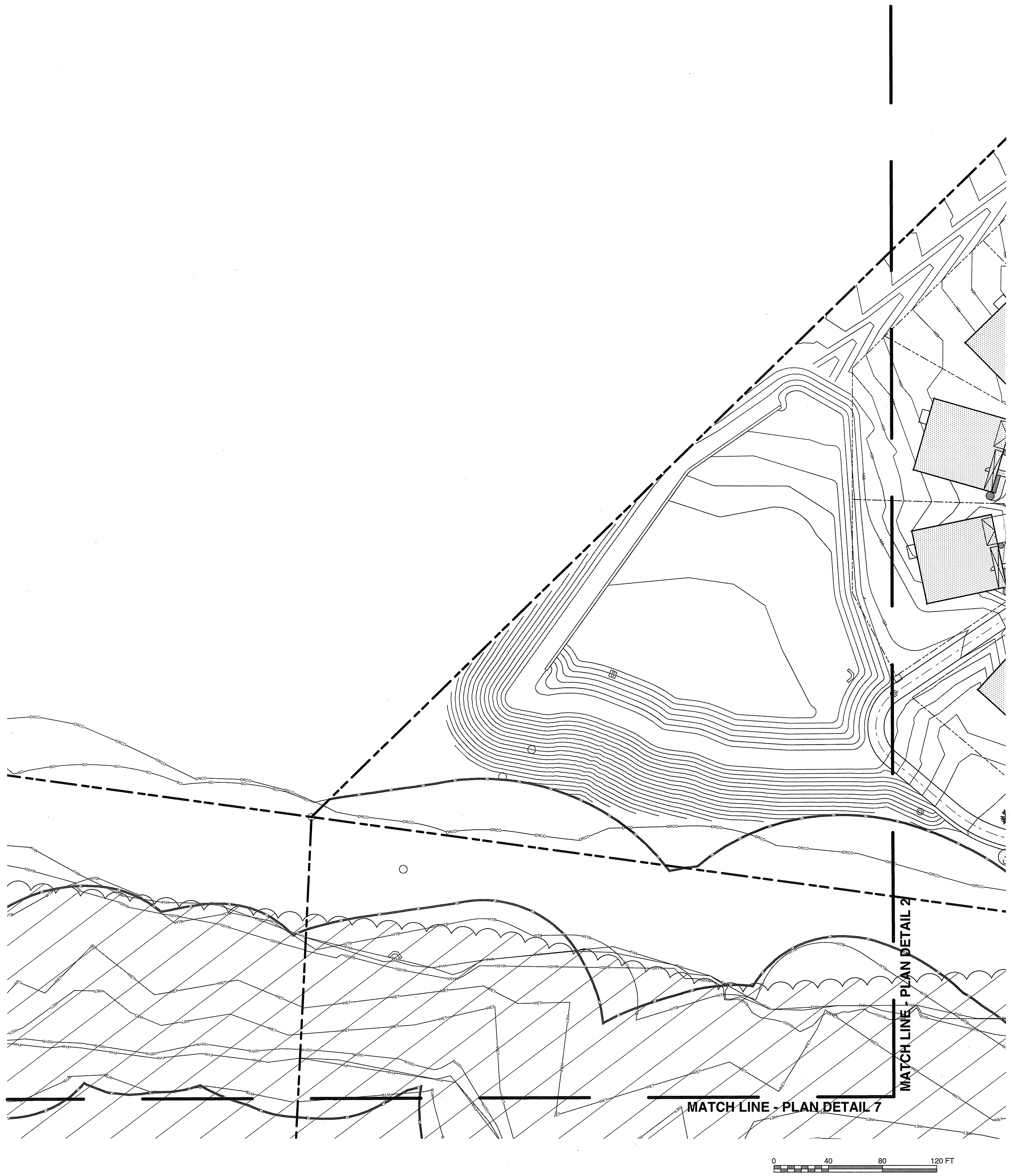
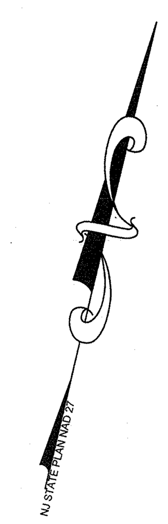
LANDSCAPE MASTER SHEET VIEWS
OVER
BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN

HOPEWELL TOWNSHIP MERCER CO., N.J.
SCALE: AS NOTED DECEMBER 16, 2020

DRAWN BY: XX DATE: XX/XX/XXX			SHEET	SHEET No.
CHECKED BY XX DATE:XX/XX/XXXX			L-100	2 OF 16





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LANDSCAPE PLAN DETAIL 1
OVER
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SITUATED IN

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MERCER CO., N.J.
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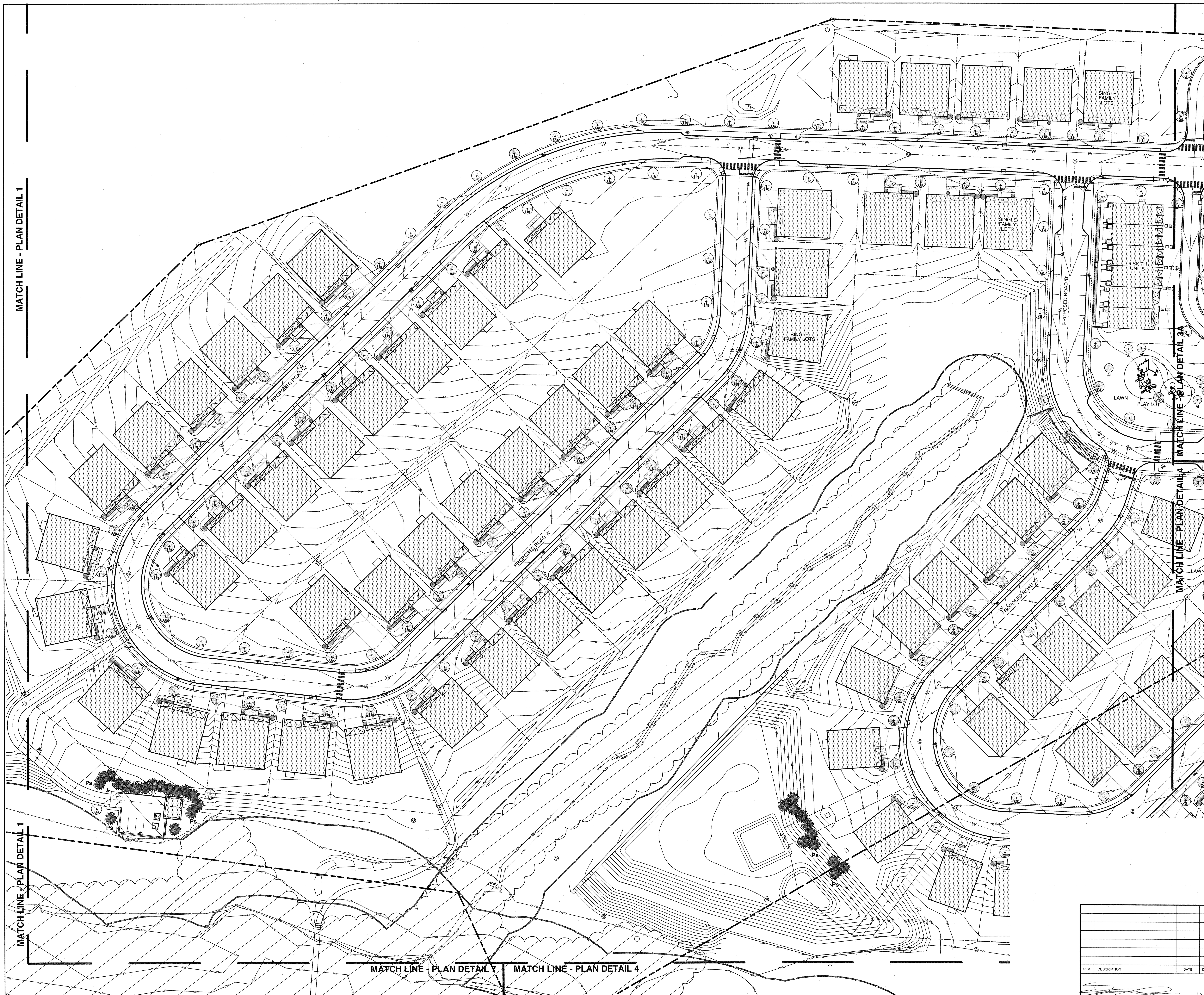
DRAWN BY: XX DATE: XX/XX/XXX			SHEET	SHEET No.
CHECKED BY XX DATE:XX/XX/XXXX			L-101	3 OF 16



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LANDSCAPE PLAN DETAIL 2
OVER
BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED
FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN

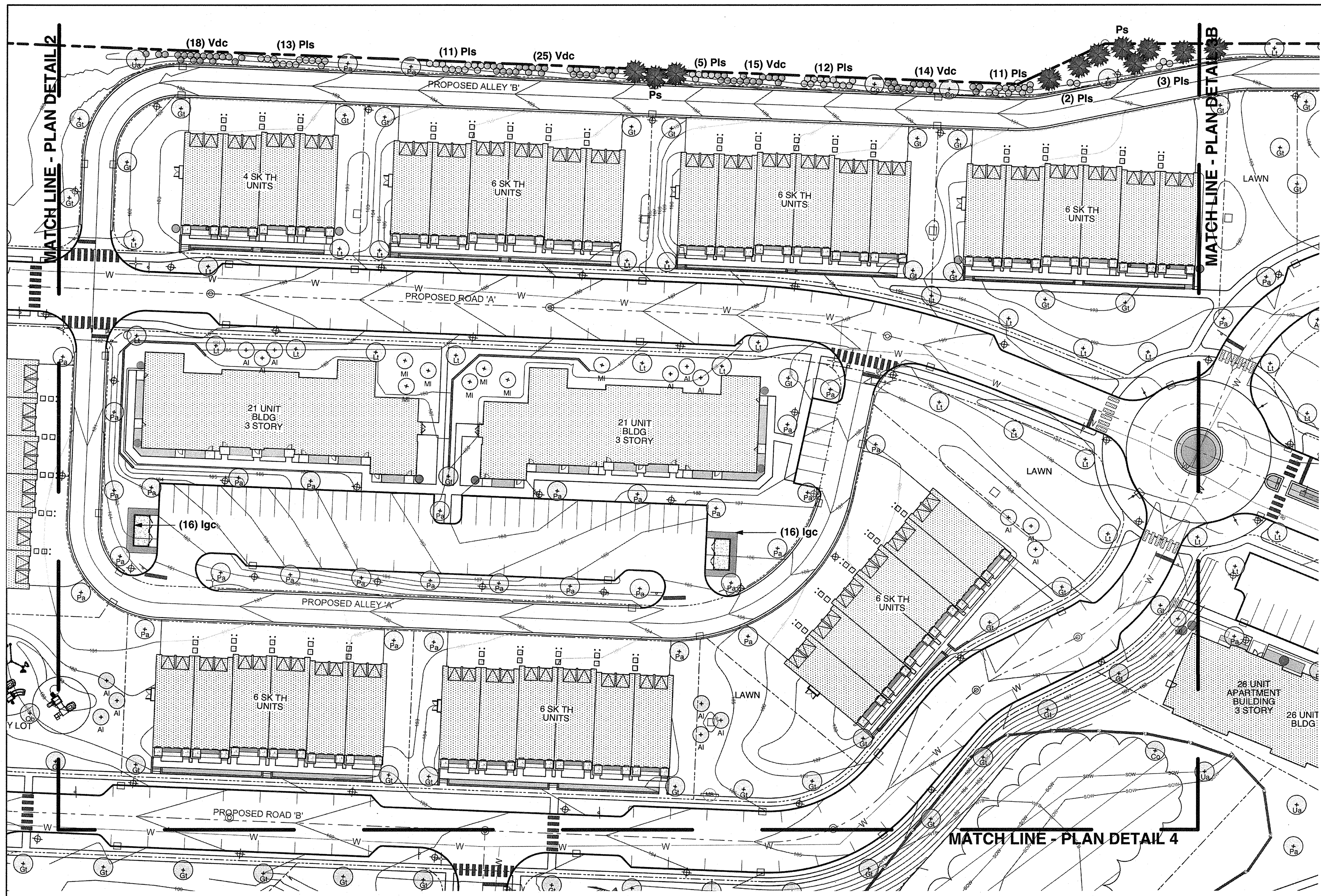
HOPEWELL TOWNSHIP
SCALE: AS NOTED

MERCER CO., N.J.
DECEMBER 16, 2020

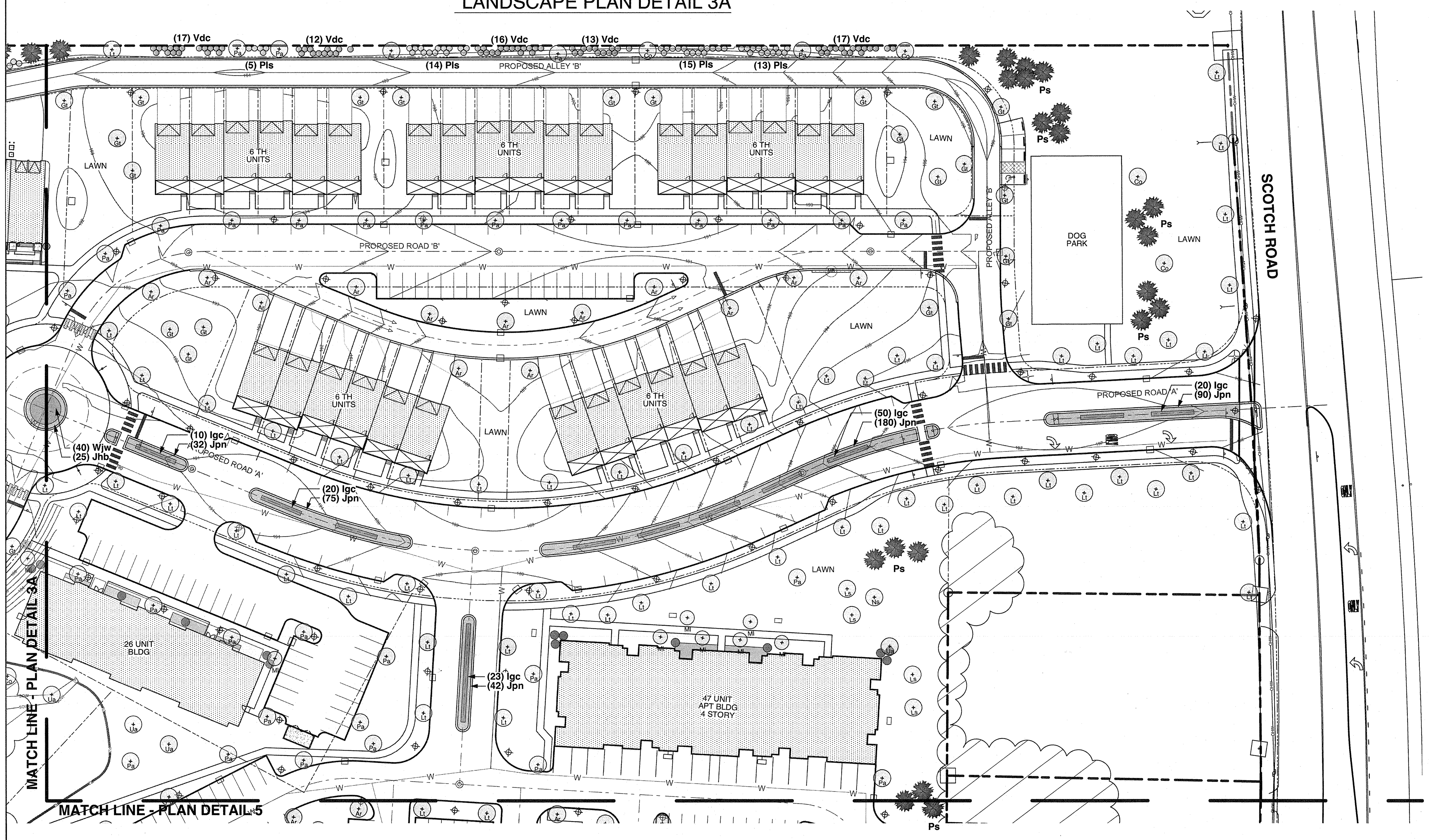
DRAWN BY: XX
DATE: XX/XX/XXX
CHECKED BY XX
DATE:XX/XX/XXXX

SHEET
L-102

SHEET No.
4 OF 16



LANDSCAPE PLAN DETAIL 3A



LANDSCAPE PLAN DETAIL 3B

0 40 80 120 FT

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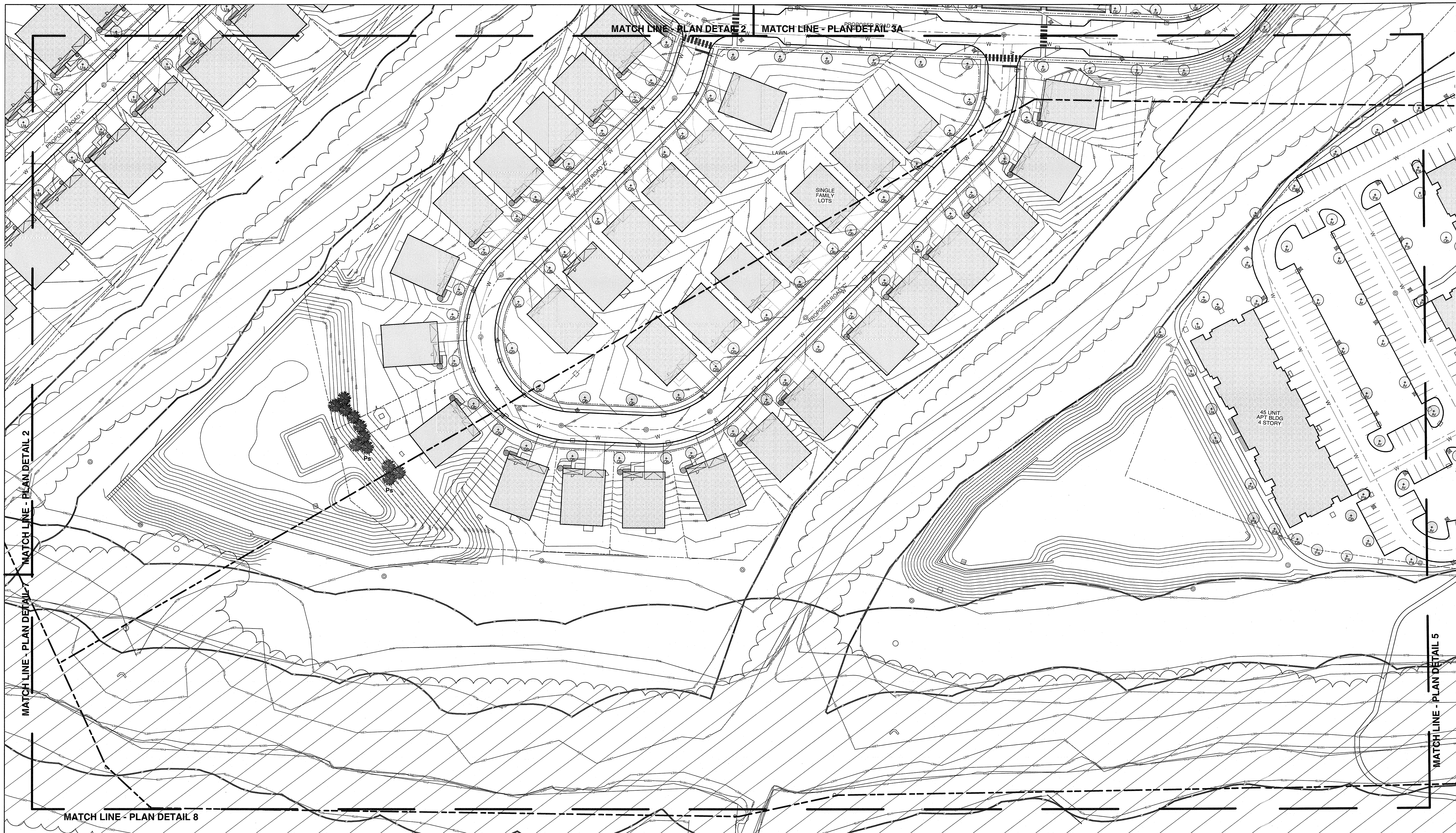
LANDSCAPE PLAN DETAIL 3A & 3B
OVER
BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED
FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN

HOPEWELL TOWNSHIP — MERCER CO., N.J.
SCALE: AS NOTED — DECEMBER 16, 2020

DRAWN BY: XX DATE: XX/XX/XXXX	SHEET	SHEET No.
CHECKED BY XX DATE:XX/XX/XXXX	L-103	5 OF 16



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0 40 80 120 FT

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LANDSCAPE PLAN DETAIL 4
OVER
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FOR
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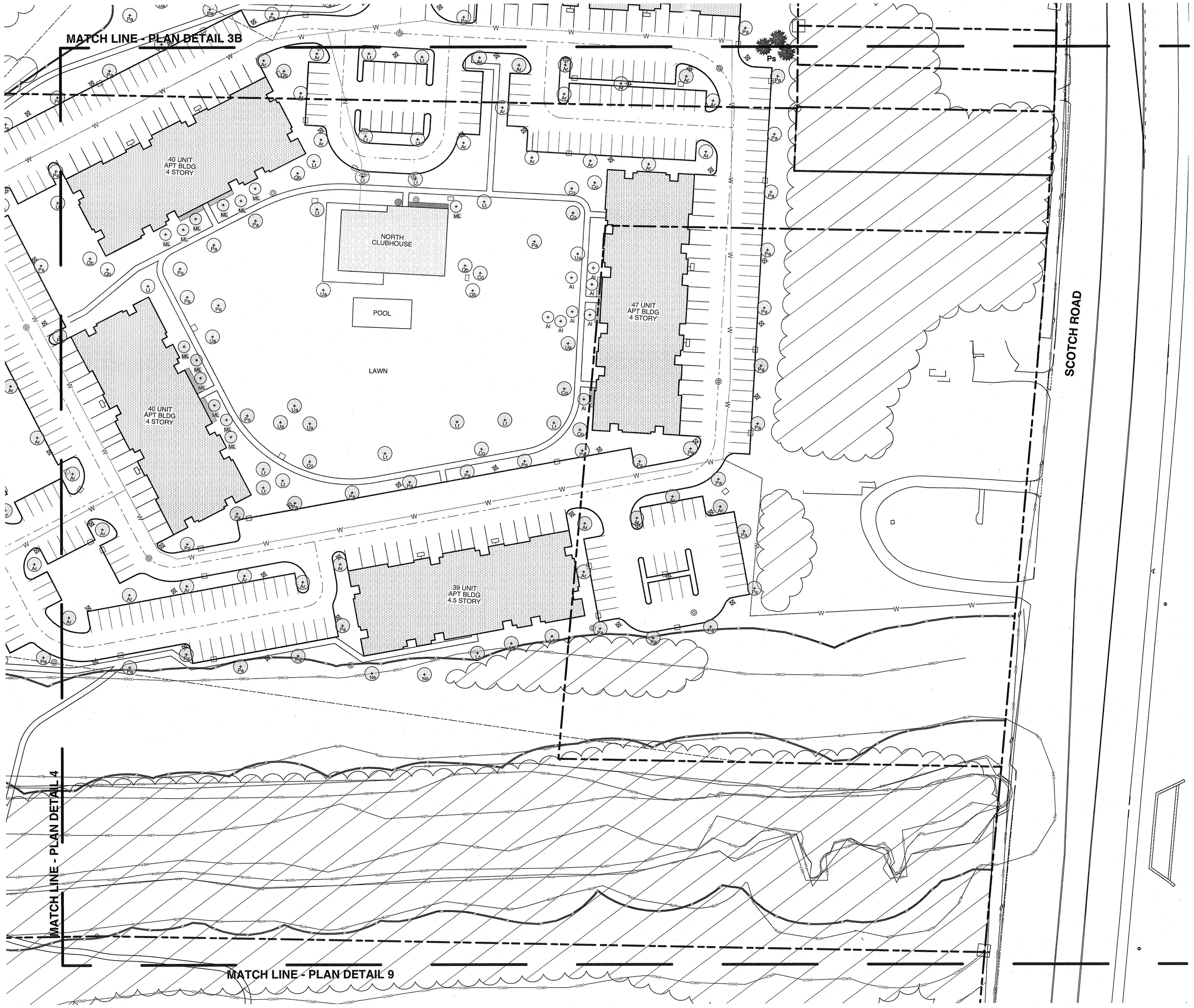
SITUATED IN

HOPEWELL TOWNSHIP
SCALE: AS NOTED
MERCER CO., N.J.
DECEMBER 16, 2020

DRAWN BY: XX DATE: XX/XX/XXX			SHEET	SHEET No.
CHECKED BY XX DATE:XX/XX/XXXX			L-104	6 OF 16



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0 40 80 120 FT

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12/14/20
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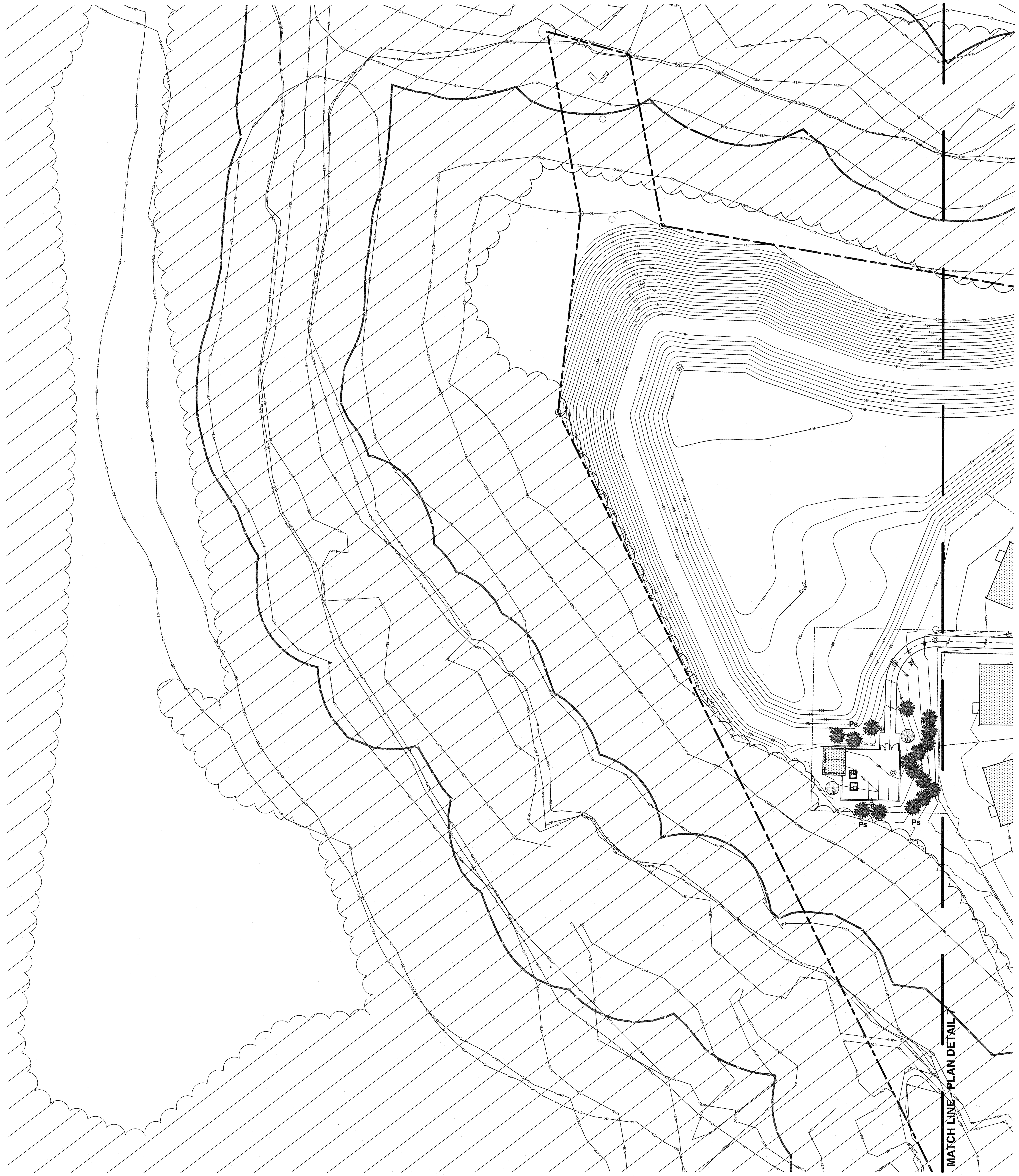
LANDSCAPE PLAN DETAIL 5
OVER
BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED
FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN

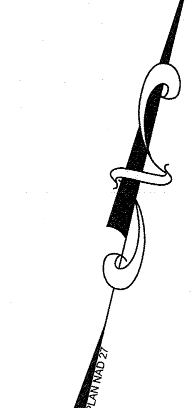
HOPEWELL TOWNSHIP
SCALE: AS NOTED

MERCER CO., N.J.
DECEMBER 16, 2020

DRAWN BY: XX
DATE: XX/XX/XXX
CHECKED BY XX
DATE:XX/XX/XXXX

SHEET	SHEET No.
L-105	7 OF 16





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LANDSCAPE PLAN DETAIL 6
OVER
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FOR
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SITUATED IN

HOPEWELL TOWNSHIP MERCER CO., N.J.
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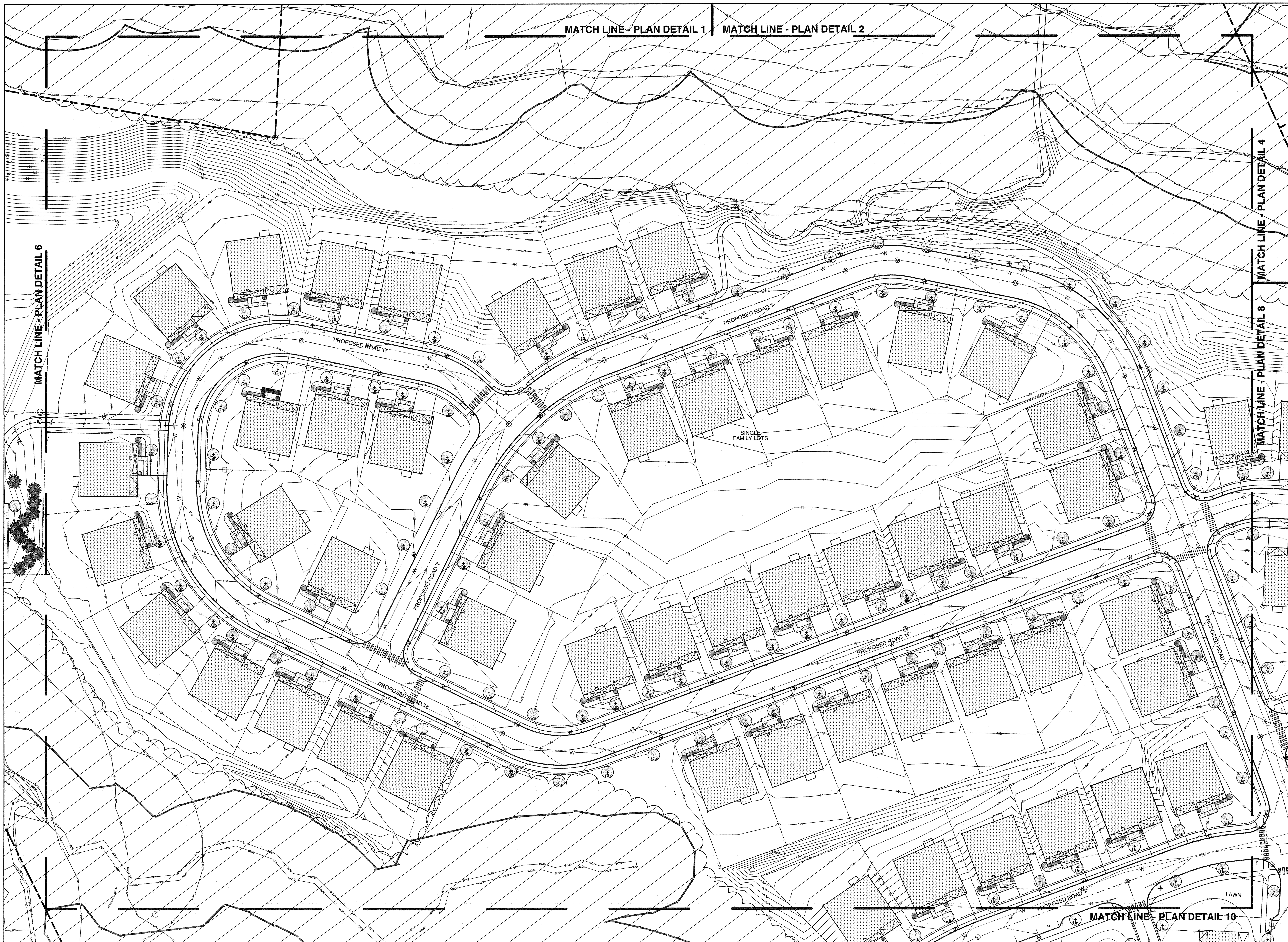
			SHEET	SHEET No.
DRAWN BY: XX DATE: XX/XX/XXX CHECKED BY XX DATE:XX/XX/XXXX			L-106	8 OF 16



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LANDSCAPE PLAN DETAIL 7
OVER
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FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN

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DRAWN BY: XX
DATE: XX/XX/XXX
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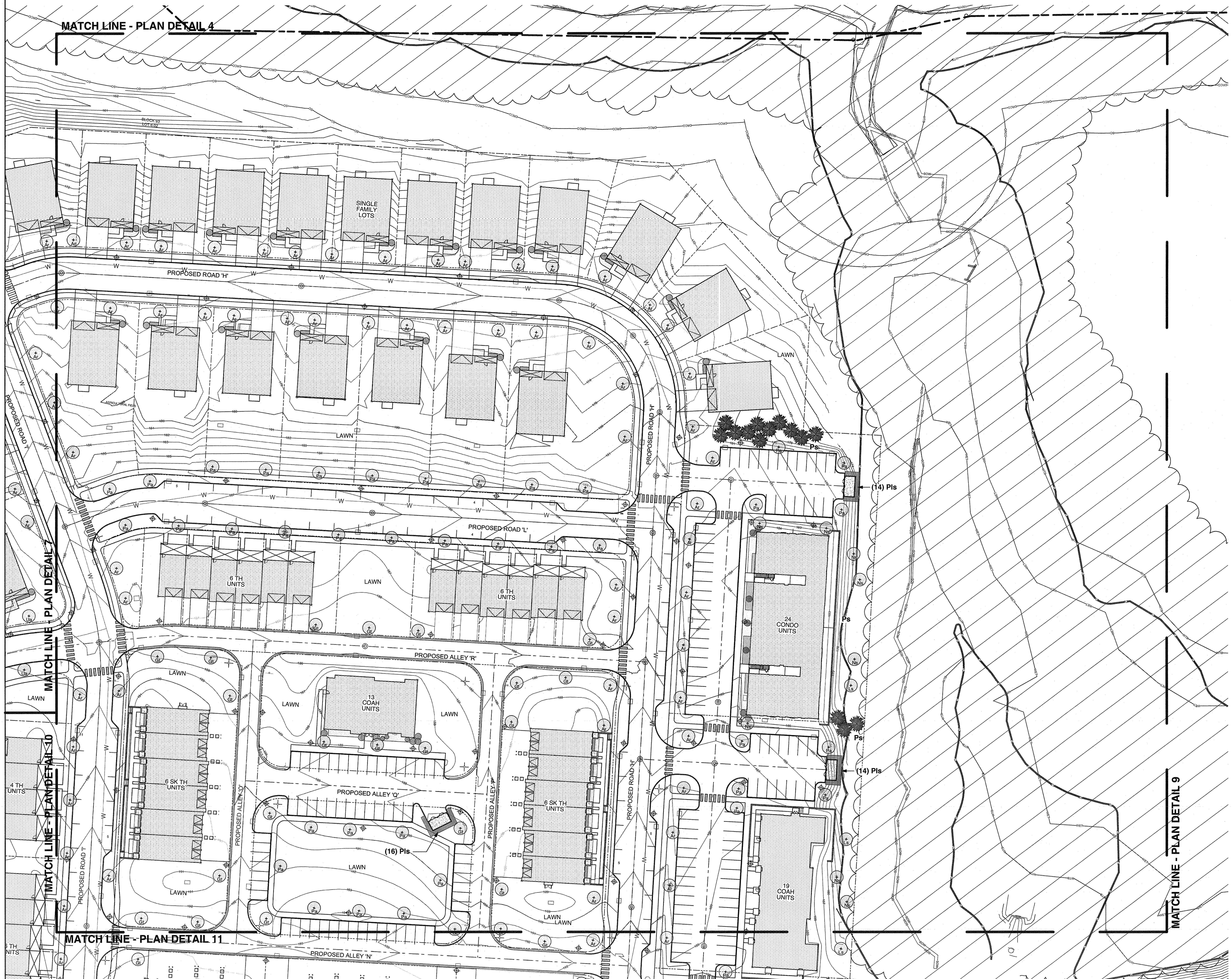
DATE:XX/XX/XXXX

SHEET: L-107
SHEET No.: 9 OF 16



NJ STATE PLAN NAD 27

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0 40 80 120 FT

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LANDSCAPE PLAN DETAIL 8
OVER
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FOR
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SITUATED IN

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SCALE: AS NOTED

MERCER CO., N.J.
DECEMBER 16, 2020

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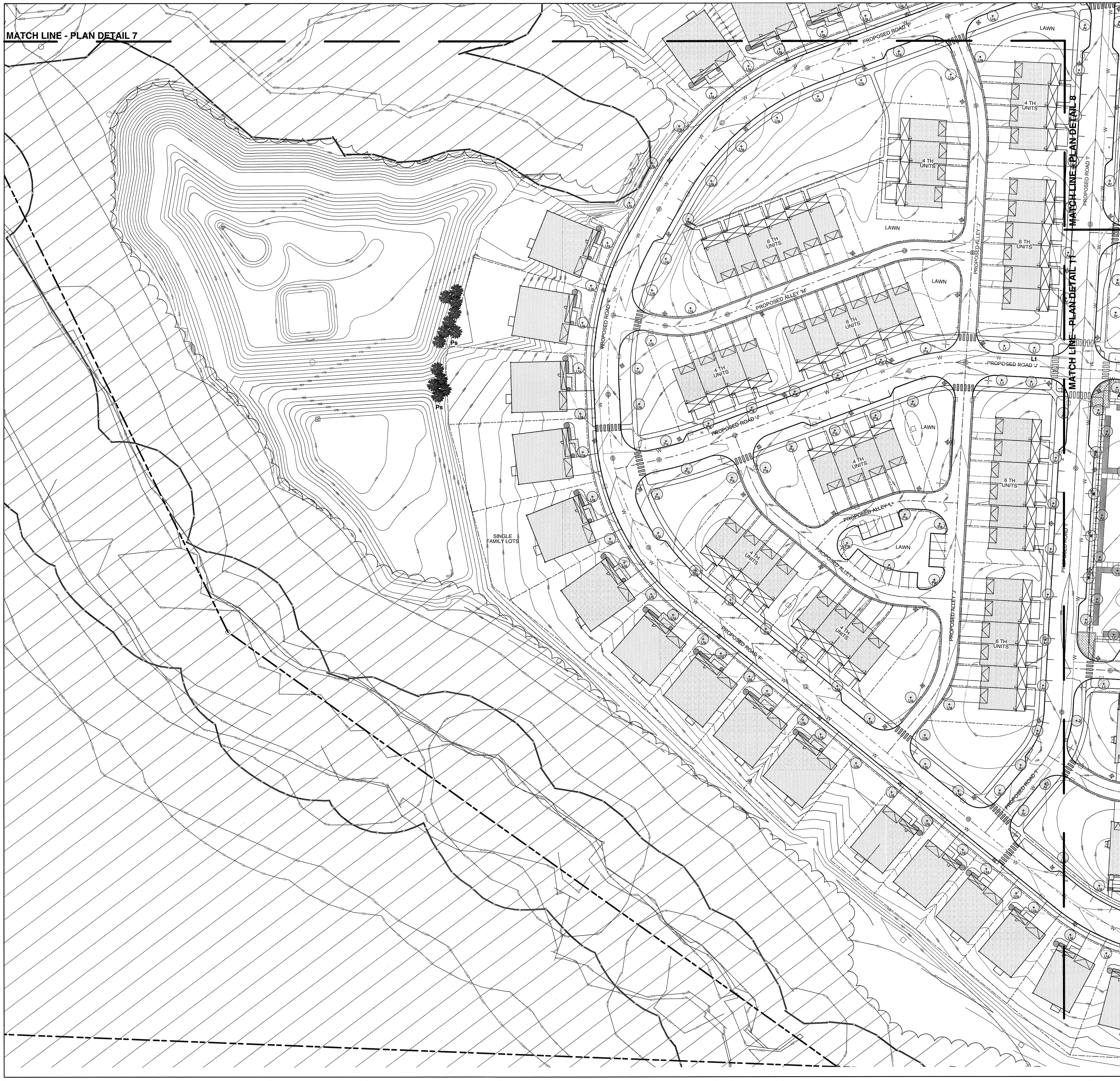
DATE:XX/XX/XXXX

SHEET L-108
SHEET No. 10 OF 16



0 40 80 120 FT

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LANDSCAPE PLAN DETAIL 10
OVER
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FOR
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SITUATED IN

HOPEWELL TOWNSHIP — MERCER CO., N.J.
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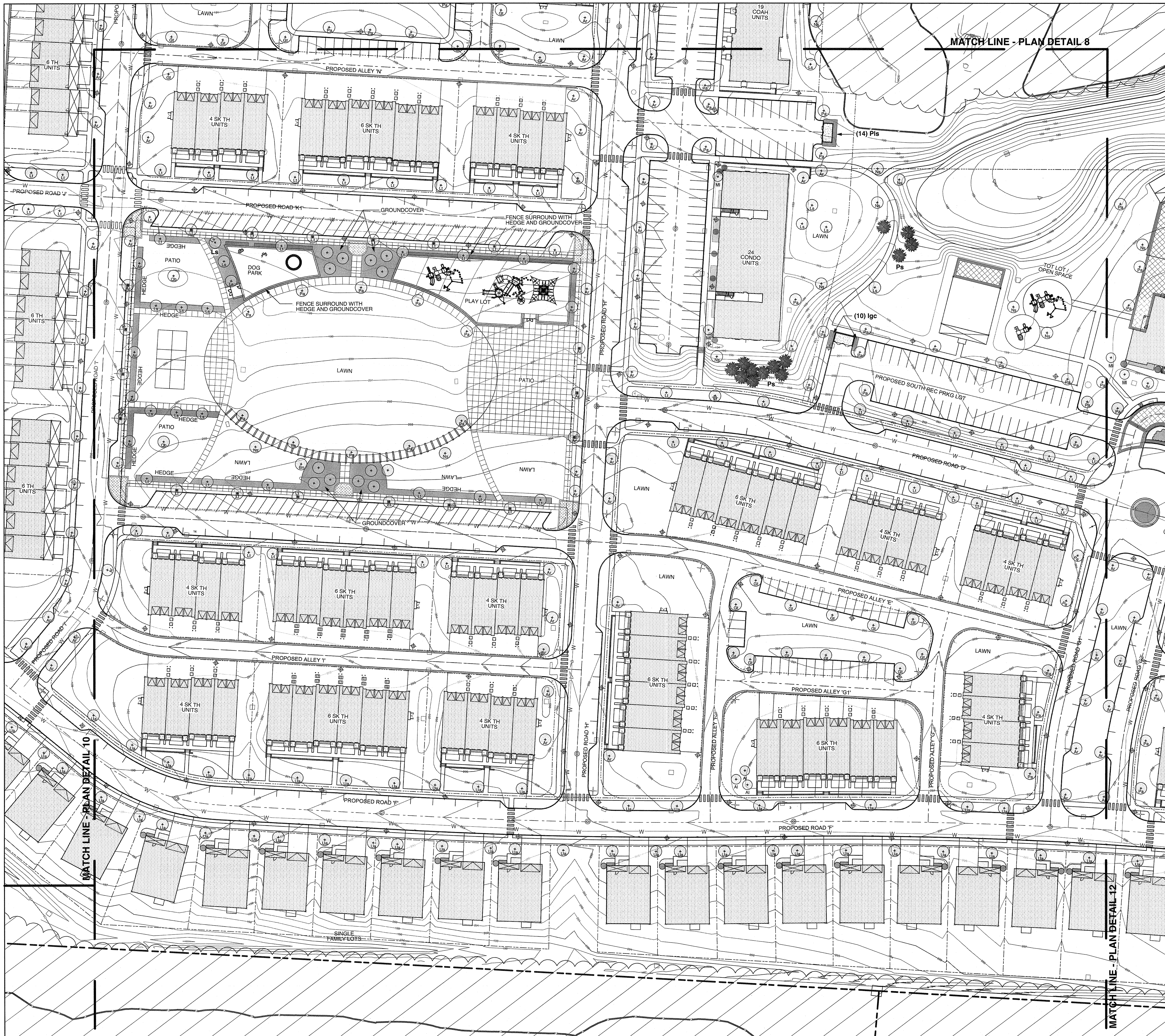
DRAWN BY: XX DATE: XX/XX/XXX			SHEET L-110	SHEET No. 11 OF 16
CHECKED BY XX DATE:XX/XX/XXXX				



0 40 80 120 FT

NJ STATE PLAN NAD 27

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LANDSCAPE PLAN DETAIL 11
OVER
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DRAWN BY: XX DATE: XX/XX/XXX			SHEET L-111	SHEET No. 12 OF 16
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LANDSCAPE PLAN DETAIL 12
OVER
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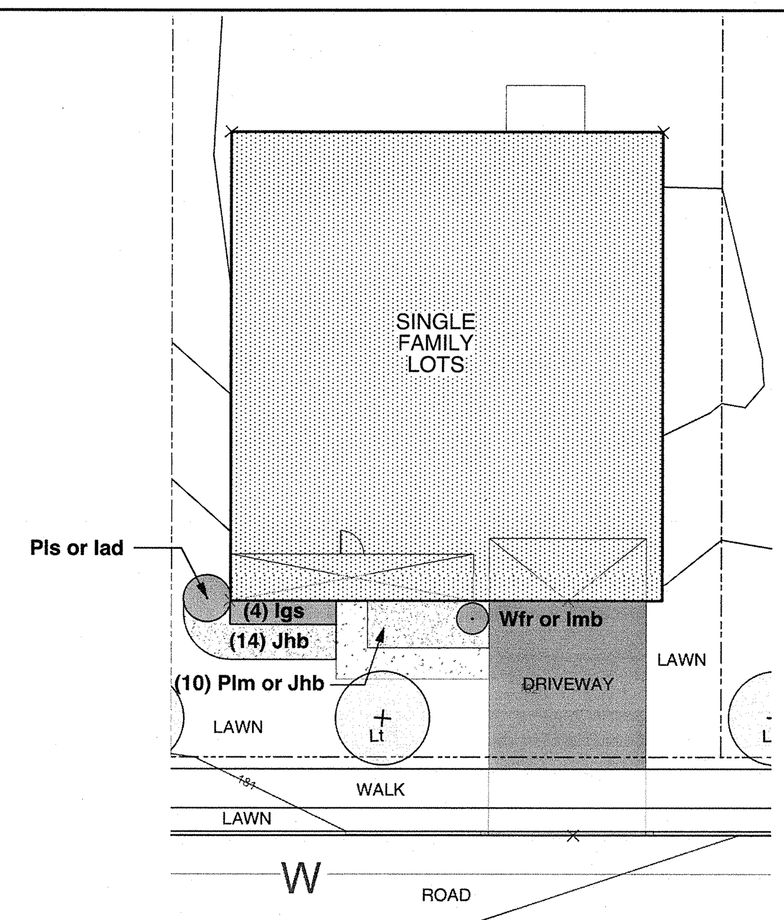
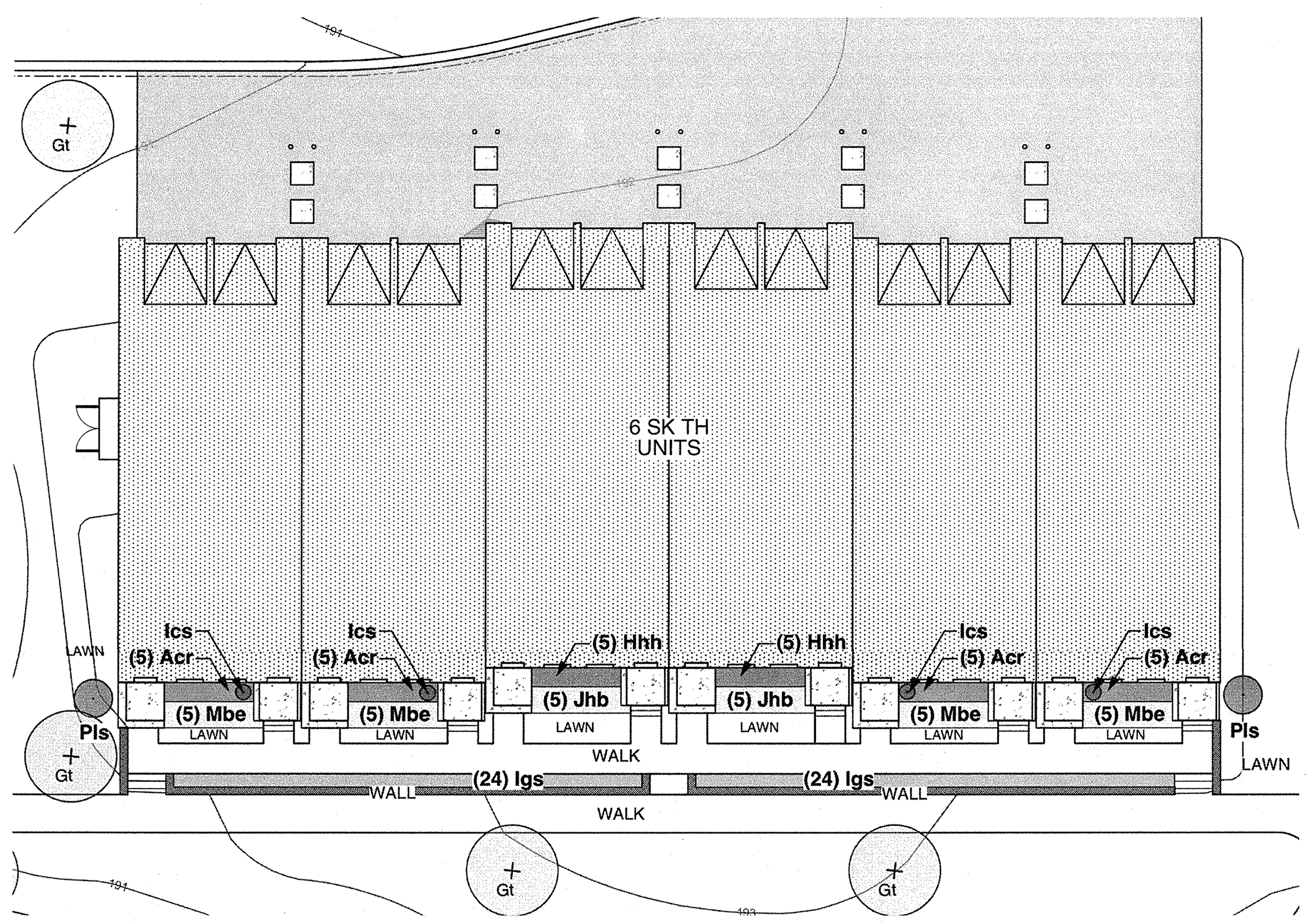
DECEMBER 16, 2020

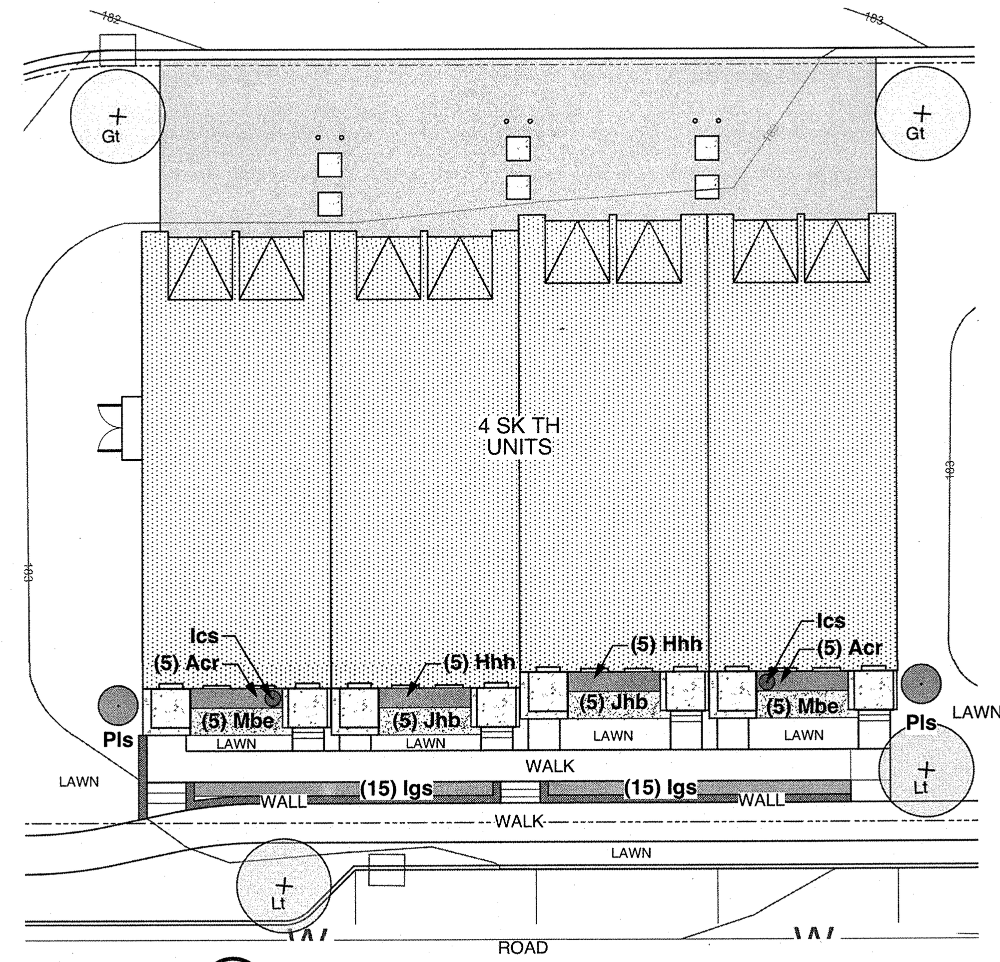
DRAWN BY: XX DATE: XX/XX/XXX CHECKED BY XX DATE:XX/XX/XXXX			SHEET L-112	SHEET No. 13 OF 16



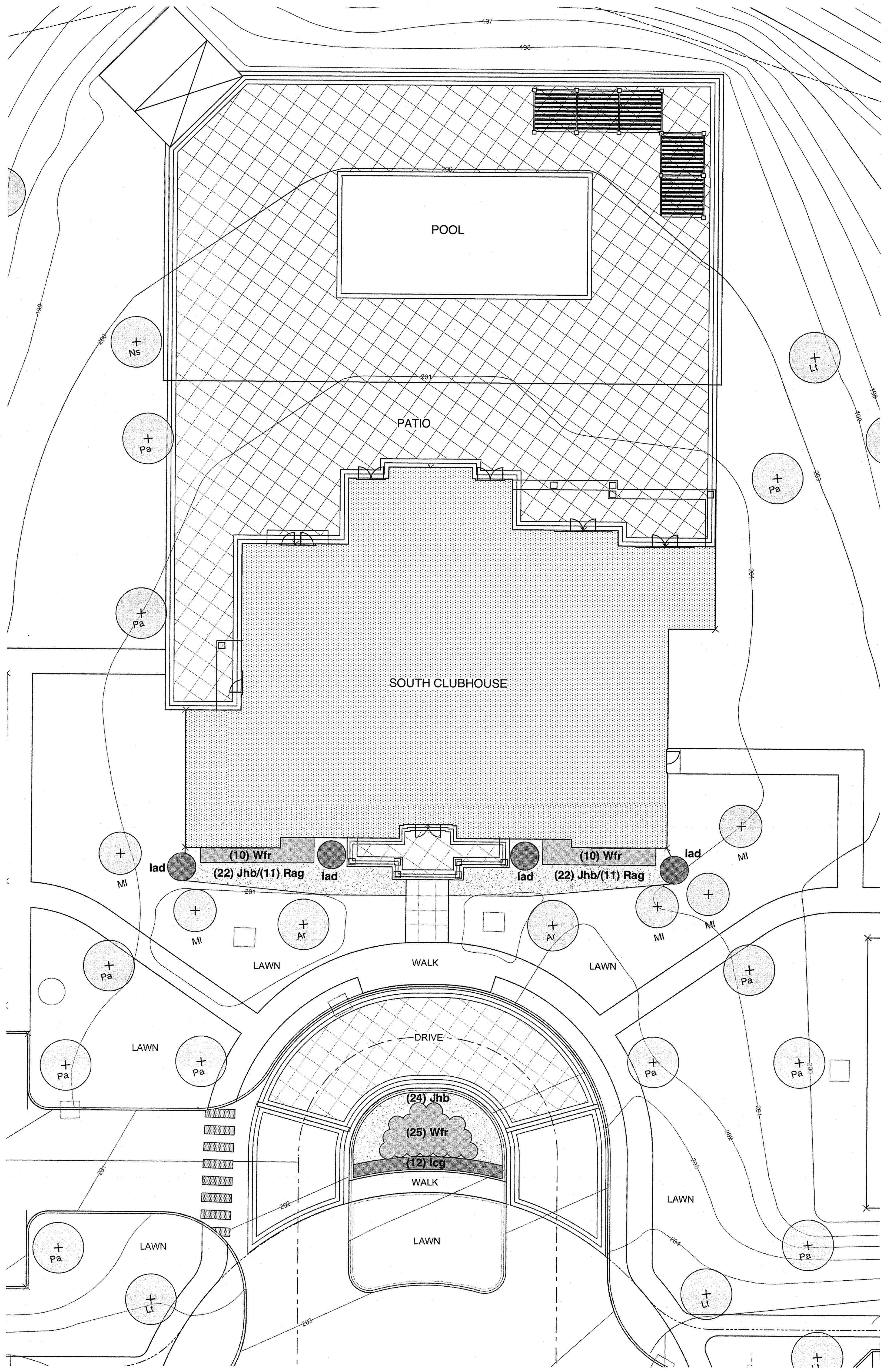
1 SINGLE FAMILY TYPICAL LANDSCAPE PLAN



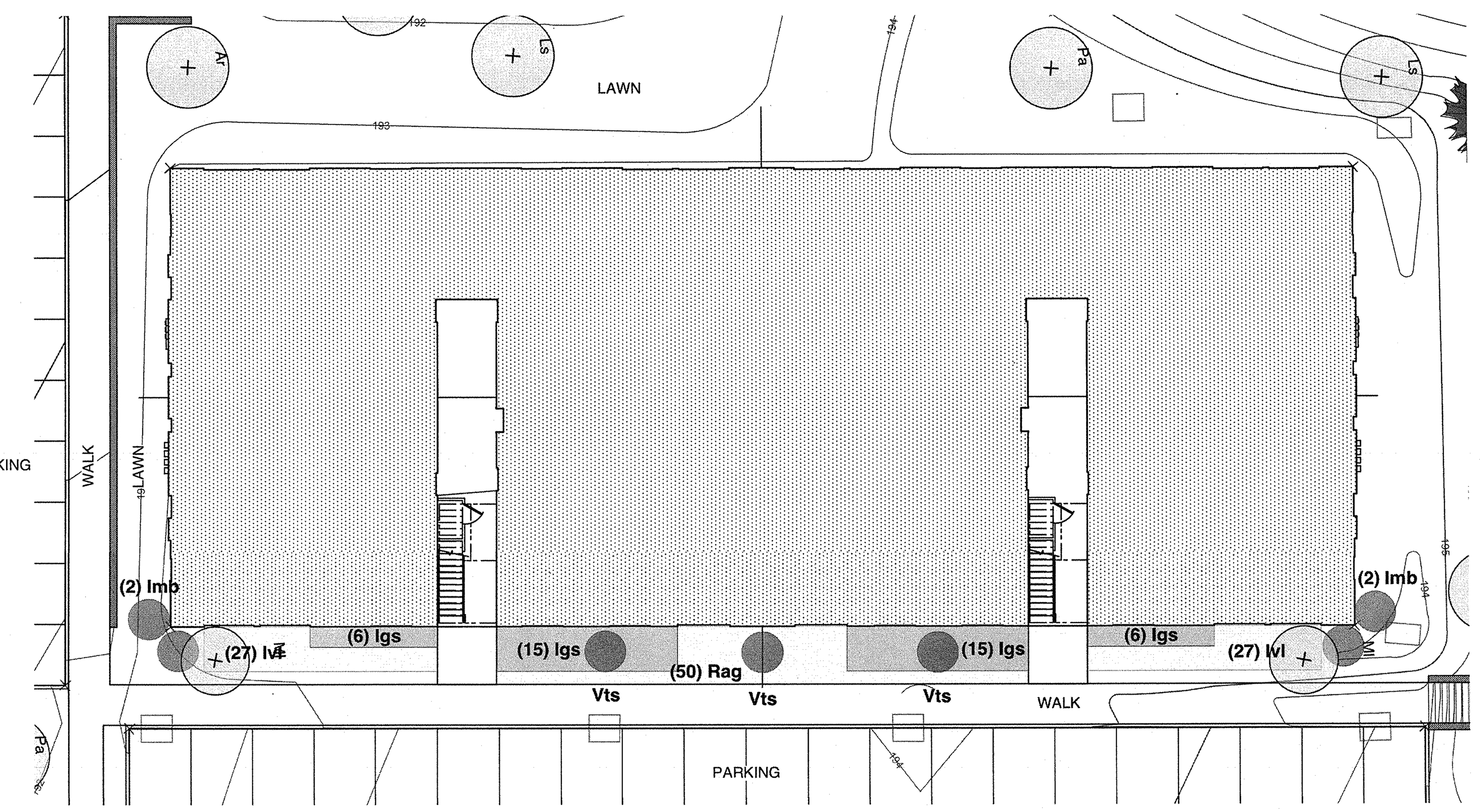
3 SK TH 6 UNIT TYPICAL LANDSCAPE PLAN



4 SK TH 4 UNIT TYPICAL LANDSCAPE PLAN



2 SOUTH CLUBHOUSE LANDSCAPE PLAN



7 APARTMENT TYPICAL LANDSCAPE PLAN

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DETAIL BUILDING PLANTING PLANS
OVER
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: 1/6" = 1'-0" | DECEMBER 16, 2020

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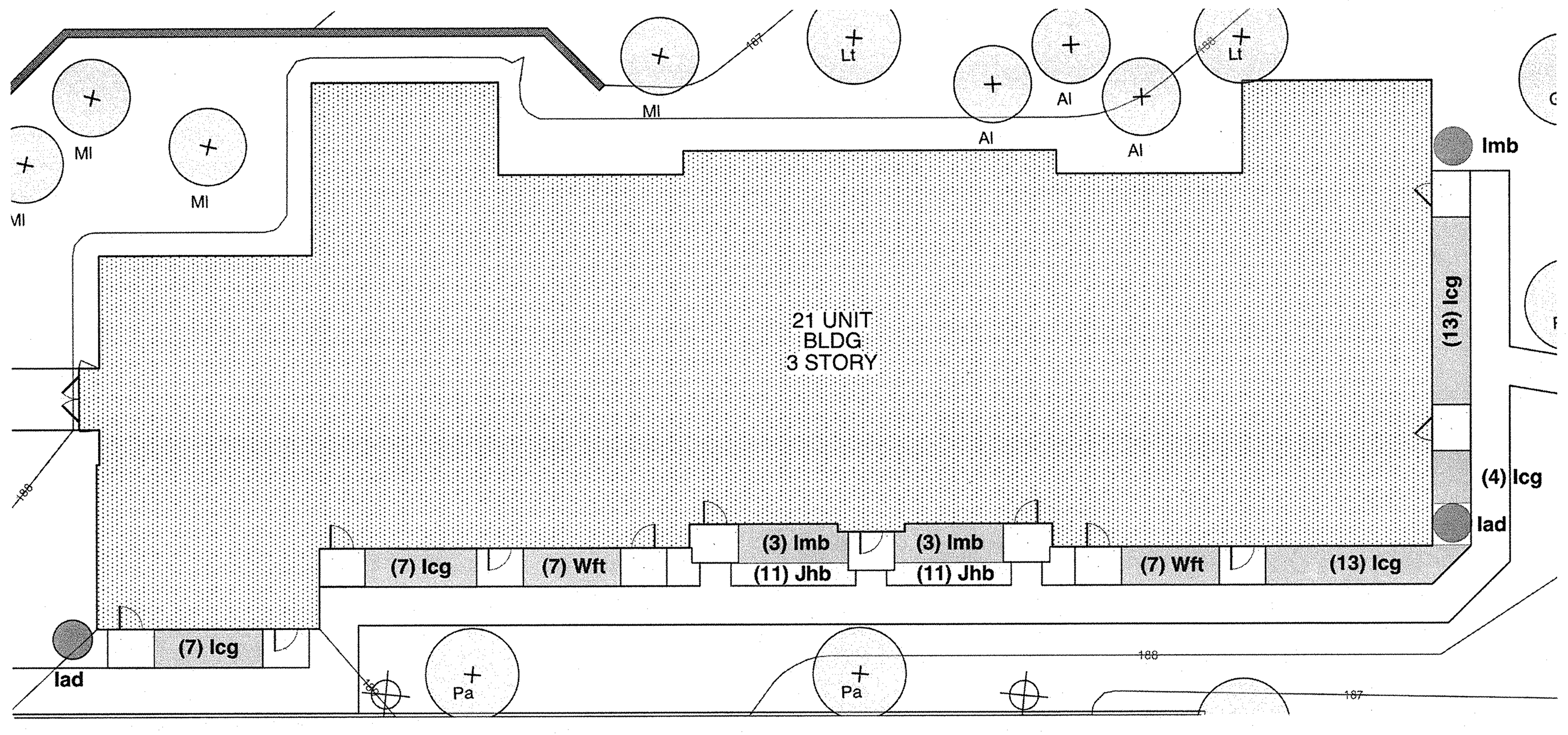
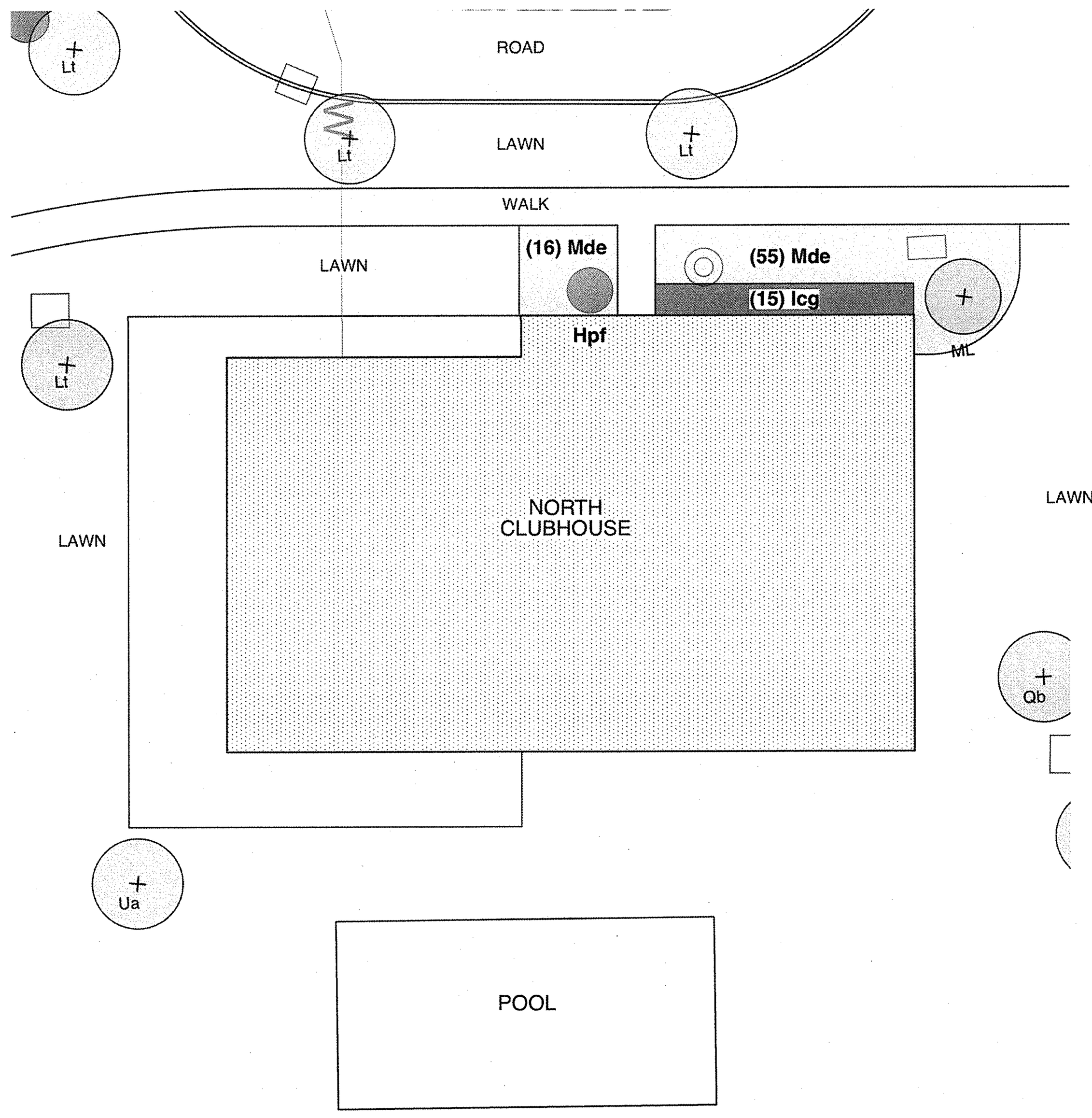
DATE: XX/XX/XXXX
CHECKED BY: XX
DATE: XX/XX/XXXX

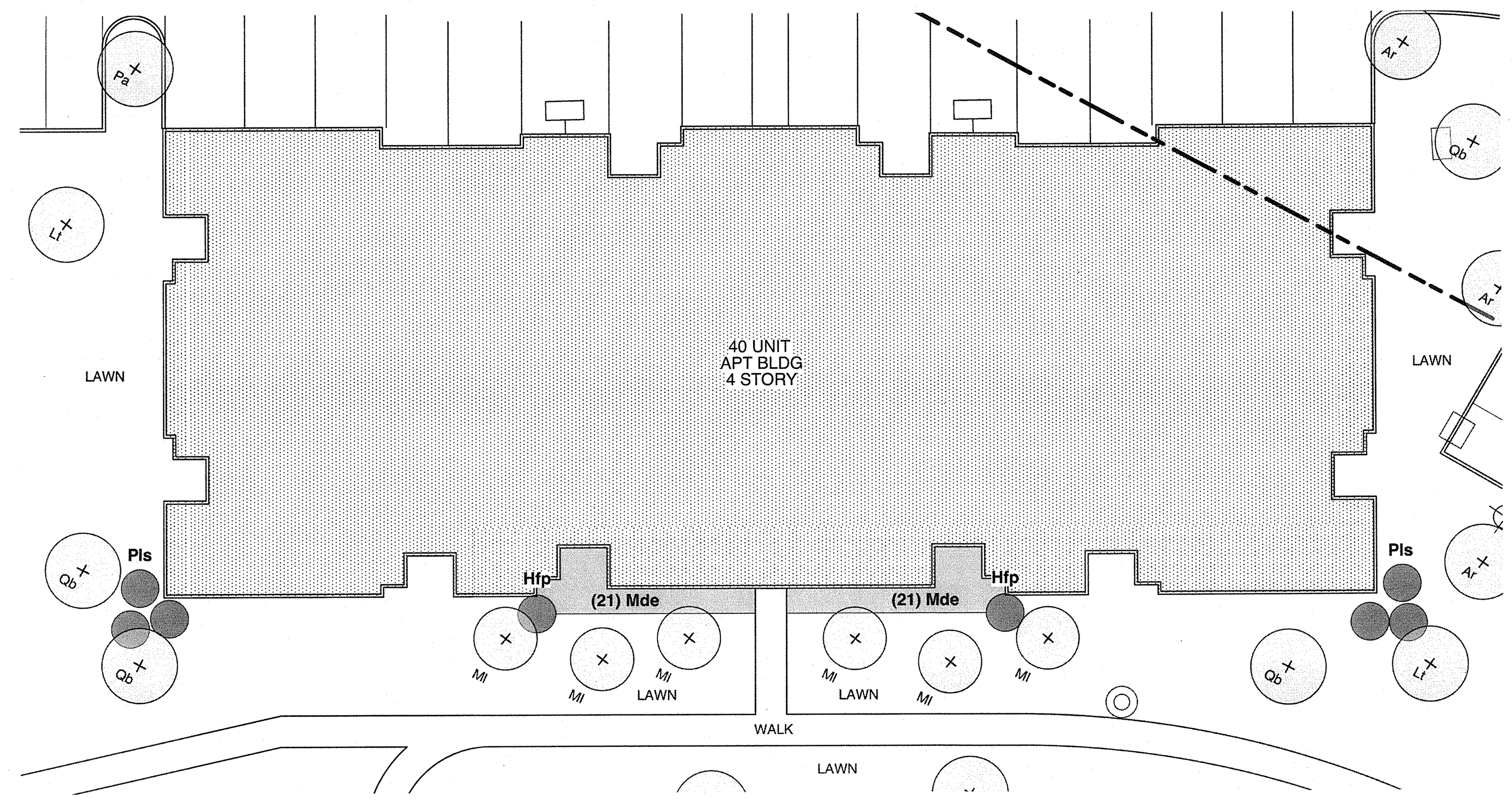
SHEET L-200
SHEET No. 14 OF 16



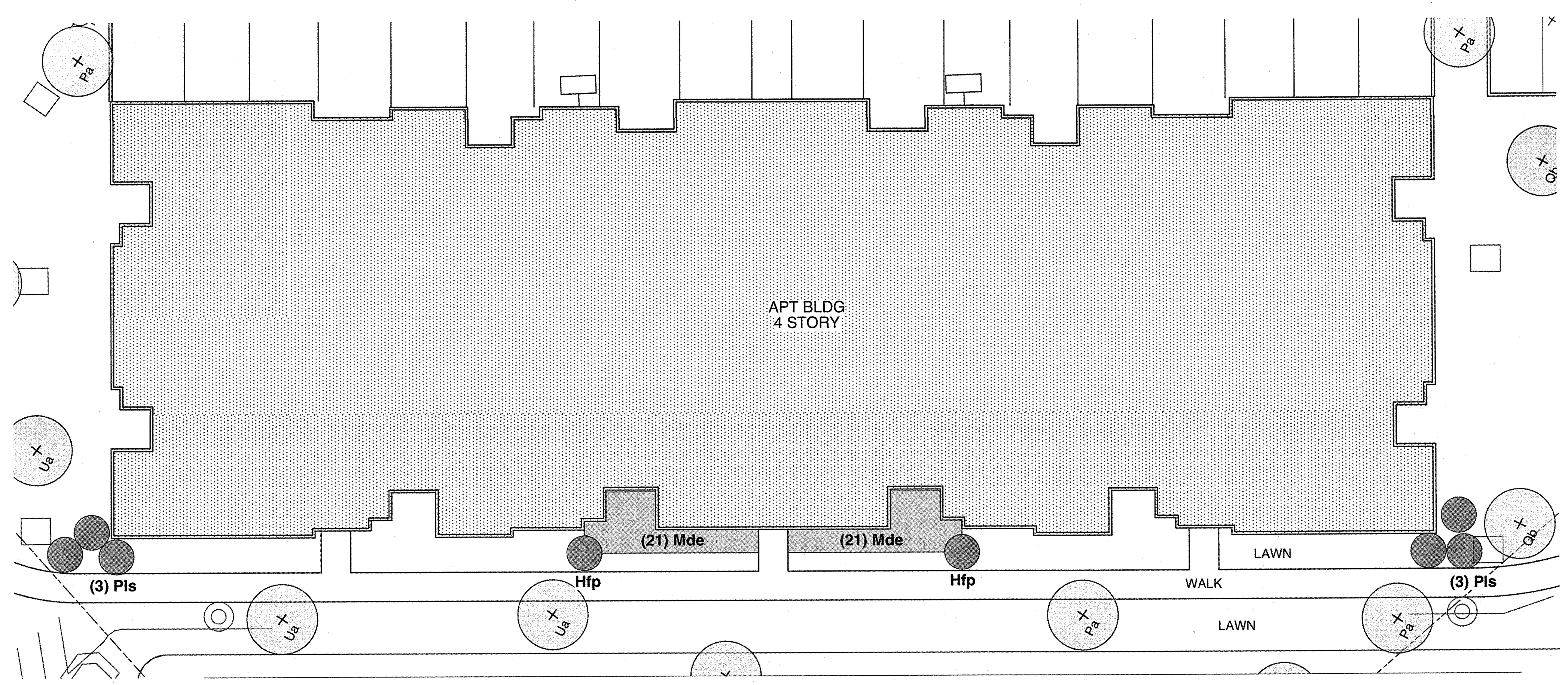
1 21 UNIT BLDG TYPICAL LANDSCAPE PLAN



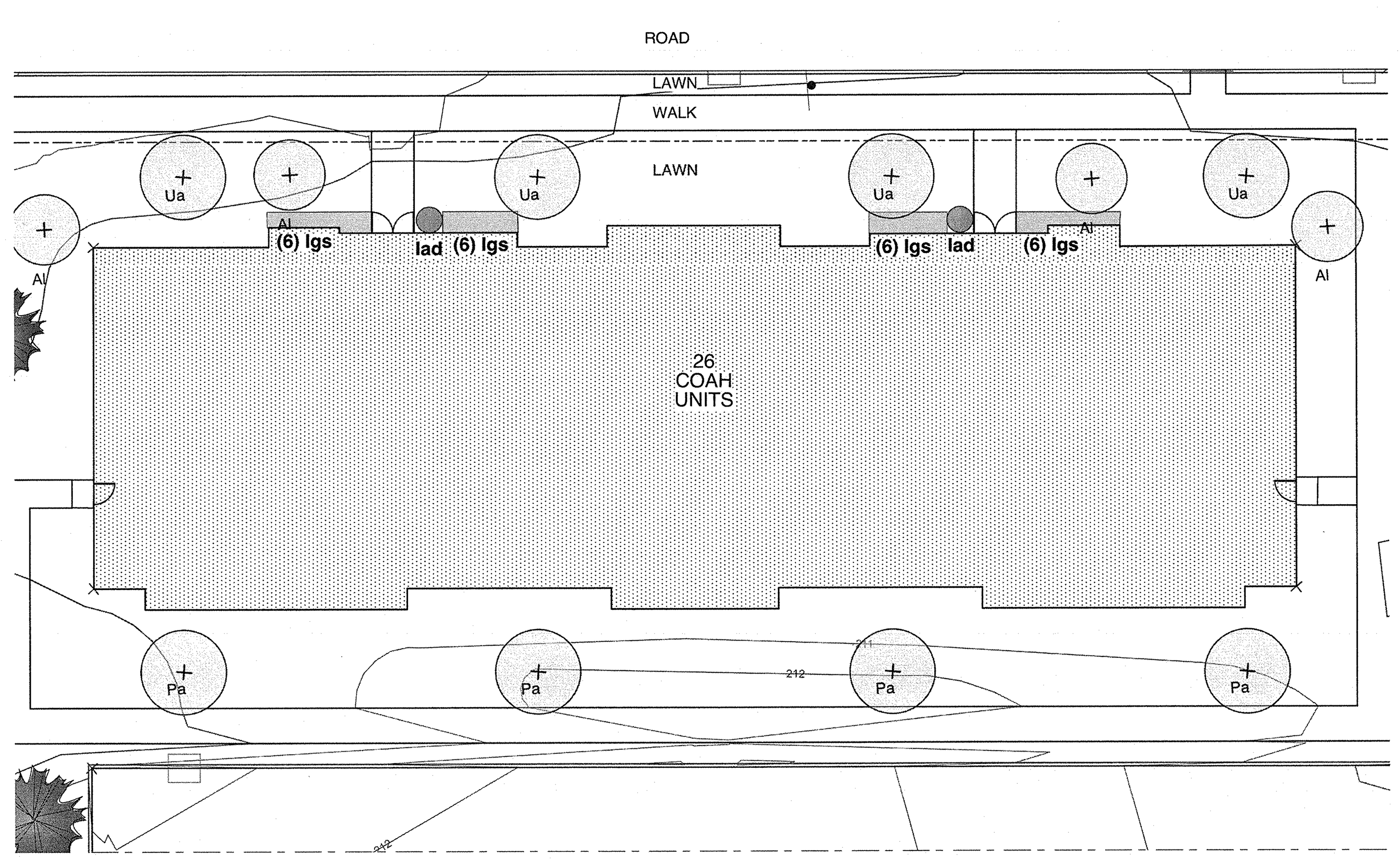
2 NORTH CLUBHOUSE LANDSCAPE PLAN



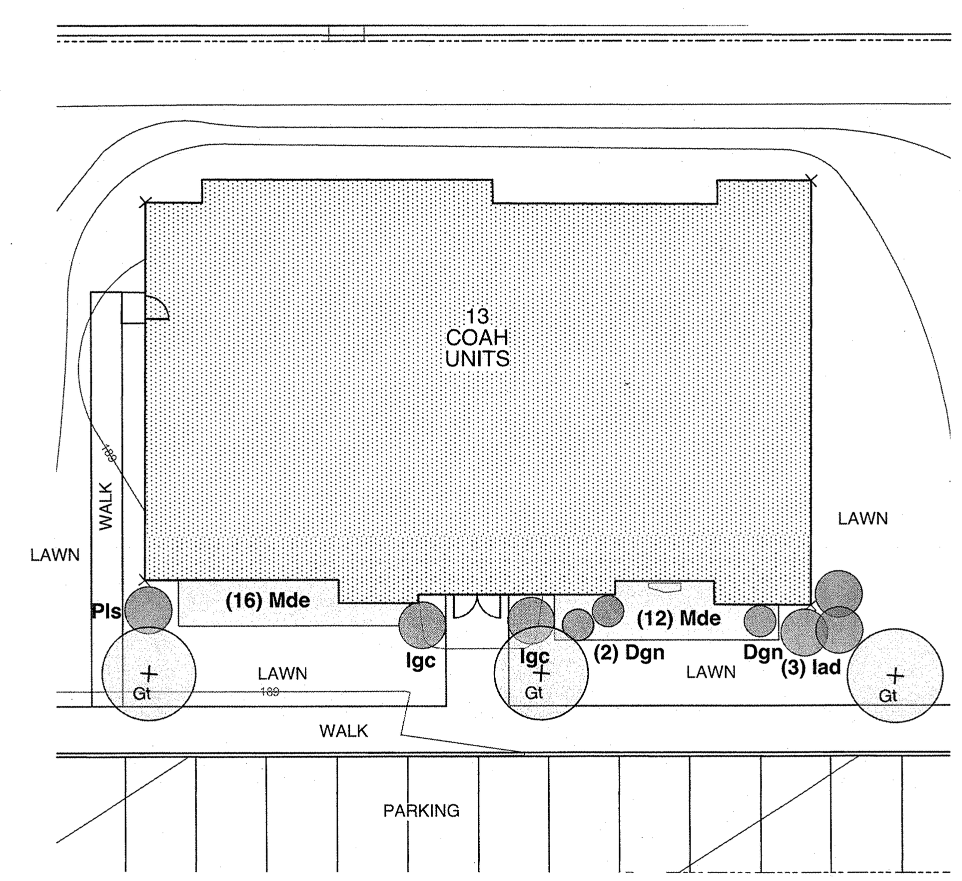
4 APT BLDG TYPICAL LANDSCAPE PLAN



5 APT BLDG TYPICAL LANDSCAPE PLAN



3 26 COAH UNIT TYPICAL LANDSCAPE PLAN



6 13 COAH UNIT LANDSCAPE PLAN

NJ STATE PLAN NAD 27

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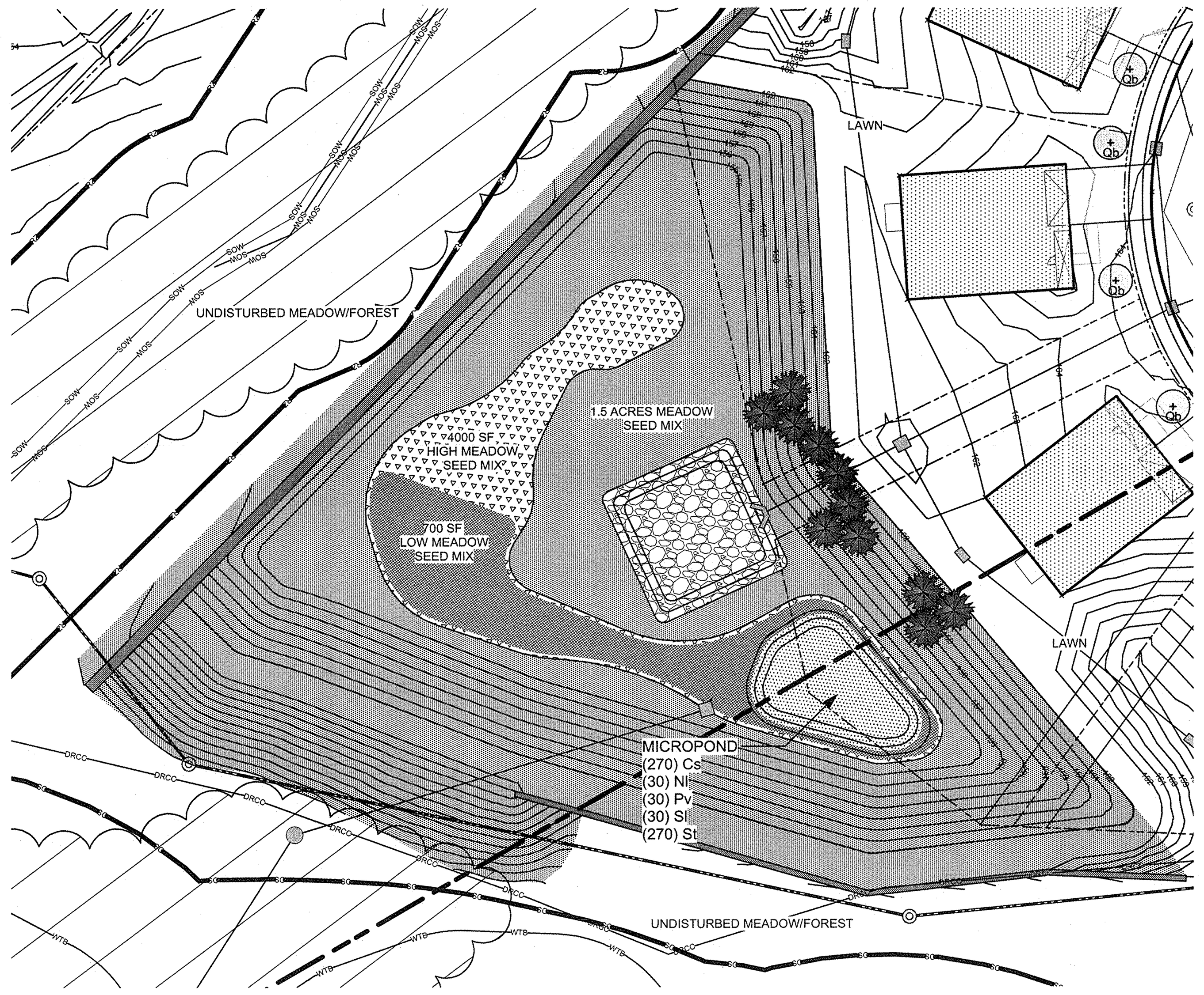
DETAIL BUILDING PLANTING PLANS
OVER
BLOCK 93, LOTS 5.01, 5.02 & 6.02 PREPARED
FOR
U.S. HOME CORPORATION d/b/a LENNAR
SITUATED IN

HOPEWELL TOWNSHIP — MERCER CO., N.J.
SCALE: 1/6" = 1'-0" — DECEMBER 16, 2020

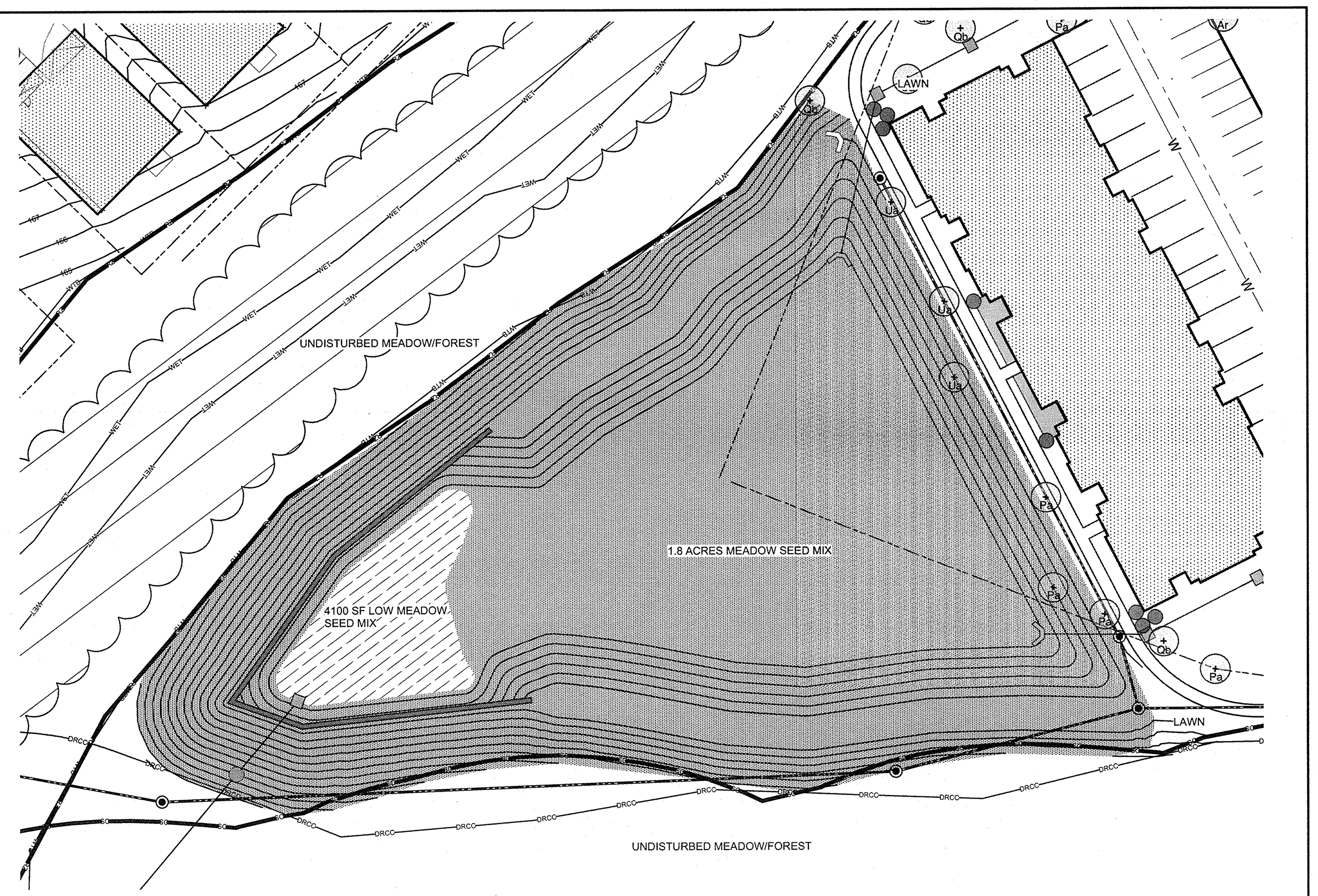
DRAWN BY: XX
DATE: XX/XX/XXX
CHECKED BY XX
DATE:XX/XX/XXXX

SHEET: L-201
SHEET No.: 15 OF 16

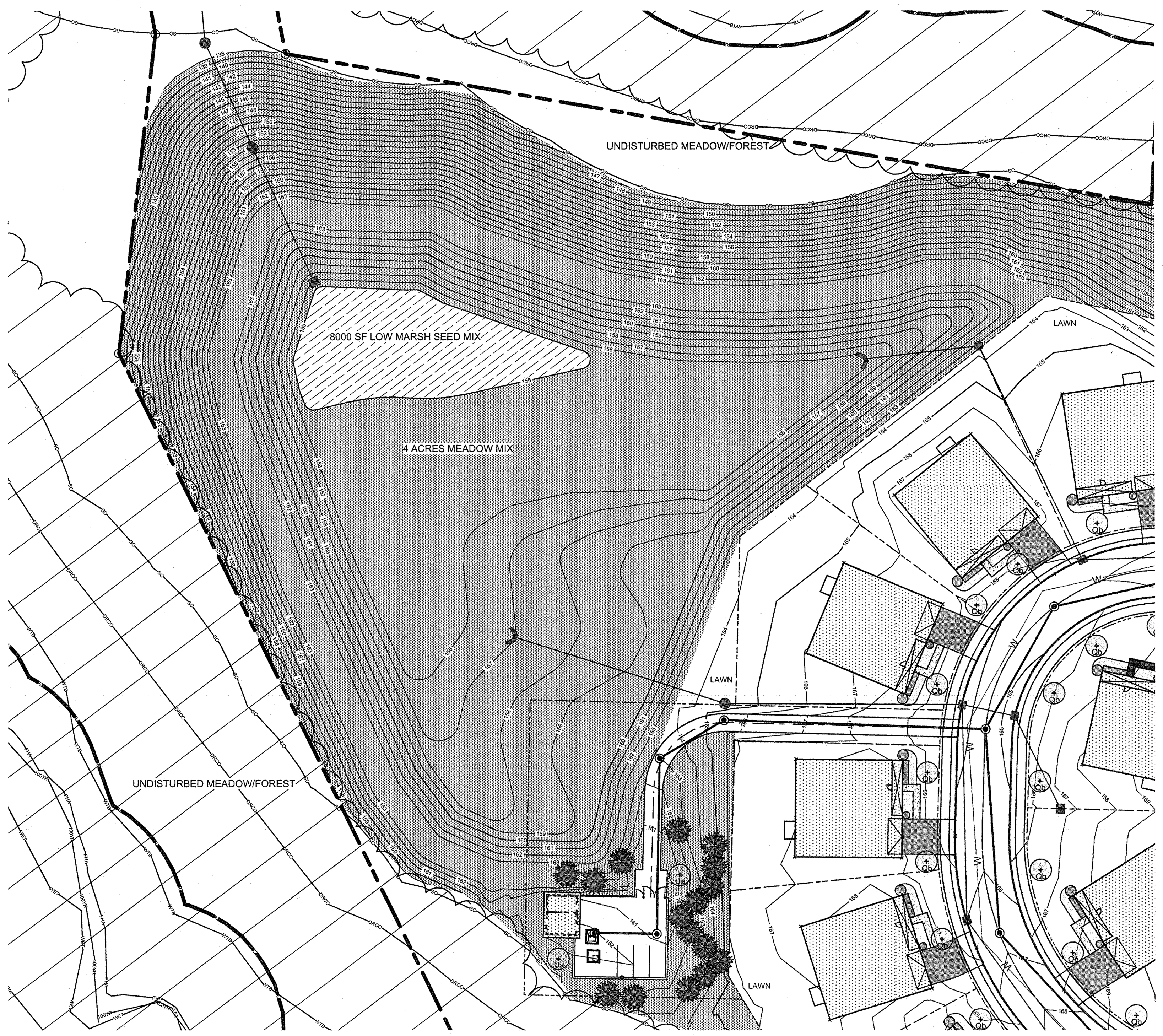
1 L-300 BASIN N-100
1"=50'-0"



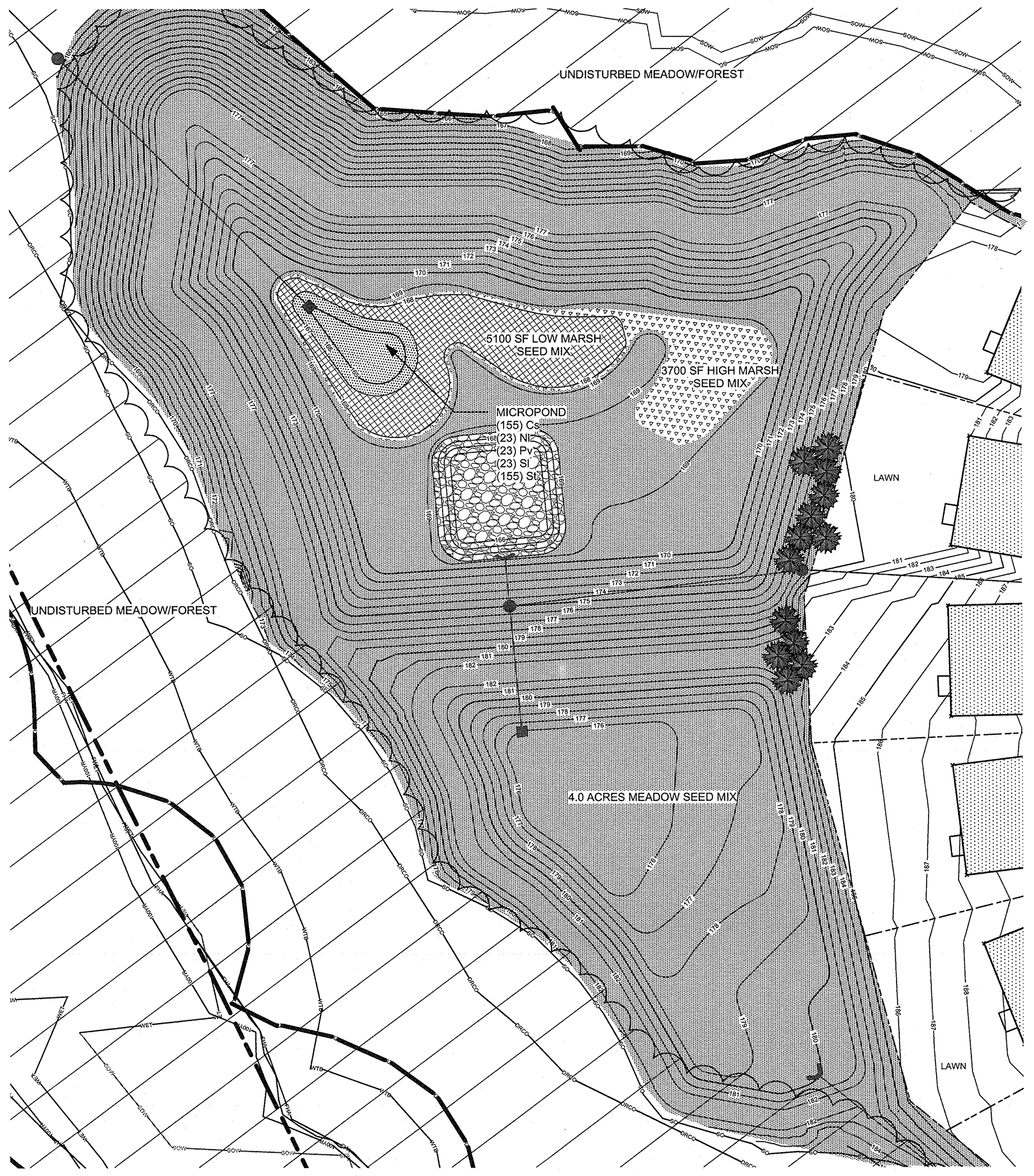
2 L-300 BASIN N-200
1"=40'-0"



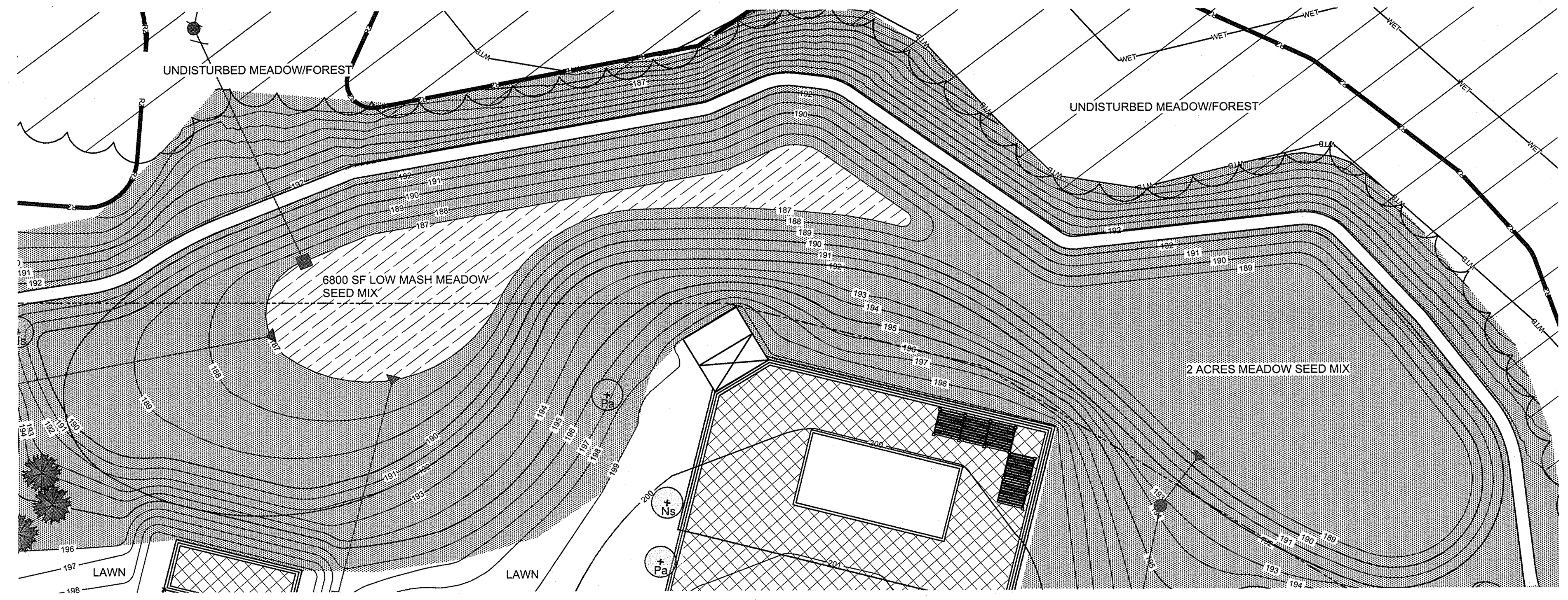
3 L-300 BASIN N-300
1"=40'-0"



4 L-300 BASIN S-100
1"=50'-0"



5 L-300 BASIN S-200
1"=50'-0"



6 L-300 BASIN S-300
1"=40'-0"

BIOBASIN PLANT SCHEDULE

MICROPOND

QTY	KEY	Botanical Name	Common Name	Notes
425	Cs	Carex stricta	Tussock Sedge	LP50 Plugs @ 12" o.c.
53	Nl	Nymphaea luteum	Yellow Waterlily	1 pt cont.
53	Pv	Peltandra virginica	Arrow arum	LP50 Plugs
53	Sl	Sagittaria lancifolia	Duck Potatoe	LP50 plugs
425	St	Scirpus tabermontanii	Softstem Bulrush	LP50 Plugs @ 12" o.c.

LOW MARSH (ERNST SEED RETENTION BASIN FLOOR MIX - ERNMX-126 @ 30 lbs/acre)

% mix		Botanical Name	Common Name	Notes
20		Panicum clandestinum 'Tioga'	Tioga Deertongue	
20		Puccinellia distans 'Fults'	Fults Alkaligrass	
18		Elymus virginicus 'Madison'	Madison Virginia Wildrye	
15		Agrostis stolonifera	Creeping Bentgrass	
15		Poa palustris	Fowl Bluegrass	
10		Carex vulpinoidea	Fox Sedge	
1		Carex scoparia	Blunt Broom Sedge	
1		Juncus effusus	Soft Rush	

HIGH MARSH & MEADOW (ERNST RAIN GARDEN GRASS MIX - ERNMX-180-1 @ 30 lbs/acre)

% mix		Botanical Name	Common Name	Notes
31		Schizachyrium scoparium	Little Bluestem	
20		Panicum clandestinum 'Tioga'	Tioga Deertongue	
20		Carex vulpinoidea	Fox Sedge	
20		Elymus virginicus 'Madison'	Madison Virginia Wildrye	
5		Chasmanthium latifolium	River Oats	
2.5		Panicum rigidulum	Redtop Panicgrass	
0.5		Carex scoparia	Blunt Broom Sedge	
0.3		Juncus effusus	Soft Rush	
0.3		Juncus tenuis	Path Rush	

Know what's **below.** **Call** before you dig.

GENERAL BMP NOTES

1. PLANT TREES AND SHRUBS AT LEAST 15 FEET FROM A DAM'S TOE OF SLOPE.
2. DO NOT PLANT TREES OR SHRUBS KNOWN TO HAVE LONG TAPROOTS WITHIN THE VICINITY OF EARTH DAMS OR SUBSURFACE DRAINAGE FACILITIES.
3. PLANT TREES AND SHRUBS AT LEAST 15 FEET FROM PERFORATED PIPES.
4. PLANT TREES AND SHRUBS AT LEAST 25 FEET FROM A RISER STRUCTURE.
5. PROVIDE 15-FOOT CLEARANCE FROM A NON-CLOGGING, LOW FLOW ORIFICE.

NJ STATE PLAN NAD 27

SEE SHEET 1 FOR NOTES AND REFERENCES

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY

12/16/20
DATE OF SIGN.

STEPHEN A. LEDERACH
N.J. PROFESSIONAL LANDSCAPE ARCHITECT AS000717

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BMP DETAIL PLANTING PLANS
OVER
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: AS NOTED — DECEMBER 16, 2020

DRAWN BY: XX
DATE: XX/XX/XXX
CHECKED BY XX
DATE:XX/XX/XXXX

SHEET L-300 — SHEET No. 16 OF 16