



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK:

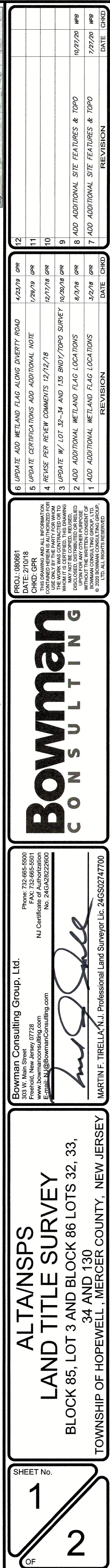
LOT:

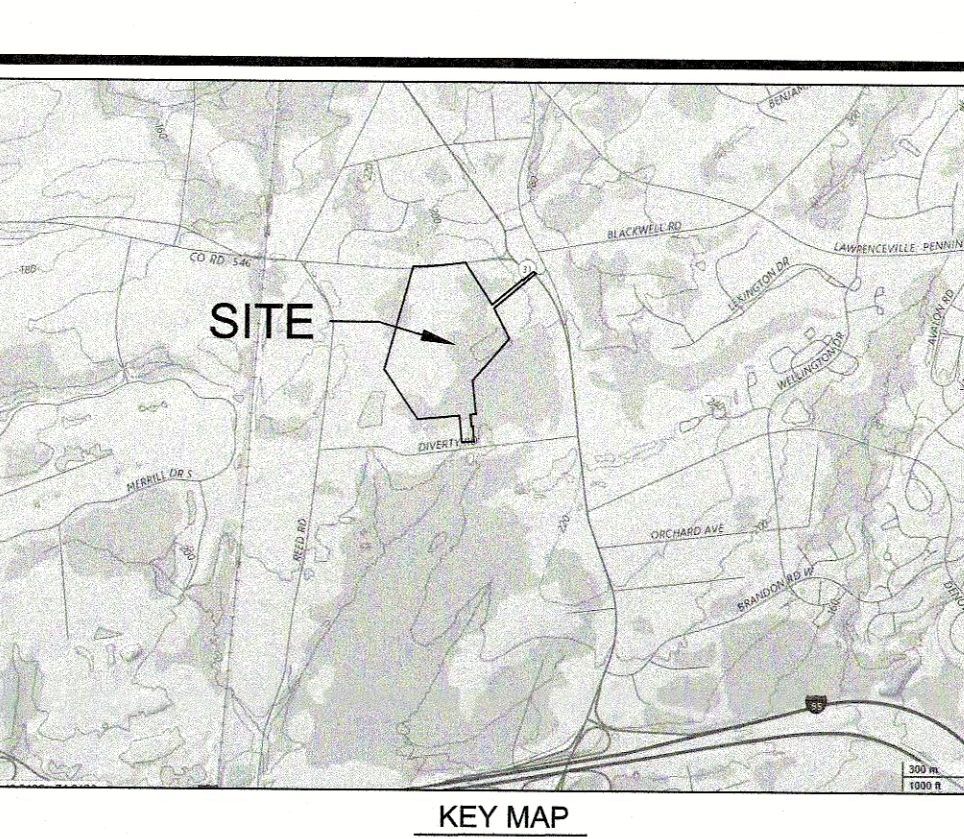
ADDRESS:

PROJECT NAME:

PLANS

Part 1 - Survey and Subdivision





N.J. STATE HIGHWAY ROUTE 31
A.K.A. ROUTE 30, A.K.A. PENNINGTON ROAD)
(VARIABLE WIDTH R.O.W.)

DETAIL "A" DIVERTY ROAD WETLAND POINTS

SCALE 1"=30'

13.5'±

1 STY FRAME
FF=204.69

18.4'±

2 STY FRAME
FF=205.30

LOT 30.01 BLOCK 86
N/F KONDA
KUMMARAPURUGU
(D.B. 6180 PG. 812)

SURVEY LEGAL DESCRIPTION
(LOT 32 AND 33, S&D 86.)

BEING IN THE TOWNSHIP OF HERVEY, COUNTY OF MESEUR AND STATE OF NEW JERSEY BEING A PART OF THE LOT 32 AND 33, AS SHOWN ON A MAP OF OVERLY ROAD, BEING THE HERVEY COUNTY CLERK'S OFFICE OF MAY 20, 1927 AS MAP 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1

TITLE REPORT LEGAL DESCRIPTION

(LOT 34 AND LOT 35 IN BLOCK CROWNED LOT)

BEND KNOWN AND DESIGNATED AS LOTS 34 AND 130 ON A MAP OR PLAN OF DIVERTY ROAD TRACT, FOLIO 86 IN THE WISCONSIN COUNTY CLERK'S OFFICE NO. 107, 2027 AS MAP NO. 526, BEING TAX LOT 34 AND LOT 35 BEING 66' 00" BY 130' 00" IN AREA DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF DIVERTY ROAD, DISTANT 1400.42 FEET WESTWARD FROM THE INTERSECTION OF THE SAID LINE OF DIVERTY ROAD WITH THE WESTERLY LINE OF THE SOUTHWEST CORNER ROAD, SHOWN ON A PLAN OF DIVERTY ROAD TRACT RUNNING THENCE

1. SOUTH 83° 20' 37" WEST, ALONG THE NORTHERLY LINE OF DIVERTY ROAD, 50 FEET TO A POINT, THENCE

2. NORTH 08° 59' 23" EAST, PASSING ALONG THE EASTERLY LINE OF LOT #35 ON PLAN OF DIVERTY ROAD TRACT, 341.03 FEET TO A POINT, THENCE

3. NORTH 88° 14' 25" WEST, 27.75 FEET TO A POINT, THENCE

4. NORTH 36° 25' 47" EAST, 413.84 FEET TO A POINT, THENCE

5. NORTH 08° 59' 27" EAST, 618.44 FEET TO A POINT, THENCE

6. SOUTH 82° 24' 33" WEST, 70 FEET TO A POINT, THENCE

7. SOUTH 88° 14' 25" WEST, 89.95 FEET TO THE POINT, THENCE

8. SOUTH 08° 59' 27" EAST, PASSING ALONG THE WESTERLY LINE OF LOT #33 ON SAID DIVERTY ROAD TRACT PLAN, 341.03 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=80'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 80, 160, and 320, followed by the unit 'ft.'.

V:\080661 - Zoltz Parcel Residential-Hopewell_Twp\Survey\CAD\080661-PRELIMINARY PLAT-COVER.dwg 12/03/20 12:51:45PM, w:\blanchard, LAYOUT: NO PLAT

Curve Table				
Curve #	Radius	Length	Chord	Chord Length
C1	24.00'	37.70'	N52° 53' 35"W	33.94'
C2	24.00'	38.56'	N38° 06' 07"E	34.54'
C3	24.00'	36.84'	S51° 51' 53"E	33.33'
C4	24.00'	37.70'	S37° 06' 25"W	33.94'
C5	24.00'	37.70'	N52° 53' 35"W	33.94'
C6	24.00'	21.59'	N17° 52' 39"E	20.87'
C7	58.00'	12.09'	S37° 40' 31"W	12.07'
C8	24.00'	21.88'	N68° 02' 29"E	21.13'
C9	24.00'	36.94'	S51° 51' 53"E	33.33'
C10	24.00'	37.70'	S37° 06' 25"W	33.94'
C11	249.00'	45.50'	N57° 49' 08"E	45.43'
C12	501.00'	172.25'	S72° 26' 03"W	171.40'
C13	24.00'	38.56'	N38° 06' 07"E	34.54'
C14	50.00'	78.54'	S37° 06' 25"W	70.71'
C15	24.00'	37.70'	N37° 06' 25"E	33.94'
C16	34.00'	28.08'	N31° 33' 12"W	27.29'
C17	167.00'	19.34'	N85° 25' 43"E	19.33'
C18	983.00'	9.63'	S88° 27' 57"W	9.63'
C19	2894.90'	167.11'	N83° 45' 38"E	167.09'
C20	34.00'	28.07'	S15° 45' 14"W	27.28'

Curve Table				
Curve #	Radius	Length	Chord	Chord Length
C21	1.00'	0.42'	N04° 06' 19"E	0.42'
C22	14.00'	5.86'	S04° 06' 25"W	5.82'
C23	24.00'	21.59'	S33° 39' 49"E	20.87'
C24	58.00'	127.88'	N03° 43' 46"E	103.51'
C25	24.00'	21.98'	S40° 40' 44"W	21.20'
C26	474.00'	322.02'	S04° 59' 50"E	315.86'
C27	226.00'	66.48'	N16° 01' 59"W	66.24'
C28	326.00'	109.42'	N02° 00' 31"E	108.90'
C29	274.00'	91.96'	S02° 00' 31"W	91.53'
C30	149.00'	10.27'	S09° 34' 53"E	10.27'
C31	136.00'	82.60'	N05° 50' 32"E	81.33'
C32	84.00'	51.02'	S05° 50' 32"W	50.23'
C33	201.00'	13.86'	S09° 34' 53"E	13.85'
C34	326.00'	109.42'	S02° 00' 31"W	108.90'
C35	24.00'	45.42'	N42° 35' 49"W	38.94'
C36	93.00'	103.09'	S65° 03' 37"E	97.90'
C37	24.00'	37.70'	N78° 18' 12"W	33.94'
C38	24.00'	34.03'	N16° 04' 46"E	31.25'
C39	526.00'	358.06'	S05° 02' 11"E	351.19'
C40	24.00'	46.20'	N40° 41' 08"W	39.39'

Curve Table				
Curve #	Radius	Length	Chord	Chord Length
C41	449.00'	153.99'	S72° 24' 26"W	153.20'
C42	301.00'	85.34'	N70° 42' 25"E	85.05'
C43	14.00'	21.99'	N52° 53' 35"W	19.80'
C44	14.00'	22.49'	N38° 06' 07"E	20.15'
C45	24.00'	16.65'	S27° 46' 11"E	16.32'
C46	24.00'	17.51'	S13° 00' 43"W	17.13'
C47	24.00'	17.51'	N28° 47' 54"W	17.13'
C48	24.00'	18.38'	N14° 02' 26"E	17.83'
C49	14.00'	21.49'	S51° 51' 53"E	19.44'
C50	14.00'	21.99'	N52° 53' 35"W	19.80'
C51	34.00'	54.63'	N38° 06' 07"E	48.94'
C52	24.04'	17.47'	S26° 52' 13"E	17.09'
C53	10.00'	15.71'	N52° 53' 35"W	14.14'
C54	10.00'	15.71'	S37° 06' 25"W	14.14'
C55	173.00'	14.03'	S35° 42' 08"E	14.03'
C56	313.00'	94.36'	N71° 13' 17"E	94.01'
C57	437.00'	143.66'	S72° 00' 09"W	143.02'
C58	19.00'	29.85'	N38° 10' 57"E	26.87'
C59	93.00'	50.86'	S57° 45' 38"E	50.22'
C60	93.00'	25.00'	N81° 07' 42"W	24.83'

Curve Table				
Curve #	Radius	Length	Chord	Chord Length
C61	93.00'	12.96'	S87° 10' 33"W	12.95'
C62	10.00'	15.71'	S52° 53' 35"E	14.14'
C63	63.00'	25.11'	N86° 28' 35"W	24.94'
C64	37.00'	28.14'	N83° 09' 10"E	27.47'
C65	63.00'	47.80'	N83° 12' 16"E	46.66'
C66	37.00'	14.75'	N86° 28' 35"W	14.65'
C67	10.00'	15.71'	S37° 06' 25"W	14.14'
C68	14.00'	21.99'	S37° 06' 25"W	19.80'
C69	24.00'	17.51'	S13° 00' 43"W	17.13'
C70	24.00'	20.19'	S58° 00' 43"W	19.80'
C71	24.00'	20.19'	S71° 44' 29"E	19.80'
C72	526.00'	67.61'	S20° 51' 19"E	67.57'
C73	449.00'	6.34'	S81° 49' 31"W	6.34'
C74	93.00'	14.27'	S37° 41' 57"E	14.26'

- LEGEND
- LOT 1 DENOTES NEWLY ASSIGNED LOT NUMBER
- (NR) DENOTES NON-RADIAL LOT LINE
- MF DENOTES MULTIFAMILY LOT
- DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT
- ⊙ DENOTES PROPOSED OUTBOUNDS CAPPED REBAR
- DENOTES PROPOSED OUTBOUND CONCRETE MONUMENT
- NOTE: EACH PROPOSED MONUMENT SHALL BE SUBJECT TO A 5 FOOT RADIUS SURVEY EASEMENT AS DESCRIBED IN THE NEW JERSEY "MAP FILING LAW".
- MONUMENT FOUND
- IRON PIPE FOUND

Setback lines and dimensions shown hereon are at minimum distances in accordance with current minimum ordinance requirements. Actual dimensions may vary based on dwelling height and location.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 02/10/2018 AND REVISED TO 07/27/2020 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW".

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

MERCER COUNTY PLANNING BOARD

THIS PLAN IS HEREBY APPROVED BY THE MERCER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE MERCER COUNTY PLANNING BOARD.

MUNICIPAL ENGINEER'S CERTIFICATION

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, WHO HEREBY CONSENT TO THE FILING THEREOF.

(OWNER) US HOME CORPORATION (ADDRESS) *****

BY: NAME: DATE:

MUNICIPAL CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1980 AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE MERCER COUNTY CLERK'S OFFICE BY THE PLANNING BOARD OF THE TOWNSHIP OF HOPEWELL.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED 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 AS DESIGNATED AND SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE HIGHWAYS, STREETS, LANES OR ALLEYS AS SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

MARTIN F. TIRELLA
PROFESSIONAL LAND SURVEYOR LIC. NO. 24GS02747700

MARTIN F. TIRELLA
PROFESSIONAL LAND SURVEYOR LIC. NO. 24GS02747700

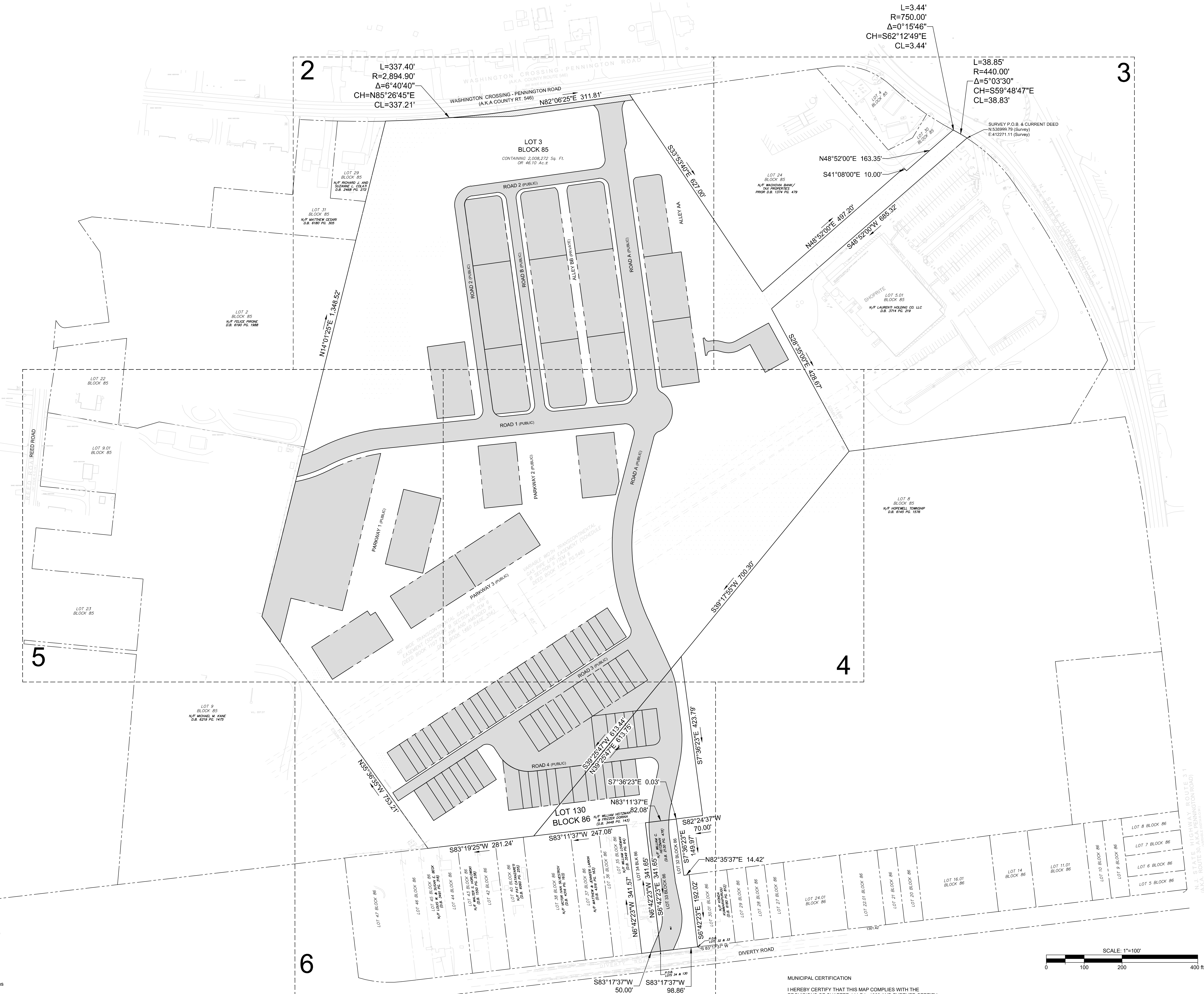
CHAIRMAN DATE

MUNICIPAL ENGINEER DATE

BY: NAME: DATE:

PLANNING BOARD SECRETARY DATE

MUNICIPAL CLERK DATE



SCALE: 1"=100'

0 100 200 400 ft.

PRELIMINARY AND FINAL PLAT

LENNAR-ZAITZ PARCEL HOPEWELL TOWNSHIP

BLOCK 85, LOT 3 & BLOCK 86, LOTS 32, 33, 34 & 130

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET NO.

1

OF

6

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
Friedrich, New Jersey 07728
Phone: 732-666-5000
Fax: 732-666-5001
E-mail: N.J.BowmanConsulting.com

N.J. Certificate No. 24GS02747700
Professional Seal No. 24GS02747700

MARTIN F. TIRELLA, N.J. Professional Land Surveyor Lic. 24GS02747700

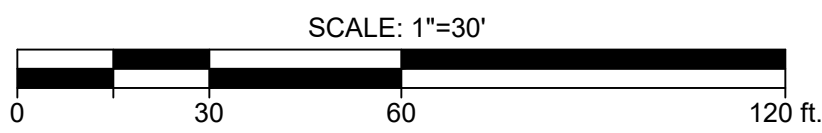
PROJ. 080661
CHKD. 12/03/2020

1 2 3 4 5 6

REVISION DATE (CHKD)

1 2 3 4 5 6 7

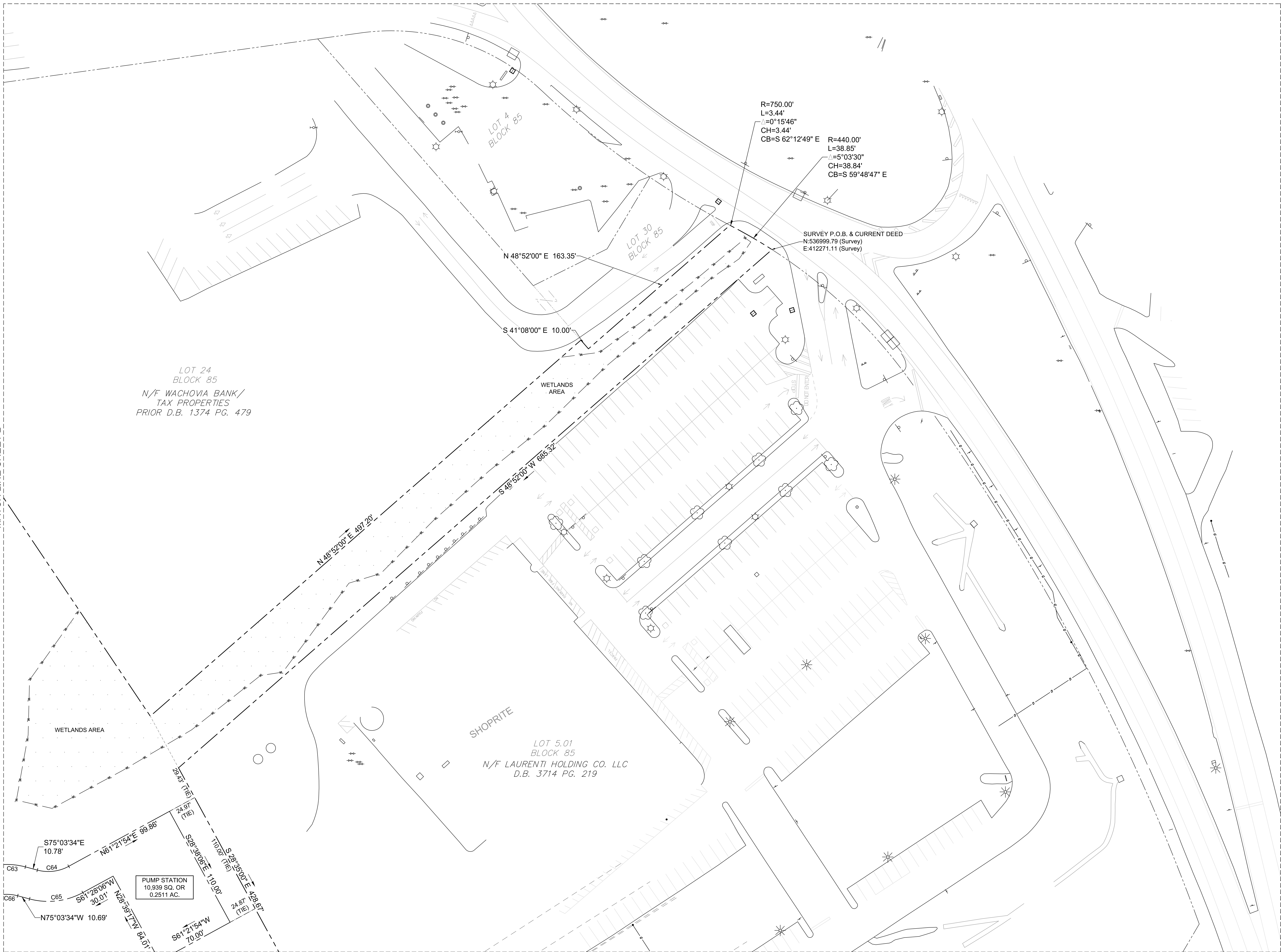
REVISION DATE (CHKD)



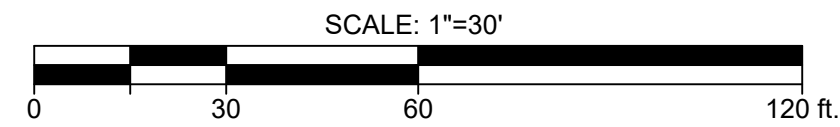
6MP 100.0V1-R 5533X

V:\080661 - Zoltz Parcel Residential-Hopewell_Twp\080661-01-002 (SUR) - Lennar-Zoltz Parcel Res-Hopewell_Twp\Survey\CAD\080661-PRELIMINARY PLAT.dwg 12/03/20 12:46:24PM wborchard, layout SHEET-3

MATCH LINE SHEET 2



MATCH LINE SHEET 4



PRELIMINARY AND FINAL PLAT
LENNAR-ZAITZ PARCEL HOPEWELL TOWNSHIP
BLOCK 85, LOT 3 & BLOCK 86, LOTS 32, 33, 34 & 130
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

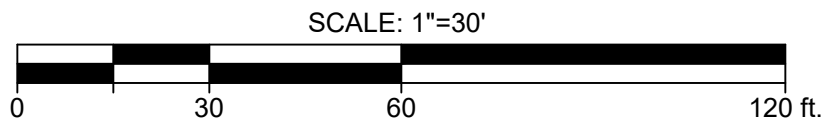
SHEET No.
3
OF
6

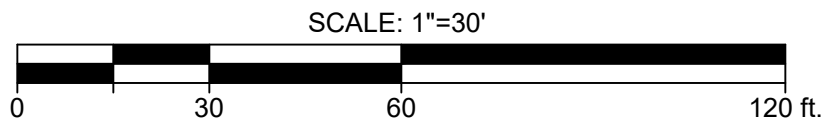
Bowman Consulting Group, Ltd.
Freehold, New Jersey 07728
Phone: 732-665-5500
Fax: 732-665-5501
NJ Certificate No. 24C043622500
E-mail: N.J.BowmanConsulting.com

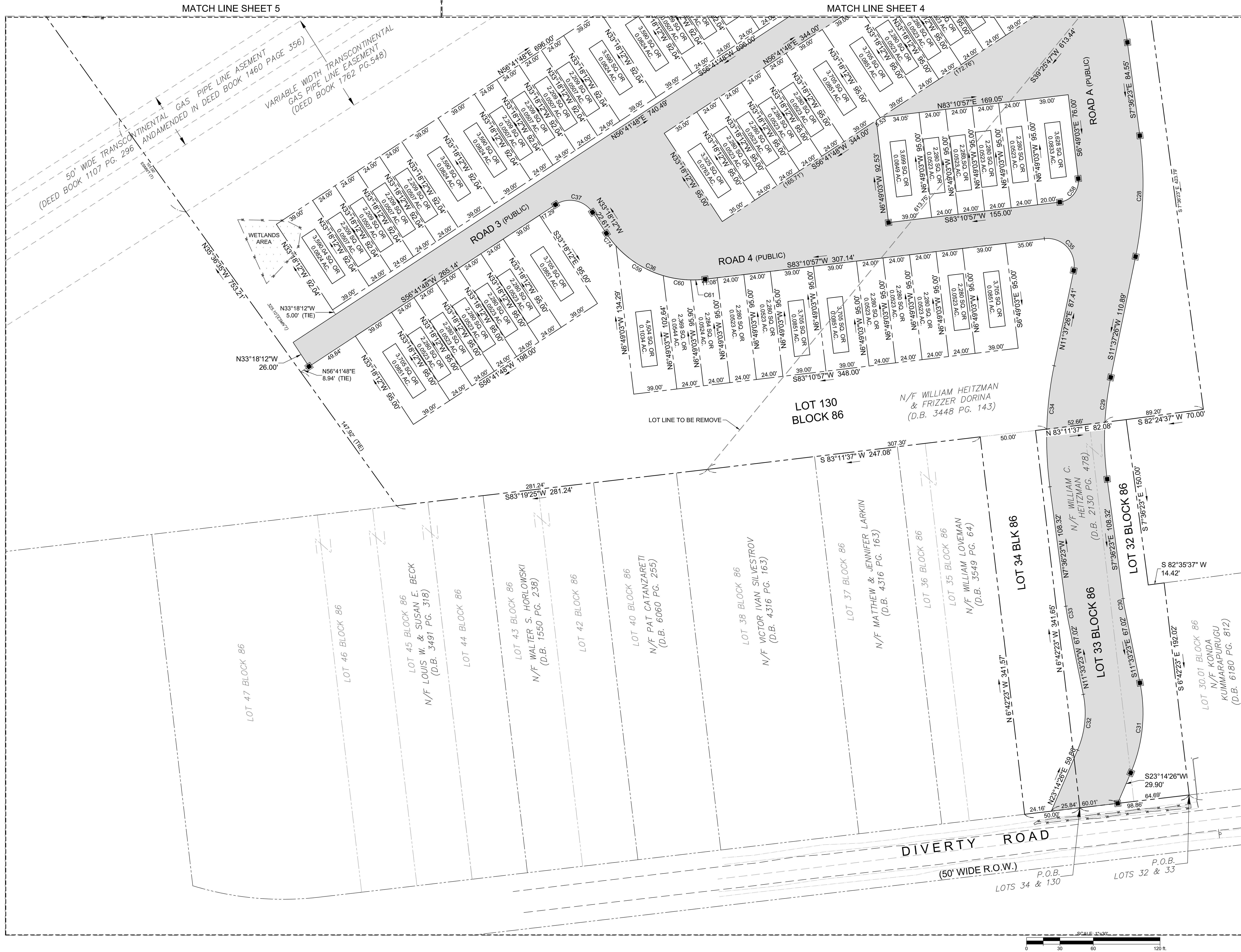
Bowman
CONSULTING

PROJ. 080661
CHKD: 12/03/20
CONTRACTED HEREIN FOR INFORMATION ONLY
THIS DOCUMENT IS NOT A CONTRACT AND NO TO
BE USED FOR ANY OTHER PURPOSES
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING
FROM BOWMAN CONSULTING GROUP, LTD.
LTD. ALL RIGHTS RESERVED

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		







PROJ. 080661
CHKD: 12/03/2020
DATE: 12/03/2020
REVISION: 1

Bowman
CONSULTING
Phone: 732-666-5500
Fax: 732-666-5501
NJ Certificate No. 24C43622500
Email: N.J.BowmanConsulting.com

MARTIN F. PRELLA, N.J. Professional Land Surveyor Lic. 24C50277700

PRELIMINARY AND FINAL PLAT
LENNAR-ZAITZ PARCEL HOPEWELL TOWNSHIP
BLOCK 86, LOT 3 & BLOCK 86, LOTS 32, 33, 34 & 130
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
6
OF
6