EXHIBIT A-2

WASHINGTON CROSSING PENNINGTON ROAD

ROUTE 31

DIVERTY ROAD

THE COLLECTION AT HOPEWELL

HOPEWELL PARC

SCOTCH ROAD

REED ROAD

INTERSTATE 295

ROUTE 31

SCALE: 1"=400'

0 400 800 1600 ft.

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DATE: 5-3-2021

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NJ Certificate of Authorization
No. 24GA28022800

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

AERIAL MAP EXHIBIT

BLOCK 85, LOT 3; BLOCK 86, LOTS 32-34 & 130; AND PART OF BLOCK 85, LOT 9
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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EXHIBIT A3

WASHINGTON CROSSING-PENNINGTON ROAD
(AKA COUNTY ROAD RT. 546)

REED ROAD

ROUTE 31

DIVERTY ROAD

STH1
STH2
STH3
STH4
STH5
STH6
STH7
STH8
STH9
STH 10
STH 11
COAH 1
COAH 2
COAH 3
COAH 4
MF1
MF2
MF3
MF4
TH1
TH2
TH3
TH4
TH5
TH6
TH7
TH8
TH9
TH10
MON. SIGN
MON. SIGN
DOG PARK
COMMUNITY GARDEN
FUTURE SENIOR/COMMUNITY CENTER
PUMP STATION
GAS EASEMENTS
EMERGENCY ACCESS

N/F FEUDE IRPINE D.B. 6190 PG. 1668
N/F MATTHEW CESARI D.B. 6180 PG. 1
N/F RICHARD J. AND SUSAN MARIE COLES D.B. 5966 PG. 1
N/F WACHOVIA BANK / TAX PROPERTIES PRIOR D.B. 1374 PG. 479
N/F LAURENTI HOLDING CO., LLC D.B. 3114 PG. 219
N/F HOPEWELL TOWNSHIP D.B. 6143 PG. 1076
N/F MICHAEL M. KANE D.B. 4218 PG. 1475
N/F MILTON A. JONES D.B. 1558 PG. 163
N/F MILTON A. JONES D.B. 1558 PG. 163
N/F WILLIAM HOPKINS D.B. 5868 PG. 1
N/F MARY LEONARD D.B. 4218 PG. 1475
N/F VICKY LYN SWEITZY D.B. 4218 PG. 1475
N/F WILLIS F. HOPKINS D.B. 1558 PG. 206
N/F WILLIS F. HOPKINS D.B. 1558 PG. 206

SCALE: 1"=80'
0 80 160 320 ft.

THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

OVERALL SITE PLAN RENDERING

BLOCK 26, LOT 1 AND BLOCK 28, LOTS 23.01 & 24

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL
ENVIRONMENTAL
CONSTRAINTS EXHIBIT

BLOCK 85, LOT 3; BLOCK 86, LOTS 32-34 &130, AND PART OF BLOCK 86, LOT 9
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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EXHIBIT A-4

LEGEND

- WETLANDS 242,546 SF
- WETLAND BUFFERS 150,539 SF

SCALE: 1"=80'
0 80 160 320 ft.

NORTH

ROAD A
ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD B
ALLEY AA
ALLEY BB
PARKWAY 1
PARKWAY 2
PARKWAY 3
COMM 1
COMM 2
COMM 3
COMM 4
MULTIFAMILY BLDG. 1
MULTIFAMILY BLDG. 2
MULTIFAMILY BLDG. 3
MULTIFAMILY BLDG. 4
TOWNHOUSE
SHOPRITE
DIVERTY ROAD
BEECH ROAD
Washington Crossing-Pennington Road (CR 546)

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XREFS: 080661-ALTA BNDY LOT 3 BLK 85-UPDATE.dwg
TM-LENNAR-ZALTZ.dwg
R-GRADING.dwg
R-PSTA.dwg

EXHIBIT A-5

WASHINGTON CROSSING-PENNINGTON ROAD
(A.K.A. COUNTY RT. 546)

REED ROAD

ROAD 1

ROAD 2

ROAD A

ROAD B

ALLEY BB

PARKWAY 1

ROAD 3

ROAD 4

DIVERTY ROAD

SHOPRITE

MODEL

MODEL

MODEL

PHASE	TOWNHOUSES	STACKED TOWNHOUSES	APARTMENTS	COAH
1	12 UNITS (20%)	24 UNITS (17%)	24 UNITS (25%)	19 UNITS (25%)
2	18 UNITS (30 TOTAL-49%)	40 UNITS (64 TOTAL-44%)	24 UNITS (48 TOTAL-50%)	21 UNITS (40 TOTAL-51%)
3	12 UNITS (42 TOTAL-69%)	40 UNITS (104 TOTAL-72%)	24 UNITS (72 TOTAL-75%)	19 UNITS (59 TOTAL-76%)
4	19 UNITS (61 TOTAL-100%)	40 UNITS (144 TOTAL-100%)	24 UNITS (96 TOTAL-100%)	19 UNITS (78 TOTAL-100%)

SCALE: 1"=80'
0 80 160 320 ft.

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

OVERALL PHASING EXHIBIT

BLOCK 95, LOT 3; BLOCK 96, LOTS 32.04 & 33; AND PART OF BLOCK 95, LOT 9
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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EXHIBIT A-6

REED ROAD

WASHINGTON CROSSING - PENNINGTON ROAD (A.K.A. COUNTY RT. 546)

ROAD 1

ROAD 2

ROAD A

ROAD B

AULET BB

PARKWAY 1

THE CENTER GREEN
(45,600 SF LAWN OPEN SPACE)

MULTI-FAMILY BLDG. 1

MULTI-FAMILY BLDG. 2

MULTI-FAMILY BLDG. 3

MULTI-FAMILY BLDG. 4

COAH 1

COAH 2

COAH 3

COAH 4

STACKED TOWNHOUSE 1

STACKED TOWNHOUSE 2

STACKED TOWNHOUSE 3

STACKED TOWNHOUSE 4

STACKED TOWNHOUSE 5

STACKED TOWNHOUSE 6

STACKED TOWNHOUSE 7

STACKED TOWNHOUSE 8

TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

TOWNHOUSE 4

TOWNHOUSE 5

TOWNHOUSE 6

TOWNHOUSE 7

TOWNHOUSE 8

TOWNHOUSE 9

TOWNHOUSE 10

ROAD 3

ROAD 4

DIVERTY ROAD

SHOPRITE

LEGEND

- BENCHES/SEATING
- BIKE RACKS
- CHARGING STATIONS
- CENTER GREEN
- DOG PARK
- COMMUNITY GARDEN

SCALE: 1"=80'

0 80 160 320 ft.

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No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

OVERALL SITE AMENITIES EXHIBIT

BLOCK 46, LOTS 1, 2.01, 2.02, 3.01, 3.02 & 4 AND BLOCK 47, LOT 1.01 & BLOCK 48, LOT 9
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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XREFS: 08081-ALTA BNDY LOT 3 BLK 85-TOPO.dwg
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EXHIBIT A-7

PASSINGTON CROSSING / PENNINGTON ROAD (A.K.A. COUNTY RT. 546)

REED ROAD

ROAD 1

ROAD 2

ROAD 3

ROAD A

ROAD B

ROAD 4

DIVERTY ROAD

ALLEY AA

ALLEY BB

PARKWAY

PARKWAY 1

PARKWAY 2

PARKWAY 3

MULTI-FAMILY BLDG. 1

MULTI-FAMILY BLDG. 2

MULTI-FAMILY BLDG. 3

MULTI-FAMILY BLDG. 4

COAH 1

COAH 2

COAH 3

COAH 4

STACKED TOWNHOUSE 1

STACKED TOWNHOUSE 2

STACKED TOWNHOUSE 3

STACKED TOWNHOUSE 4

STACKED TOWNHOUSE 5

STACKED TOWNHOUSE 6

STACKED TOWNHOUSE 7

STACKED TOWNHOUSE 8

TOWNHOUSE 1

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TOWNHOUSE 7

TOWNHOUSE 8

TOWNHOUSE 9

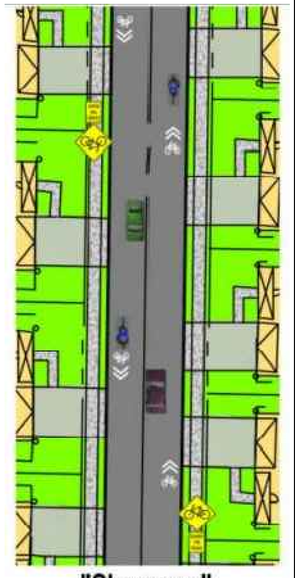
TOWNHOUSE 10

SHOPRITE

XX
XX

LEGEND

- 4' & 6' CONCRETE SIDEWALKS
- 6' CROSSWALKS
- SHARROWS BICYCLE LANE
- FUTURE BICYCLE LANE (COUNTY)
- EXISTING REED RD BICYCLE LANE
- RESERVED 10' WIDE CONNECTION EASEMENT TO COMMERCIAL PROPERTY
- NJ TRANSIT BUS STOP
  BUS ROUTE 624
  PENNINGTON - EAST TRENTON LINE



"Sharrows"

SCALE: 1"=80'

0 80 160 320 ft.

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

CIRCULATION EXHIBIT

BLOCK 85, LOT 3; BLOCK 86, LOTS 32-34 &130; AND PART OF BLOCK 85, LOT 9
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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XR=BASE-PARCEL.dwg, BNDY LOT 3 BLK 85-UPDATE.dwg
XR=SIGNAGE-ZONING.dwg
XR=GRADING.dwg
R=FSTK.dwg

EXHIBIT A-8

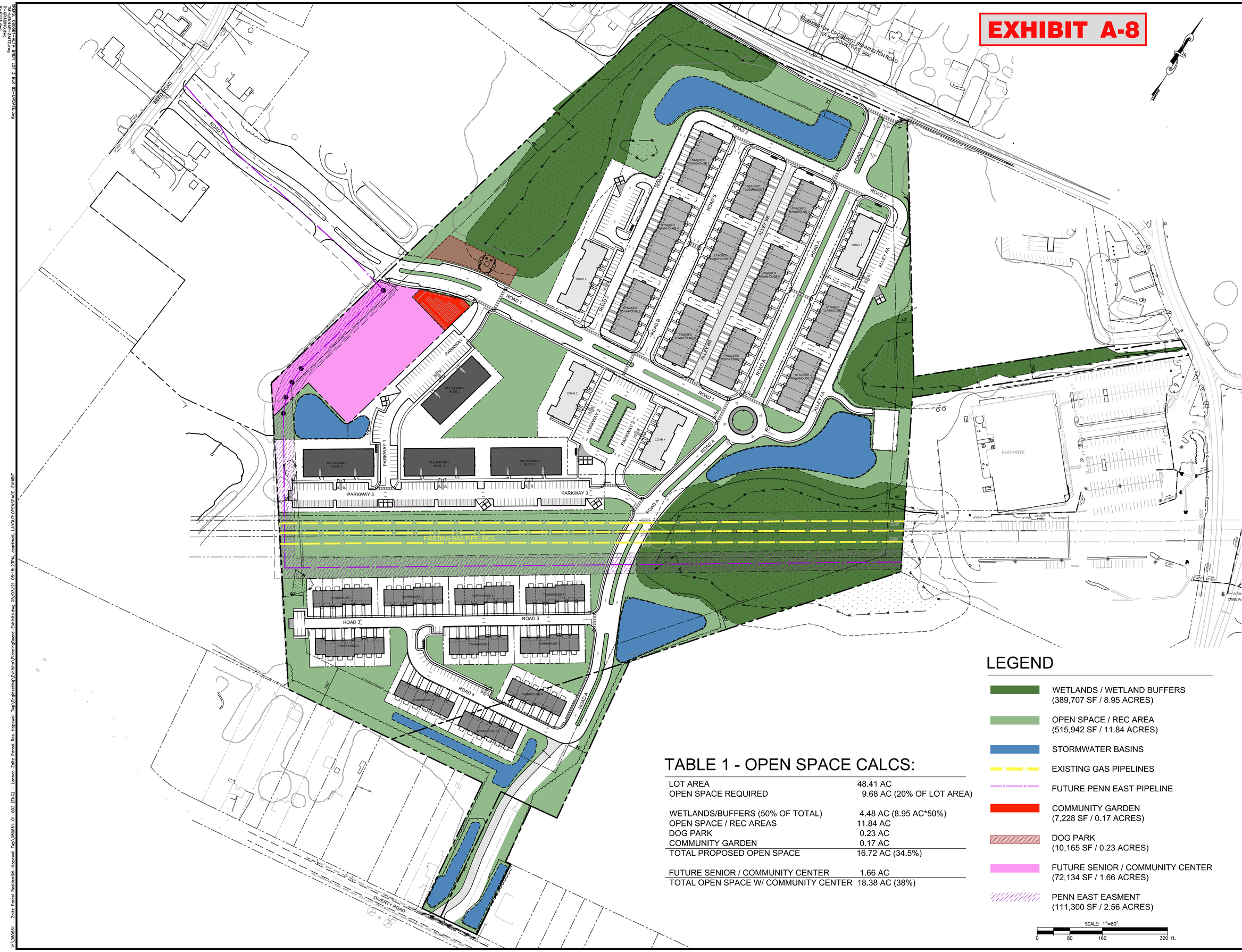


TABLE 1 - OPEN SPACE CALCS:

LOT AREA	48.41 AC
OPEN SPACE REQUIRED	9.68 AC (20% OF LOT AREA)
WETLANDS/BUFFERS (50% OF TOTAL)	4.48 AC (8.95 AC*50%)
OPEN SPACE / REC AREAS	11.84 AC
DOG PARK	0.23 AC
COMMUNITY GARDEN	0.17 AC
TOTAL PROPOSED OPEN SPACE	16.72 AC (34.5%)
FUTURE SENIOR / COMMUNITY CENTER	1.66 AC
TOTAL OPEN SPACE W/ COMMUNITY CENTER	18.38 AC (38%)

LEGEND

- WETLANDS / WETLAND BUFFERS (389,707 SF / 8.95 ACRES)
- OPEN SPACE / REC AREA (515,942 SF / 11.84 ACRES)
- STORMWATER BASINS
- EXISTING GAS PIPELINES
- FUTURE PENN EAST PIPELINE
- COMMUNITY GARDEN (7,228 SF / 0.17 ACRES)
- DOG PARK (10,165 SF / 0.23 ACRES)
- FUTURE SENIOR / COMMUNITY CENTER (72,134 SF / 1.66 ACRES)
- PENN EAST EASMENT (111,300 SF / 2.56 ACRES)

SCALE: 1"=80'

0 80 160 320 ft.

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PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

EXHIBIT
THE COLLECTION at HOPEWELL
COMMON OPEN SPACE

BLOCK 85, LOT 3; BLOCK 86, LOTS 32-34 &130; AND PART OF BLOCK 85, LOT 9
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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XREF: F080661_ALTA_BNDY LOT 3 BLK 85-UPDATE.dwg
XREF: F080661_ALTA_BNDY LOT 9 BLK 85-UPDATE.dwg
XREF: SIGNAGE-ZALTA.dwg
XREF: GRADING.dwg
XREF: FSTA.dwg

EXHIBIT A-9

LEGEND

- STORMWATER BASINS 120,687 SF
- POROUS PAVEMENT 22,797 SF
- BIO-RETENTION / RAIN GARDEN 37,812 SF
- S — SEPTIC
- W — WELL

SCALE: 1"=80'

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DRAWN BY: CMD
CHECKED BY: SAD

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

STORMWATER MANAGEMENT EXHIBIT

BLOCK 83, LOT 3; BLOCK 88, LOTS 32.04 & 32; AND PART OF BLOCK 89, LOT 9

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

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XREF: 080661-ALTA BNDY LOT 3 SUB-UPDATE.dwg

PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL SITE PLAN

THE COLLECTION at HOPEWELL

TEST PIT MAP EXHIBIT

BLOCK 85, LOT 3; BLOCK 86, LOTS 32.04 &130; AND PART OF BLOCK 85, LOT 9

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 1 OF 1

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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EXHIBIT A-10

LEGEND

- TEST PIT LOCATION
- TEST BORING LOCATION

SCALE: 1"=80'

0 80 160 320 ft.

V:\080661 - Zaltz Parcel Redistrict-Hopewell Twp\080661-01-002 (ENG) - Lennar-Zaltz Parcel Res-Hopewell Twp\Engineering\Exhibits\Planningboard-Exhibits.dwg 05/03/21 04:20:34PM ccortmell LAYOUT:EXHIBIT-SOIL BORING

XREFS: 080661-ALTA BNDY LOT 3 BLK 85-UPDATE.dwg
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