

ENVIRONMENTAL PERMITTING PLANS

FOR

**TAX MAP SHEET 20, DATED 8/1941
AND SHEET 20.02 DATED 8/1941**

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4	WETLAND PERMITTING PLAN - GP#2, GP#6, GP#10, GP#11 AND TAW PERMIT
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6	FLOOD HAZARD AREA PERMITTING PLAN - RIPARIAN BUFFER DISTURBANCE

REFERENCES AND GENERAL NOTES:

1. Boundary and Topographic Information shown hereon taken from a plan entitled "ALTAINSPS LAND TITLE SURVEY BLOCK 85 LOT 3 AND BLOCK 86 LOTS 32, 33, 34 AND 130 TOWNSHIP OF HOPEWELL, MERCER COUNTY, STATE OF NEW JERSEY" by Bowman Consultings Martin F. Tarella P.L.S dated 2/10/18 revised 10/27/20.
2. HORIZONTAL DATUM IS NEW JERSEY STATE PLAN COORDINATE SYSTEM NAD 83.
3. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM, N.A.V.D 88.
4. THE STATE OF NEW JERSEY HAS DETERMINED THAT AN UNNAMED TRIBUTARY TO THE STONY BROOK, WITH LOT NO. 3 OF BLOCK NO. 85 HAS A DRAINAGE AREA OF LESS THAN 50 ACRES IN A LETTER DATED JUNE 29, 2020 FLOOD HAZARD AREA APPLICABILITY DETERMINATION FILE NO.: 1106-03-0004.2 APD 200001.
5. THE NIDEP ISSUED A FLOOD HAZARD APPLICABILITY DETERMINATION FOR LOT NOS. 32-34 AND 130 OF BLOCK NO. 86 DATED NOVEMBER 15, 2019, FILE NO. 1106-03-0004.3 APD 190001. THE LETTER STATES THAT A STREAM IS NOT LOCATED ON THE PROPERTY IN QUESTION.
6. LIMITS OF FRESHWATER WETLANDS AND/OR WETLAND TRANSITION AREAS SHOWN HEREON OF BLOCK 85, LOT 3 ARE AS VERIFIED BY THE NIDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION / UNE VERIFICATION ISSUED ON JANUARY 09, 2019 (FILE NO. 1106-03-0004.2 FWW 180001) AND SUBSEQUENT LETTER OF CLARIFICATION DATED FEBRUARY 13, 2019.
7. NO FRESHWATER WETLANDS AND/OR WETLAND TRANSITION AREAS EXISTING ON BLOCK 86, LOT 532-34 AND 130 AS VERIFIED BY THE NIDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION, PRESENCE / ABSENCE DETERMINATION ISSUED ON SEPTEMBER 13, 2019 (FILE NO. 1106-03-0004.3 FWW 190001).
8. THE PROPOSED STORMWATER OUTFALL DISTURBANCES ARE ADDRESSED UNDER FLOOD HAZARD AREA INDIVIDUAL PERMIT - RIPARIAN ZONE DISTURBANCE AND FRESHWATER WETLANDS GENERAL PERMIT #11 APPLICATIONS.



OWNER - BLOCK 85, LOT 3:
TOWNSHIP OF HOPEWELL
201 WASHINGTON CROSSING PENNINGTON RD.
TITUSVILLE, NJ 08560

OWNER - BLOCK 86, LOTS 32-34 & 130:
WILLIAM HEITZMAN & DORINA FRIZZERA
100 AUNT MOLLY ROAD
HOPEWELL, NJ 08525

OWNER - DIVERTY ROAD ROW:
TOWNSHIP OF HOPEWELL
201 WASHINGTON CROSSING PENNINGTON RD.
TITUSVILLE, NJ 08560

OWNER - WASHINGTON CROSSING - PENNINGTON ROAD
MERCER COUNTY
640 S. BROAD STREET
TRENTON, NJ 08650-0068

APPLICANT:
US HOME AT HOPEWELL URBAN RENEWAL, LLC
(dba LENNAR)
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08690

[illegible]

SEE SHEET 3 (FWW)
& SHEET 6 (FHA)

SEE SHEET 5 (FWW)

—SEE SHEET 5 (FWW)

—SEE SHEET 4 (FWW)



SHEET No. 2 OF 6

ENVIRONMENTAL PERMITTING PLANS FOR
THE COLLECTION at HOPEWELL
OVERALL ENVIRONMENTAL
PERMITTING ORIENTATION PLAN

BLOCK 85, LOT 3. BLOCK 86, LOTS 32-34 & 130
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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Sean C Delany

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PROJ.: 080661F1-001
DATE: 02-04-2021
CHKD: SAD

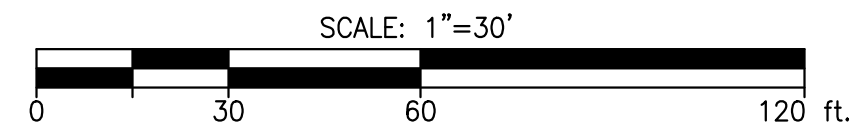
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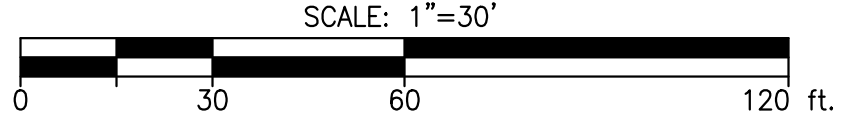
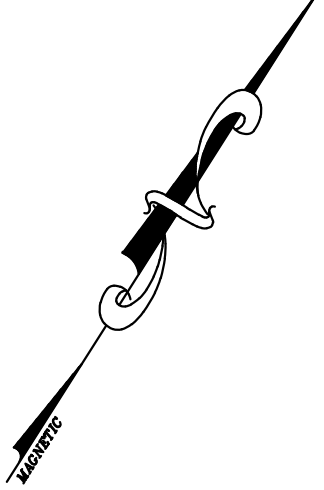
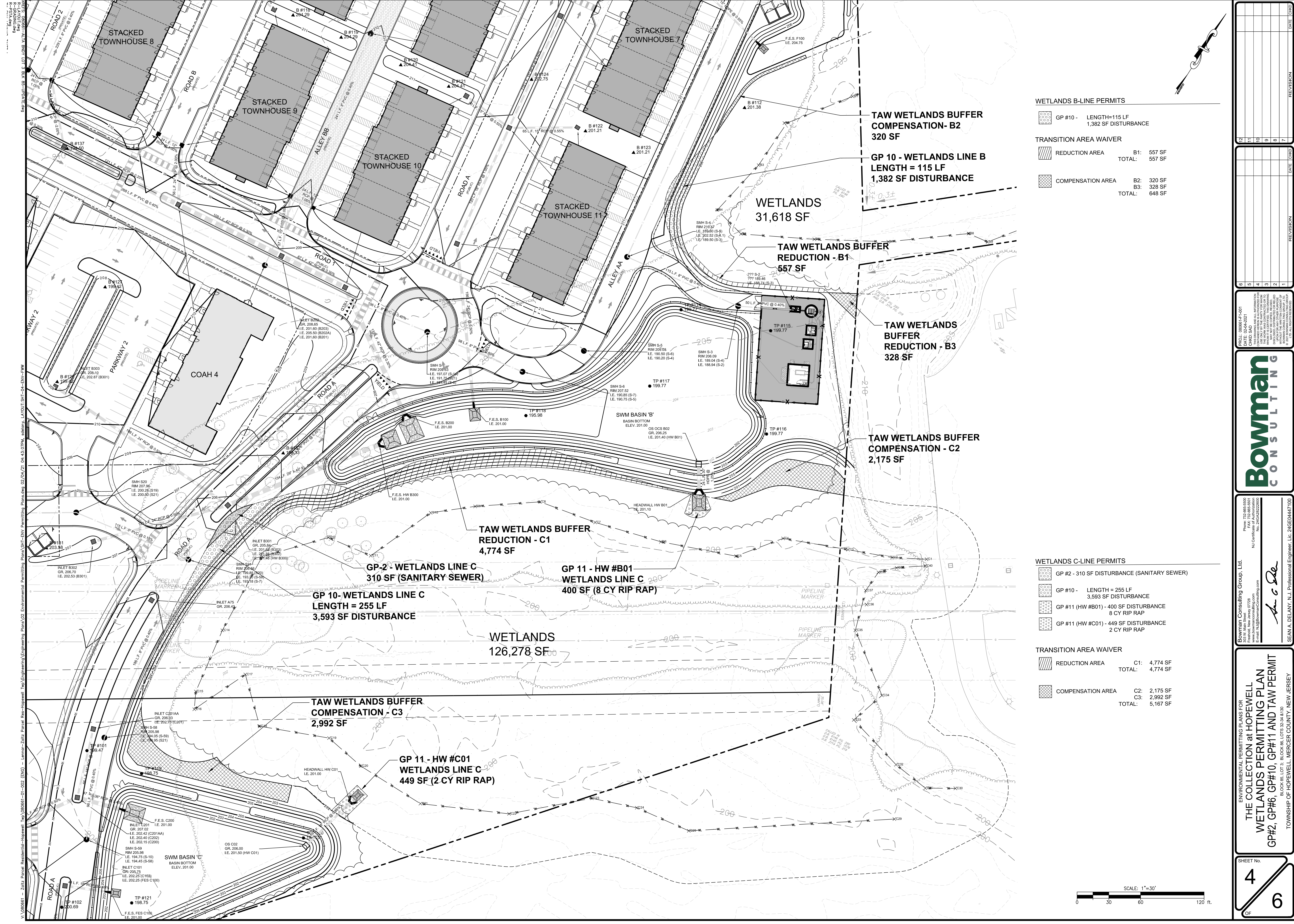
GP #10 - LENGTH = 305 LF
3,482 SF DISTURBANCE

GP #11 (HW #A01) - 1,545 SF DISTURBANCE (1,143 SF-WETLANDS; 402 SF-TAW)
4 CY RIP RAP DISTURBANCE-WETLANDS

	REDUCTION AREA	A1:	4,534 SF
		A2:	4,926 SF
		TOTAL	9,460 SF
	COMPENSATION AREA	A3:	7,858 SF
		A4:	2,148 SF
		TOTAL	10,006 SF

 GP #6 - 3,170 SF (0.073 AC) TO BE FILLED





WETLANDS B-LINE PERMITS

GP #10 - LENGTH=115 LF
1,382 SF DISTURBANCE

TRANSITION AREA WAIVER

REDUCTION AREA	B1:	557 SF
	TOTAL:	557 SF
COMPENSATION AREA	B2:	320 SF
	B3:	328 SF
	TOTAL:	648 SF

WETLANDS C-LINE PERMITS

GP #2 - 310 SF DISTURBANCE (SANITARY SEWER)

GP #10 - LENGTH = 255 LF
3,593 SF DISTURBANCE

GP #11 (HW #B01) - 400 SF DISTURBANCE
8 CY RIP RAP

GP #11 (HW #C01) - 449 SF DISTURBANCE
2 CY RIP RAP

TRANSITION AREA WAIVER

REDUCTION AREA	C1:	4,774 SF
	TOTAL:	4,774 SF
COMPENSATION AREA	C2:	2,175 SF
	C3:	2,992 SF
	TOTAL:	5,167 SF

DATE	REVISION	DATE	REVISION
03/04/2021	1		

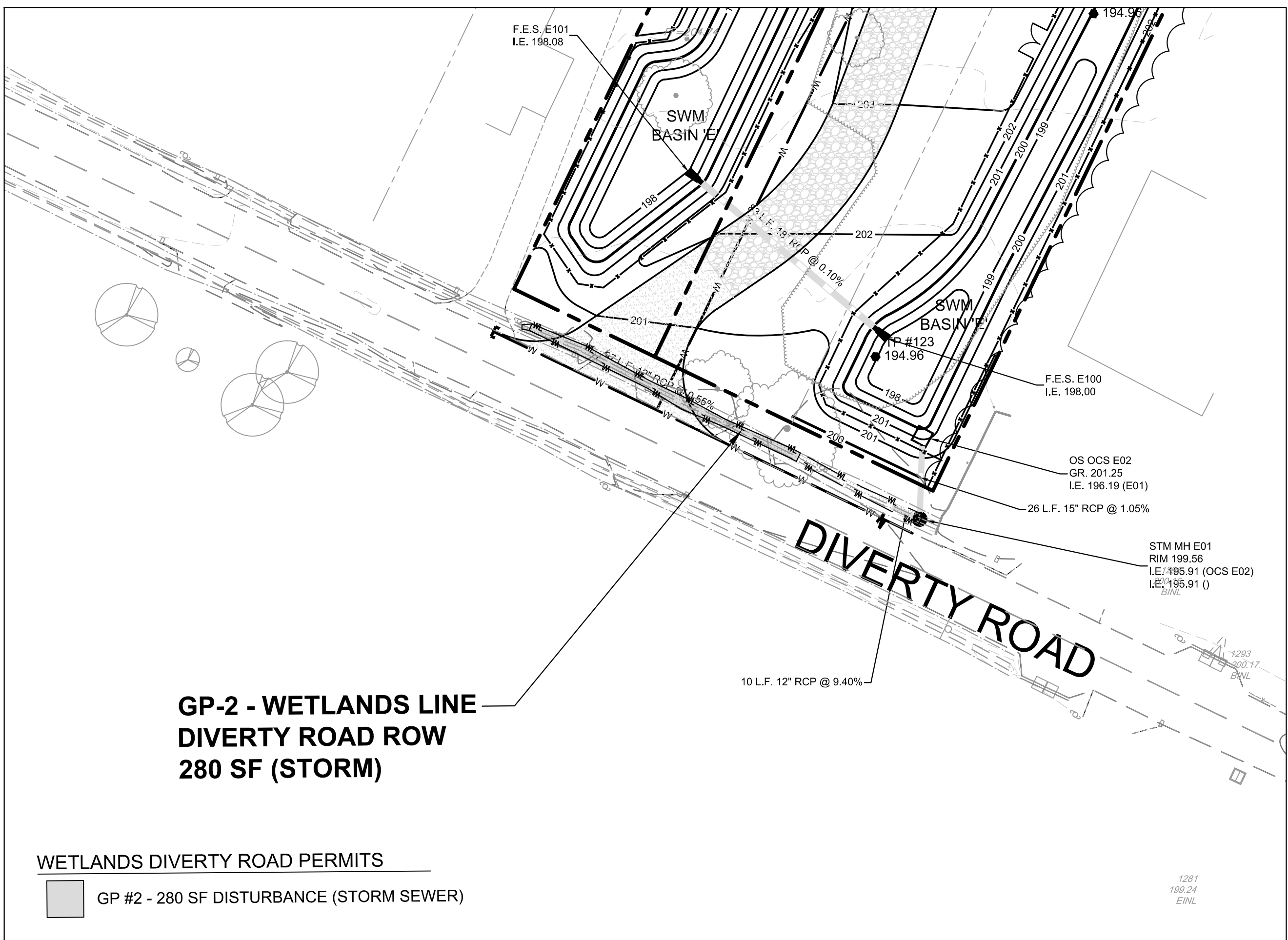
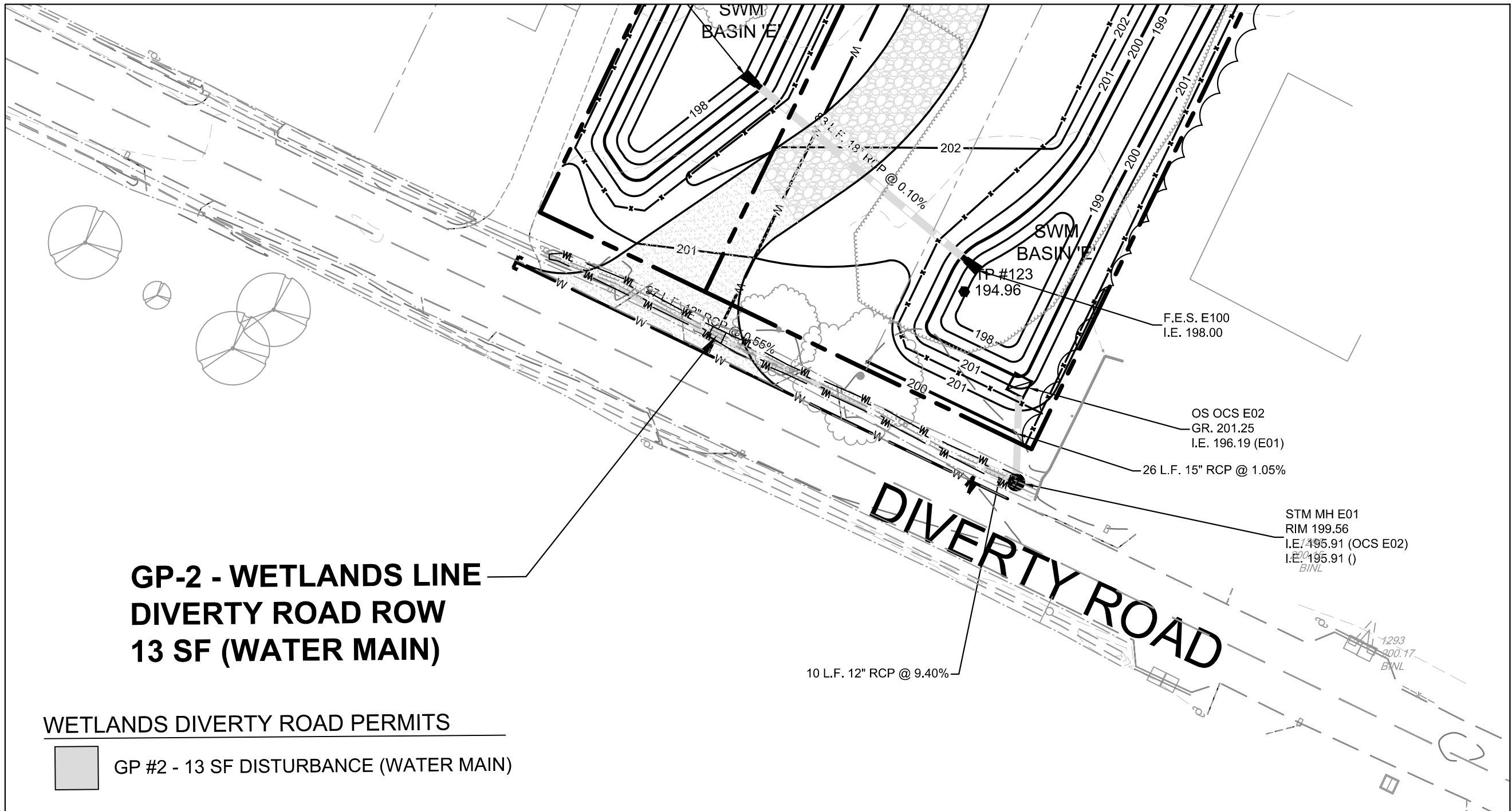
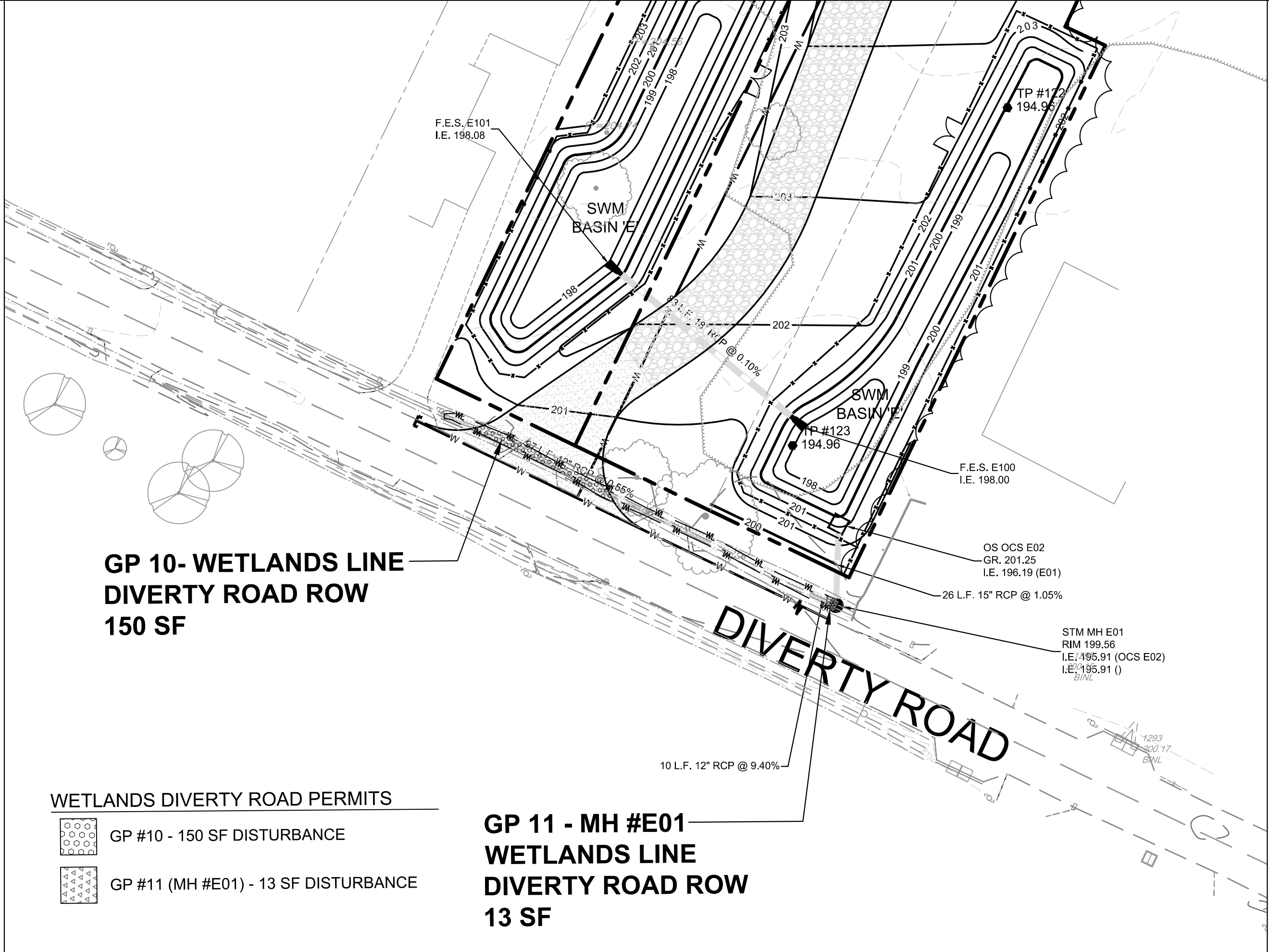
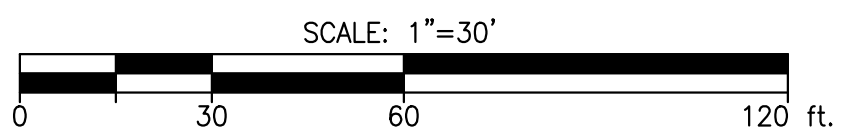
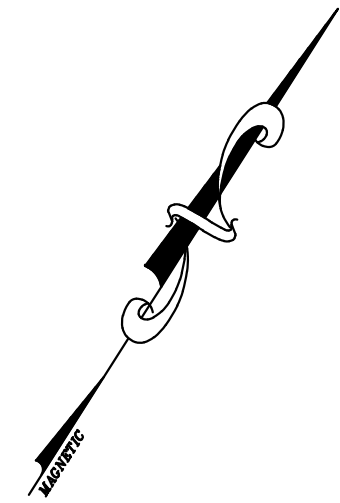
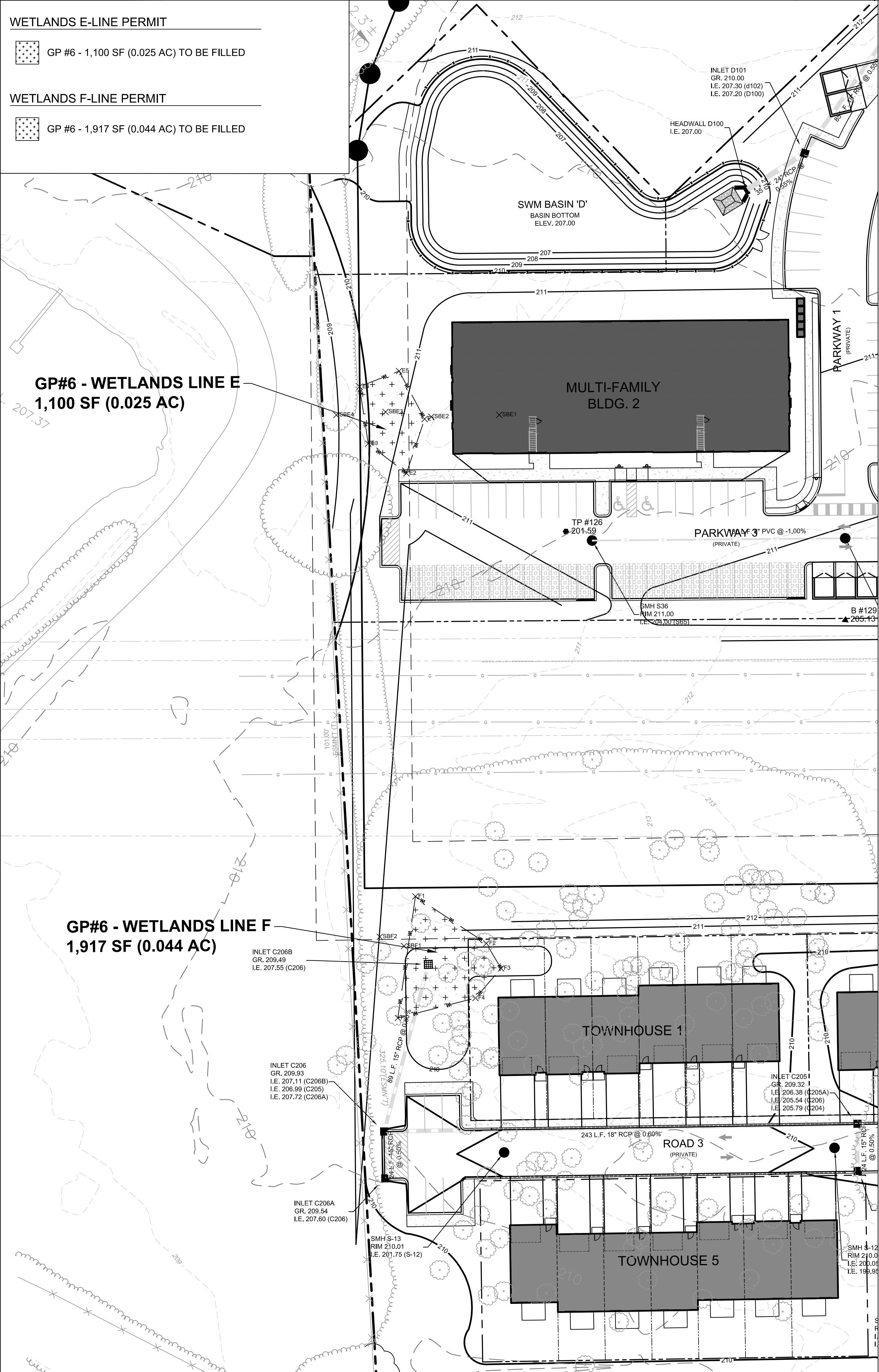
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DATE: 03/04/2021
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ENVIRONMENTAL PERMITTING PLANS FOR
THE COLLECTION at HOPEWELL
WETLANDS PERMITTING PLAN
GP#2, GP#6, GP#10, GP#11 AND TAW PERMIT
BLOCK 66, LOT 3, BLOCK 66, LOTS 32-34 & 130
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY



ENVIRONMENTAL PERMITTING PLANS FOR
THE COLLECTION AT HOPEWELL
WETLANDS PERMITTING PLAN
GP#2, GP#6, GP#10, GP#11 AND TAW PERMIT

BLOCK 98, LOT 3, BLOCK 98, LOTS 32-34 & 130
 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.

5

OF

6

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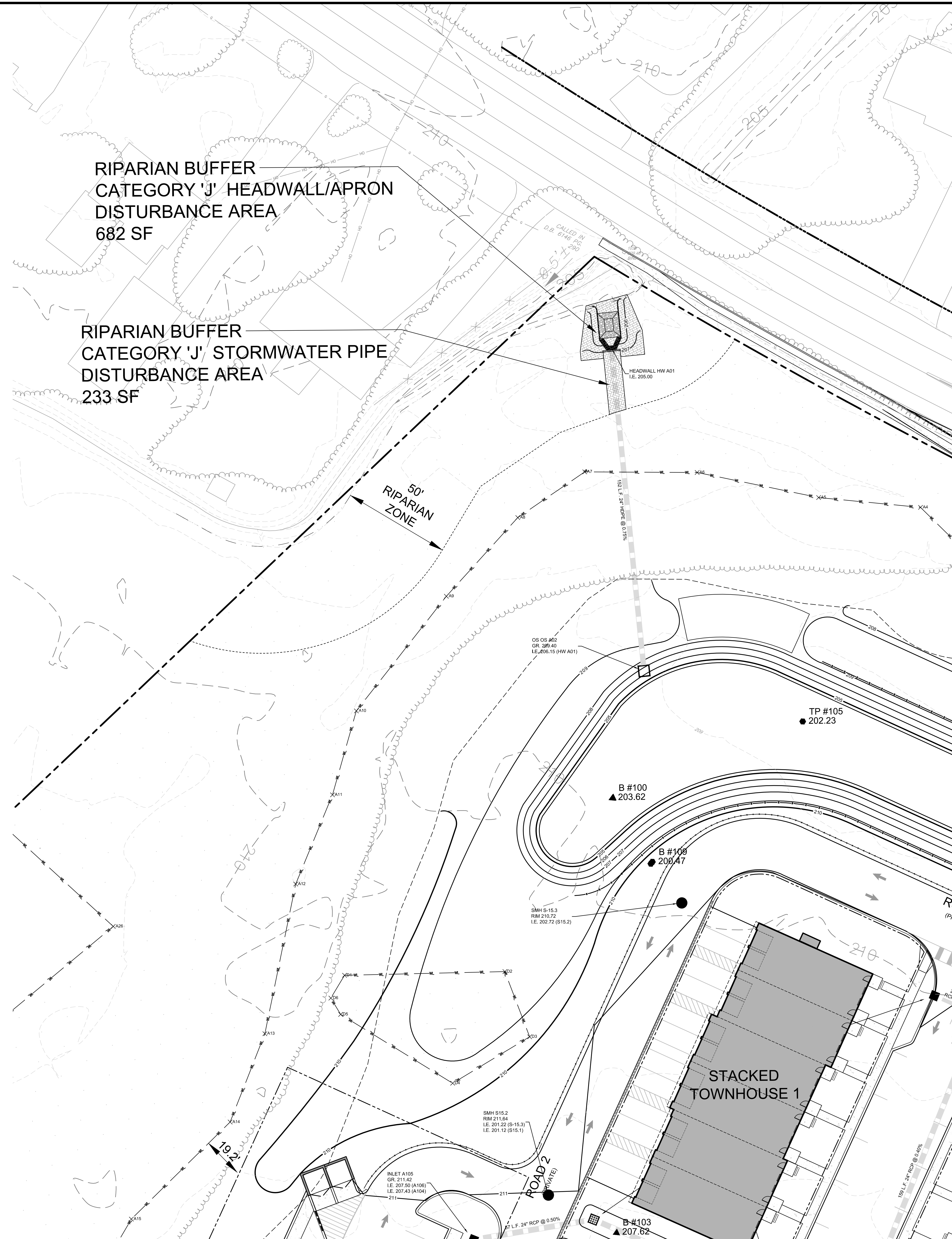
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FLOOD HAZARD AREA PERMIT - RIPARIAN BUFFER DISTURBANCE

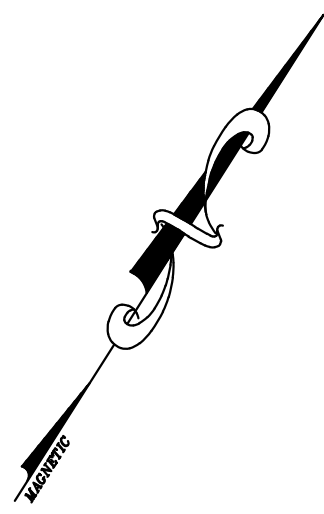
 CATEGORY J - HEADWALL AND OUTLET PROTECTION
AREA = 682 SF PROPOSED
AREA = 2,000 SF PERMITTED

 CATEGORY J - STORMWATER PIPE DISTURBANCE
AREA = 233 SF PROPOSED
AREA = 1,000 SF PERMITTED



SCALE: 1"=20'

A horizontal scale bar with alternating black and white segments. It is marked with '0', '20', '40', and '80 ft.' at the bottom. The segments represent 10-foot intervals, with the first 10 feet being black, the next 10 white, and so on.



ENVIRONMENTAL PERMITTING PLANS FOR
THE COLLECTION AT HOPEWELL
FLOOD HAZARD AREA PERMITTING PLAN
RIPARIAN BUFFER DISTURBANCE

LOT 3, BLOCK 88, LOTS 32-34 & 330
 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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