

## DEVEL, LLC

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### PHASE 3 - PROJECT NARRATIVE (Revised)

Applicant is applying for an Amended Preliminary & Final Site Plan approval for Centura Phase 3. This project was originally given Preliminary Site Plan approval on December 19, 2011 as memorialized by resolution dated January 17, 2012. The project was granted a new Preliminary Approval as memorialized in Correcting Resolution dated March 4, 2019.

The 2019 Preliminary Approval as defined in the Correcting Resolution was for 45 units of which 37 were to be Market Rate Units and 8 were to be Affordable Housing Units. 9 additional prior approved Market Rate Infill Units will be constructed within Phase 3 but are not the subject of this application.

The current Application for Amended Preliminary and Final Approval contains a total of 37 units of which 29 will be Market Rate Units and 8 will be Affordable Housing Units. The revised unit count is arrived at by the subtraction of 1 Unit from Building 3A, 2 Units from Building 3B, 1 Unit from Building 3D, 2 Units from Building 3E, 1 Unit from Building 3F, and 1 Unit from Building 3H. As in the new Preliminary Approval, 9 additional prior approved Market Rate Infill Units will be constructed within Phase 3 but are not the subject of this application.

This 2019 Preliminary Approval also called for the construction of two stormwater management basins to be constructed within the Phase 3 boundaries. Basin 2 is to be constructed as part of the Phase 1 & 2 construction, with Basin 3 being constructed as part of the Phase 3 construction. There is no change to the stormwater management plan in this regard. The use of stormwater basins in the new Preliminary Approval of 2019 was a departure from the 2011 Approval which used pervious pavers and subsurface recharge to handle stormwater management.

The proposed roadway configurations in the Phase 3 Application for Amended Preliminary and Final Approval have not been changed from the prior granted approvals and still include the reconstruction of a portion of Provence Drive.

As part of the Amended Application for Preliminary and Final Approval, and due to design changes in the proposed units, additional "Internal Variances" for building and deck setbacks will be required for Buildings 3-G & 3-H.

Revised plans will include designated Electronic Vehicle - Make Ready Parking Spaces as per P.L. 2021,c.171.



Upon completion of the project the Total Number of Constructed Units will be 137 Units broken down as follows: 79 Units in Phases 1 & 2 (67 Market Rate and 12 Affordable Housing Units) and 37 Units in Phase 3 (29 Market Rate and 8 Affordable housing Units). An additional 21 Units will be constructed as Infill Units (9 Market Rate and 12 Affordable housing Units).