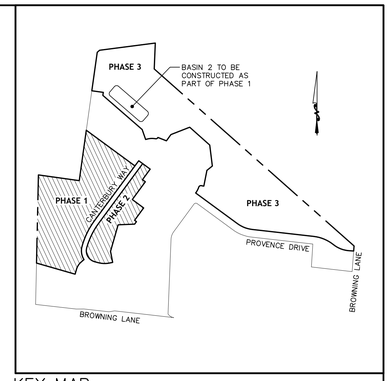
STANDARD PLAN LEGEND

PROPERTY OUTBOUNDS LINE
CENTER LINE
EASEMENT LINE
GAS LINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD WIRES
WETLANDS LINE
EDGE OF PAVING
RIPARIAN LINE
FLOODWAY LIMIT LINE (100 YR)
FLOOD HAZARD AREA LINE
PHASE LIMIT LINE
LIMIT OF DISTURBANCE
FENCES
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
VEGETATION LINE
TEST PIT / SOIL BORING
VALVES
METERS
SIGNS
UTILITY POLES
LIGHT POLES
FIRE HYDRANT
CLEANOUT
MAIL BOXES
CROSS CUT
DRILL HOLE W/ WINGS
FOUND MONUMENT
SET MONUMENT
FOUND IRON ROD/PIPE
SET IRON ROD/PIPE
INLETS
MANHOLES
TRAFFIC SIGNAL
SHADED UNITS ARE COAH UNITS

2-A = BUILDING NUMBER
(5) = NUMBER OF UNITS IN BUILDING



KEY MAP:

SCALE: 1"=400'

TRASH/RECYCLING NARRATIVE

Trash removal for all proposed townhomes and all existing units in Phases I, II & III will be street side collections as currently exists. Frequency of collection will remain at once a week for solid refuse. Centura Association will continue to utilize dumpsters (3) on relocated pad sites per plans. (Note: normal household refuse is taken down to receptacles in the basements of each "building" and from there daily removed to the existing dumpsters.) Based on fiscal year 2010 figures supplied by Cherry Hill Township Public Works, the average amount of waste generated per residence is approximately 33 pounds/week or 1,714 pounds per year. The project will be developed in phases which will allow for a gradual increase in the addition municipal service requirement.

Recycling for all Proposed Townhouses will be conducted curbside as an extension of the current recycling/credit program. Re-cycling in the existing Centura Association buildings is accomplished in the same manner as trash removal. (The entire Centura project is a participant in the Benchmark/incentive program.) Frequency of collection will remain at once a week. Based on fiscal year 2010 figures supplied by Cherry Hill Township Public Works, the average amount of waste generated per residence is approximately 16 pounds/week or 816 pounds per year. The project will be developed in phases which will allow for a gradual increase in the addition municipal service requirement.

Centura Home Owner Associations with individual trash/recycling collection have regulations requiring all trash and/or recyclables to be stored indoors. In addition, Home Owners Associations rules prohibit the placing of materials to be collected outside prior to 7:00 p.m. the night before pick-up and further require that containers be removed from street side prior to 4:00 p.m. the day of collection.

PHASE 1 AND 2 NOTES

1. THE MAXIMUM GROSS RESIDENTIAL DENSITY SHALL BE TEN (10) UNITS PER USABLE ACRE.
2. NO MORE THAN EIGHT (8) TOWNHOUSES MAY BE ATTACHED TO ONE (1) GROUP.
3. NO MORE THAN TWENTY (20) UNITS MAY BE IN ONE (1) GROUP APARTMENT STRUCTURE.
4. TOTAL NUMBER OF UNITS FOR PHASE 1 & 2:
   NUMBER OF 22' WIDE UNITS (COAH) = 12
   NUMBER OF 24' WIDE UNITS = 8
   NUMBER OF 26' WIDE UNITS = 40
   NUMBER OF 28' WIDE UNITS = 19
   TOTAL NUMBER OF UNITS = 79
5. A RESIDENTIAL BUFFER STRIP IS NOT REQUIRED.
6. THE BUILDING COVERAGE AND VEHICULAR SURFACES SHALL NOT EXCEED FIFTY (50%) PERCENT OF THE GROSS USABLE ACREAGE.
7. MINIMUM LOT AREA AND SET BACK REQUIREMENTS MAY BE WAIVED FOR PROJECTS WHICH HAVE RECEIVED FINAL APPROVAL TO ENABLE THE DEVELOPER TO MARKET INDIVIDUAL UNITS ON A FEE SIMPLE, COOPERATIVE, OR CONDOMINIUM BASIS. WAIVER OF THESE REQUIREMENTS SHALL BE SUBJECT TO PLANNING BOARD APPROVAL OF A PLAT FOR FILING WITH THE REGISTRAR OF DEEDS.
8. ALL TELEPHONE AND ELECTRICAL UTILITIES SHALL BE UNDERGROUND.
9. PER THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 34007C0044E PANEL 44 OF 305 AND PANEL NO. 34007C0063E PANEL 63 OF 305 THE PHASE 1 & 2 SECTIONS OF THE PROJECT ARE LOCATED IN ZONE X (OTHER AREAS) FOR AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
10. BASED ON THE NJDEP-I-MAP, THE PHASE 1 & 2 SECTIONS OF THE PROJECT DO NOT CONTAIN ANY MAPPED WETLANDS OR WETLANDS BUFFERS.
11. EXISTING SIGNS SHALL BE REPLACED AT THE DISCRETION OF THE TOWNSHIP ENGINEER OR TOWNSHIP INSPECTOR AT THE TIME OF CONSTRUCTION.
12. THE PHASE 1 AND 2 HOMEOWNER'S ASSOCIATION SHALL ASSUME THE RESPONSIBILITY FOR MAINTAINING THE INFILTRATION BASINS 1 AND 2 AND THE STORM SEWER CONVEYANCE SYSTEM.
13. ALL UNITS SHALL HAVE A 2 CAR GARAGE EXCEPT FOR THE FOLLOWING UNITS:
    BUILDING 2B = 2 COAH UNITS, NO GARAGES AND 1 DRIVEWAY SPACE EACH UNIT
    BUILDING 2C = 10 COAH UNITS, NO GARAGES AND 1 DRIVEWAY SPACE EACH UNIT
    ALL DOUBLE DRIVEWAYS SHALL BE 18' WIDE.
    ALL SINGLE DRIVEWAYS SHALL BE 10' WIDE.
14. PARKING SCHEDULE FOR PHASES 1 AND 2 SHALL BE AS FOLLOWS:

    3 BEDROOM TOWNHOUSE UNITS REQUIRE 2.4 PARKING SPACES PER UNIT AND 0.5 SPACES PER UNIT FOR GUEST PARKING.
    2 BEDROOM COAH UNITS REQUIRE 2.0 PARKING SPACES PER UNIT AND 0.5 SPACES PER UNIT FOR GUEST PARKING. GUEST PARKING SHALL BE PROVIDED ON-STREET AND/OR WITHIN AN OFF-STREET COMMON PARKING AREA.

    REQUIRED PARKING (3 BEDROOM TOWNHOUSE)
    67 UNITS x 2.4 = 161 SPACES
    67 UNITS x 0.5 = 33 SPACES

    REQUIRED PARKING (2 BEDROOM COAH UNITS)
    12 UNITS x 2.0 = 24 SPACES
    12 UNITS x 0.5 = 6 SPACES
    TOTAL REQUIRED = 224 SPACES

    PROPOSED PARKING
    67 3-BEDROOM UNITS WITH TWO CAR GARAGE AND DRIVEWAY COMBINATION AT 3.5 SPACES PER UNIT = 234 SPACES
    12 2-BEDROOM COAH UNITS WITH ONE CAR DRIVEWAY = 12 SPACES
    OFF-STREET PARKING 2-BEDROOM COAH UNIT AT 9'x18' SPACES = 12 SPACES
    OFF-STREET PARKING (GUEST) 9'x18' SPACES = 43 SPACES
    TOTAL SPACES PROPOSED = 301 SPACES
15. ALL EXISTING AND PROPOSED ROADS AND IMPROVEMENTS ARE AND WILL BE PRIVATELY OWNED AND MAINTAINED.
16. BITUMINOUS CONCRETE SURFACE COURSE HAS NOT BEEN CONSTRUCTED WITHIN CANTERBURY WAY FROM STATION 0+70 +/- TO STATION 7+57 +/-. BITUMINOUS SURFACE COURSE TO BE CONSTRUCTED AS PART OF PHASE 1 AND 2 PROJECT.
17. ALL CROSSWALKS SHALL BE LONG LIFE EPOXY OR THERMOPLASTIC.
18. THE APPLICANT'S FAIR SHARE CONTRIBUTION, AS DETERMINED BY CAMDEN COUNTY, HAS ALREADY BEEN PAID.

NOTE "A"

DIMENSIONS HIGHLIGHTED WITH AN ASTERISK 29.37* HAVE RECEIVED PRIOR VARIANCE APPROVAL FOR BUILDING SETBACK ENCROACHMENTS

CONTRACTORS RESPONSIBILITY

LOCATIONS OF UTILITIES SHOWN ON THIS PLAN AREA NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OWN EXPENSE VERIFY THE LOCATION, SIZE, TYPE AND ELEVATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CON-TRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

SITE SAFETY

THE OWNER, OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) PART OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON)

SECONDARY ACCESS NOTE

FOR PHASES 1 AND 2, THE SECONDARY ACCESS, BROWNING LANE, WILL BE FOR CONSTRUCTION. UPON COMPLETION OF PHASE 3, THE SECONDARY ACCESS WILL BE OPENED FOR RESIDENTIAL USE BY RESIDENTS ONLY.

DAM DECOMMISSION NOTE

THE APPLICANT HAS CONSTRUCTED A TEMPORARY BREACH IN ACCORDANCE WITH APPROVED NJDEP, DAM SAFETY APPROVED PLANS. THE APPLICANT IS IN IN THE PROCESS OF SEEKING APPROVAL TO CONVERT THE TEMPORARY BREACH INTO A PERMANENT BREACH.

CONTAMINANT NOTE

THE APPLICANT WILL TEST FOR CONTAMINATES AND ENVIRONMENTALLY SENSITIVE AREAS AT THE SITE AND SUBMIT SAID REPORT TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.

ADA PARKING REQUIREMENTS

THE APPLICANT WILL COORDINATE WITH THE CHERRY HILL TOWNSHIP DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE PLANNING BOARD ENGINEER IN ESTABLISHING THE REQUIRED NUMBER OF ADA PARKING SPACES AND THEIR LOCATION.

* PERMIT PLANS AND GRADING PLANS FOR FUTURE INFILL UNITS TO BE SUBMITTED UNDER SEPARATE APPLICATION AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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

JSA INC.

TELEPHONE (609) 704-1155
FAX (609) 704-1166
www.jsaengineering.com

DATE	ISSUE	REVISION	BY	APPR.
03/10/2022	6	ISSUED FOR FINAL SITE PLAN COMPLIANCE	TJK	RJC
07/02/2020	5	SUBMITTED FOR PRELIMINARY COMPLIANCE	TJK	RJC
01/13/20	4	LABELED R7-1 SIGN ROAD 'C' END OF BUILDING 1-H	GMM	RJC
10/02/19	3	ADD ADDITIONAL HC RAMPS, ADD ADDITIONAL HC SIGNS	GMM	RJC
12/12/17	1	REV. SIDEWALK, ADD COAH UNITS, ADD SECONDARY ACCESS NOTE	TJK	RJC
		NOT PART OF INITIAL SUBMISSION		

CENTURA – PHASE 1 AND 2
TAX MAP SHEET 234, BLOCK 433.20, LOT 15.01 & 16.01, FORMERLY BLOCK 433.20, LOT 1
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

SITE PLAN

DEVEL, LLC.
C/O STEPHEN D. SAMOST, ESQUIRE 479 CENTENNI BOULEVARD
VOORHEES, NEW JERSEY 08043

41 SOUTH ROUTE 73, BUILDING 1, SUITE 201
HAMMONTON, NEW JERSEY 08037

EXHIBIT A-11

JAMES SASSANO ASSOCIATES, INC.
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
CERTIFICATE OF AUTHORIZATION NO. 24GA28011600

RICHARD J. CLEMSON, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE03911200
03/10/2022
DATE

ALL DOCUMENTS PREPARED BY JSA, ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE INTENDED PURPOSE AND INTENDED FOR THE ORIGINAL SITE. THEY ARE NOT TO BE RELIED BY OWNER TO OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY JSA FOR THE SPECIFIC PURPOSE INTENDED WILL BE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JSA, AND SHALL INDEMNIFY AND HOLD HARMLESS JSA FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

DRAWN BY	APPROVED BY
TJK	RJC
SCALE 1"=40'	DATE 12/12/17
JOB NUMBER 3487	SHEET NO. 5 OF 26

CS0201