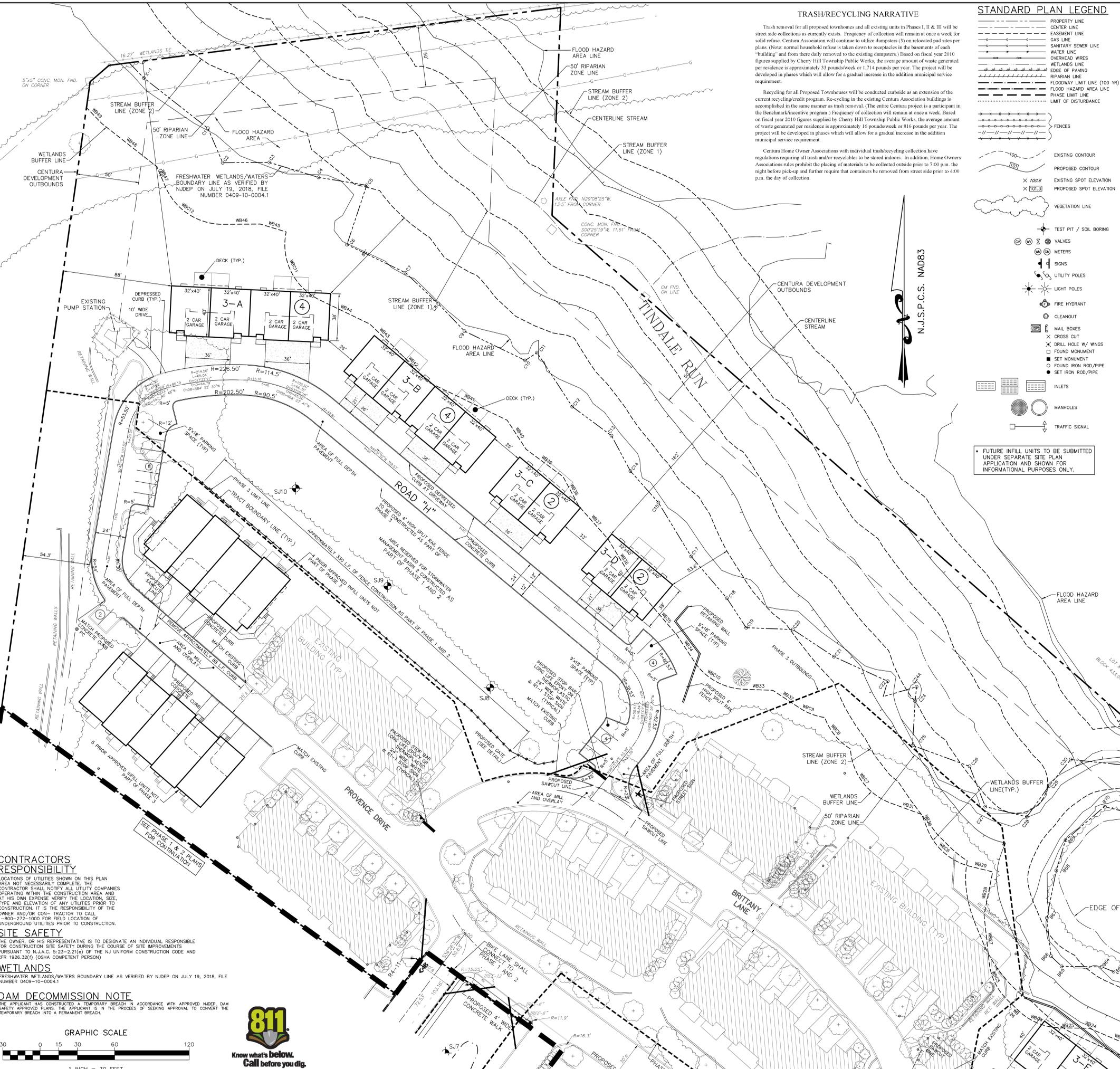


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TRASH/RECYCLING NARRATIVE

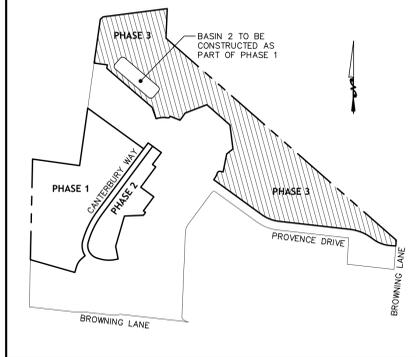
Trash removal for all proposed townhouses and all existing units in Phases I, II & III will be street side collections as currently exists. Frequency of collection will remain at once a week for solid refuse. Centura Association will continue to utilize dumpsters (3) on relocated pad sites per plans. (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 additional 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 additional 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.

STANDARD PLAN LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- GAS LINE
- SAWARY SEWER LINE
- WATER LINE
- OVERHEAD WIRES
- WETLANDS LINE
- EDGE OF PARKING
- 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
- FUTURE INFILL UNITS TO BE SUBMITTED UNDER SEPARATE SITE PLAN APPLICATION AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.



KEY MAP:

SCALE: 1"=400'

NOTES

- THE MAXIMUM GROSS RESIDENTIAL DENSITY SHALL BE TEN (10) UNITS PER USABLE ACRE.
- NO MORE THAN EIGHT (8) TOWNHOUSES MAY BE ATTACHED TO ONE (1) GROUP.
- NO MORE THAN TWENTY (20) UNITS MAY BE IN ONE (1) GROUP APARTMENT STRUCTURE.
- TOTAL NUMBER OF UNITS FOR PHASE 3 EQUAL 37.
NUMBER OF 22' WIDE UNITS (COAH) = 8
NUMBER OF 24' WIDE UNITS = 10
NUMBER OF 32' WIDE UNITS = 19
TOTAL NUMBER OF UNITS PHASE 3 = 37
- A RESIDENTIAL BUFFER STRIP IS NOT REQUIRED.
- THE BUILDING COVERAGE AND VEHICULAR SURFACES SHALL NOT EXCEED FIFTY (50%) PERCENT OF THE GROSS USABLE ACREAGE.
- 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-SHARE COOPERATIVE OR CONDOMINIUM BASIS. WAIVER OF THESE REQUIREMENTS SHALL BE SUBJECT TO PLANNING BOARD APPROVAL OF A PLAN FOR FILING WITH THE REGISTRAR OF DEEDS.
- ALL TELEPHONE AND ELECTRICAL UTILITIES SHALL BE UNDERGROUND.
- PER THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 340970004E PANEL 44 OF 305 AND PANEL NO. 340970008E PANEL 43 OF 305 THE PHASE 3 SECTION OF THE PROJECT ARE LOCATED IN ZONE X (OTHER AREAS) FOR AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, HOWEVER SOME PORTIONS OF THE PHASE 3 SECTION ARE LOCATED IN ZONE X (OTHER AREAS) FOR AREAS OF 0.2% ANNUAL CHANCE FLOOD AND 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- EXISTING SIGNS SHALL BE REPLACED AT THE DISCRETION OF THE TOWNSHIP ENGINEER OR THE INSPECTION BUREAU AND THE STORM SEWER CONVEYANCE SYSTEM.
- THE HOMEOWNER'S ASSOCIATION SHALL ASSUME THE RESPONSIBILITY FOR MAINTAINING THE INFILTRATION BASINS AND THE STORM SEWER CONVEYANCE SYSTEM.
- ALL UNITS SHALL HAVE A 2 CAR GARAGE EXCEPT FOR COAH UNITS. COAH UNITS WILL NOT HAVE GARAGES, ONLY DRIVEWAYS.
- PARKING SCHEDULE FOR PHASE 3 EAST LOOP ROAD (ROAD I) SHALL BE AS FOLLOWS
3 BEDROOM TOWNHOUSE UNITS REQUIRE 2.4 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.
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)
17 UNITS x 2.4 = 41 SPACES
17 UNITS x 0.5 = 9 SPACES
TOTAL REQUIRED = 50 SPACES
REQUIRED PARKING (2-BEDROOM COAH UNITS)
8 UNITS x 2.0 = 16 SPACES
8 UNITS x 0.5 = 4 SPACES
TOTAL REQUIRED = 20 SPACES
TOTAL REQUIRED = 70 SPACES
PROPOSED PARKING
17 3-BEDROOM UNITS WITH TWO CAR GARAGE AND DRIVEWAY COMBINATION AT 3.5 SPACES PER UNIT = 59 SPACES
8 2-BEDROOM COAH UNITS WITH ONE CAR DRIVEWAY AT 1 SPACE PER UNIT = 8 SPACES
OFF-STREET PARKING 2-BEDROOM COAH UNIT AT 9'x18' SPACES = 9 SPACES
OFF-STREET PARKING (GUEST) 9'x18' SPACES = 15 SPACES
TOTAL SPACES PROPOSED = 82 SPACES
14. PARKING SCHEDULE FOR PHASE 3 WEST LOOP ROAD (ROAD H) SHALL BE AS FOLLOWS
3 BEDROOM TOWNHOUSE UNITS REQUIRE 2.4 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)
12 UNITS x 2.4 = 29 SPACES
12 UNITS x 0.5 = 6 SPACES
TOTAL REQUIRED = 35 SPACES
PROPOSED PARKING
12 3-BEDROOM UNITS WITH TWO CAR GARAGE AND DRIVEWAY COMBINATION AT 3.5 SPACES PER UNIT = 42 SPACES
OFF-STREET PARKING (GUEST) 9'x18' SPACES = 16 SPACES
TOTAL SPACES PROPOSED = 58 SPACES
15. ALL CROSSWALKS SHALL BE LONG LIFE EPOXY OR THERMOPLASTIC.
16. ALL EXISTING AND PROPOSED ROADS AND IMPROVEMENTS ARE AND WILL BE PRIVATELY OWNED AND MAINTAINED.
17. THE APPLICANT'S FAIR SHARE CONTRIBUTION, AS DETERMINED BY CAMDEN COUNTY, HAS ALREADY BEEN PAID.

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.

FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP ON JULY 19, 2018, FILE NUMBER 0409-10-0004.1

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 CONTRACTOR 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(c) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON)

WETLANDS

FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP ON JULY 19, 2018, FILE NUMBER 0409-10-0004.1

DAM DECOMMISSION NOTE

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



REVISE UNITS AND SUBMITTED FOR FINAL	TJK	RJC
SUBMITTED FOR PRELIMINARY COMPLIANCE	TJK <td>RJC</td>	RJC
05/20/2022	6	5
07/02/2020	5	4
07/17/18	4	3
07/17/18	3	2
10/02/18	2	1
01/03/18	1	0
DATE	ISSUE	REVISION

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

CENTURA - PHASE 3
TAX MAP SHEET 234, BLOCK 433.20, LOT 15, 01 & 16, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SITE PLAN
DEVEL, LLC
C/O STEPHEN D. SAMANES, ESQUIRE, 175 CENTENNIAL BOULEVARD, VORWERKS, NEW JERSEY 08045

41 SOUTH ROUTE 72, BUILDING 1, SUITE 201
HAMMONTON, NEW JERSEY 08037

JAMES SASSANO ASSOCIATES, INC.
ENGINEERING & SURVEYING - CONSTRUCTION LAYOUT
CORPORATE OFFICE: 41 SOUTH ROUTE 72, SUITE 201, HAMMONTON, NJ 08037

RICHARD J. CLEMONS, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 2486091200

Richard J. Clemons
DATE: 5.20.2022

DRAWN BY	APPROVED BY
TJK	RJC
SCALE	DATE
1"=30'	05/17/19
JOB NUMBER	SHEET NO.
3506	6 OF 28

CS0201