

DATE: 05/17/2019 11:58 AM; USER: JSA; PROJECT: 19-00041; SHEET: CS0202

TRASH/RECYCLING NARRATIVE

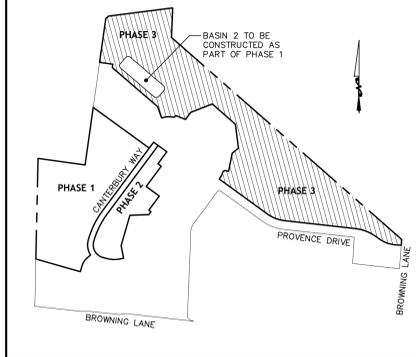
Trash removal for all proposed townhouses and all existing units in Phases I, II & III will be street side collections as currently exists. Frequency of collection will remain at once a week for solid refuse. Centura Association will continue to utilize dumpsters (3) on relocated pad sites per plans. (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 buildings is accomplished in the same manner as trash removal. (The entire Centura project is a participant in the Benchmark/centura 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
 - SAWITARY SEWER LINE
 - WATER LINE
 - OVERHEAD WIRES
 - WETLANDS LINE
 - EDGE OF PARKING
 - RIPIARIAN 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 OUT
 - DRILL HOLE W/ WINGS
 - FOUND MONUMENT
 - SET MONUMENT
 - FOUND IRON ROD/PIPE
 - SET IRON ROD/PIPE
 - INLETS
 - MANHOLES
 - TRAFFIC SIGNAL



KEY MAP:

SCALE: 1"=400'

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 3 EQUAL 37.
5. NUMBER OF 22' WIDE UNITS (COAH) = 8
6. NUMBER OF 24' WIDE UNITS = 10
7. NUMBER OF 32' WIDE UNITS = 19
8. TOTAL NUMBER OF UNITS PHASE 3 = 37
9. A RESIDENTIAL BUFFER STRIP IS NOT REQUIRED.
10. THE BUILDING COVERAGE AND VEHICULAR SURFACES SHALL NOT EXCEED FIFTY (50%) PERCENT OF THE GROSS USABLE AREAGE.
11. 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 PLAN FOR FILING WITH THE REGISTRAR OF DEEDS.
12. ALL TELEPHONE AND ELECTRICAL UTILITIES SHALL BE UNDERGROUND.
13. PER THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 340070004E PANEL 44 OF 305 AND PANEL NO. 340070003E PANEL 63 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% ANNUAL CHANCE FLOODPLAIN, HOWEVER SOME PORTIONS OF THE PHASE 3 SECTION ARE LOCATED IN ZONE X (OTHER FLOOD 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 LEVES FROM 1% ANNUAL CHANCE FLOOD.
14. EXISTING SIGNS SHALL BE REPLACED AT THE DISCRETION OF THE TOWNSHIP ENGINEER OR TOWNSHIP INSPECTOR AT THE TIME OF CONSTRUCTION.
15. THE HOMEOWNERS ASSOCIATION SHALL ASSUME THE RESPONSIBILITY FOR MAINTAINING THE INFILTRATION BASINS AND THE STORM SEWER CONVEYANCE SYSTEM.
16. ALL UNITS SHALL HAVE A 2 CAR GARAGE EXCEPT FOR COAH UNITS. COAH UNITS WILL NOT HAVE GARAGES, ONLY DRIVEWAYS.
17. 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.
 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 (1-BEDROOM TOWNHOUSE)
 17 UNITS x 2.4 = 41 SPACES
 12 UNITS x 0.5 = 6 SPACES
 REQUIRED = 50 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 1.1 SPACE PER UNIT = 8 SPACES
 OFF-STREET PARKING 2-BEDROOM COAH UNIT AT 9'x18' SPACES = 8 SPACES
 OFF-STREET PARKING (GUEST) 9'x18' SPACES = 15 SPACES
 TOTAL SPACES PROPOSED = 82 SPACES
18. 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 (1-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
19. ALL CROSSWALKS SHALL BE LONG LIFE EPOXY OR THERMOPLASTIC.
20. ALL EXISTING AND PROPOSED ROADS AND IMPROVEMENTS ARE AND WILL BE PRIVATELY OWNED AND MAINTAINED.
21. THE APPLICANT'S FIRM SHARE CONTRIBUTION, AS DETERMINED BY CAMDEN COUNTY, HAS ALREADY BEEN PAID.

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JAMES SASSANO ASSOCIATES, INC.
 ENGINEERING & SURVEYING - CONSTRUCTION LAYOUT
 MEMBER OF AUTOMATIC INFORMATION SYSTEMS

EXHIBIT A-13

CENTURA - PHASE 3
 TAX MAP SHEET 23A, BLOCK 433.20, LOT 15, 01 & 16, 01, BERRYMAN BLOCK 433.20, LOT 1
 CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

SITE PLAN

DEVEL, LLC
 C/O STEPHEN D. SAMARCO, ESQUIRE
 175 CENTENNIAL BOULEVARD
 VORWERRES, NEW JERSEY 08045

RICHARD J. CLEMONSON, P.E.
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 24860981200
Richard J. Clemons 5/20/2022 DATE

DATE	ISSUE	REVISION	BY	APPR.
05/20/2022	6	REVISE UNITS AND SUBMITTED FOR FINAL	TJK	RUC
07/02/2020	5	SUBMITTED FOR PRELIMINARY COMPLIANCE	TJK	RUC
07/17/19	4	ADD NOTES: ASH PARKING, USE REBAR ENCASED CONCRETE FOR SIDEWALKS AND DRIVEWAYS	SWM	RUC
10/02/18	3	REV. SIDEWALK, PARKING, ADD COAH UNITS, REV. WETLANDS NOTE AND REUSE NOTES	GMW	RUC
01/03/18	2	NOT PART OF INITIAL SUBMISSION	TJK	RUC

CS0202

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 OR 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) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.321(f) (OSHA COMPETENT PERSON)

WETLANDS
 FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP ON JULY 19, 2018, FILE NUMBER 0409-10-00041

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.

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.

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.

