## PHASING NARRATIVE

PHASE 1

STORMWATER MANAGEMENT:
CONSTRUCT BASIN "2".

ROADWAY:
CONSTRUCT ROAD A PARKING IMPROVEMENTS.
CONSTRUCT ROAD B, C, D AND E.

UNITS:
CONSTRUCT UNITS 1–A, 1–B, 1–C, 1–D, 1–E, 1–F, 1–G, 1–H, 1–I, 1–J AND 1–K.

STORM SEWER:
CONSTRUCT INLETS 6 TO 13, INLETS 11 TO 18, INLET 18 TO MANHOLE 3 TO MANHOLE 4, MANHOLE 4 TO INLET 21, INLET 21 TO INLET 24, INLET 24 TO INLET 25, INLET 25 TO MANHOLE 5, MANHOLE 5 TO ENDWALL 2 AND ALL ASSOCIATED PIPING.
CONSTRUCT INLET 26 TO INLET 27 TO ENDWALL 3 AND ALL PIPING BETWEEN.
CONSTRUCT BASIN 2 OUTLET CONTROL STRUCTURE TO MANHOLE 7 AND THE PIPING BETWEEN.
CONSTRUCT PIPING FROM EXISTING STORM MANHOLE 27 TO MANHOLE 7.
CONSTRUCT PIPING FROM MANHOLE 7 TO EXISTING INLET 28.

SANITARY SEWER:
CONSTRUCT SANITARY SEWER MANHOLES 37A TO 37B AND ASSOCIATED PIPING (ROAD A).
CONSTRUCT SANITARY SEWER MANHOLES 33A, 33B AND 33C AND ASSOCIATED PIPING (ROAD B).
CONSTRUCT SANITARY SEWER MANHOLES 26A, 26B, 26C, 26D AND 26E AND ASSOCIATED PIPING (ROAD D).
CONSTRUCT SANITARY SEWER MANHOLES 1, 2 AND 3 AND ASSOCIATED PIPING (ROAD E).

WATER MAIN:
INSTALL WATER MAIN FROM BROWNING LANE TO ROAD A.
INSTALL WATER MAIN IN ROAD A AND CONNECT TO EXISTING WATER MAIN IN CHELSEA COURT.
INSTALL WATER MAIN IN ROAD B AND CONNECT TO EXISTING WATER MAIN IN CANTERBURY WAY.
INSTALL WATER MAIN IN ROAD D AND CONNECT TO EXISTING WATER MAIN IN CANTERBURY WAY.
INSTALL WATER MAIN IN ROAD E AND CONNECT TO EXISTING WATER MAIN IN CANTERBURY WAY.
INSTALL WATER MAIN IN ROAD C AND CONNECT TO WATER MAIN IN ROAD A, ROAD B, ROAD D AND ROAD E.

PHASE 2

STORMWATER MANAGEMENT:
CONSTRUCT BASIN "1".

ROADWAY:
CONSTRUCT ROAD F.
CONSTRUCT ROAD G..

UNITS:
CONSTRUCT UNITS 2–A, 2–B AND 2–C.

STORM SEWER:
CONSTRUCT INLETS 1, 2, 3, 4, 5, MANHOLE 1, 2 NAD ENDWALL 1 AND ALL ASSOCIATED PIPING.
CONSTRUCT BASIN 1 OUTLET CONTROL STRUCTURE, MANHOLE 6 AND ASSOCIATED PIPING TO EXISTING INLET 17 IN CANTERBURY WAY.

SANITARY SEWER:
CONSTRUCT SANITARY SEWER MANHOLES 43A, 43B AND 43C AND ASSOCIATED PIPING (ROAD F).
CONSTRUCT SANITARY SEWER MANHOLES 41A AND 41B AND ASSOCIATED PIPING TO EXISTING MANHOLE 41 (ROAD G).

WATER MAIN:
INSTALL WATER MAIN IN ROAD F AND CONNECT TO EXISTING WATER MAIN IN CANTERBURY WAY AND ROAD G.
INSTALL AND EXTEND WATER MAIN IN ROAD G AND CONNECT TO EXISTING WATER MAIN IN CANTERBURY WAY AND ROAD G.

## GENERAL NOTES TOTAL DEVELOPMENT:

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 EQUAL 79.
   NUMBER OF 24' WIDE UNITS = 46 (12 ARE COAH UNITS)
   NUMBER OF 28' WIDE UNITS = 33

   TOTAL NUMBER OF UNITS FOR PHASE 3 EQUALS 45 UNITS.
   NUMBER OF 24' WIDE UNITS = 45 (8 ARE COAH UNITS)
5. A RESIDENTIAL BUFFER STRIP IS NOT REQUIRED.
6. THE BUILDING COVERAGE AND VEHICULAR SURFACES SHALL NOT EXCEED FIFTY (50%) PRECENT 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 HOMEOWNER'S ASSOCIATION SHALL ASSUME THE RESPONSIBILITY FOR MAINTAINING THE INFILTRATION BASINS 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 WITH NO GARAGE AND 1 DRIVEWAY EACH UNIT
    BUILDING 2C = 10 COAH UNITS NO GARAGES AND 1 DRIVEWAY 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:
    REQUIRED PARKING
    TOWNHOUSE UNITS REQUIRE 2.4 PARKING SPACES PER UNIT AND 0.5 ON STREET OR COMMON PARKING AREA GUEST PARKING SPACES PER UNIT.
    79 UNITS x 2.4 = 190 SPACES
    79 UNITS x 0.5 = 40 SPACES
    TOTAL REQUIRED = 230 SPACES

    PROPOSED PARKING
    62 UNITS WITH DOUBLE CAR AND DRIVEWAY COMBINATION AT 3.5 SPACES PER UNIT = 217 SPACES
    5 UNITS WITH SINGLE CAR AND DRIVEWAY COMBINATION AT 2 SPACES PER UNIT = 10 SPACES
    12 COAH UNITS WITH NO GARAGE AND 1 DRIVEWAY SPACE PER UNIT = 12 SPACES
    OFF STREET GUEST PARKING SPACES AT 9' x 18' = 42 SPACES
    TOTAL SPACES PROPOSED = 281 SPACES
15. PARKING SCHEDULE FOR PHASE 3 SHALL BE AS FOLLOWS:
    REQUIRED PARKING
    TOWNHOUSE UNITS REQUIRE 2.4 PARKING SPACES PER UNIT AND 0.5 ON STREET OR COMMON PARKING AREA GUEST PARKING SPACES PER UNIT.
    45 UNITS x 2.4 = 108 SPACES
    45 UNITS x 0.5 = 23 SPACES
    TOTAL REQUIRED = 131 SPACES

    PROPOSED PARKING
    37 UNITS WITH DOUBLE CAR AND DRIVEWAY COMBINATION AT 3.5 SPACES PER UNIT = 130 SPACES
    8 COAH UNITS WITH NO GARAGES AND 1 DRIVEWAY SPACE PER UNIT = 8 SPACES
    OFF STREET GUEST PARKING SPACES AT 9' x 18' = 25 SPACES
    ON STREET GUEST PARKING SPACES AT 7' x 23' = 10 SPACES
    TOTAL SPACES PROPOSED = 173 SPACES
16. ALL CROSSWALKS SHALL BE LONG LIFE EPOXY OR THERMOPLASTIC.
17. ALL EXISTING AND PROPOSED ROADS ARE AND WILL BE PRIVATELY OWNED AND MAINTAINED.

## HOUSING UNIT CHART

TOTAL UNITS APPROVED PER PRIOR RESOLUTIONS FOR CENTURA PHASES 1, 2 AND 3 = 175 UNITS

| EXISTING UNITS: | |
|---|---|
| CENTURA | 72 |
| COTSWALDS | 49 |
| NORMANDY | 34 |
| TOTAL EXISTING | 155 |

| PROPOSED UNITS PHASES 1, 2 & 3: | |
|---|---|
| PHASES 1 & 2 | 79 (12 UNITS COAH) |
| PHASE 3 | 45 (8 UNITS COAH) |
| TOTAL PROPOSED | 124 (20 UNITS COAH) |

FUTURE INFILL UNITS PROPOSED = 35 UNITS (12 UNITS COAH)

TOTAL EXISTING + TOTAL PROPOSED = 314 UNITS (32 UNITS COAH)

## PHASE AREAS

PHASE 1 = 7.3 ACRES
PHASE 2 = 2.1 ACRES
PHASE 3 = 13.4 ACRES
TOTAL = 22.8 ACRES

* FUTURE INFILL UNITS TO BE SUBMITTED UNDER SEPARATE SITE PLAN APPLICATION AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.

## 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.

Know what's below. Call before you dig.

GRAPHIC SCALE

80 0 40 80 160 320

1 INCH = 80 FEET


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| DATE | ISSUE | REVISION | BY | APPR. |
|---|---|---|---|---|
| 10/10/2022 | 1 | INITIAL SUBMISSION | TJK | RJC |

# CENTURA – PHASE 1, 2 & 3

TAX MAP SHEET 224, BLOCK 433.20, LOT 15.01 & 16.01, FORMERLY BLOCK 433.20, LOT 1
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

## EXHIBIT 'A–1'
## OVERALL AND PHASING PLAN

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


JAMES SASSANO ASSOCIATES, INC.
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
CERTIFICATE OF AUTHORIZATION NO. 24GA28017500

RICHARD J. CLEMSON, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE03911200
10.10.2022
DATE



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| DRAWN BY | APPROVED BY |
|---|---|
| TJK | RJC |
| SCALE 1"=80' | DATE 10/10/2022 |
| JOB NUMBER 3487 | SHEET NO. 1 OF 1 |

A–1