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February 23, 2021
43096 00

Re: Venue at Smithville Greene (Lennar at Rancocas Creek)
Final Major Subdivision Plan - Phases 2A, 3A, 4A & 6
Plan and Plat Review
1020 Jacksonville-Smithville Road (County Route 684)
Block 700, Lot 9

Ms. Jill Torpey
Land Use Board Secretary
Eastampton Township
12 Manor House Court
Eastampton, NJ 08060

Dear Ms. Torpey:

Plans have been received in support of the Final Major Subdivision Approval for Phases 2A, 3A, 4A and 6 of the development granted on December 5, 2016 by Resolution No. 7-2017 for the above referenced 147.862 acre site. Under the 2016 Master Plan Reexamination Report (Resolution #7-2016), the subject property was rezoned to the Planned Retirement Community Residential (R-PRC) Zoning District. It is bounded to the west by properties in the TCD District on the opposite side of Jacksonville-Smithville Road, to the northwest and south by properties in the PO District, and to the northeast and east by properties in the BP District.

The applicant was approved to construct 452 age-restricted units consisting of 334 single family dwellings and 118 semi-attached (duplex) dwellings with 15,500 square feet of commercial space. The commercial space consists of 9,000 square feet of retail space, a 3,500 square foot bank with three (3) drive-thru lanes and a 3,000 square foot coffee shop with a drive-thru lane. Also included in the approval are a 10,493 square foot clubhouse, 1,500 square foot pool, and additional recreational areas.

The entire development is divided into a total of ten (10) phases, with various sub-phases. Phases 1, 2B, 3B, 4B, 5A and 5B are currently under way, and this submission will be for Phases 2A, 3A, 4A and 6. This submission consists of 202 single family lots, 2 open space lots, and 2 commercial lots.

The following information has been submitted in support of Phases 2A, 3A, 4A and 6 of this application as prepared by Bowman Consulting, unless otherwise noted:

1. Submission Letter, prepared by Bowman Consulting, dated January 12, 2021.
2. Final Major Subdivision Plan – Phases 2B, 3B, 4B, 5B, & 5A (68 sheets total)
3. Final Plat, 5 Sheets.
4. Commercial Update Letter, prepared by Lennar, dated February 2, 2021.
5. Burlington County Planning Board review letter, dated February 11, 2021.

This information has been reviewed for conformance to the approved plans and phasing. In conjunction with these requirements, the following comments are offered.

Comments

1. The plans should be dated.
2. Our office has discussed the grading at the rear of Lots 1, 2 and 17 of Block 700.12 at the intersection of Tower Boulevard and Coliseum Drive, as it is very complex. As the individual lot grading plans for these

three (3) lots are created, our office will work with the design engineer to smooth any grading issues and ensure positive flow in the area.

3. Our office has discussed the grading at the rear of Lots 1-10 of Block 700.08 as the entire yard, as shown is sloped around the house. The structure as shown on the plan is larger than the houses being built. When the individual lot grading plans are submitted, we would like the opportunity to work with the design engineer to potentially modify driveway slopes, finished floor elevations, etc to lessen the slope areas in the rear yards. Additionally, the lot grading plans should take into account the potential for a patio in the rear yards and how that would impact the grading. We also request that the applicant review the possibility of adding a small retaining wall area to flatten the rear yards.
4. The plan should include and define the Point of Beginning (**POB**) of the easements. We are requesting that Bowman either provide an easement detail sheet (or sheets) similar to Phase I or provide legal descriptions of the proposed Easements for review.
5. The surveyor should refer to and address comments related to the subdivision plan by Burlington County Planning Board, dated February 11, 2021.
6. Bowman should provide a CAD file that includes all easements and lots upon approval of the plats. The CAD file is requested to allow ERI to make the necessary changes to the tax maps. We continue to work through updates to the tax maps for this project.

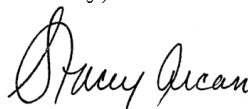
Permits and Approvals

The following permits and approvals will be required:

1. NJDEP BWSE Water Main Extension – Approved 5/15/17
2. NJDEP Wetlands LOI – Approved 11/23/16
3. NJDEP Wetlands General Permits 6, 7 & 11 and Transition Area Waiver, FHA Verification and Permit (Issued, October 6, 2017)
4. TWA (Issued, August 31, 2017)
5. Eastampton Township Construction Office - On-Going
6. Eastampton Township Fire Department (Fire Hydrant Locations, March 16, 2017)
7. Burlington County Planning Board (Approved, February 1, 2017)
8. Burlington County Soil Conservation District (Issued, July 17, 2017)
9. New Jersey American Water (Approval, July 16, 2018)
10. Any others as necessary

We reserve the right to provide further comments once the additional information is provided. Should you have any questions, please feel free to call or email me at sarcari@erinj.com.

Sincerely,



Stacey Arcari, PE, PP, CME, PTOE
Land Use Board Engineer

SEA/sea

cc: David Serlin, Esquire (via email)
M. Gene Blair, Eastampton Construction Official (via email)
K-M White, Township Manager (via email)
K. Newcomb, Township Zoning Officer (via email)
Robert Calabro, c/o US Home Corporation dba Lennar, 2465 Kuser Road, Hamilton, NJ 08690
Kevin D. Sheehan, Esquire, Parker McCay PA (via email)
Sean A. Delany, PE, PP, CME, Bowman Consulting Group (via email)
M. Newman, Lennar (via email)
M. Thompson, Lennar (via email)
J. Alexander, PLS, Bowman (via email)
K. Haywood, PE, CFM, ERI (via email)