

PARKING REQUIREMENTS: AS PER R.S.I.S.

TOWNHOUSE UNIT (3 BDRM)	
REQUIREMENT:	
2.4 X 108	259
PROVIDED:	
2-CAR GARAGE & DRIVEWAY COMBINATION (3.5 x 108):	378
GUEST PARKING (0.5 x 108):	54
ADDITIONAL SPACES ABOVE REQUIREMENT:	10
TOTAL:	442

AFFORDABLE UNIT (TO MEET THE REQ. FOR 2 OR 3 BDRM GARDEN APARTMENT)	
REQUIREMENT:	
2.0 X 14 (2 BDRM):	28
2.1 X 13 (3 BDRM):	27
TOTAL	55

PROVIDED:	
2-CAR GARAGE & DRIVEWAY COMBO (TRADITIONAL UNIT) (3.5 x 1):	3
1-CAR GARAGE & DRIVEWAY COMBINATION (BELLE) (2 x 13):	26
1-DRIVEWAY SPACE ONLY (LULU) (1 x 13):	13
1 SPACE OFF-STREET (LULU) (1 x 13):	* 13
GUEST PARKING (TRADITIONAL UNIT + BELLE) (0.5 x 14):	7
TOTAL:	62

* LULU SPACE OFF-STREET INCLUDES 0.5 GUEST PARKING REQUIREMENT PER RSIS CLUBHOUSE REQ. 1 PER 15 UNITS APPROVED OR 9 SPACES; 9 PROVIDED

ZONING REQUIREMENTS: OVERLAY TO BE WRITTEN

	REQUIRED	PROPOSED
MIN. TRACT AREA:	35 AC	± 43.2 AC
MIN. AFFORDABLE HOUSING:	20 %	20 %
MAX. DENSITY:	4 DU /AC	3.1 DU /AC
MIN. SETBACK FROM TRACT BOUNDARY		
BUILDINGS:	40 - FT	≥ 40 - FT
DECKS, PATIOS, RETAINING WALLS:	20 - FT	≥ 20 - FT
* MIN. BUILDING SEPARATION		
FRONT-TO-FRONT:	65 - FT	≥ 65 - FT
FRONT-TO-SIDE:	60 - FT	≥ 60 - FT
SIDE-TO-SIDE:	20 - FT	≥ 20 - FT
SIDE-TO-REAR:	30 - FT	≥ 30 - FT
REAR-TO-REAR:	40 - FT	≥ 40 - FT
** MAX. TOWNHOUSE BUILDING LENGTH:	180 - FT	≤ 180 - FT
MAX. NUMBER OF UNITS IN A STRUCTURE:	6 / 12	≤ 6 / 12
MAX. BUILDING HEIGHT:	45 - FT	≤ 45 - FT
MAX. NUMBER OF STORIES:	3 STORIES	≤ 3 STORIES
MIN. BUILDING SETBACK		
FROM CURB OF INTERNAL ROADWAY:	20 - FT	≥ 20 - FT
MIN. BUILDING SETBACK		
FROM OFF-STREET PARKING SPACE:	10 - FT	≥ 10 - FT
MIN. COMMON OPEN SPACE:	20 %	≥ 20 %

* EXCLUDES PATIOS AND DECKS WHICH MAY ENCROACH UP TO 10-FT, PORCHES AND STAIRS WHICH MAY ENCROACH UP TO 5-FT, AND EAVES, CHIMNEYS/ FIREPLACES, BAY WINDOWS AND OTHER ORNAMENTAL ARCHITECTURAL FEATURES WHICH MAY ENCROACH UP TO 3 -FT INTO THE REQUIRED SEPARATION

** 6 UNITS, EXCEPT 12 MAY BE PROVIDED WHERE THERE ARE STACKED TOWNHOUSE UNITS IN THE STRUCTURE



TYPICAL 28-FT WIDE TOWN HOME
MARBURY ELITE, EASTPORT, LULU AND BELLE, NORTHBROOK, NORTHBROOK ELITE

LEGEND:

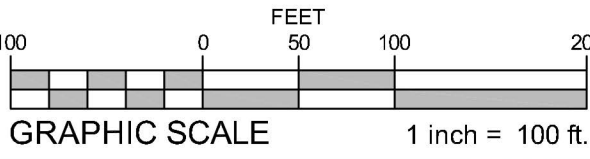
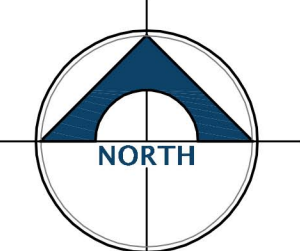
	WETLAND		WETLAND BUFFER
	SLOPES 10-14.99%		SLOPES 15-19.99%
	SLOPES 20-24.99%		SLOPES 25% +
	300 - FT RIPARIAN BUFFER		

SOURCES:

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- AERIAL PHOTOGRAPH FLOWN BY DIGITAL GLOBE: AUGUST 2014
- TOPOGRAPHIC MAP, BASE INFORMATION, AND WETLANDS TAKEN FROM "RIPARIAN ZONE VERIFICATION PLAN" BLOCK 44 LOT 4, RANDOLPH TOWNSHIP, MORRIS COUNTY, NEW JERSEY, PREPARED BY ESE CONSULTANTS DATED 02-07-18; REVISED 02-21-18.
- ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



CONCEPT "U" 135 UNITS
VILLAGE SQUARE AT RANDOLPH
RANDOLPH TOWNSHIP, MORRIS COUNTY, NEW JERSEY



PLAN SUMMARY:

(27) AFFORDABLE UNITS
(108) MARKET RATE UNITS
(135) TOTAL UNITS

SITE DATA:

ADDRESS: ROUTE 10 AND MORRIS TURNPIKE
PARCEL(S): BLOCK 44 LOT 4

SITE AREA: ± 43.2 AC
CURRENT ZONING: OFFICE LABORATORY

PROPOSED ZONING: DRAFT ORDINANCE TO BE WRITTEN

OFFICE DATA:

PROJECT NUMBER: 3898
DATE: 2020-01-14
SCALE: 1" = 100'
DRAWN BY: CCC