TOWNSHIP OF DENVILLE, MORAIS COUNTY, N-J

CONCEPT PLAN
FRANKLIN ROAD-DENVILLE

NOTE:
LIMIT OF DISTURBANCE (BASED ON CONCEPT SKETCH FOR AVALON-DENVILLE PREPARED BY: MELIO & BAUER DATED: 9-26-13)

WETLANDS TO BE FILLED (ESTIMATED)

SITE DATA:

MARKET RATE TOWNHOME (2 BDRM) 2.4 (22) = 221
2 CAR DRIVEWAY = 184 SPACES
AFFORDABLE 24 X 2.1 = 51 SPACES

VISITOR PARKING: 116 X 5 = 580 SPACES
TOTAL REQUIRED: 293 SPACES

PROPOSED TOTAL HOMES: 92 HOMES
PROPOSED AFFORDABLE HOMES: 24 HOMES
PROPOSED MARKET RATE HOMES: 92 HOMES

MARKET RATE 2 CAR DRIVES: 184 SPACES
AFFORDABLE 1 CAR DRIVE: 48 SPACES
ON STREET VISITOR PARKING: 64 SPACES

SITE PLAN ASSUMPTIONS:

NEW ZONING OVERLAY TO BE PROPOSED

-6.98 AC OF WETLANDS TO BE FILLED (PER CLIENT DIRECTION)
-PROPOSED BOND AREA TO BE EVALUATED BY ENGINEER TO DETERMINE IF AREA IS ADEQUATE, AREA/LOCATION ARE ESTIMATED FROM MELIO & BAUER PLAN DATED: 7-13-14
-PLAN ASSUMES TREE CLEARING TO BE PERMITTED AS NEEDED
-ADDITIONAL GRADE ANALYSIS TO BE DETERMINED

SCHEDULE:

MARKET RATE TOWNHOME (3 BDRM) 2.4 (92) 221
2 CAR DRIVEWAY= 184 SPACES
AFFORDABLE 24 X 2.1 = 51 SPACES

VISITOR PARKING: 116 X 5 = 580 SPACES
TOTAL REQUIRED: 293 SPACES

PROPOSED TOTAL HOMES: 92 HOMES
PROPOSED AFFORDABLE HOMES: 24 HOMES
PROPOSED MARKET RATE HOMES: 92 HOMES

MARKET RATE 2 CAR DRIVES: 184 SPACES
AFFORDABLE 1 CAR DRIVE: 48 SPACES
ON STREET VISITOR PARKING: 64 SPACES

TOTAL SITE AREA:

42.8 AC

PROPOSED TOTAL HOMES:

116 HOMES

PROPOSED AFFORDABLE HOMES:

24 HOMES

PROPOSED MARKET RATE HOMES:

92 HOMES

PARKING (PER RSIS):

NEW ZONING OVERLAY

CURRENT ZONING:

PROPOSED ZONING:

B 40203 LOT 1 (5 AC)
B 40001 LOT 4 (36 AC)

SITE DATA:

B 40203 LOT 1 (5 AC)
B 40001 LOT 4 (36 AC)

CURRENT ZONING:

PROPOSED ZONING:

NEW ZONING OVERLAY

SCALE: 1"=30'

TYPICAL LOT LAYOUT:

LEGEND:

VETLANDS

VETLANDS TO BE FILLED (ESTIMATED)

LIMIT OF DISTURBANCE (BASED ON CONCEPT SKETCH FOR AVALON-DENVILLE PREPARED BY: MELIO & BAUER DATED: 9-26-13)

NOTES:

1. ESE CONSULTANTS INC. AND TOLL BROTHERS INC. ARE NOT RESPONSIBLE FOR ANY ERROR, OMISSION, OR INACCURACY IN THE GOVERNMENT DATA SHOWN ON THESE PLANS.
2. ESE CONSULTANTS INC. AND TOLL BROTHERS INC. ARE NOT RESPONSIBLE FOR ANY ERROR, OMISSION, OR INACCURACY IN THE INFORMATION SHOWN ON THESE PLANS.
3. ALL INFORMATION SHOWN ON THESE PLANS IS SUBJECT TO CHANGE, MODIFICATION, OR CORRECTION.
4. THIS PLAN DOES NOT CONFORM TO THE NEW JERSEY DEPARTMENT OF CONSTRUCTION & DEVELOPMENT NOVEMBER 2013 EDITION REQUIREMENTS.

SCALE: 1"=30'

TYPICAL LOT LAYOUT:

LEGEND:

VETLANDS

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