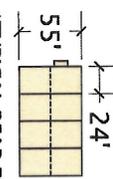
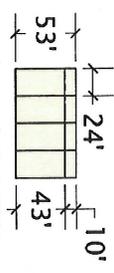


*TYPICAL REAR-ENTRY STACKED AFFORDABLE UNIT
SCALE: 1" = 5'



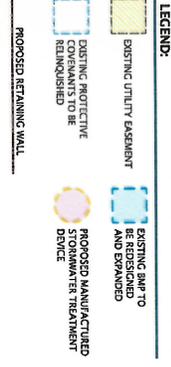
*TYPICAL REAR-ENTRY STACKED MARKET-RATE UNIT
SCALE: 1" = 5'

*PRODUCT TO BE DESIGNED, FINAL DIMENSIONS MAY VARY



TYPICAL FRONT-ENTRY 3-STORY TOWNHOUSE UNIT
SCALE: 1" = 5'

- SITE ASSUMPTIONS:**
1. CONCEPT ASSUMES NEW INCLOSURE ZONING TO BE WRITTEN.
 2. CONCEPT ASSUMES CONNECTION TO PUBLIC WATER AND PUBLIC WASTE.
 3. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 4. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 5. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 6. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 7. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 8. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 9. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.
 10. CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED.



- SOURCES:**
1. THE PLAN'S SITE INCLUDES PROPERTY OF ESE CONSULTANTS INC. AND TOL BROTHERS INC. ALL RIGHTS AND CLAIMS ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 2. AERIAL PHOTOGRAPHY TAKEN FROM MAAS VISO 2021 - 2018 USED LOCAL-WAY VIEW FINDER & COUNTY
 3. AERIAL PHOTOGRAPHY TAKEN FROM MAAS VISO 2021 - 2018 USED LOCAL-WAY VIEW FINDER & COUNTY
 4. FROM TOPOGRAPHY FOR 100-YEAR FLOODPLAIN TO CONFORM WITH FEMA 1503-1-10
 5. FROM TOPOGRAPHY FOR 100-YEAR FLOODPLAIN TO CONFORM WITH FEMA 1503-1-10
 6. FROM TOPOGRAPHY FOR 100-YEAR FLOODPLAIN TO CONFORM WITH FEMA 1503-1-10
 7. ALL WETLANDS TO BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR.
 8. ALL WETLANDS TO BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR.
 9. ALL WETLANDS TO BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR.
 10. ALL WETLANDS TO BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR.



CONCEPT ASSUMES EXISTING 150-FT AND 100-FT BUILDING SETBACK PER PROTECTIVE COVENANTS TO BE REINQUISHED

EXISTING ACCESS ROAD TO BE REDESIGNED

CONCEPT "A" 160 UN ITS
32 AFFORDABLE + 128 MARKET-RATE
1 UPPER POND ROAD
 PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY



PLAN SUMMARY:
 160 STACKED AFFORDABLE UNITS
 32 AFFORDABLE UNITS
 128 MARKET-RATE UNITS
 1160 TOTAL UNITS
 3.340 LF OF NEW CARRYWAY

GRAPHIC SCALE:
 1 inch = 200 feet

OFFICE DATA:
 PROJECT NUMBER: 25014
 DATE: 2023.03.08
 SCALE: 1" = 50'
 DRAWN BY: DEC

SITE DATA:
 ADDRESS: 1 UPPER POND ROAD
 PARCELS: PORTION OF BLOCK 115
 LOT 434
 SITE AREA: 1.69 ACRES
 CURRENT ZONING: SFD 5
 PROPOSED ZONING: NEW INCLOSURE ZONING TO BE WRITTEN