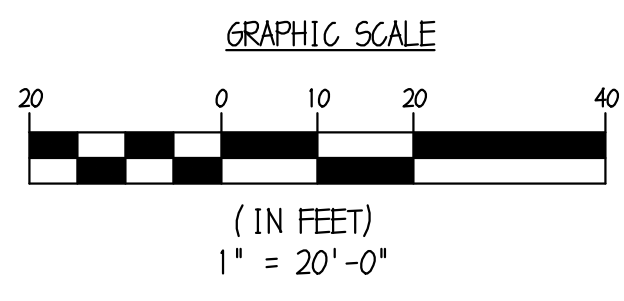


SITE SKETCH BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SITE BY DPK CONSULTING 147 UNION AVENUE, SUITE 1G, MIDDLESEX, NEW JERSEY 08846 DATED DECEMBER 20, 2016.

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



EXISTING SITE - 74,500 SQ. FT. (1.7123 ACRES)
PROPOSED ADJACENT SITE - 8,851 SQ. FT. (0.2032 ACRES)
TOTAL SITE - 83,434 SQ. FT. (1.9155 ACRES)

40 DWELLING UNITS PER ACRE = 76.62 OR 77 UNITS MAX.
1.5 PARKING SPACES REQUIRED PER DWELLING UNIT
77 x 1.5 = 115.5 OR 116 PARKING SPACES
TOTAL PARKING SHOWN - 108 PARKING SPACES
TOTAL DWELLING UNITS BASED UPON PARKING - 72 UNITS MAX.

(BASEMENT - 1 DWELLING UNIT
GROUND FLOOR - 13 DWELLING UNITS
SECOND FLOOR - 15 DWELLING UNITS
THIRD FLOOR - 15 DWELLING UNITS
FOURTH FLOOR - 18 DWELLING UNITS
TOTAL DWELLING UNITS - 62 UNITS)

110 TOTAL PARKING STALLS SHOWN
98 ON-SITE PARKING STALLS SHOWN
93 ON-SITE PARKING STALLS REQUIRED

FOR REVIEW

24 OCTOBER 2017 FOR REVIEW
16 OCTOBER 2017 FOR REVIEW
15 SEPTEMBER 2017 PROGRESS SET
31 JULY 2017 FOR REVIEW
17 JULY 2017 FOR REVIEW
ISSUES & REVISIONS

SITE PLAN FOR:
MONROE STREET HOLDINGS LLC

128 MONROE STREET (FORMERLY 76 MONROE STREET)
BOONTON, NEW JERSEY

BILOW GARRETT GROUP
ARCHITECTS AND PLANNERS, P.C.
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ANTHONY GARRETT NJ AI 14398 NY 22174

DRAWING NUMBER
SITE PLAN SP-100