REFERENCE:

MAJOR SUBDIVISION AND PRELIMINARY AND
AMENDED FINAL SITE PLAN FOR THE AMERICAN,
BLOCK 11, LOT 3, BOROUGH OF MORRIS PLAINS,
MORRIS COUNTY, NEW JERSEY, DATED 09/03/2018
AND REVISED TO 09/01/2020, PREPARED BY
BOWMAN CONSULTING GROUP, LTD.

APARTMENT BUILDING

1 BUILDING
125 UNITS TOTAL

38 X 1-BR MARKET RATE UNITS
37 X 2-BR MARKET RATE UNITS
22 X 1-BR AGE-RESTRICTED AFFORDABLE UNITS
6 X 1-BR NON-RESTRICTED AFFORDABLE UNITS
16 X 2-BR NON-RESTRICTED AFFORDABLE UNITS
6 X 3-BR NON-RESTRICTED AFFORDABLE UNITS

CONDOMINIUM BUILDING

5 BUILDINGS
5 x 12-UNIT BUILDINGS
60 UNITS TOTAL
ALL 3-BEDROOM, AGE-RESTRICTED UNITS

TOWNHOUSE BUILDING

15 BUILDINGS
2 x 4-UNIT BUILDINGS
7 X 6-UNIT BUILDINGS
5 X 8-UNIT BUILDINGS
96 UNITS TOTAL
ALL 3-BEDROOM, AGE-RESTRICTED UNITS

Bowman

THE AMERICAN
MORRIS PLAINS, NJ
06/15/2021
SCALE: 1" = 50'

BUILDING 1 — 12 UNIT CONDOMINIUM
BUILDING 2 — 12 UNIT CONDOMINIUM
BUILDING 3 — 12 UNIT CONDOMINIUM
BUILDING 4 — 12 UNIT CONDOMINIUM
BUILDING 5 — 12 UNIT CONDOMINIUM
BUILDING 6 — 4 UNIT TOWNHOUSE
BUILDING 7 — 6 UNIT TOWNHOUSE
BUILDING 8 — 4 UNIT TOWNHOUSE
BUILDING 9 — 6 UNIT TOWNHOUSE
BUILDING 10 — 6 UNIT TOWNHOUSE
BUILDING 11 — 6 UNIT TOWNHOUSE
BUILDING 12 — 8 UNIT TOWNHOUSE
BUILDING 13 — 8 UNIT TOWNHOUSE
BUILDING 14 — 8 UNIT TOWNHOUSE
BUILDING 15 — 6 UNIT TOWNHOUSE
BUILDING 16 — 6 UNIT TOWNHOUSE
BUILDING 17 — 6 UNIT TOWNHOUSE
BUILDING 18 — 8 UNIT TOWNHOUSE
BUILDING 19 — 6 UNIT TOWNHOUSE
BUILDING 20 — 6 UNIT TOWNHOUSE

PROPOSED 4-STORY BUILDING
3-STORY RESIDENTIAL OVER
1-STORY PARKING GARAGE
125

BLOCK 11
LOT 3

CLUBHOUSE
POOL

SIGNORELLI LANE
HIGBIE WAY
WHITNEY AVENUE
EISENHOWER PLACE
KELSCH DRIVE
THE AMERICAN ROAD
FOREST WAY
CEDAR RUN
BEECH ROAD

BLOCK 196.01
BLOCK 502
BLOCK 606

SCALE: 1"=50'
0 50 100 200 ft.

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