

January 9, 2024

Lew Steinbrecher
City Administrator
City of Monmouth

Dear Mr. Steinbrecher:

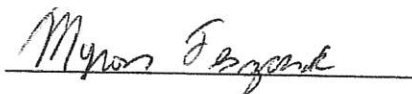
On behalf of the owner/developer of Sanctuary on 2nd located at 201 East 2nd Avenue in Monmouth, Wisdom Real Estate Investments, we are requesting that the City of Monmouth officially designate the seventeen (17) public parking stalls located diagonally along the south side of East 2nd Avenue beginning at the intersection of South 1st Street, as well as the (2) parallel stalls on South 1st Street just south of E 2nd Ave, as reserved parking Monday to Friday 8:00 AM to 5:00 PM and on Sunday mornings. I have enclosed a schematic depicting the 19 on-street public parking stalls to be reserved.

Wisdom Real Estate Investments agrees to fully reimburse the City of Monmouth for the cost of purchasing the signs and mounting posts, as well as the labor to erect these "Reserved Parking" signs along the south side of the 200 block of East 2nd Avenue and for the 2 parallel stalls on South 1st Street just south of E 2nd Ave in Monmouth.

Respectfully,

Myron Feszchak, Managing Partner
Wisdom Real Estate Investments

Craig Shannon, Senior Architect
Streamline Architects & Artisans



Handwritten signature of Myron Feszchak in black ink, written over a horizontal line.



Handwritten signature of Craig Shannon in blue ink, written over a horizontal line.



UN-STRIPED (1) STALL

EXG. STRIPED (6) STALLS

UN-STRIPED (10) STALLS

(2) PARALLEL STALLS

PARKING COUNTS:
 17 (LOT)+2 (PAR STREET) + 17 (ANG STREET) = 36 STALLS ON SITE
 36 STALLS - 26 APT STALLS - 25 SANC STALLS
 = 15 STALLS SHORT ON-SITE

PARKING DIAGRAM FOR SANCTUARY OPTION
 SANCTUARY ON 2ND
 11/21/2023
 NTS

PHASE 2
 FFE 762.83
 (7) APARTMENTS

(17) APARTMENTS
 TOTAL
 17x1.5=25.5
 =26 STALLS APT

PHASE 1
 FFE 766.59
 (10) APARTMENTS

SANCTUARY
 4,890 SF
 88 OCC PROPOSED
 98/4 = 24.5
 = 25 STALLS SANCT.

PHASE 3
 FFE 766.82

PROPOSED (17) STALL LOT

S 89°31'47" E 129.31'

N 89°31'47" W 36.00'

S 89°31'47" E 166.99'

S 89°31'47" E 167.10'

N 02°03'15" E 23.87'

E 2ND AVE

S 1ST ST

ENTRY POINT - FFE 766.82 PHASE 3

5" SIDEWALK (TYP.)

CONCRETE STOOP (TYP.) REFER TO ARCH PLANS

ASPHALT PAVEMENT

BM / MAG IN PP 213 767.35

ENTRY POINT - FFE 766.82 PHASE 3

ASPHALT PARKING LOT

ASPHALT PAVEMENT MATCH EXISTING

ENTRY POINT - FFE 766.59 PHASE 1

PAVEMENT MARKINGS (TYP.)

S 89°31'47" E 232.40'

ENTRY POINT - FFE 766.57 PHASE 2

ENTRY POINT - FFE 766.82

ENTRY POINT - FFE 762.83

ENTRY POINT - FFE 766.82

ENTRY POINT - FFE 762.83

ENTRY POINT - FFE 762.83

ENTRY POINT - FFE 762.83 PHASE 1 (LOWER LEVEL ONLY)

S 02°03'15" W 166.04'

205 A. 760.49 CP SPIKE

3' PLANTER AREA

6" CURB AND GUTTER (TYP.)

DUMPSTER LOCATION

HOUSE

HOUSE

