



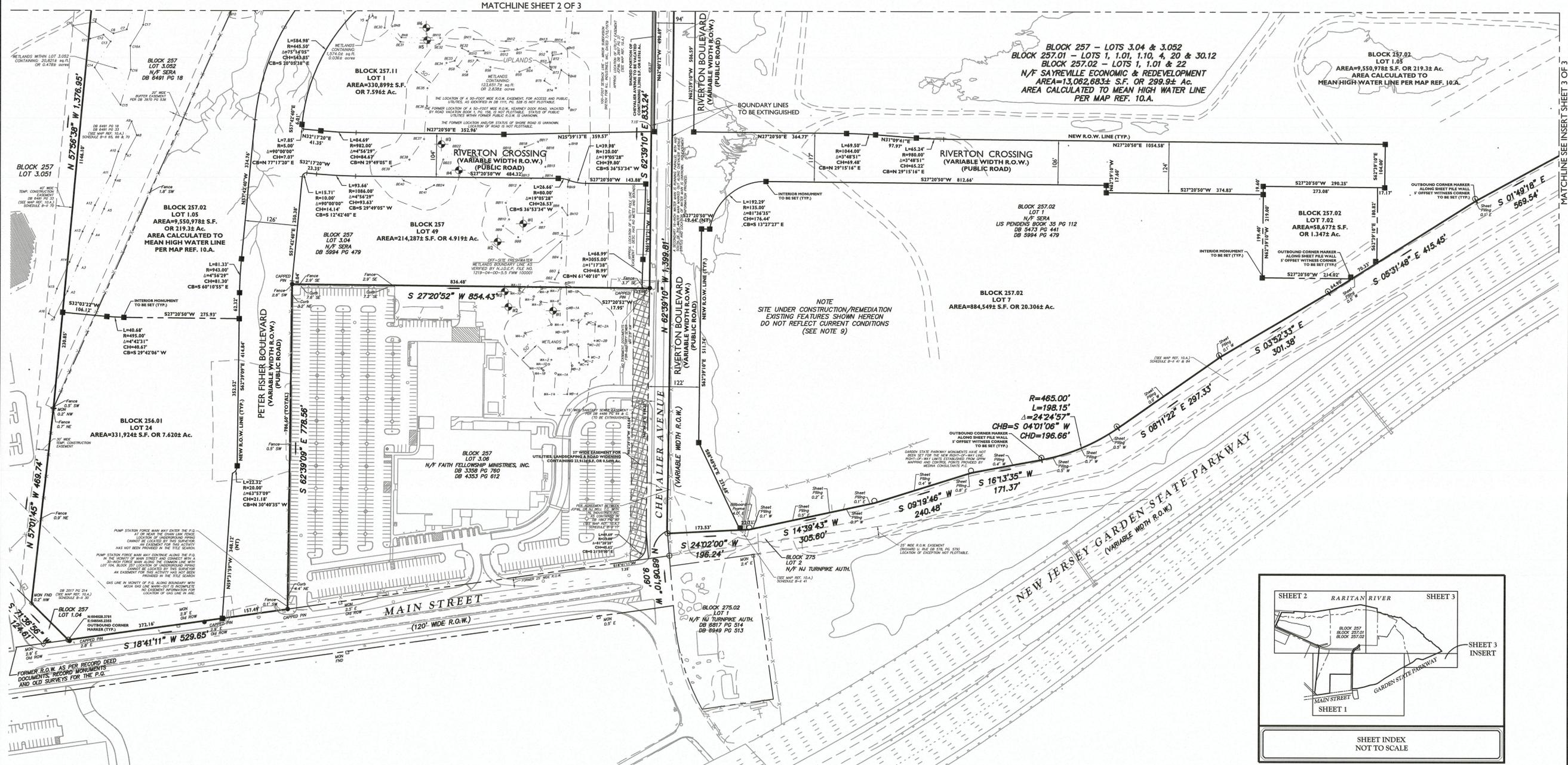
GENERAL NOTES

- THE SUBJECT PROPERTY IS KNOWN AS BLOCK 257 - LOTS 3.04 & 3.052; BLOCK 257.01 - LOTS 1, 1.01, 1.10, 1.0, 4, 20 & 30.12; BLOCK 257.02 - LOTS 1, 1.01 & 22 AS SHOWN ON SHEETS 9 & 11 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY, DATED AUGUST, 1989 AND REVISED THROUGH APRIL, 1996.
- THE PROPERTY IS LOCATED IN THE SAYREVILLE WATERFRONT DEVELOPMENT AREA AND CONTAINS A TOTAL TRACT AREA OF 288.414 ACRES.
- PROPERTY OWNER: SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY, 167 MAIN STREET, SAYREVILLE, NJ 08872, TEL: 732-395-7000.
- APPLICANT: SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP, 7 GERALDA FARMS, MADISON, NJ 07940.
- THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH BY THE GARDEN STATE PARKWAY, ON THE WEST BY RARITAN RIVER, ON THE EAST BY MAIN STREET AND ON THE SOUTH BY THE MIDDLESEX COUNTY UTILITIES AUTHORITY (MCUA) SEWAGE TREATMENT PLANT.
- PARKING REQUIREMENT PER WATERFRONT REDEVELOPMENT PLAN:

	REQUIRED	PROPOSED
PARKING HIGHWAY SERVICES: 4 SPACES/1,000	144	293
BASE FLOOR: 4 SPACES/1,000	820	1,128
TOTAL	964	1,421
- LOT COVERAGE:

	REQUIRED	PROPOSED
MAXIMUM ALLOWABLE LOT COVERAGE	75%	16.61%
EXISTING IMPERVIOUS	25.60 ACRES	44.40 ACRES
PROPOSED IMPERVIOUS	44.40 ACRES	44.40 ACRES
TOTAL IMPERVIOUS	44.40 ACRES	44.40 ACRES
- THE APPLICANT IS REQUESTING THE FOLLOWING CHECKLIST ITEMS:
 - PRELIMINARY SITE PLAN AND SUBDIVISION CHECK LIST
 - ITEM #6, WHERE 20' X 4" PLANS ARE PROVIDED.
 - ITEM #6, WHERE APPLICANT AND CONVEYOR INFORMATION ONLY APPEARS ON COVER SHEET.
 - ITEM #15, THESE SALES PLANS WILL BE PROVIDED AS A CONDITION OF APPROVAL.
 - ITEM #22, PROVIDE A BILL OF MATERIALS AND SOIL REMOVAL APPLICATION (WILL BE PROVIDED AS A CONDITION OF APPROVAL).
 - ITEM #23, STAGING PLAN (WILL BE PROVIDED AS A CONDITION OF APPROVAL).
 - ITEM #24, GUARANTEES AND COVENANTS (WILL BE PROVIDED AS A CONDITION OF APPROVAL).

VICINITY MAP
U.S.G.S. QUADRANGLE MAP
SAYREVILLE, NJ - PANEL (PERTH AMBOY & SOUTH AMBOY)
SCALE: 1"=400'



AS OWNER OF THE LANDS SHOWN ON THIS MAP, I HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

AS APPLICANT OF LANDS SHOWN ON THIS MAP, I HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY
167 MAIN STREET
SAYREVILLE, NJ 08872

DATE: _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC: _____ DATE: _____

MY COMMISSION EXPIRES ON _____

SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL LP
7 GERALDA FARMS
MADISON, NJ 07940

DATE: _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC: _____ DATE: _____

MY COMMISSION EXPIRES ON _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 (C. 4655) (R. 14:27) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

I HEREBY FURTHER CERTIFY THAT ALL ROADWAYS AS SHOWN ON THIS MAP HAVE BEEN APPROVED BY THE PROPER AUTHORITY, THE PLANNING BOARD OF THE BOROUGH OF SAYREVILLE.

MUNICIPAL ENGINEER: _____ DATE: _____

MUNICIPAL CLERK: _____ DATE: _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE BOROUGH OF SAYREVILLE IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 46, CHAPTER 26, "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 2021 WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS MAP.

SECRETARY OF PLANNING BOARD: _____ DATE: _____

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LAND SURVEY DATED JULY 8, 2019 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SHALL BE SET AS SET FORTH IN NOTES A, HEREON.

MICHAEL J. MCCOURL
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 38338

DATE: _____

MIDDLESEX COUNTY PLANNING BOARD
DATE: _____

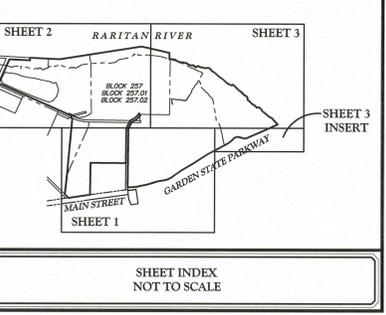
ACTION TAKEN: _____

SIGNATURE: _____

FILED IN THE COUNTY CLERK'S OFFICE AS MAP NO. _____

CORNER MARKER LEGEND:
 ■ DENOTES CONCRETE MONUMENT WITH IDENTIFYING DISK TO BE SET.
 ● DENOTES EXISTING CONCRETE MONUMENT FOUND.
 ○ DENOTES IRON PIPE FOUND.
 ○ DENOTES OUTBOUND CORNER MARKER TO BE BOUND (SEE NOTE B).
 (N) NON-TANGENT.

SCALE: 1" = 100'



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Doing Business as **MASER**
PROTECT YOURSELF
ALL STATES REQUIRE REGISTRATION OF EXAMINERS, DESIGNERS, OR ANY PERSON PREPARING OR OFFERING TO PREPARE THE SURVEY SURFACE WHEREVER IN ANY STATE
811
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	7/24/19	ISSUED SURVEY PER NOTE (E) AND ADJUSTED LOT CONFIGURATION
2	11/07/19	MAJ.S. REVISED PER THE ASSOCIATES REVIEW LETTER DATED OCTOBER 2, 2019
3	3/24/21	MAJ.S. REVISED PER THE ASSOCIATES REVIEW LETTER DATED FEBRUARY 1, 2021

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW".

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: G543279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24627986500

FINAL PLAT MAJOR SUBDIVISION
FOR
RIVERTON VILLAGE PHASE I
PARCEL C:
BLOCK 257 - LOTS 3.04 & 3.052
BLOCK 257.01
LOTS 1, 1.01, 1.10, 1.0, 20 & 30.12
BLOCK 257.02 - LOTS 1, 1.01 & 22

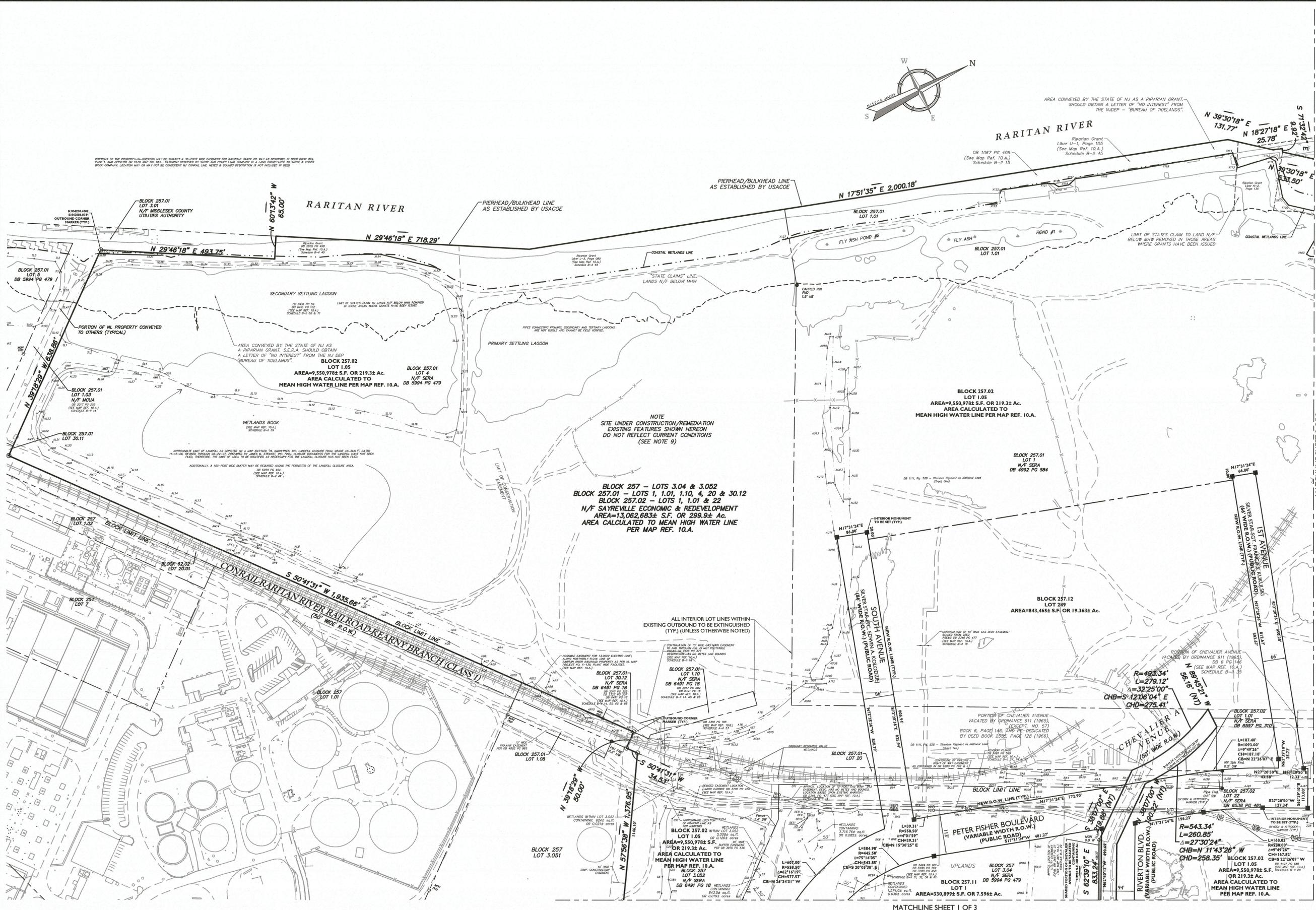
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

RED BANK (Headquarters)
331 Newnam Springs Road,
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.
ENGINEERING & DESIGN

SCALE: AS SHOWN
DATE: 5/17/21
PROJECT NUMBER: 0500050P
DRAWING NAME: V.SUBD-PARCEL C

FINAL SUBDIVISION PLAT
1 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOTE: SITE UNDER CONSTRUCTION/REMEDATION EXISTING FEATURES SHOWN HEREON DO NOT REFLECT CURRENT CONDITIONS (SEE NOTE 9)

ALL INTERIOR LOT LINES WITHIN EXISTING OUTBOUND TO BE EXTINGUISHED (TYP) (UNLESS OTHERWISE NOTED)

CONTRIBUTION OF 10" WIDE GAS MAIN EXEMPT FROM 10" WIDE R.O.W. (TYP)

PORTION OF CHEVALIER AVENUE VACATED BY ORDINANCE 911 (1965), EXCEPT (NO. 57) BOOK 6, PAGE 146, AND RE-DEDICATED BY DEED BOOK 2306, PAGE 128 (1966)

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CORNER MARKER LEGEND: DOTTED CONCRETE MONUMENT WITH IDENTIFYING DISK TO BE SET, DOTTED EXISTING CONCRETE MONUMENT FOUND, DOTTED BRON PIPE FOUND, DOTTED SURROUND CORNER MARKER TO BE BENCHMARK (SEE NOTE 8), NON-TANGENT.

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION. Contains revision history for the map.

Eric V. Wilde, NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER: 6581279, COLLIERS ENGINEERING & DESIGN, INC., N.J. C.O.A. #: 2462798500

FINAL PLAT MAJOR SUBDIVISION FOR RIVERTON VILLAGE PHASE I. PARCEL C: BLOCK 257 - LOTS 3.04 & 3.052, BLOCK 257.01, LOTS 1, 1.01, 1.10, 4, 20 & 30.12, BLOCK 257.02 - LOTS 1, 1.01 & 22.

BOROUGH OF SAYREVILLE MIDDLESEX COUNTY NEW JERSEY. RED BANK (Headquarters) 331 Newman Springs Road, Suite 203, Red Bank, NJ 07701. Phone: 732.383.1950. COLLIERS ENGINEERING & DESIGN, INC. BUSINESS AS MASER CONSULTANTS.

