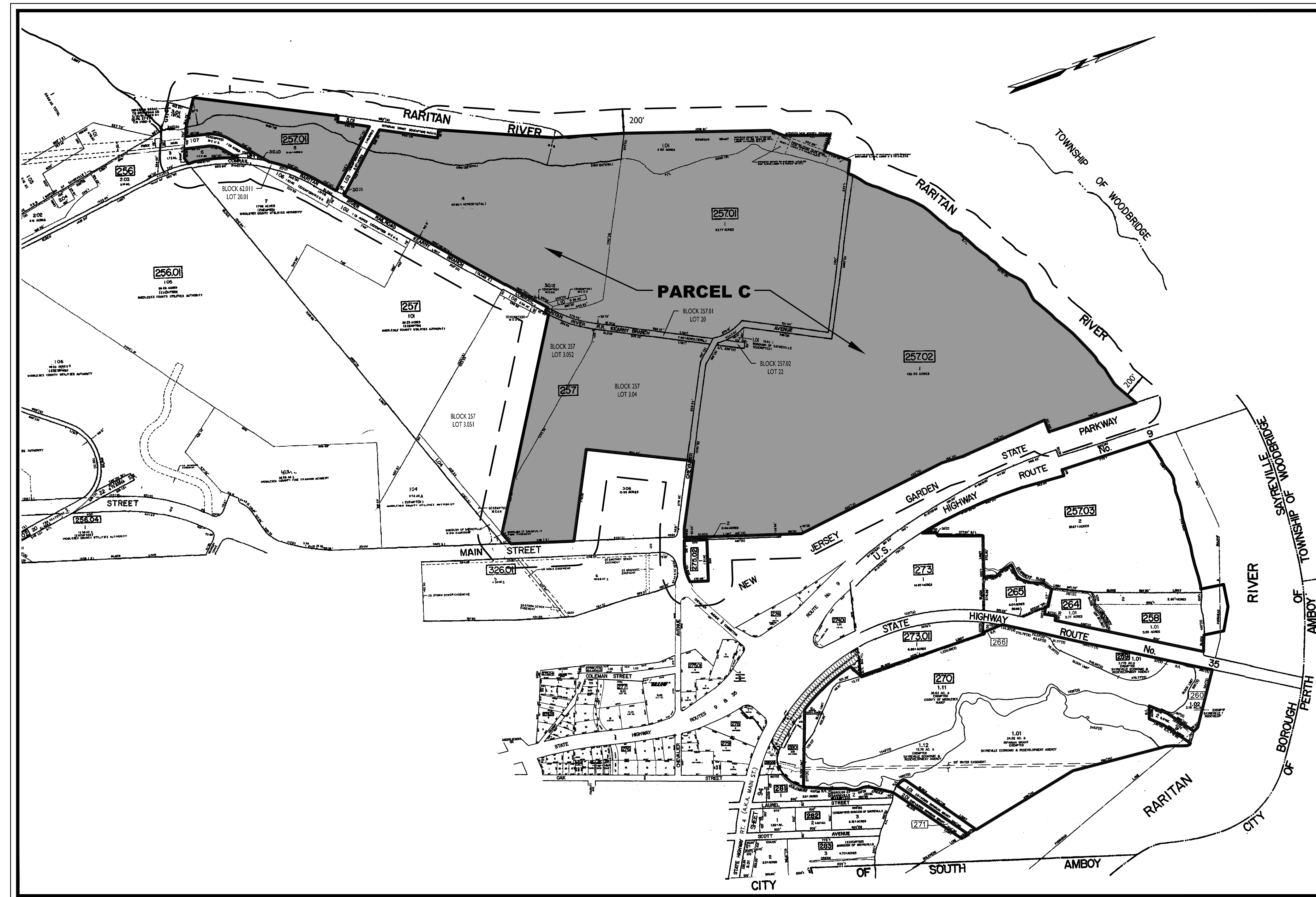


AMENDED SITE PLAN RIVERTON VILLAGE PHASE 1C

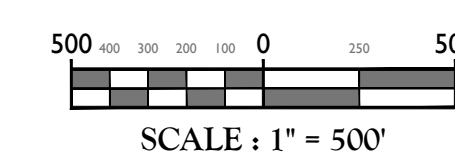
FOR NORTH AMERICAN PROPERTIES

PARCEL C:

BLOCK 257, LOTS 3.04 & 3.052
BLOCK 257.01, LOTS 1, 1.01, 4, 5, 6, 20, 1.10 & 30.12
BLOCK 257.02, LOTS 1, 1.01 & 22
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY



KEY & ZONING MAP



PROPERTY OWNERS WITHIN 200 FEET

The Borough of Sayreville
TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872
TEL: 732-390-7880 • FAX 732-451-3159

List of property owners within a 200' radius of the following Blocks & Lots:

BLOCKS	LOTS	OWNER
257	3.04 & 3.052	Consolidated Rail Corporation
257.01	1, 1.01, 1.10, 4, 5, 6, 20 & 30.12	Norfolk Southern - Taxation Department 650 West Peachtree Street NW Atlanta, GA 30308
257.02	1, 1.01 & 22	Consolidated Rail Corporation Norfolk Southern - Taxation Department 650 West Peachtree Street NW Atlanta, GA 30308
BLOCK	256	Borough of Sayreville
LOT	2.03	167 Main Street Sayreville, NJ 08872
BLOCK	256	Sayreville Economic & Redevelopment Agency
LOTS	3 & 3.01	167 Main Street Sayreville, NJ 08872
BLOCK	256.01	Middlesex County Utilities Authority
LOT	10	P.O. Box 159 Sayreville, NJ 08872
BLOCK	257	Faith Fellowship Ministries, Inc.
LOT	3.06	2707 Main Street Sayreville, NJ 08872
BLOCKS	257.01	Middlesex County Utilities Authority
LOTS	1.03 & 3.01	P.O. Box 159 Sayreville, NJ 08872

Sayreville Tax Assessor's Office
Sayreville Tax Assessor's Office

BLOCK	257.01	Middlesex County Utilities Authority
LOT	1.07	P.O. Box 159 Sayreville, NJ 08872
BLOCK	257.01	Sayreville Economic & Redevelopment Agency
LOT	30.10	167 Main Street Sayreville, NJ 08872
BLOCK	257.01	Sayreville Economic & Redevelopment Agency
LOT	30.11	167 Main Street Sayreville, NJ 08872
BLOCK	275.02	New Jersey Turnpike Authority
LOT	1	Turnpike & Highway 18 East Brunswick, NJ 08816
BLOCK	326.01	C & K International, LLC
LOT	5	2400 Main Street Sayreville, NJ 08872
BLOCK	326.01	New Jersey Turnpike Authority
LOT	6	581 Main Street Woodbridge, NJ 07095
GARDEN STATE PARKWAY		Garden State Parkway New Jersey Turnpike Authority P.O. Box 5042 Woodbridge, NJ 07095
EASEMENT		Borough of Sayreville 167 Main Street Sayreville, NJ 08872
EASEMENT		Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of properties known as:

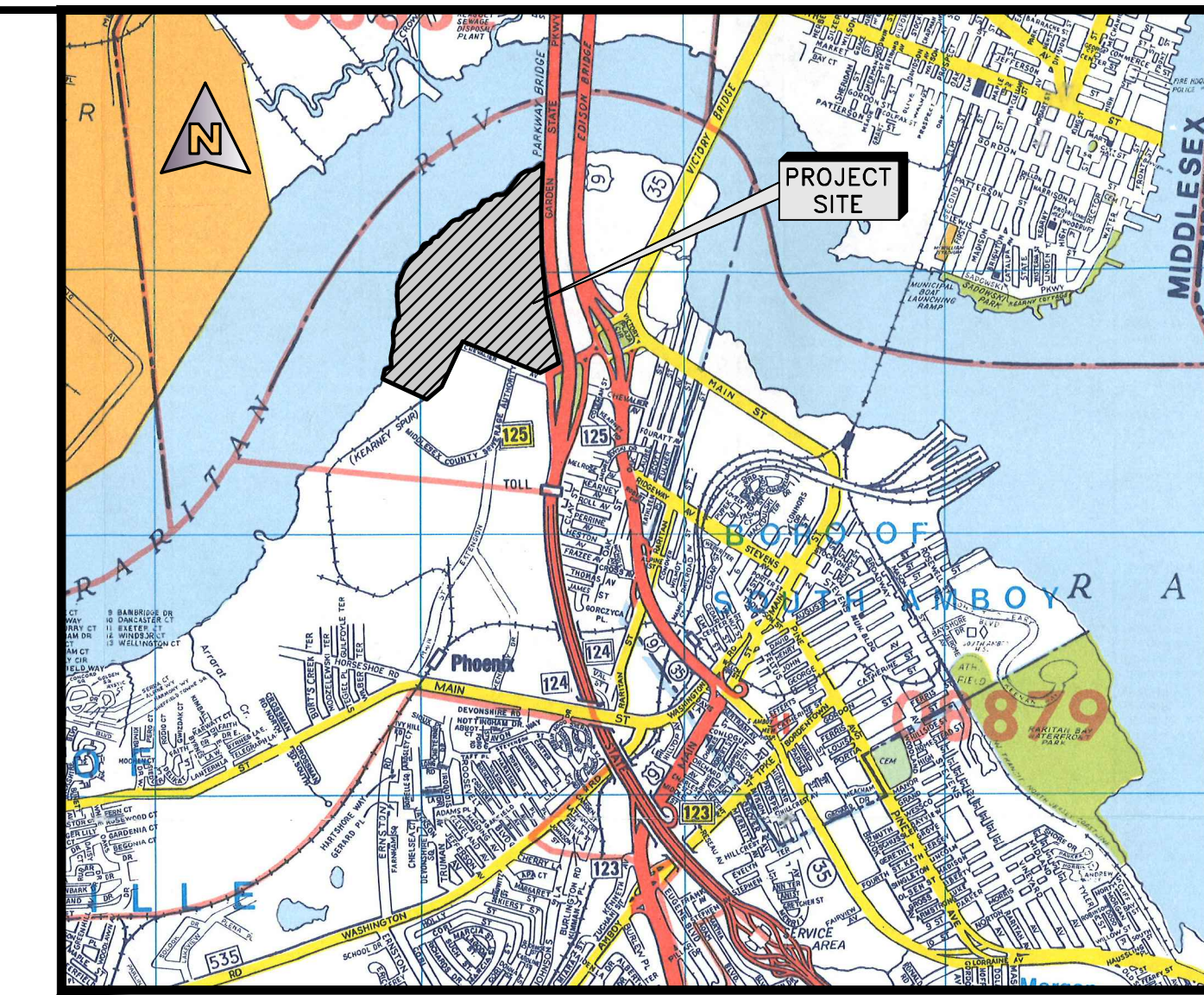
BLOCKS	LOTS
257	3.04 & 3.052
257.01	1, 1.01, 1.10, 4, 5, 6, 20 & 30.12
257.02	1, 1.01 & 22

as shown on the official tax map for the Borough of Sayreville.

Dated: November 1, 2022

Joseph J. Kipsch Jr.
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.



LOCATION MAP
1" = 3,280' (APPROX.)

1. OWNER: SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY
167 MAIN STREET
SAYREVILLE, NJ 08872

APPLICANT: SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P.
7 GIRALDA FARMS
MADISON, NJ 07040

2. PARKING REQUIREMENT PER WATERFRONT REDEVELOPMENT PLAN:

	REQUIRED	PROPOSED
PARKING BASIS: PRO (198.43 SF) - 4 SPACES/1,000	794	1,109
LOT COVERAGE MAXIMUM ALLOWABLE LOT COVERAGE	75%	16.61%
LOT COVERAGE SHALL BE CALCULATED BASED ON THE TOTAL AREA OF PARCELS A, B AND C (418 ACRES)		
EXISTING IMPERVIOUS	23.96 ACRES	
PROPOSED IMPERVIOUS	44.42 ACRES	
TOTAL IMPERVIOUS	68.38 ACRES	

INDEX OF SHEETS

SHT. No.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	DIMENSION PLAN

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& Design

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WWW.CALL811.COM
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT WWW.CALL811.COM

Daniel W. Busch

DANIEL W. BUSCH
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE42093

AMENDED SITE PLAN
RIVERTON VILLAGE
PHASE 1C

FOR
NORTH AMERICAN PROPERTIES

PARCEL C
BLOCK 257, LOTS 3.04 & 3.052
BLOCK 257.01, LOTS 1, 1.01, 4, 5, 6,
20, 1.10 & 30.12
BLOCK 257.02, LOTS 1, 1.01 & 22

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Colliers
Engineering
& Design

RED BANK (Headquarters)
831 Newmain Springs Road,
Suite 303
Red Bank, NJ 07701
Phone: 732-383-1950
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

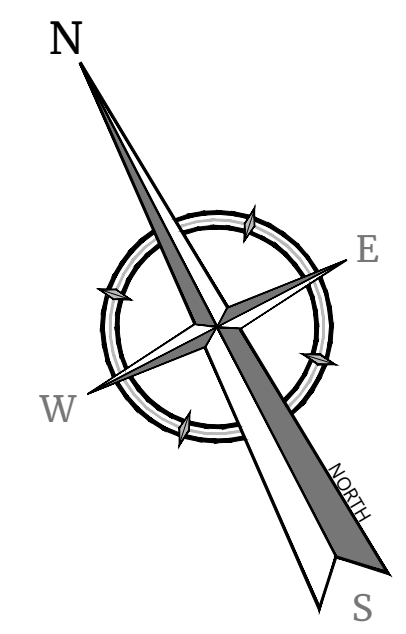
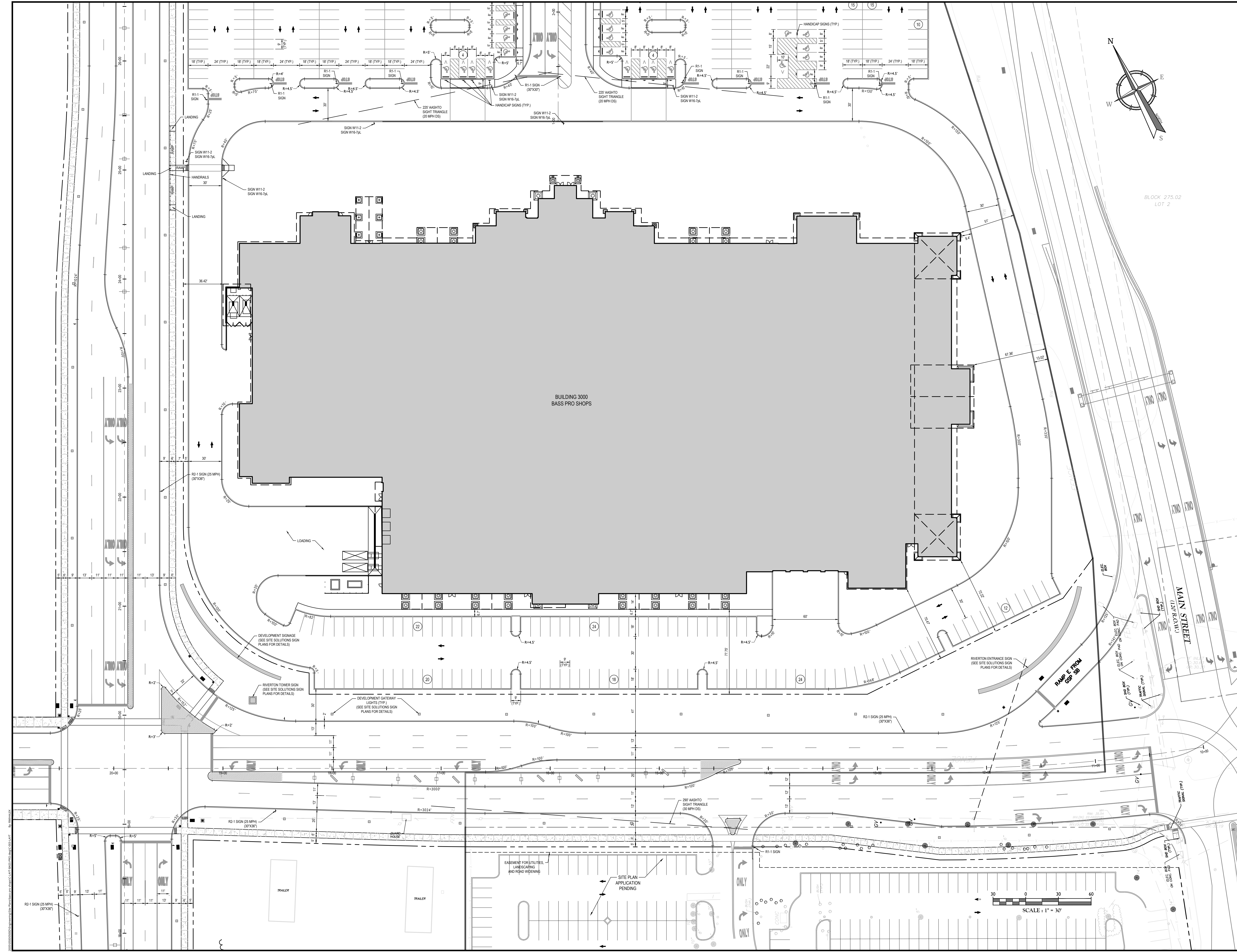
SCALE: AS SHOWN
DATE: 2/7/2023
PROJECT NUMBER: 05000500F
DRAWING NAME: C-CYBER-BASS-PRO

DRAWN BY: RM
CHECKED BY: DWB

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



BLOCK 275.02
LOT 2

BUILDING 3000
BASS PRO SHOPS

MAIN STREET
(20' ROW)

RAMP E FROM
SP

RIVERTON ENTRANCE SIGN
(SEE SITE SOLUTIONS SIGN
PLANS FOR DETAILS)

DEVELOPMENT GATEWAY
LIGHTS (TYP.)
(SEE SITE SOLUTIONS SIGN
PLANS FOR DETAILS)

RIVERTON TOWER SIGN
(SEE SITE SOLUTIONS SIGN
PLANS FOR DETAILS)

DEVELOPMENT SIGNAGE
(SEE SITE SOLUTIONS SIGN
PLANS FOR DETAILS)

LOADING

R2-1 SIGN (25 MPH)
(30'X36')

LANDING

LANDING

LANDING

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	3/20/23	REVISED FOR PLANNING BOARD SUBMISSION

DANIEL W. BUSCH
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE42093

AMENDED SITE PLAN
RIVERTON VILLAGE
PHASE 1C
FOR
 NORTH AMERICAN PROPERTIES
PARCEL C
BLOCK 257, LOTS 3, 04 & 3, 052
BLOCK 257.01, LOTS 1, 1, 01, 4, 5, 6,
20, 1, 10 & 30, 12
BLOCK 257.02 LOTS 1, 1, 01 & 22

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
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331 Newman Springs Road,
Suite 102
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COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN
DATE: 2/7/2023
PROJECT NUMBER: 05000505F
DRAWING NAME: C-LAY-BASS-PRD

DRAWN BY: RM
CHECKED BY: DWB

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 3 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.