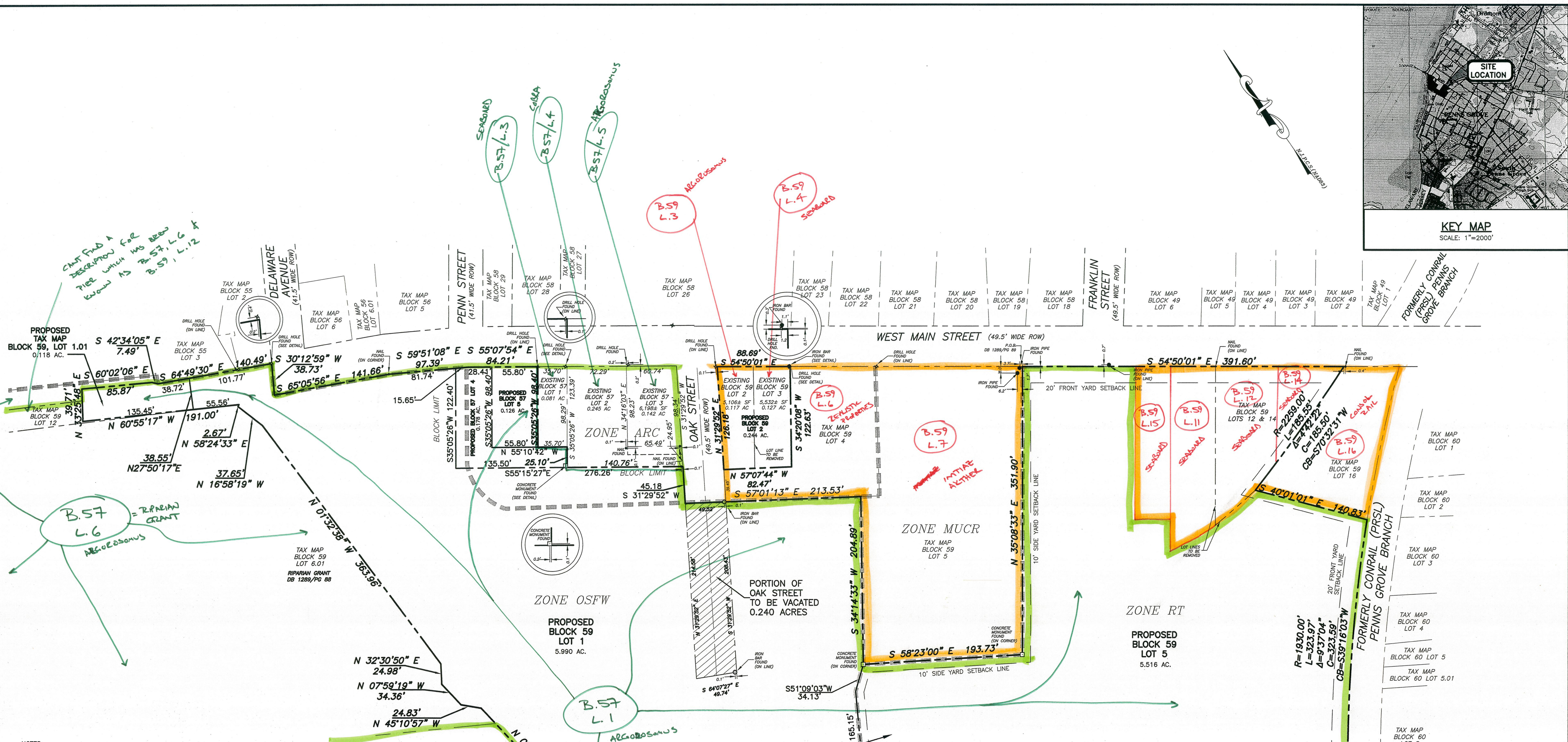

NOTES:

1. PROPERTY IN QUESTION KNOWN AS PLATE 7, 8 & 14, BLOCK 59, LOTS 1, 2, 3 12, & 14; BLOCK 119, LOT 2 (AS SHOWN) ON THE OFFICIAL TAX MAP OF THE BOROUGH OF PENNS GROVE, SALEM COUNTY, NEW JERSEY.
2. PROPERTY IN QUESTION CONTAINS: 12.409 AC
3. PROPERTY IN QUESTION IS ZONED: RT, MUCR, ARC & OSFW
4. APPLICANT: MR DAN MAISTROW ARGYROSOMUS, LLC 1185 AVE OF THE AMERICAS, 18TH FLOOR NEW YORK, NY 10036
   OWNER: MR DAN MAISTROW ARGYROSOMUS, LLC 1185 AVE OF THE AMERICAS, 18TH FLOOR NEW YORK, NY 10036
5. PREPARED BY: CONSULTING ENGINEER SERVICES 645 BERLIN-CROSS KEYS ROAD, SUITE 1 SICKLERVILLE, NEW JERSEY 08081
6. PRESENT LAND USE: RESIDENTIAL, COMMERCIAL
7. PROPOSED LAND USE: RESIDENTIAL TOWNHOME & DUPLEX, OPEN SPACE/FESTIVAL WATERFRONT, ARTS & RETAIL
8. EXISTING LOTS: 5 PROPOSED LOTS: 8
9. OUTBOUND AND TOPOGRAPHY IS BASED UPON PLAN ENTITLED: PLAN OF SURVEY & TOPOGRAPHY PLATE 7, BLOCK 57, LOT 1 & 3; BLOCK 59, LOTS 1, 2, 3 & 6.01 PLATE 8, BLOCK 59, LOTS 12 & 14 PLATE 14, BLOCK 119, LOT 2 PREPARED BY CONSULTING ENGINEER SERVICES DATED 7/17/2015 LAST REVISED 10/15/16
10. THE SURVEY OF WHICH THIS SUBDIVISION IS BASED UPON DID NOT REQUIRE CORNER MARKERS TO BE SET AS A CONDITION OF A WAIVER OBTAINED FROM THE ULTIMATE USER PURSUANT TO NJAC 13:40-5.1(D).
11. HORIZONTAL DATUM SHOWN HEREON IS BASED ON GPS OBSERVATIONS AND OPUS COMPUTATIONS TO NAD83(2011)(EPOCH:2010.0000)/IGS08 (EPOCH:2015.32227).
12. VERTICAL DATUM SHOWN HEREON IS NAVD88 BASED ON GPS OBSERVATIONS AND OPUS COMPUTATIONS USING GEOID12B.
13. BULK REQUIREMENTS:

14a. BULK REQUIREMENTS: (RT ZONE)

DESCRIPTION	REQUIRED (RT ZONE)	PROVIDED, LOT 5 BLOCK 59
MINIMUM LOT AREA	1,500 SF	240,287.18 SF (5.516 AC)
MINIMUM LOT WIDTH/FRONTAGE	20 FT	391.60 FT
MINIMUM FRONT YARD SETBACK	20/10 FT	20/10 FT
MINIMUM REAR YARD SETBACK	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	10 FT	10 FT
MAXIMUM BLDG. HEIGHT	50 FT	<50FT

DESCRIPTION (DUPLEX UNITS)	REQUIRED	PROVIDED, LOT 2, BLOCK 119	PROVIDED, LOT 2.01, BLOCK 119
BUILDING SETBACK FRONT	25 FT	<25 FT	25 FT
MINIMUM SIDE YARD	10 FT	<10 FT	<10 FT
MAXIMUM IMPERVIOUS COVERAGE (PER LOT)	40%	<40%	<40%

*VARIANCE REQUESTED

14b. BULK REQUIREMENTS: (OSFW ZONE) – LOTS 1 AND 1.01, BLOCK 59

DESCRIPTION	
NO PERMANENT BUILDINGS PERMITTED	ALL BUILDINGS WILL BE REMOVED

14c. BULK REQUIREMENTS: (ARC ZONE)–SAME AS COS DISTRICT

DESCRIPTION	REQUIRED (ARC/COS)	PROVIDED, LOT 2, BLOCK 59
MAXIMUM LOT COVERAGE	85%	<85%
MAXIMUM BUILDING HEIGHT	5 STORIES	<5 STORIES

DESCRIPTION	REQUIRED (ARC/COS)	PROVIDED, LOT 4, BLOCK 57
MAXIMUM LOT COVERAGE	85%	<85%
MAXIMUM BUILDING HEIGHT	5 STORIES	<5 STORIES

DESCRIPTION	REQUIRED (ARC/COS)	PROVIDED, LOT 5, BLOCK 57
MAXIMUM LOT COVERAGE	85%	<85%
MAXIMUM BUILDING HEIGHT	5 STORIES	<5 STORIES

LEGEND

- EXISTING SUBDIVISION BOUNDARY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- ZONING BOUNDARY LINE
- PROPOSED SETBACK LINE
- S 76°11'02" W 434.96' – EXISTING BEARINGS & DISTANCES
- S 76°11'02" W 471.13' – PROPOSED BEARINGS & DISTANCES

GRAPHIC SCALE 0' 50' 100' 150' SCALE: 1" = 50'

SALEM COUNTY APPROVAL:

APPROVED SUBDIVISION ____________ DATE______

SALEM COUNTY PLANNING BOARD ON THE BASIS THAT THE SUBDIVISION PORTRAYS ALL ITEMS REQUIRED UNDER REVIEW RESOLUTION.

FILE NO.______

OWNER CERTIFICATION:

IT IS CERTIFIED THAT LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID PLAN IS GIVEN

DATE MR. DAN MAISTROW ARGYROSOMUS, LLC 1185 AVENUE OF THE AMERICAS,18TH FL NEW YORK, NY 10036

SURVEYORS CERTIFICATION:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/11/17 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

ADAM R. GRANT 12/11/17
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24GS04335700 DATE

BOROUGH OF PENNS GROVE PLANNING BOARD APPROVAL:

THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF PENNS GROVE, NEW JERSEY

DATE PLANNING BOARD CHAIRPERSON

PRINT NAME

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON ______ AND SHALL BE FILED ON OR BEFORE ______ I FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

DATE PLANNING BOARD SECRETARY

PRINT NAME

MUNICIPAL ENGINEER:

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.

DATE MUNICIPAL ENGINEER

PRINT NAME

ADAM R. GRANT 12/11/17 DATE

PROFESSIONAL LAND SURVEYOR, NEW JERSEY LICENSE NO. 24GS04335700

DRWN	DATE	REVISIONS

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN, UNLESS THIS PLAN HAS THE RAISED SEAL OF THE LICENSED PROFESSIONAL, RESPONSIBLE FOR THE PLAN, IT SHALL NOT BE CONSIDERED AN AUTHORIZED DOCUMENT. ANY REUSE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.

PLAN OF MAJOR SUBDIVISION
RIVERWALK

PLATES 7, 8 & 14
BLOCK 59, LOTS 1, 2, 3, 12 & 14; BLOCK 119, LOT 2
BOROUGH OF PENNS GROVE, SALEM COUNTY, NEW JERSEY

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN–CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NEW JERSEY 08081
PHONE (856) 228–2200 – FAX (856) 232–2346 – EMAIL design@ces-1.com
N.J. CERTIFICATE OF AUTHORIZATION No. 24GA27957700

SHT. No. 1 OF 1 DATE: 12/11/17 SCALE: 1"=50' CES No. 3452 FILE No. 3452-01-MSD01.dwg DRAWN BY: LML

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