

COOPER'S FERRY PARTNERSHIP AND NJEDA

PROJECT NAME:
COOPER'S POINT WATERFRONT PARK & ROADS PROJECT

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION OF CHANGES	DRAWN BY: CSC	CHECKED BY: JJR
1				
2				
3				
4				
5				
6				
7				
8				
9				

SCALE: 1" = 60'
 FIRST ISSUE: 10/22/13 PRINT DATE: 2/5/16

STATE OF NEW JERSEY
 ABR CERTIFICATE OF
 # 240242124890

STATE OF DELAWARE
 ARCHITECTURAL
 # 20106020427

SITE LOCATION:
 DELAWARE AVENUE & STATE STREET
 CITY OF CAMDEN
 CAMDEN COUNTY
 NEW JERSEY

DRAWING TITLE:
 PROPERTY DISPOSITION PLAN

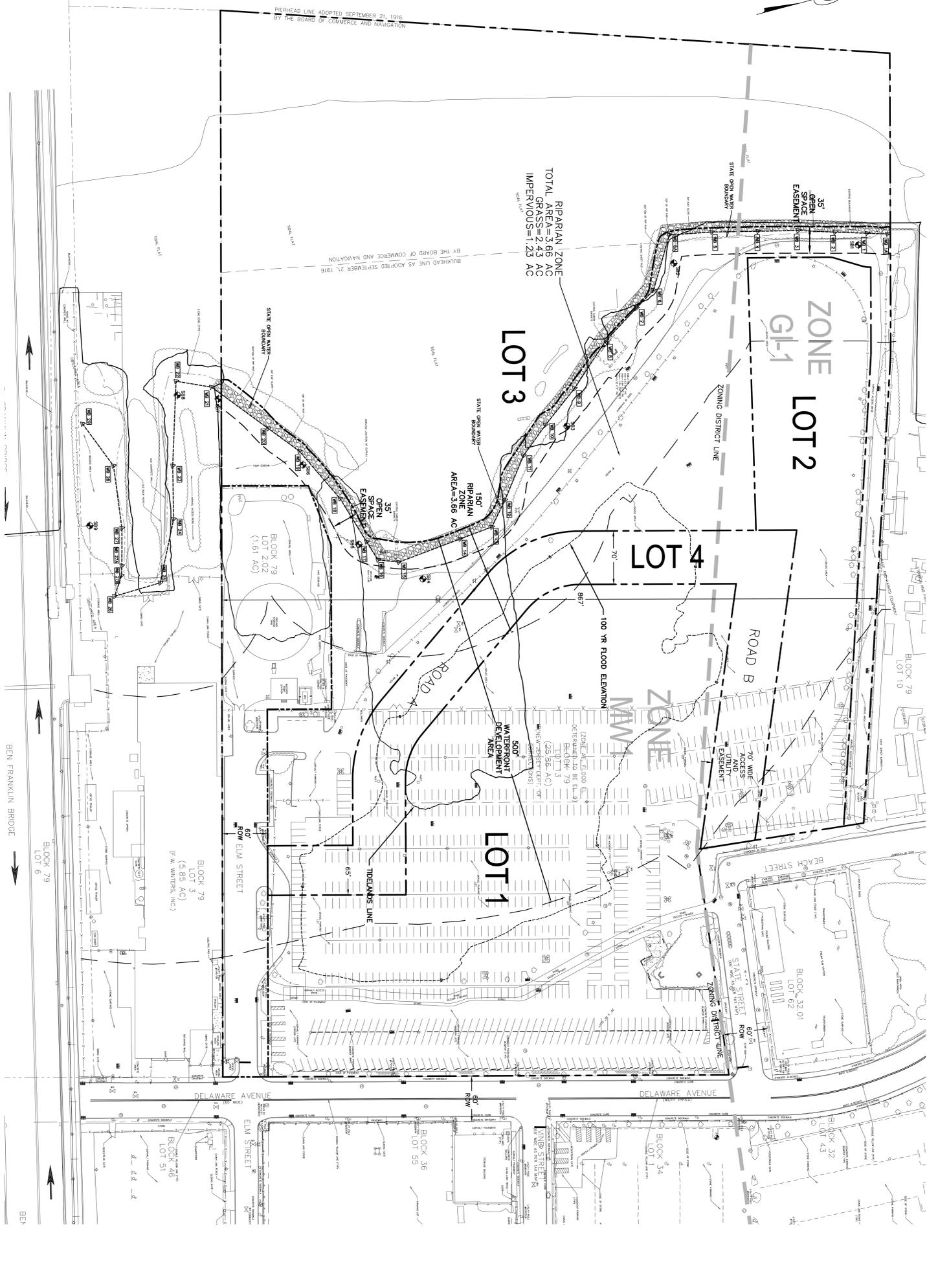
DRAWING SHEET:
 C-1

SHEET NO. 1 OF 1

OWNER:	OWNER:	APPLICANT:
CITY OF CAMDEN 500 MARKET STREET SUIT 130 CAMDEN, NJ 08103	COOPER'S FERRY PARTNERSHIP ONE PINE CENTER SUIT 507 CAMDEN, NJ 08103	COOPER'S FERRY PARTNERSHIP ONE PINE CENTER SUIT 507 CAMDEN, NJ 08103
BLK RECORDS/PLANS: ZONE DISTRICT: WM (NON-RESIDENTIAL) & D-1 MANUAL: 10/15	BLK RECORDS/PLANS: ZONE DISTRICT: WM (NON-RESIDENTIAL) & D-1 MANUAL: 10/15	BLK RECORDS/PLANS: ZONE DISTRICT: WM (NON-RESIDENTIAL) & D-1 MANUAL: 10/15
TOTAL PARCEL: 10/13 AREA: 25.98 AC	TOTAL PARCEL: 10/13 AREA: 25.98 AC	TOTAL PARCEL: 10/13 AREA: 25.98 AC
STATE STREET ROW: 60'	STATE STREET ROW: 60'	STATE STREET ROW: 60'
LOT 1: 286,933 SF / 6.58 AC	LOT 2: 94,376 SF / 2.17 AC	LOT 3: 30,607 SF / 0.70 AC
LOT 4: 90,444 SF / 2.07 AC	LOT 5: 162,240 SF / 3.70 AC	LOT 6: 142,424 SF / 3.25 AC

NOTES:

1. TITLE SEARCH: THIS SUBDIVISION HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SUBDIVISION IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND INTERESTS OF RECORD. A TITLE SEARCH IS THE RESPONSIBILITY OF THE BUYER.
2. UTILITIES: NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY PRIOR TO ANY EXCAVATION. CONTRACTORS SHALL BE RESPONSIBLE TO LOCATE AND MARK ALL UTILITIES PRIOR TO EXCAVATION.
3. HAZARDOUS SUBSTANCES: THE PRESENCE OF HAZARDOUS SUBSTANCES IS NOT KNOWN. CONTRACTORS SHALL BE RESPONSIBLE TO INVESTIGATE AND REMOVE ANY HAZARDOUS SUBSTANCES PRIOR TO EXCAVATION.
4. BUILDING SETBACKS: ALL BUILDING SETBACKS SHOWN ARE TO THE FACE OF THE SOILS, UNLESS OTHERWISE NOTED. CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY SETBACKS PRIOR TO CONSTRUCTION.
5. GENERAL: ONE CORNER FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL SURVEY PIN, IS SHOWN. CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF THIS CORNER PRIOR TO CONSTRUCTION.
6. EASEMENTS: ALL EASEMENTS WILL BE FILED BY PLAT AFTER FINAL APPROVAL OF SUBDIVISION.
7. CORNERS: ALL CORNERS WILL BE SET AFTER FINAL APPROVAL, AND BEFORE FILING OF DEEDS.
8. SURVEY: EXISTING CONDITIONS AND TOPOGRAPHICAL INFORMATION PROVIDED BY ATLANTIS AERIAL SURVEY CO. INC., DATED 9/7/13, AND ENGEL LAND SURVEYING, DATED 11/20/13.
9. THE HORIZONTAL DATUM SHOWN IS BASED UPON THE NAD83 (NA83). THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM (MSLD) ESTABLISHED BY THE STATE OF NEW JERSEY.
10. ALL SETBACKS ARE TO THE FACE OF THE SOILS, UNLESS OTHERWISE NOTED.
11. ALL SETBACKS ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.



OWNER:	OWNER:	OWNER:
OWNER'S SIGNATURE	OWNER'S SIGNATURE	OWNER'S SIGNATURE
OWNER'S ADDRESS	OWNER'S ADDRESS	OWNER'S ADDRESS
DATE	DATE	DATE

THIS PLAN IS HEREBY APPROVED BY THE COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE PLANNING BOARD.

CHAIRMAN: _____ DATE: _____

MEMBER: _____ DATE: _____

SECRETARY: _____ DATE: _____

CLERK: _____ DATE: _____

THE PLANNING BOARD ON THIS DATE SHALL BE SET WITHIN AN APPROPRIATE LOCATION PROVIDED FOR IN THE MUNICIPAL LAND USE LAW PL 1975-229 (C-46550-1 et seq) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FULFILLMENT OF THE OBLIGATIONS OF THE SUBDIVISION AND THE CITY OF CAMDEN'S APPROVAL OF THIS PLAN AND SUBMISSION OF THE PLAN.

CITY CLERK: _____ DATE: _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP IS ACCURATE AND COMPLIES WITH THE CITY OF CAMDEN'S RECENTLY ADOPTED ORDINANCES AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE HERETO.

PLANNING BOARD ENGINEER: _____ DATE: _____

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF THE CITY OF CAMDEN AND IF REQUIRED ALSO WITH THE BOARD OF ADJUSTMENT ESTABLISHED BY THE CITY OF CAMDEN'S RECENTLY ADOPTED ORDINANCE.

OWNER'S SIGNATURE: _____

OWNER'S ADDRESS: _____

DATE: _____

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF THE CITY OF CAMDEN AND IF REQUIRED ALSO WITH THE BOARD OF ADJUSTMENT ESTABLISHED BY THE CITY OF CAMDEN'S RECENTLY ADOPTED ORDINANCE.

OWNER'S SIGNATURE: _____

OWNER'S ADDRESS: _____

DATE: _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE STATE BOARD OF PROFESSIONAL ARCHITECTS AND LAND SURVEYORS OF NEW JERSEY HAVE BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE STATE BOARD OF PROFESSIONAL ARCHITECTS AND LAND SURVEYORS OF NEW JERSEY.

HENRY V. ENGEL, P.L.S. LIC # 35833 DATE: _____

