

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.

OWNER'S NAME

OWNER'S SIGNATURE

OWNER'S ADDRESS

I WILL COMPLY WITH THE CITY OF CAMDEN'S RECENTLY ADOPTED "ORDINANCE ESTABLISHING STANDARDS FOR THE SUBMISSION OF MAPS AND OTHER

DOCUMENTS IN DIGITAL FORMAT"

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DOCUMENTS IN DIGITAL FORMAT"

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291

I CERTIFY THAT A BOND HAS GIVEN TO THE MUNICIPALITY, GUARANTEEING THE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF

DATE

FIND IT CONFORMS WITH THE PROVISIONS OF "THE TITLE RECORDATION LAW" RESOLUTION OF

APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.
I CERTIFY THAT THE CITY BODY HAS APPROVED THE STREET AS SHOWN ON THE PLAN.

(C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

CITY CLERK

PLANNING BOARD ENGINEER

OWNER: APPLICANT: OWNER: COOPER'S FERRY PARTNERSHIP ONE PORT CENTER NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY 36 W. STATE STREET TRENTON, NJ 08608 CITY HALL SUITE 1300 2 RIVERSIDE DRIVE CAMDEN, NJ 08101-5120 CAMDEN, NJ 08103 WAIVERS REQUESTED: **BULK REQUIREMENTS:** ZONE DISTRICT: MW1 (NON-RESIDENTIAL) & GI-1 **DESCRIPTION OF USE:** VARIANCES REQUESTED: INDIVIDUAL LOTS TOTAL PARCEL INFO: BLOCK 79, LOT 13 AREA: 25.86 AC EASEMENTS TO BE DEDICATED TO THE CITY: 27,063 SF± / 0.62 AC± 46,551 SF± / 1.07 AC± STATE STREET ROAD A ROAD B 11,566 SF± / 0.27 AC± <u>LOT 4</u> LOT SIZE: 94,376 SF± 2.17 AC± 286,593 SF± 6.58 AC± <u>WATER</u> 391,872 SF± 90,845 SF± 2.09 AC±

NOTES

ZONES: MW1 (MIXED WATERFRONT) GI-1 (GENERAL INDUSTRIAL)

DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10-04-06 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS

OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF

HAVE BEEN FOUND, OR SET.

HENRY V. ENGEL, P.L.S. LIC.# 35833

"THE TITLE RECORDATION LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN

TITLE SEARCH: THIS SUBDIVISION HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND IS SUBJECT TO EASEMENTS, VALIDITY OF CHAIN OF TITLE, ETC., THAT A SUBSEQUENT SEARCH MAY REVEAL.
 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 DETERMINE THEIR EXACT LOCATION.
 HAZARDOUS SUBSTANCES: WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF POTENTIALLY HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OR ABSENCE OF SUCH SUBSTANCES.

4. <u>BUILDING OFFSETS</u>: ALL BUILDING OFFSETS SHOWN ARE TO THE FACE OF THE SIDING, UNLESS OTHERWISE NOTED. THE OFFSETS ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.
5. <u>GENERAL</u>: ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS' EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

THIS PLAT DOES NOT SHOW, NOR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHTS

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF BIRDSALL SERVICES GROUP.

6. FILING: THIS SUBDIVISION 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 NJSPCS (NAD 83). THE VERTICAL DATUM

10. IN ACCORDANCE WITH NJDEP REGULATIONS, AN UPLAND WATERFRONT DEVELOPMENT PERMIT WAS GRANTED ON NOV. 18, 2010 (PERMIT #0408-02-001.3, WFD 100001).

11. ALL SITE TRIANGLES ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THERE IS NO ENCROACHMENT ON PUBLIC PROPERTY.

OWNER & ADDRESS REPORT

CAMDEN CITY 11/06/13 Page 1 BL 79 LS 2.02,3,6,8&13 Add'l Lots PROPERTY LOCATION PROPERTY OWNER 4B M P HOWLETT INC WS DEL STATE TO YORK STS CRANFORD NJ 15C CAMDEN CITY WS DELAWARE 120 S NL YORK CAMDEN N J 1 F W WINTER INC WS DELAWARE 100 S ELM ST elaware ave & elm st CAMDEN NJ 15C NJ DEPT OF CORRECTIONS WS DELAWARS W DEL & ELM RIVERFRONT 1035 PARKWAY AVE CN 229 TRENTON NJ 15C CAMDEN CITY DELAWARE AVE AT ELM ST CAMDEN N J 4B F W WINTER INC. SW DELAWARE & ELM ST CAMDEN NJ 15C NJ DEPT TRANSPORTATION DELAWARE AVENUE TRENTON NJ SE STATE ST & DELAWARE 15C CAMDEN CITY CAMDEN NJ 4A HARGROVE WILLIAM 650 DELAWARE AVE CAMDEN NJ 4A BERYRN MILTON 62 VINE ST CAMDEN NJ 4A HARGROVE W 64 VINE ST 1507 STATE STREET CAMDEN NJ 4A HARGROVE W 66 VINE ST 1507 STATE STREET CAMDEN NJ HARGROVE W 68 VINE ST CAMDEN NJ 4A HARGROVE W 70 VINE ST 08105 CAMDEN NJ 15C STATE OF NJ DEPT OF TREASURY SE ELM ST & DELAWARE AVE TRENTON NJ 15C CAMDEN CITY 17 LINDEN ST CITY HALL CAMDEN NJ 15C COUNTY OF CAMDEN DELAWARE RIVER COUNTY ADMINISTRATION BLD CAMDEN NJ 15C COUNTY OF CAMDEN ACCESS FROM PEARL STREET COUNTY ADMINISTRATION BLD 15F NJ ECONOMIC DEVELOPMENT AUTHORITY SW PEARL & MARINA DR PO BOX 990/REAL ESTATE DI TRENTON NJ 15A RUTGERS THE STATE UNIVERSITY 401 NO DELAWARE AVENUE

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

SITE LOCATION:

DELAWARE AVENUE &
STATE STREET
CITY OF CAMDEN
CAMDEN COUNTY
NEW JERSEY

ABR Consultants LLC

2 Aquarium Drive Suite 320 Camden NJ 08103

856.668.8600 p 856.668.8610 f www.abrconsultants.com

Engineering - Environmental - Traffic - Planning

**COOPER'S FERRY** 

**PARTNERSHIP** 

**NJEDA** 

**COOPER'S POYNT** 

**WATERFRONT PARK &** 

**ROADS PROJECT** 

**SCHEDULE OF REVISIONS** 

DESCRIPTION OF CHANGES

FIRST ISSUE: 10/22/13 | PRINT DATE: 2/5/16

STATE OF NEW JERSEY

ABR CERTIFICATE OF

AUTHORIZATION # 24GA28124900

STATE OF DELAWARE

ABR CERTIFICATE OF AUTHORIZATION # 2010602427

CHECKED BY: JJR

**JOB NO: 7001-035** 

PROJECT NAME:

DRAWN BY: CSC

DRAWING TITLE:

PROPERTY DISPOSITION PLAN

DRAWING SHEET:

**C-1** 

SHEET NO. 1 OF 1

JOSEPH J. RADAY, P.E.

NJ PROFESSIONAL ENGINEER LIC. # GE043768
PA PROFESSIONAL ENGINEER LIC. # PE055952
DE PROFESSIONAL ENGINEER LIC. # 12628