

GENERAL NOTES

- SITE LOCATED WITHIN CAVEN POINT REDEVELOPMENT AREA (JERSEY CITY REDEVELOPMENT AREA NO. 3) AND MEETS ALL REQUIREMENTS OF THE CAVEN POINT REDEVELOPMENT PLAN WITH DEVIATIONS AS NOTED. ADOPTED NOVEMBER 7, 1984 AND AMENDED MARCH 3, 1987, SEPT. 10, 1997 AND NOV. 23, 2010.
- SITE BOUNDARY INFORMATION AS SHOWN HEREON HAS BEEN BASED UPON A MAP ENTITLED "LIBERTY NATIONAL GOLF COURSE & RESIDENTIAL DEVELOPMENT, OVERALL PROPERTY MAP, SITUATED IN JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY LGA ENGINEERING, INC., DATED 9/5/08.
- STREET LIGHTS OF A GENERALLY UNIFORM TYPE AND OF A STYLE CONSISTENT WITH THAT USED IN THE EXISTING RESIDENTIAL DEVELOPMENT SHALL BE INSTALLED BY THE APPLICANT.
- ALL UNITS TO BE SERVICED BY POTABLE WATER EXTENSION FROM THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY.
- ALL UNITS TO BE SERVICED BY SANITARY SEWER COLLECTION SYSTEM EXTENSIONS FROM THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY.
- OWNERSHIP OF THE WATER AND SANITARY SEWER SYSTEMS IS INTENDED TO BE CONVEYED TO THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY.
- ALL SIDEWALK RAMP AND OTHER HANDICAPPED FACILITIES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS.
- FINAL BLOCK NUMBERS, LOT NUMBERS, AND STREET ADDRESSES WILL BE CONFIRMED BY THE JERSEY CITY TAX ASSESSOR AT THE TIME OF FINAL SITE AND SUBDIVISION PLANS APPROVAL FOR EACH PHASE.
- ALL SUBDIVISION OF LAND WITHIN THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CAVEN POINT REDEVELOPMENT PLAN AND THE ZONING ORDINANCE OF JERSEY CITY.
- PARKING FOR THE RESIDENTIAL UNITS WILL BE PROVIDED IN ACCORDANCE WITH THE CAVEN POINT REDEVELOPMENT PLAN.
- RESIDENTIAL BUILDING SETBACKS SHALL BE MAINTAINED IN CONFORMANCE WITH THE CAVEN POINT REDEVELOPMENT PLAN.
- SITE LAYOUT AND ARCHITECTURAL DATA PROVIDED BY MELLO & BAUER ASSOCIATES; MINNO & WASKO, ARCHITECTS AND PLANNERS AND KTOY ARCHITECTURE AND PLANNING.
- SITE SUBJECT TO EXISTING APPROVED WATERFRONT DEVELOPMENT PERMIT FOR THE PORT LIBERTE PROJECT, PERMIT NUMBER 8006-07-0004.1, APPROVED ON JULY 2, 1998 AND UPDATED PER PERMIT NUMBER 0906-04-0001.1, APPROVED ON MAY 15, 2005 AND LAST UPDATED PER PERMIT NUMBER 0906-19-001.2 LUP 200001, APPROVED ON MAY 20, 2020.
- A NUDEP STATEWIDE GENERAL PERMIT NUMBER 11 (PERMIT NUMBER 0006-07-0003.2) WAS ISSUED FOR THE STORMWATER OUTFALLS AND ASSOCIATED WETLAND DISTURBANCES ON JULY 2, 1998.
- THE 100 YEAR FLOOD ELEVATION FOR THE PROJECT SITE IS ELEV. = 9.0' (NAVD 88) AS REFERENCED ON THE FEMA NFP, FLOOD INSURANCE RATE MAP, CITY OF JERSEY CITY, COMMUNITY PANEL NUMBER 301702040E, EFFECTIVE DATE: 8/16/08 (ELEV. 10.1, NAVD 28). THE 100 YEAR FLOOD ELEVATION FOR THE PROJECT SITE IS ELEV. 12 (NAVD88) ON THE PHASE 4 SITE AND ELEV. 13 (NAVD88) ON THE PHASE 5 SITE AS REFERENCED ON THE PRELIMINARY FEMA FIRM MAP, PANEL NO. 301702040E, DATED JANUARY 30, 2015.
- THE TOWNHOUSE UNIT TYPE MIX AS SHOWN MAY VARY IN CONFIGURATION WITHIN INDIVIDUAL BLOCKS, HOWEVER THE OVERALL UNIT COUNT BY TYPE WILL REMAIN AS PROPOSED.
- THE NUDEP HAS BEEN PROVIDED ACCESS TO THE PENINSULA THRU THE PORT LIBERTE DEVELOPMENT AS NEEDED.

