

- SITE LOCATED WITHIN CAVEN POINT REDEVELOPMENT AREA (JERSEY CITY REDEVELOPMENT AREA NO. 15. THE 100 YEAR FLOOD ELEVATION FOR THE PROJECT SITE IS ELEV = 9.0' (NAVD 88) AS REFERENCED ON 5) 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. 4. 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 RAMPS 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. 0. 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.
- 2. SITE LAYOUT AND ARCHITECTURAL DATA PROVIDED BY MELILLO & BAUER ASSOCIATES; MINNO &
- WASKO, ARCHITECTS AND PLANNERS AND KTGY ARCHITECTURE AND PLANNING. 3. SITE SUBJECT TO EXISTING APPROVED WATERFRONT DEVELOPMENT PERMIT FOR THE PORT LIBERTE PROJECT, PERMIT NUMBER #0906-97-0004.1, APPROVED ON JULY 2, 1998 AND UPDATED PER PERMIT NUMBER 0906-04-0020.1, APPROVED ON MAY 19, 2005 AND LAST UPDATED PER PERMIT NUMBER 0906-19-001.2 LUP 200001, APPROVED ON MAY 20, 2020.
- 14. A NJDEP STATEWIDE GENERAL PERMIT NUMBER 11 (PERMIT NUMBER 0906-97-0003.2) WAS ISSUED FOR THE STORMWATER OUTFALLS AND ASSOCIATED WETLAND DISTURBANCES ON JULY 2, 1998.

- THE "FEMA NFIP, FLOOD INSURANCE RATE MAP, CITY OF JERSEY CITY, COMMUNITY PANEL NUMBER 34017C0104D", EFFECTIVE DATE 8/16/06 (ELEV. 10.1, NGVD 29.) 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. 34017C0104E, DATED JANUARY 30, 2015.
- 16. 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.

LOT 27

JERSEY CITY RECREATION AREA

17. THE NJDEP HAS BEEN PROVIDED ACCESS TO THE PENINSULA THRU THE PORT LIBERTE DEVELOPMENT AS NEEDED.

LOT 12

LOT 13

U.S. GOVERNMENT

(CAVEN POINT ARMY TERMINAL)

BLOCK 27401

LOT 22.01

LOT 4

PHASE LINE (TYP.)

BLOCK 27502

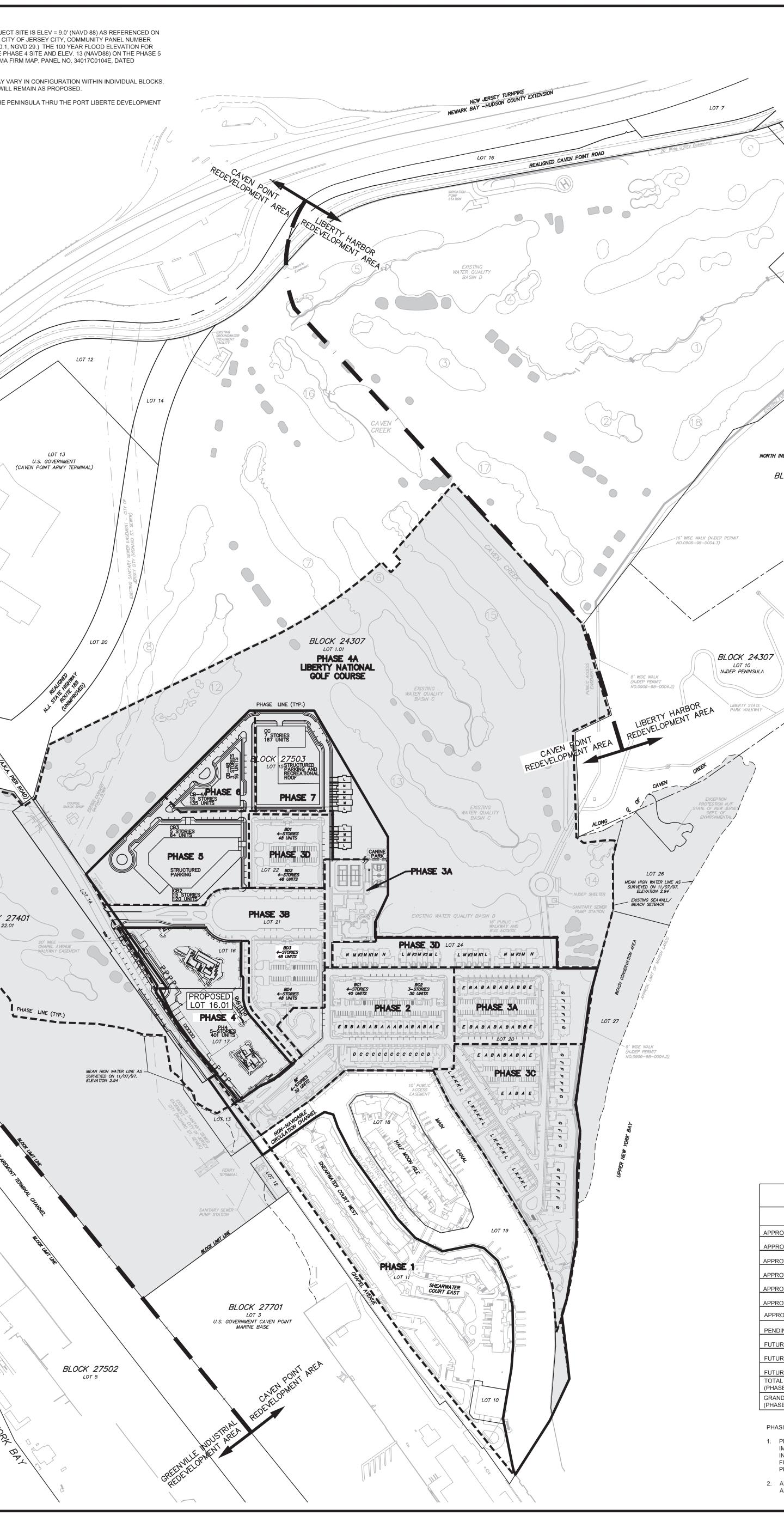
LOT 5

ROUTE

LOT 28

200 0 SCALE : 1	200 400 " = 200'		
LEGE	END		
EXISTING	PROPOSED		$\langle \rangle$
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LOT 33



LOCK 24306 LOT 4.03
RTH INLET 16' WIDE PUBLIC WALK
BLUCK 27001

					U	NIT MIX TABLES					
		GARD	EN APARTMEN	ITS		]			TO	WNHOUSES	
BLDG TYPE	NUMBER OF UNITS	NUMBER OF BEDROOMS PER UNIT	UNIT SIZE RANGE (S.F.)	BUILDING HEIGHT (# STORIES)	PARKING REQUIRED PER UNIT		UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDROOMS PER UNIT	APPROXIMATE NIT SIZE (S.F.)	E H (
BC1 BC2	10 30 8 22	1 2 1 2	720-810 1090-1310 720-810 1090-1310	4 4 3 3	1.5 1.5 1.5 1.5		A B C D-A	22 23 11 2	3 3 3 2	2334 1795 3000 1100	2 2 3 3
BD1 BD2	18 30 18	1 2 1	850-1000 1100-1500 850-1000	4 4 4	1.5 1.5 1.5		D-B E-A E-B	2 10 10	3 2 3	3000 1300 2696	3 33 33
BD3	30 18 30	2 1 2	1100-1500 850-1000 1100-1500	4 4 4	1.5 1.5 1.5		F G K	15 8 14	3 4 3	3315 3549 2074	22
BD4 BF	18 30	1 2	850-1000 1100-1500	4 4	1.5 1.5 1.5 1.5		K1 L M	7 16 16	2 3 3	2141 2485 2425	
	4 14 12	1 2 3	980 1300-1400 1800-1900	4 4 4	1.5 1.5		N	4	4	3000	3
CB3	13 32 19	1 2 3	850-1000 1100-1500 1500-1800	5 5 5	1.5 1.5 1.5					TOWNHOUSE NUMBER OF U	UNI
CB4B	4 12	1 2	850-1000 1100-1500	3 3	1.5 1.5					NUMBER OF E	
CC	33 85	1 2	850-1000 1100-1500	7 7	1.5 1.5				HIGH-RI	SE APARTMENTS	3 T
PH4	49 210 166 25	3 1 2 3	1500-1800 570-1130 1033-1515 1255-1338	7 5 5 5	1.5 1.5 1.5 1.5		UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDROOMS PER UNIT	APPROXIMATE NIT SIZE (S.F.)	E F (i
	20	0				ן נ	CB2	24 60 36	1 2 3	850-1000 1100-1500 1500-1800	1
			GARDEN APA NUMBER OF NUMBER OF		ALS = 908 = 1,542		CB4A	27 68 40	1 2 3	850-1000 1100-1500 1500-1800	1

HIGH-RISE TOTALS NUMBER OF UNITS= 255NUMBER OF BEDROOMS= 535 NUMBER OF UNITS

TOWNHOUSE TOTALS

NUMBER OF BEDROOMS

HEIGHT

NUMBER OF UNITS

	-		PARKING PROVIDED		_
PHASE	UNDER BLDG.	STRUCTURED GARAGE	TOWNHOUSE GARAGE & DRIVEWAY PARKING	PARKING LOT	CURBSIDE
PHASE 1 PHASE 2 PHASE 3A PHASE 3B PHASE 3C PHASE 3D PHASE 4 PHASE 5 PHASE 6 PHASE 7	107 72 72	602 276 227 250	28 16 78 66 20	62 56 32 36 32	38 28 83 26 17 28 33 13
TOTALS	251	1,355	208	218	266

		ZONING TABL IT REDEVELO	E PMENT AREA		
	REQUIRED	ORIGINAL PHASE 1	APPROVED MASTERPLAN (EXCLUDING PHASE 1)	REVISED MASTERPLAN (EXCLUDING PHASE 1)	REVI TOT/ (INCI PHAS
TOTAL TRACT LAND AREA		12.2 Acre	109.7 Acre	109.7 Acre	121
MAXIMUM DENSITY	20 Du/Ac	29.8 Du/Ac	13.2 Du/Ac	12.4 Du/Ac	14.
NO. OF TOWNHOUSE UNITS		37	160	160	
NO. OF GARDEN UNITS		0	539	940	
NO. OF HIGH-RISE UNITS		326	591	255	
NO. OF LOFT UNITS		0	160	0	
TOTAL NUMBER OF UNITS		363	1450	1355	
MAXIMUM BUILDING COVERAGE	25% Land Area	30.3%	12.1%	11.9%	
MAXIMUM BUILDING HEIGHT	15 Stories or 200 Feet	10 Stories < 200 Feet	15 Stories < 200 Feet	5 Stories 78 Feet	1 < 2
MINIMUM BUILDING SETBACK TO PROPOSED ROUTE 185	60 Feet	60 Feet	60 Feet	> 60 Feet	>
MINIMUM BUILDING SETBACK TO CHAPEL AVENUE R.O.W.	20 Feet	20 Feet	20 Feet	20 Feet	2
TOTAL PARKING REQUIREMENTS	2041 SPACES (Phases 1-8)	544 SPACES	2307 SPACES (No Golf Parking Requirement this Masterplan*)	2298 SPACES (No Golf Parking Requirement this Masterplan*)	2842 (No C Requ Maste
Notes: * Golf parking requirements provided on mas	ster plan for "The Re	sidences At Liberty"	project.		

OWNHOUSE UNITS	

TYPES	PHASE 2	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 4	PHASE 5	PHASE 6	PHASE 7
A 3 C)-A E-A E-B = G G G G G G G G G G G G G G G G G G	8 7 11 2 2 2 2	8 12 4 4 4 2		6 4 4 11 6 14 7 8 10	4			6	7 4 16 0
FOTAL	34	34	0	57	25	0	0	0	10
				GARD	EN APARTME	INTS			

TYPES	PHASE 2	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTALS
BC1	40									40
BC2	30									30
3D1					48					48
3D2			10		48					48
3D3 3D4			48 48							48 48
BD4 BF	30		40							30
CB3	00						64			64
CB4B								16		16
CC									167	167
PH4						401				401
TOTAL	100	0	96	0	96	401	64	16	167	940
				HIGH-F	RISE BUILDING	GS		-		
TYPES	PHASE 2	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 4	PHASE 5	PHASE 6	PHASE 7	TOTALS
CB2							120			120
CB4A							135		135	
TOTAL							120	135	1	255

ORIGINAL PHASE 3B/ PROPOSED PHASE 4	l: = 496 = 401	GRAND TOTAL	134	34	96	57	121	401	184	151	177
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MASTER PLAN PHASING SCHEDULE

STATUS	PHASE NUMBER	NO. TOWNHOUSE UNITS	NO. GARDEN APT. UNITS	NO. HIGH-RISE UNITS	TOTAL UNITS PER PHASE	LAND AREA (ACRES)	DENSITY (Du/Ac)	CUMULATIVE DENSITY	BUILDING AREA (ACRES)	BUILDING COVERAGE (%)	CUMULATIVE COVERAGE (%)	REQ'D PARKING CPRP**
PROVED - EXISTING	ORIGINAL(1)	37	0	326	363	12.20	29.8		3.7	30.3%		563
PROVED - EXISTING	2	34	100	0	134	5.91	22.7	26.7	1.4	21.9%	27.4%	218
PROVED - EXISTING	3A	34	0	0	34	5.26	6.5	22.3	0.8	15.2%	24.7%	68
PROVED - EXISTING	3B	0	96	0	96	5.13	18.7	21.5	0.7	14.7%	22.6%	144
PROVED - EXISTING	3C	57	0	0	57	7.30	7.8	18.8	1.6	22.3%	22.6%	114
PROVED - EXISTING	3D	25	96	0	121	4.47	27.1	19.8	1.4	33.1%	23.7%	194
PROVED - EXISTING	4A		GOLF COURS	SE		67.40	.40					
NDING	4	0	401	0	401	4.56	88.3	10.5	2.8	61.4%	11.8%	602
TURE SUBMISSION	5	0	64	120	184	4.11	44.6	12.8	1.8	43.6%	11.8%	284
TURE SUBMISSION	6	0	16	135	151	1.84	82.1	13.9	0.6	32.6%	12.1%	208
TURE SUBMISSION	7	10	167	0	177	3.73	47.5	14.9	1.9	42.7%	13.3%	357
TAL PROPOSED IASES 2-7)		160	940	255	1,355	109.70	12.4		13.0	11.9%		2,187
AND TOTAL IASES 1-7)		197	940	581	1,718	121.90	14.1		16.7	13.7%		2,752

PHASING NOTES

1. PHASE LINES AS SHOWN ARE NOT INTENDED TO DELINEATE ALL SITE IMPROVEMENTS REQUIRED FOR COMPLETION OF EACH INDIVIDUAL PHASE. INDIVIDUAL SITE PLAN APPLICATIONS WILL BE SUBMITTED FOR EACH PHASE

FURTHER DEFINING THE HOUSING, SITE, AND INFRASTRUCTURE IMPROVEMENTS PROPOSED WITHIN EACH PHASE.

2. ARCHITECTURAL PLANS WILL BE PROVIDED WITH EACH SITE PLAN SUBMISSION AS APPLICABLE.

NOTES:

1. TOTAL PROPOSED EXCLUDES THE ORIGINAL DEVELOPMENT (PHASE 1)

2. GRAND TOTALS INCLUDE ORIGINAL PORT LIBERTE DEVELOPMENT (PHASE 1)

3. \*\* CAVEN POINT REDEVELOPMENT PLAN PARKING REQUIREMENTS ESTABLISHED AS FOLLOWS: TOWNHOUSES

GARDEN APARTMENTS HIGH-RISE APARTMENTS

2.0 SPACES/UNIT MIN. 1.5 SPACES/UNIT MIN. 1.5 SPACES/UNIT MIN.

