NOTES:

1. TAX MAP #275: BLOCK 27503, LOTS 13, 14, 16 & 17, THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY CENTER SITE COORDINATES: 676,200 N 609,800 E.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FOR LOTS 14, 16 AND 17 SHOWN HEREON IS BASE ON A MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF BLOCK 27503, LOTS 14, 16 & 17, CHAPEL AVENUE & 1 CONSTELLATION PLACE, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY". PREPARED BY INSITE SURVEYING, LLC, DATED 9/21/21. FIELD CONDITIONS SHOWN ARE AS THEY EXISTED ON 8/23/21.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FOR LOTS 14 & 13 SHOWN HEREON IS BASE ON A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY , LOTS 14 & 13, BLOCK 27503, SITUATED IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY INSITE SURVEYING, LLC, DATED 12/09/19.
3. HORIZONTAL DATUM - NAD 1983.
4. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY ARE SHOWN HEREON AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
5. EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. INSITE ENGINEERING MAKES NO GUARANTEES THAT ALL THE UNDERGROUND UTILITIES ARE SHOWN HEREON AND THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS MAP ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.
6. SUB-SURFACE STRUCTURES, UTILITIES, ENCROACHMENTS, ETC. ARE NOT SHOWN.
7. SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
8. LOT AND BLOCK NUMBERS SHOWN HEREON WILL REQUIRE APPROVAL BY THE CITY TAX ASSESSOR.
9. ALL EXISTING LOT LINES WITHIN THE SITE BOUNDARY ARE TO BE REMOVED UPON THE FILING OF THIS MAP.
10. THE PROJECT IS PARTIALLY LOCATED WITHIN FEMA ZONE AE 9 (NAVD88), AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.), BASED UPON FLOOD INSURANCE RATE MAP, CITY OF JERSEY CITY, COMMUNITY PANEL NUMBER 34017C0104D, DATED AUGUST 16, 2006.

    THE PROJECT SITE IS PARTIALLY LOCATED IN THE FEMA BASE FLOOD ELEVATION ZONE AE, ELEVATION 13 (NAVD88), AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) AS SHOWN ON FEMA PRELIMINARY FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 34017C0104E, DATED JANUARY 30, 2015.
11. FOR ZONE REQUIREMENTS, EXISTING AND PROPOSED GRADING ALONG WITH OTHER EXISTING AND PROPOSED CONDITIONS, NOT SHOWN HEREON AND BEING WITHIN THE BOUNDS OF THE SUBJECT PROPERTY SEE PLANS ENTITLED "PRELIMINARY & FINAL MAJOR SITE PLAN, APARTMENTS AT PORT LIBERTE, BLOCK 27503, LOTS 14, 16 & 17, TAX MAP SHEET #275, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY INSITE ENGINEERING, LLC., DATED 10/16/19.
12. STATE CERTIFICATION: TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES SET FORTH IN N.J.A.C. 13:40-5 (PREPARATION OF LAND SURVEYS) AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH N.J.A.C. 13:40-9.
13. ERROR OF CLOSURE: BEARING AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN-THOUSAND (10,000).

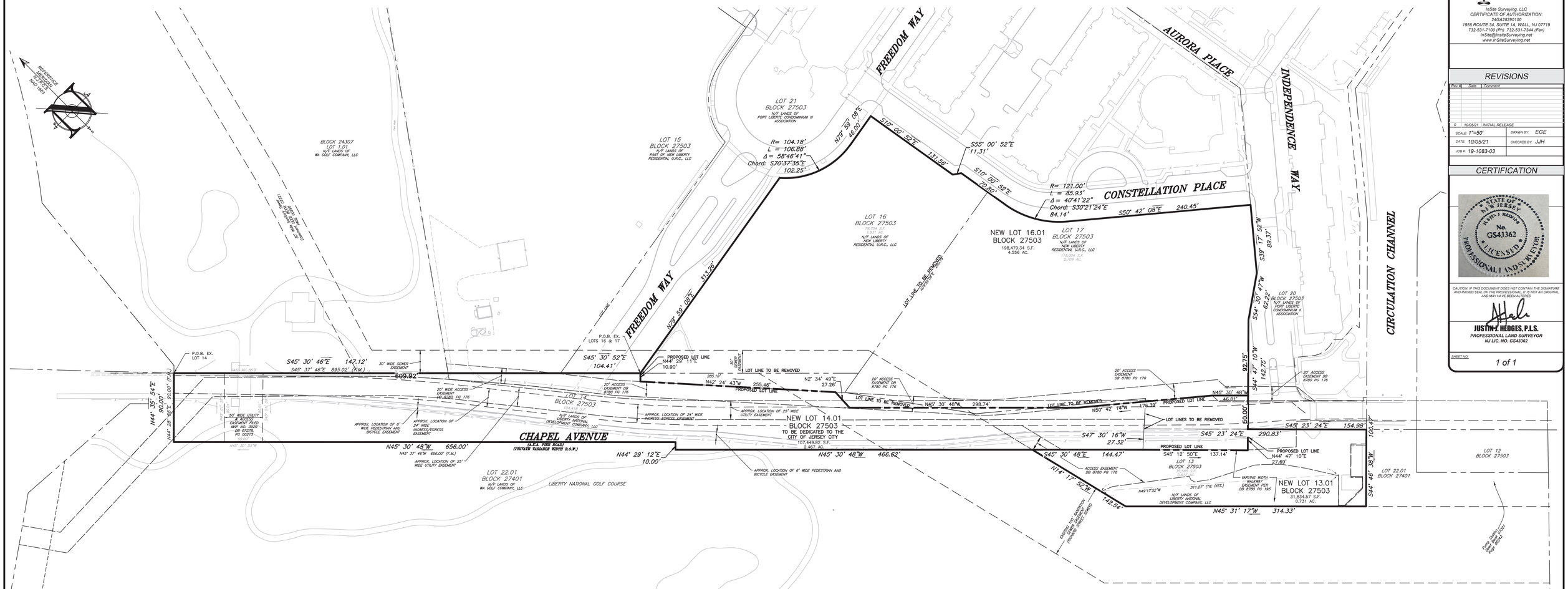
ZONING COMPLIANCE CHART
CAVEN POINT REDEVELOPMENT PLAN (AMENDED 11/23/10)

ORD. SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
PAGE 9,VIII,A	PERMITTED USES	RESIDENTIAL	N/A	N/A
PAGE 9,VIII,B	ACCESSORY USES	PARKING FACILITIES, OFF-STREET OR ON PRIVATE STREETS	N/A	N/A
PAGE 9,VIII,C.1	RESIDENTIAL DENSITY (MASTER PLAN) UNITS PER GROSS ACRE	20	N/A	N/A
PAGE 9,VIII,C.2	BUILDING COVERAGE (%) (MASTER PLAN)	25	N/A	N/A
PAGE 9,VIII,C.3	MAX. BUILDING HEIGHT (STORIES)	15	N/A	N/A
PAGE 9,VIII,C.3	MAX. BUILDING HEIGHT (FT)	200	N/A	N/A
PAGE 9,VIII,C.5.a	SETBACK: ROUTE 185 (FT)	60	N/A	N/A
PAGE 9,VIII,C.5.b	SETBACK: CHAPEL AVENUE (FT)	20	N/A	N/A
CHECKLIST (C3)	FLOOR AREA RATIO	NO STANDARD	N/A	N/A
CHECKLIST (C7)	LOADING BERTHS	NO STANDARD	N/A	N/A
CHECKLIST (C11)	LOT SIZE: NEW LOT 16.01	NO STANDARD	4.556 AC./198,479.34 S.F.	YES
CHECKLIST (C11)	LOT SIZE: NEW LOT 13.01	NO STANDARD	0.731 AC./31,834.57 S.F.	YES
CHECKLIST (C11)	LOT SIZE: NEW LOT 14.01	NO STANDARD	2.467 AC./107,449.82 S.F.	YES
CHECKLIST (C13)	LOT DIMENSIONS: NEW LOT 16.01	NO STANDARD	APPROX. 790 FT. x 370 FT.	YES
CHECKLIST (C13)	LOT DIMENSIONS: NEW LOT 13.01	NO STANDARD	APPROX. 370 FT. x 75 FT.	YES
CHECKLIST (C13)	LOT DIMENSIONS: NEW LOT 14.01	NO STANDARD	APPROX. 1,400 FT. x 60 FT.	YES
CHECKLIST (C15)	BUFFER AREAS	NO STANDARD	N/A	N/A
CHECKLIST (C16)	GROSS FLOOR AREA	NO STANDARD	N/A	N/A
CHECKLIST (C17)	LOT COVERAGE (%)	NO STANDARD	N/A	N/A

USGS MAP

2000 0 2000 4000

Scale: 1"=2000'


FREEDOM WAY
AURORA PLACE
INDEPENDENCE WAY
CONSTELLATION PLACE
CIRCULATION CHANNEL
CHAPEL AVENUE
(A.K.A. FIRE ROAD)
(PRIVATE VARIABLE WIDTH R.O.W.)
LIBERTY NATIONAL GOLF COURSE
LOT 21 BLOCK 27503 N/F LANDS OF PORT LIBERTE CONDOMINIUM III ASSOCIATION
LOT 15 BLOCK 27503 N/F LANDS OF PART OF NEW LIBERTY RESIDENTIAL U.R.C., LLC
LOT 16 BLOCK 27503 N/F LANDS OF NEW LIBERTY RESIDENTIAL U.R.C., LLC
LOT 17 BLOCK 27503 N/F LANDS OF NEW LIBERTY RESIDENTIAL U.R.C., LLC
LOT 20 BLOCK 27503 N/F LANDS OF PORT LIBERTE CONDOMINIUM II ASSOCIATION
NEW LOT 16.01 BLOCK 27503 198,479.34 S.F. 4.556 AC.
NEW LOT 14.01 BLOCK 27503 TO BE DEDICATED TO THE CITY OF JERSEY CITY 107,449.82 S.F. 2.467 AC.
NEW LOT 13.01 BLOCK 27503 31,834.57 S.F. 0.731 AC.
LOT 14 BLOCK 27503
LOT 22.01 BLOCK 27401 N/F LANDS OF WA GOLF COMPANY, LLC
LOT 13 BLOCK 27503
LOT 12 BLOCK 27503
BLOCK 24307 LOT 1.01 N/F LANDS OF WA GOLF COMPANY, LLC
REFERENCE MERIDIAN NJ STATE PLANE NAD 1983
LOT LINE TO BE REMOVED
PROPOSED LOT LINE
LOT LINES TO BE REMOVED
P.O.B. EX. LOTS 16 & 17
P.O.B. EX. LOT 14
S45° 30' 46"E 147.12'
S45° 37' 46"E 895.02' (F.M.)
609.92'
N44° 35' 54"E 90.00'
N44° 29' 12"E 10.00'
N45° 30' 48"W 656.00'
N45° 30' 48"W 466.62'
N45° 30' 48"W 298.74'
N45° 31' 17"W 314.33'
S45° 23' 24"E 290.83'
S45° 23' 24"E 154.98'
S44° 46' 38"W 100.47'
S44° 47' 10"W 142.75'
S54° 30' 47"W 62.22'
S39° 17' 52"W 89.37'
S50° 42' 08"E 240.45'
S10° 00' 52"E 70.80'
S10° 00' 52"E 131.56'
S55° 00' 52"E 11.31'
N79° 59' 08"E 460.00'
N79° 59' 08"E 313.28'
R= 104.18' L = 106.88' Δ = 58°46'41" Chord: S70°37'35"E 102.25'
R= 121.00' L = 85.93' Δ = 40°41'22" Chord: S30°21'24"E 84.14'
N14° 17' 32"W 142.54'
N49°17'52"W 311.27' (TIE DIST.)
S45° 30' 48"E 144.47'
S45° 12' 50"E 137.14'
N44° 47' 10"E 27.69'
S47° 30' 16"W 27.32'
N50° 42' 18"W 176.39'
N45° 30' 48"W 46.81'
N2° 34' 49"E 27.26'
N42° 24' 43"W 255.46'
285.10'
S45° 30' 52"E 104.41'
N44° 29' 11"E 10.90'
N45° 30' 48"W 656.00' (F.M.)
N44° 29' 12"E 90.00' (F.M.)
N44° 29' 12"E 90.00'
N44° 29' 12"E 90.00'
N45° 30' 50"W
N45° 30' 45"E
N45° 30' 48"W
N45° 30' 48"W
N45° 30' 48"W