

LOCATION MAP

SCALE: 1" = 1000'±

PRELIMINARY AND FINAL SITE PLANS FOR 2958 KENNEDY BOULEVARD, LLC.

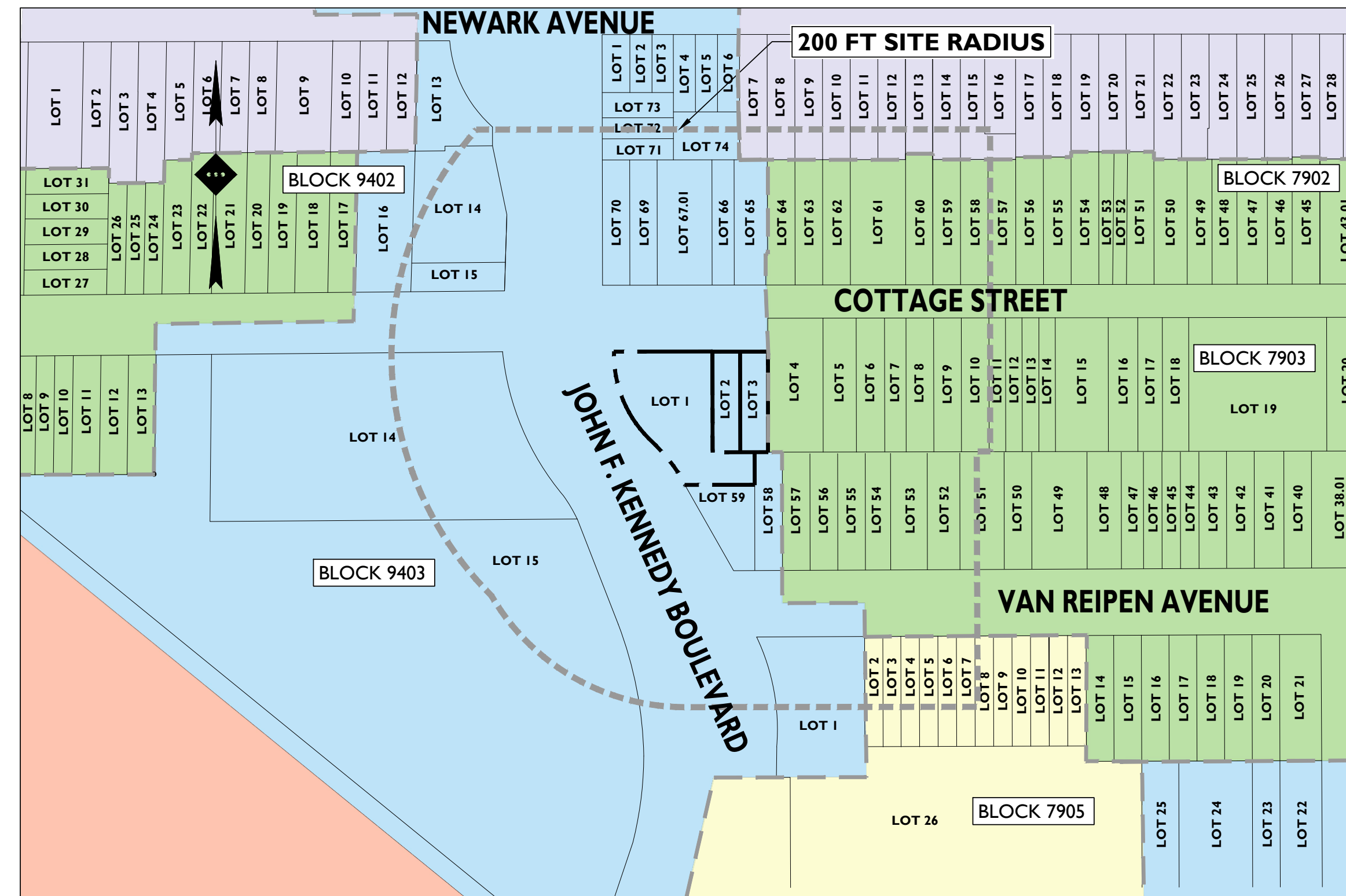
A NEW 30 STORY BUILDING INCLUDING 1 MEZZANINE LEVEL
WITH 186 RESIDENTIAL UNITS, 115 HOTEL ROOMS, 1 RETAIL SPACE AT 1ST
FLOOR, PARKING USE AT 2ND & 3RD FLOORS, OFFICE USE AT 5TH & 6TH
FLOORS, BANQUET HALL AT 29TH FLOOR, AND RESTAURANT ON 30TH FLOOR

BLOCK 7903, LOTS 1, 2, & 3
2958 KENNEDY BOULEVARD
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY



AERIAL MAP

SCALE: 1" = 100'±



TAX & ZONING MAP

SCALE: 1" = 100'±

ZONING LEGEND

	ZONE 2: AIR RIGHTS
	ZONE 3: COMMERCIAL CENTER
	ZONE 4: NEIGHBORHOOD MIXED USE
	ZONE 5: COMMERCIAL MAIN STREET
	ZONE 6: PRESERVATION

PLANS PREPARED BY:



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PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED BY BRAGINSKY SURVEYING, LLC DATED NOVEMBER 9, 2020
 - ARCHITECTURAL PLANS PREPARED BY MVMK ARCHITECTURE & DESIGN DATED MARCH 25, 2021
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
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DEMOLITION PLAN	C-2
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SITE PLAN: BASEMENT & SECOND FLOOR	C-4
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NO.	DATE	ISSUE	BY	DESCRIPTION
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PRELIMINARY AND FINAL SITE PLAN

2958 KENNEDY BOULEVARD, LLC.
PROPOSED 30-STORY MIXED USE BUILDING
BLOCK 7903, LOTS 1, 2, & 3
2958 JOHN F. KENNEDY BOULEVARD
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

JAKE MODESTOW, P.E.
NEW JERSEY LICENSE No. 56119
LICENSED PROFESSIONAL ENGINEER

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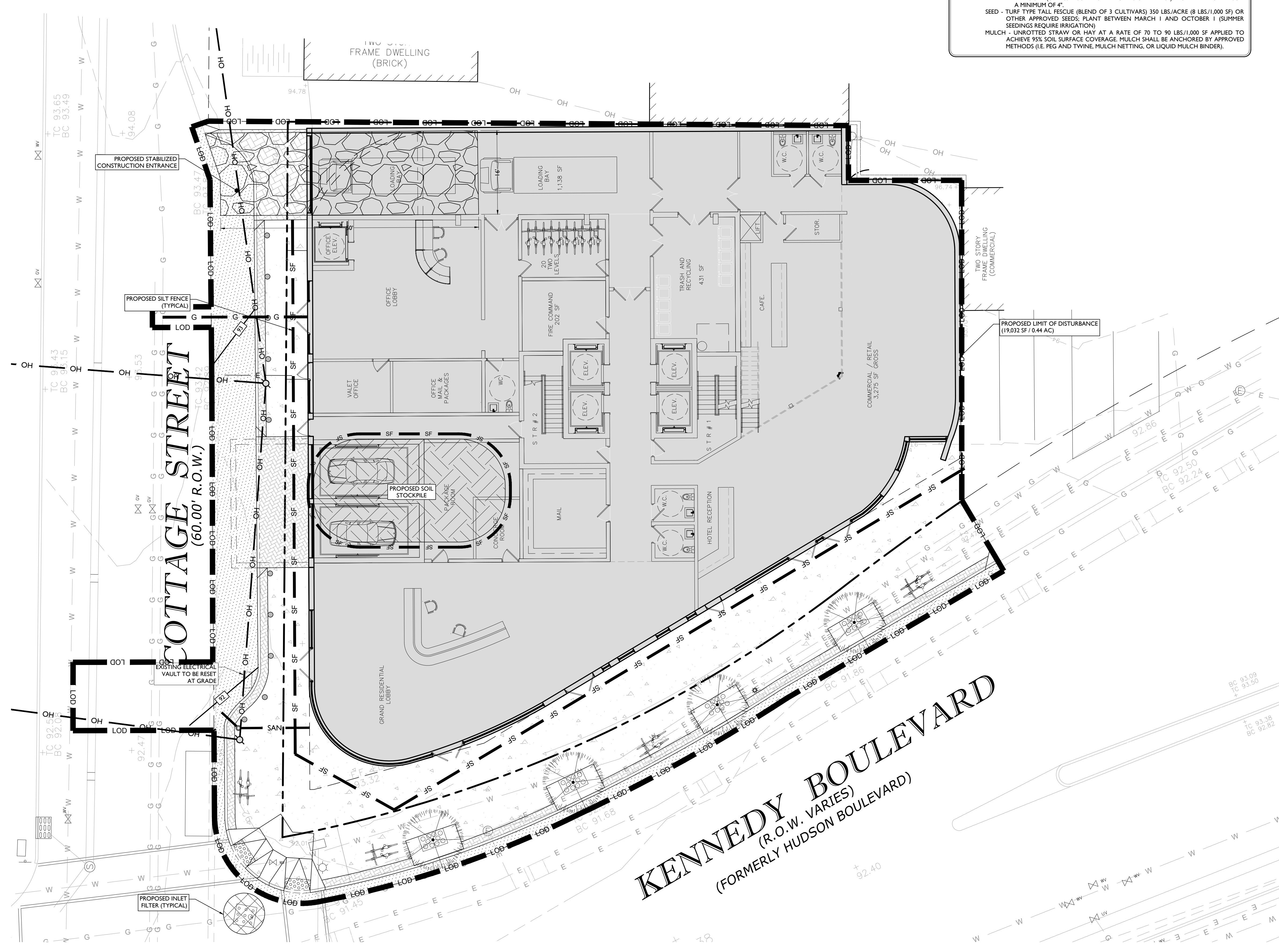
SCALE: AS SHOWN PROJECT ID: RUT-200298

TITLE:
COVER SHEET

DRAWING:
C-1

2021 PHOTOGRAPHY COURTESY OF SUNNY HUNTER & KANAKA KANAKA, 2958 KENNEDY BOULEVARD, JERSEY CITY, NJ 07310. CITY OF JERSEY CITY, NJ. SOURCE: UNITED STATES GEOLOGICAL SURVEY QUADRANGLE MAPS, 7.5 SERIES, JERSEY CITY, NY, NJ, DATED 2019

2:R:\PHOTOGRAPHY\2020\202007\2020070001\2020070001.dwg, 2018 KENNEDY BOULEVARD, LIBERT CITY, HUDSON COUNTY, NJ, 07030



STABILIZATION SPECIFICATIONS:

I.A. TEMPORARY SEEDING AND MULCHING:
 GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

I.B. PERMANENT SEEDING AND MULCHING:
 TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
 GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
 FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
 MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

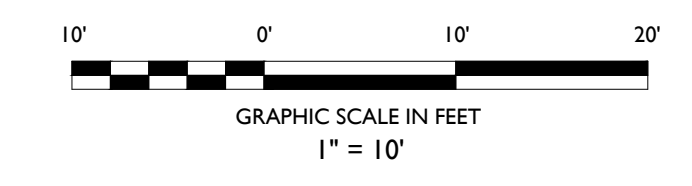
SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED TREE PROTECTION FENCE
[Symbol]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED INLET PROTECTION FILTER

**HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
 SOIL EROSION AND SEDIMENT CONTROL NOTES**

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPCS: SPRING - 3/1-5/15 AND FALL - 8/15-10/1.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (862)333-4507 OR EMAIL: INFORMATION@HEPCSD.ORG
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND RUNOFF SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND (URTLB)
PERCENT OF SITE COVERAGE	100.0%



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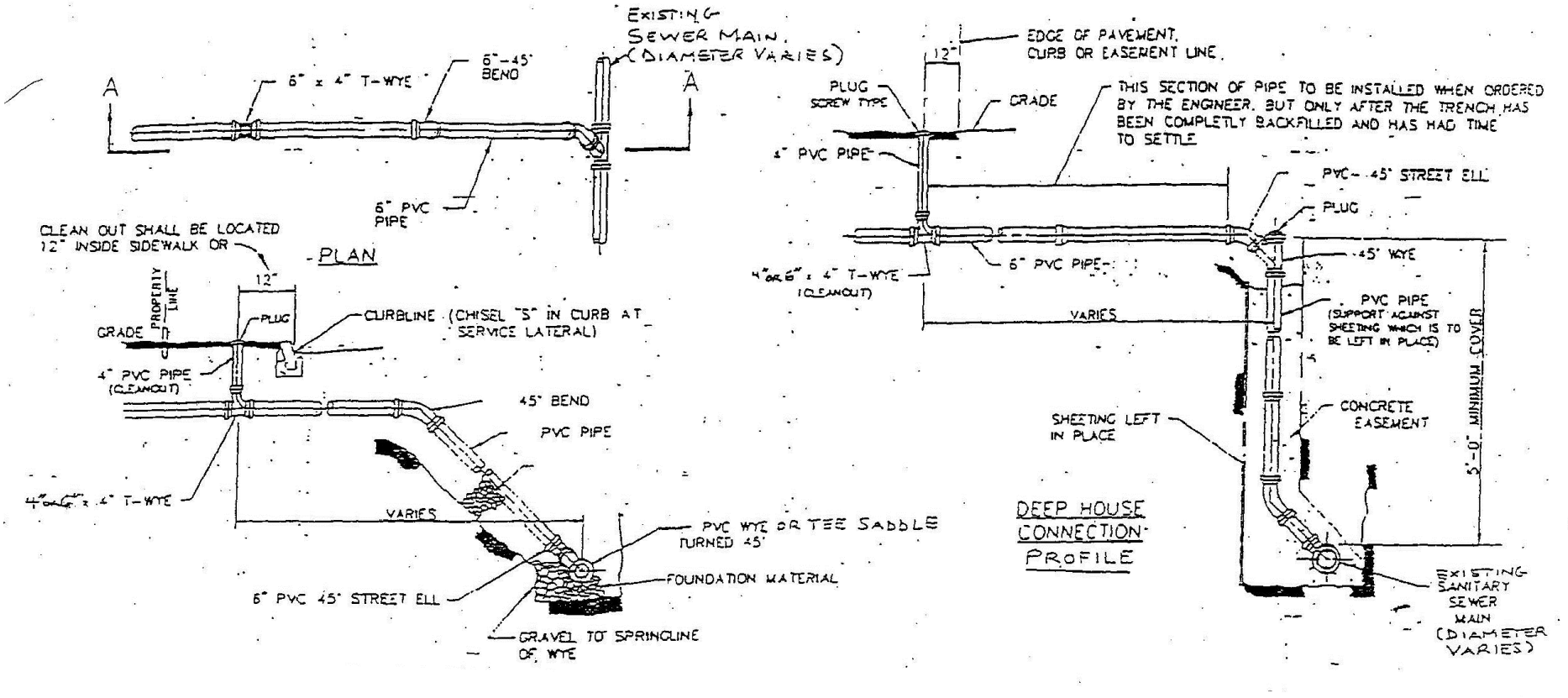
JAKE MODESTOW, P.E.
 NEW JERSEY LICENSE No. 56119
 LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 10' PROJECT ID: RUT-200298

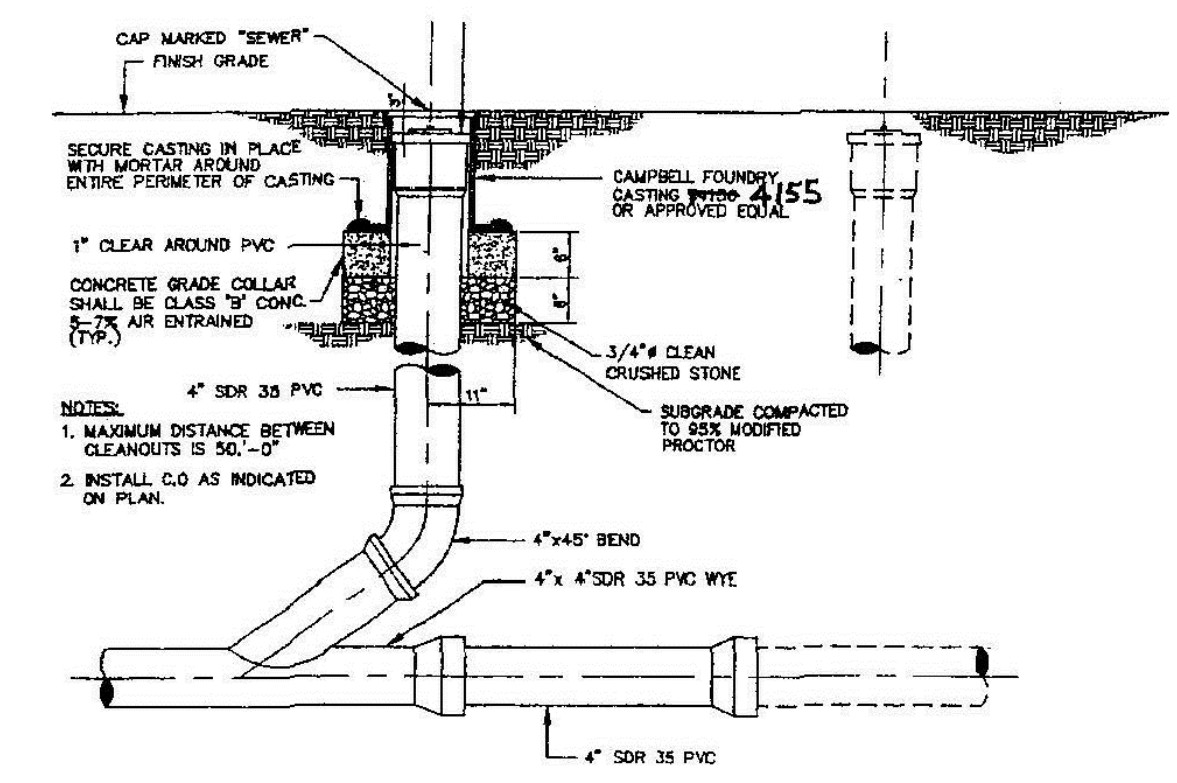
TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:
C-7



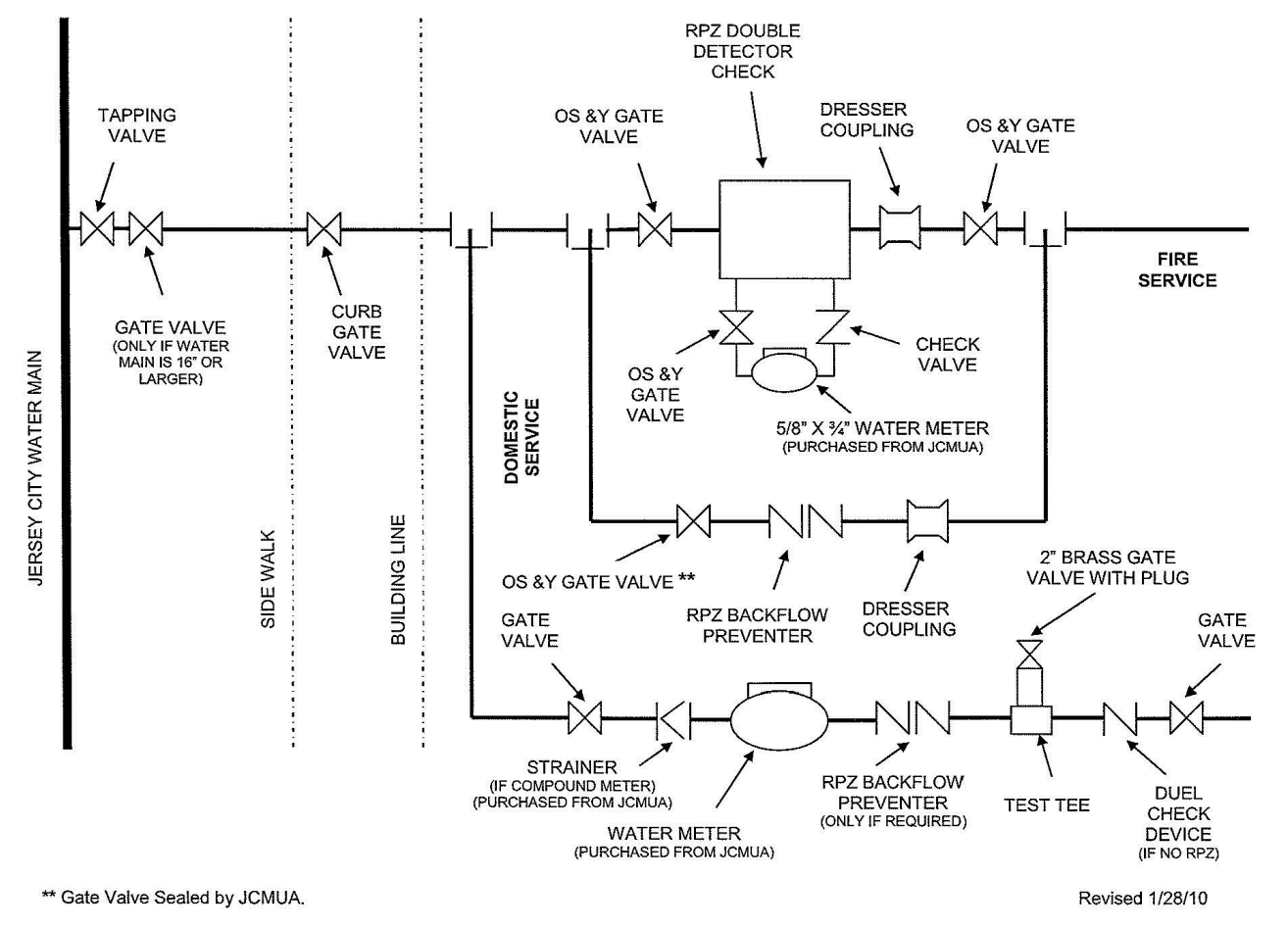
SEWER SERVICE DETAIL
NOT TO SCALE

1



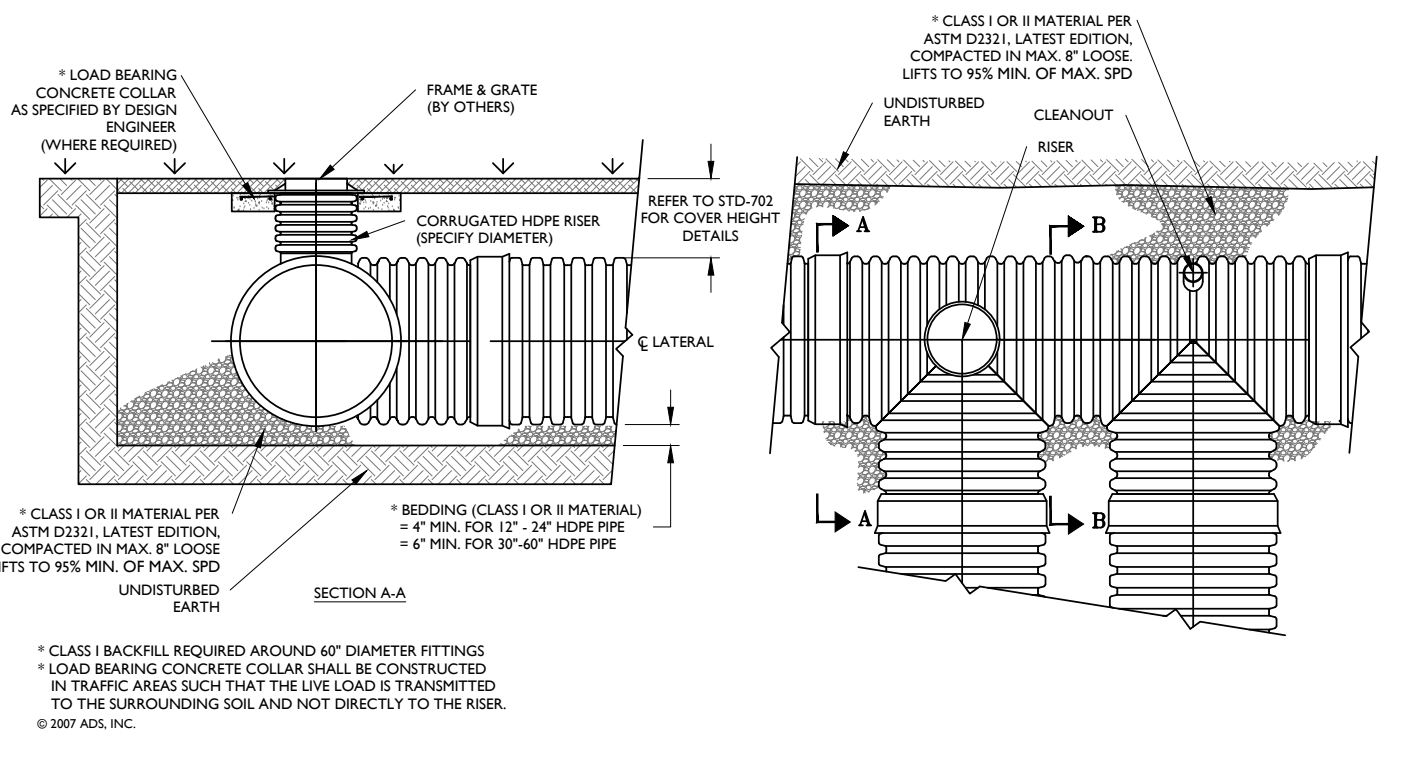
STANDARD SANITARY CLEANOUT DETAIL
NOT TO SCALE

2



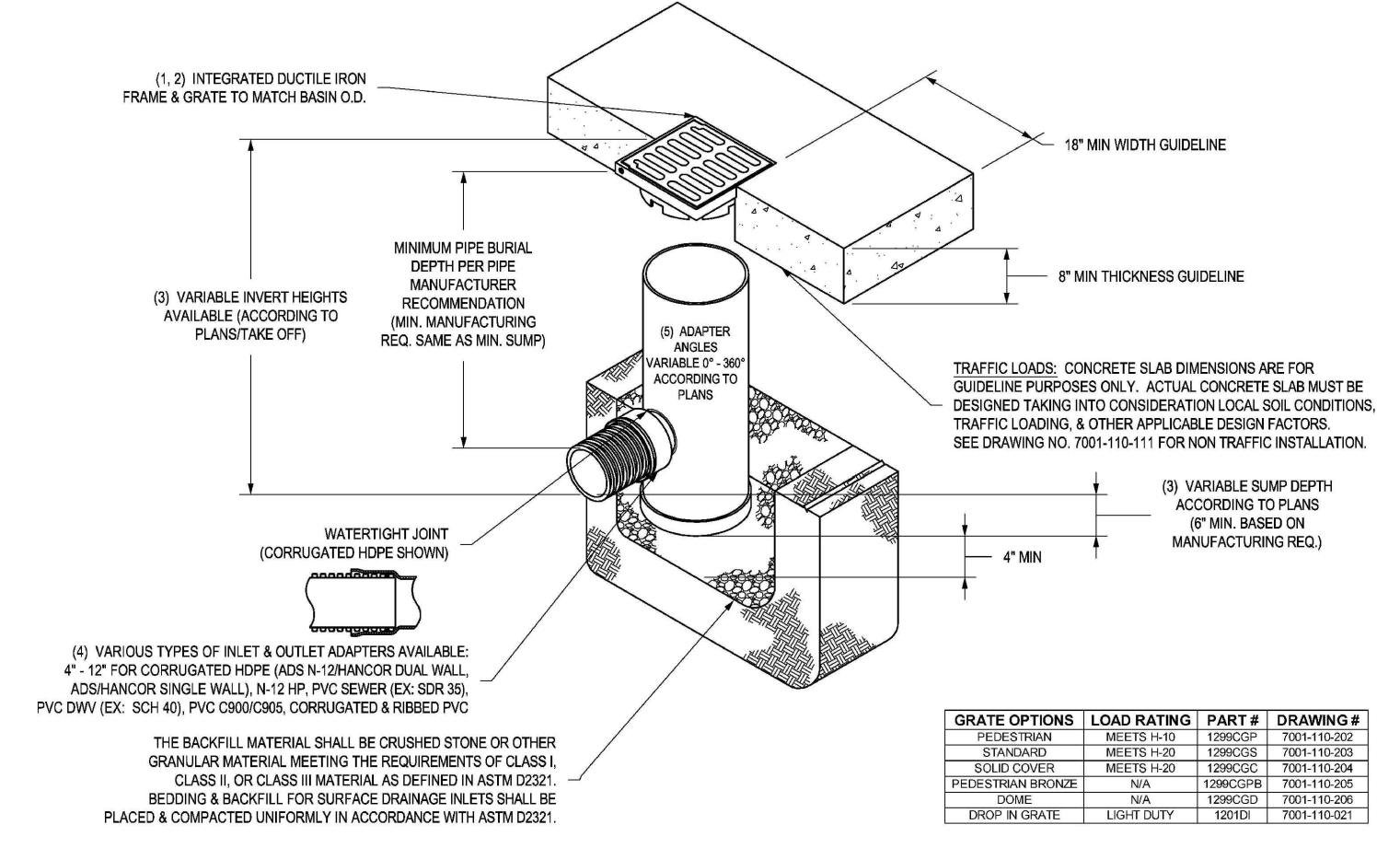
JCMUA WATER CONNECTION SCHEMATICS
NOT TO SCALE

3



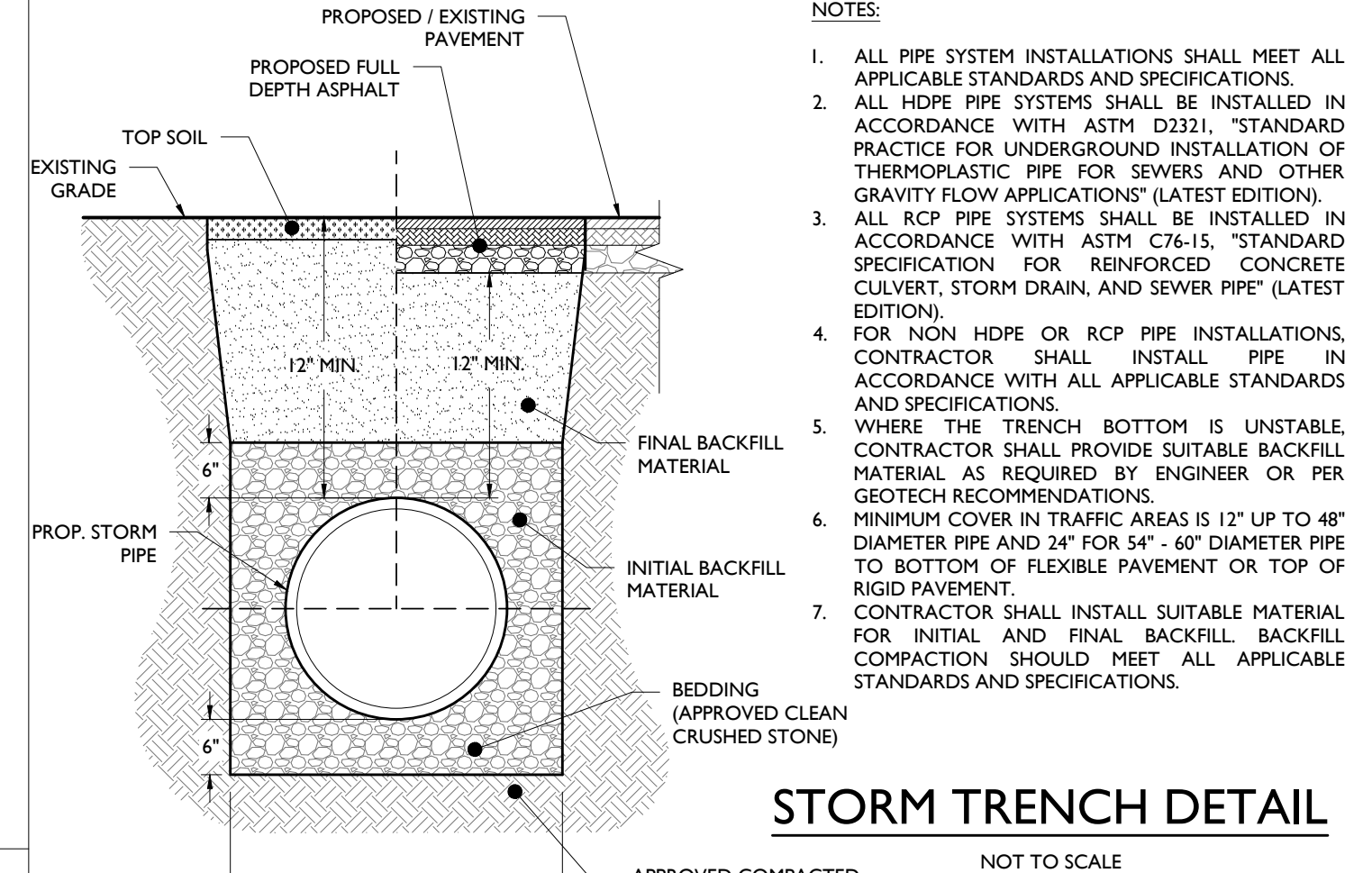
ADS TYPICAL RISER/CLEAN-OUT DETAIL
NOT TO SCALE

4



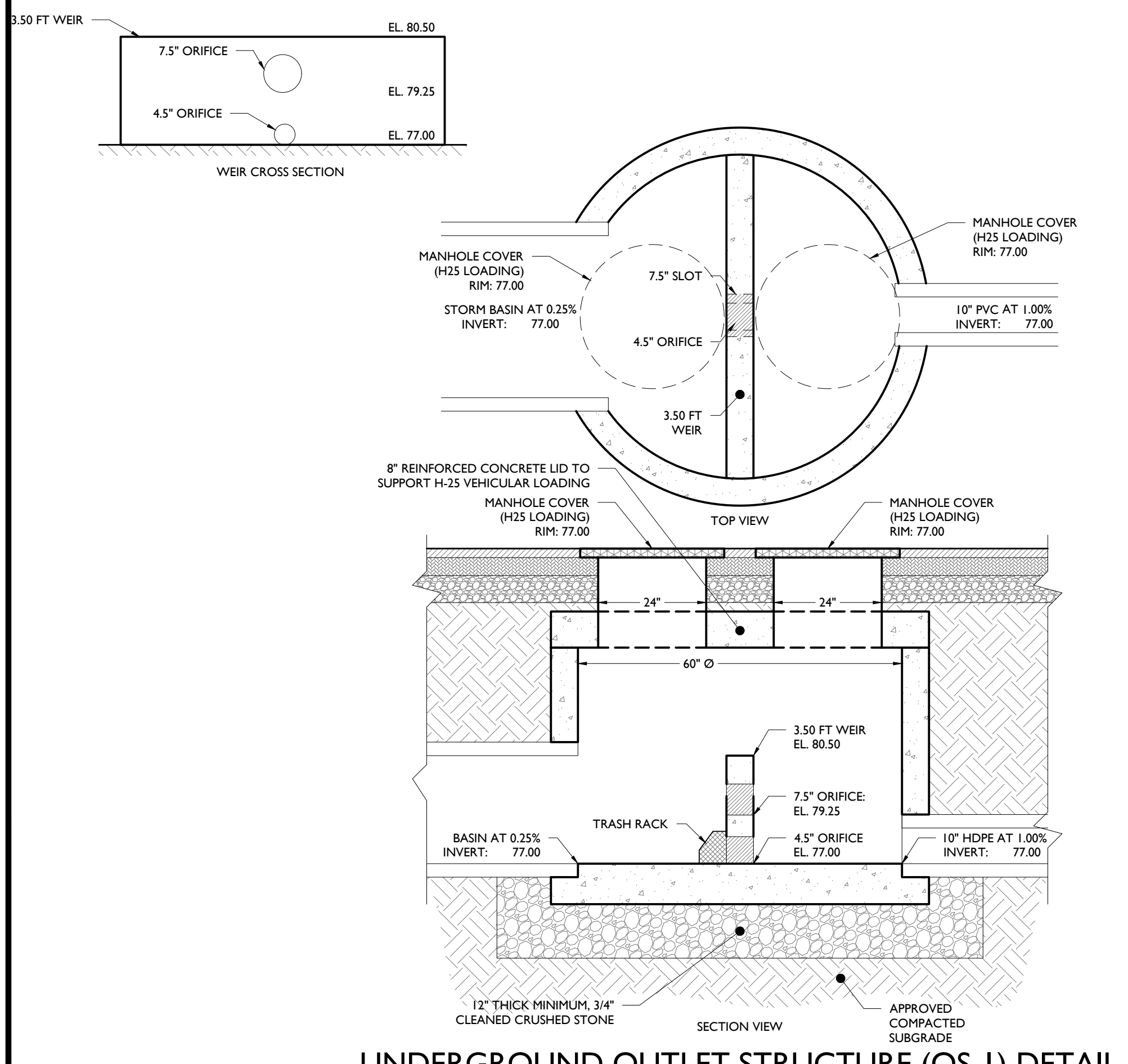
NYLOPLAST 12" DRAIN BASIN
NOT TO SCALE

5



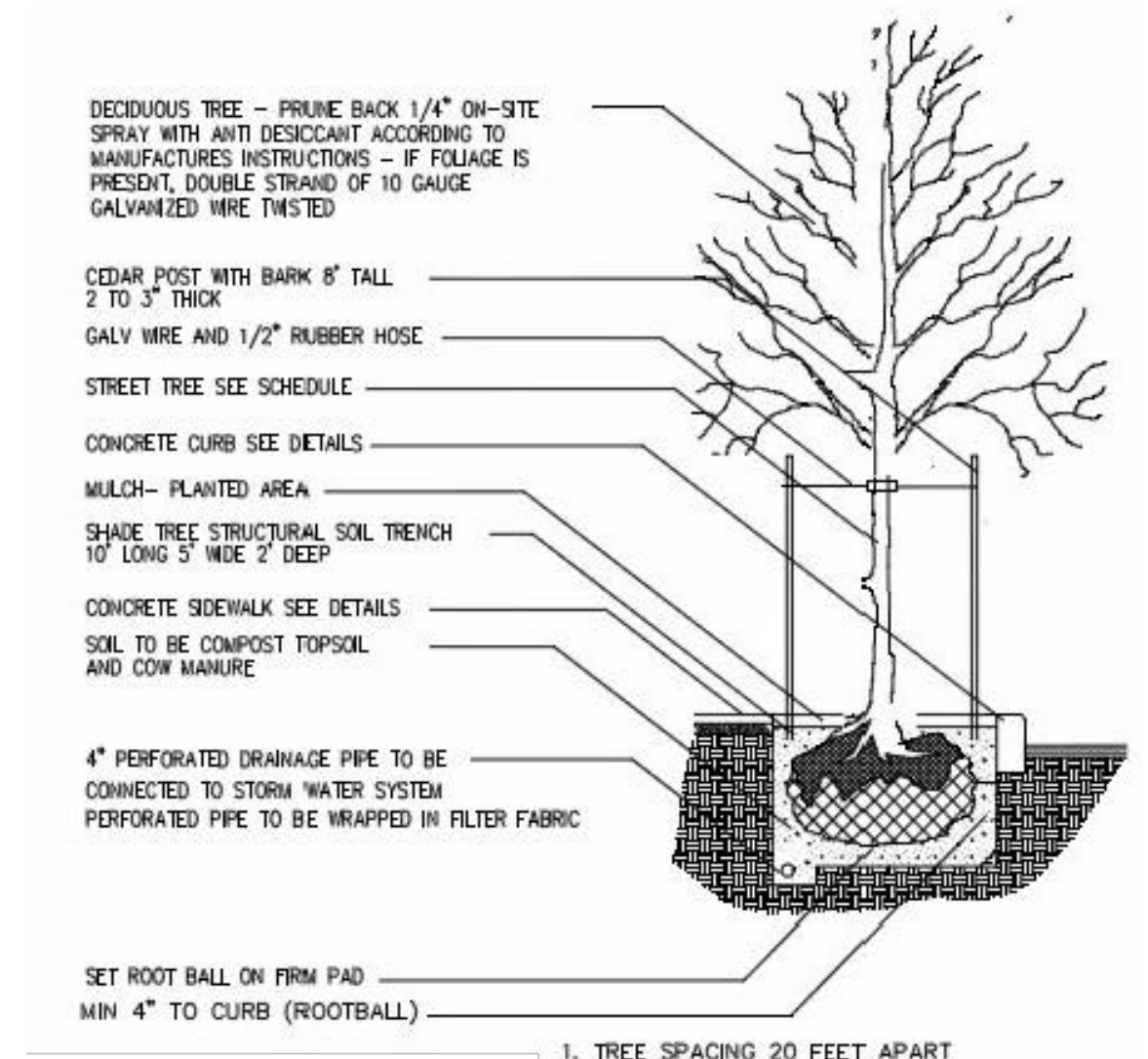
STORM TRENCH DETAIL
NOT TO SCALE

6



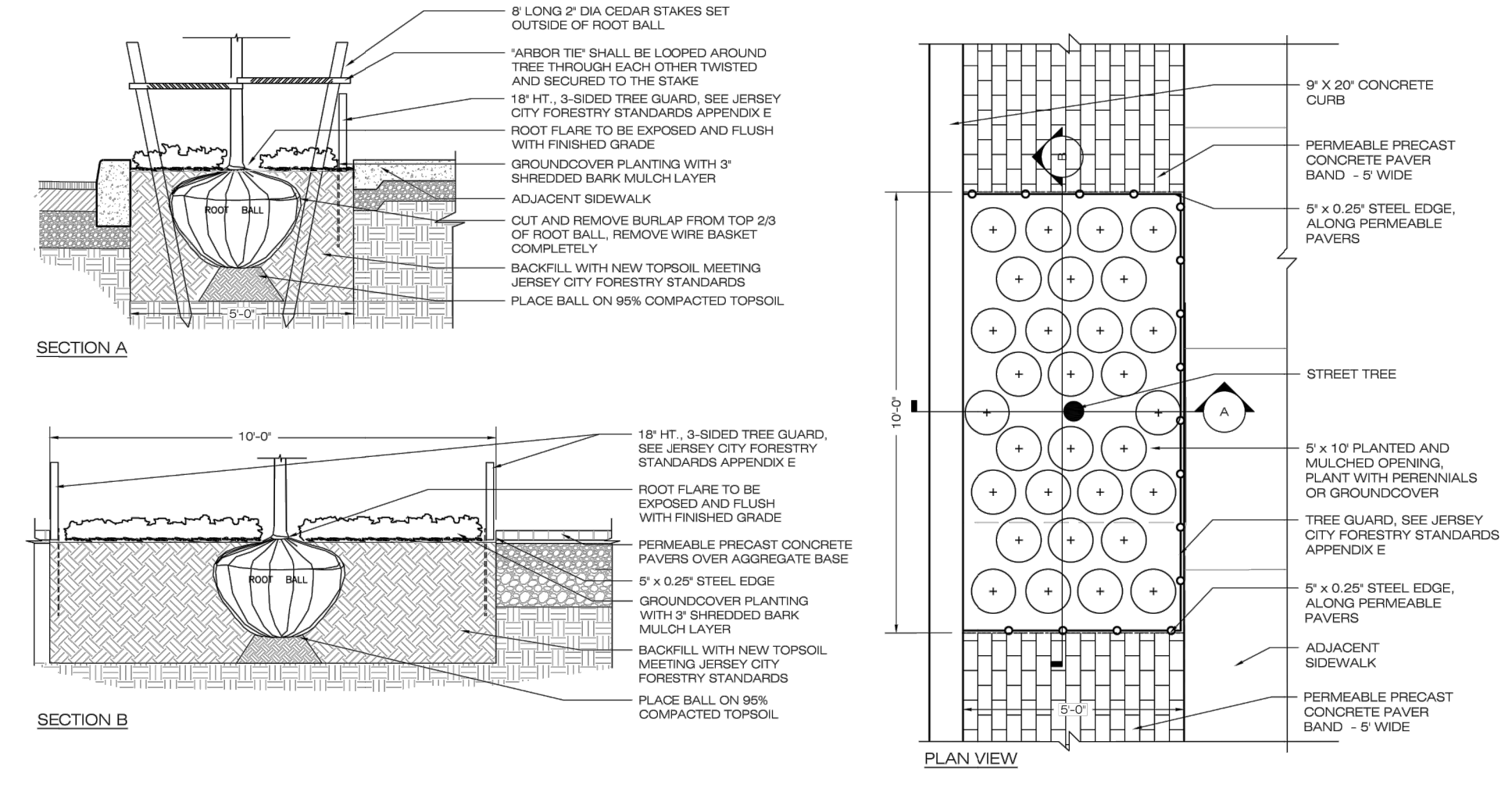
UNDERGROUND OUTLET STRUCTURE (OS-1) DETAIL
SCALE: 1" = 2'

7



SIDEWALK TREE DETAIL
NOT TO SCALE

8



JERSEY CITY STREET TREE PLANTING DETAIL - 5' X 10' OPEN TREE PIT
NOT TO SCALE

9

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SCALE: AS SHOWN PROJECT ID: RUT-200298

TITLE: **CONSTRUCTION DETAILS**

DRAWING: **C-9**