AREA DEDICATED TO CONTRUCTION MOCK-UPS AND TEMPORARY STAGING OF MATERIALS

AREA DEDICATED TO SUBCONTRACTOR TRAILERS

SUBCONTRACTOR CONSTRUCTION TRAILERS

FLEX AREA. WILL BE USED WHEN DEMAND FOR SPACE FOR TEMPORARY STAGING OF MATERIALS INCREASES THROUGHOUT THE PROJECT. WILL BE USED FOR PARKING WHEN NOT NEEDED.

INSTALL ADA COMPLIANT RAMP

GATE 2, IN ONLY

"SAFE ZONE" FOR PEDESTRIANS

FLOW OF VEHICULAR TRAFFIC TYP.

CRASH BARREL TYP.

GATE 1, OUT ONLY

SIDEWALK CLOSED/USE OTHER SIDE, TYP.

CONCRETE PUMP AND SLICK LINE

VEHICLE TRAFFIC WITHIN THE SITE IS ONE-WAY.

CONCRETE TRUCK FEEDING PUMP AND SLICK LINE

DELIVERY TRUCK UNLOADING AT THE DOCK.

LOADING DOCK

CONCRETE TRUCK USING DEDICATED WASHOUT.

FLOW OF PEDESTRIAN TRAFFIC TYP.

CONCRETE WASHOUT

GATE 3, OUT ONLY

BAY STREET

MORGAN STREET

PROVOST STREET

LUIS MARIN BOULEVARD

RETAIL 1

RETAIL 2

POWERHOUSE ARTS THEATRE 560 SEATS (550 SEATS MIN.)

BLOCK 11506 (PHASE I) LOT 1.01 N/F 134 BAY STREET, LLC DEED BOOK 8873 PAGE 193

BLOCK 11509 LOT 2 N/F NEW BAY ASSOCIATES DEED BOOK 3689 PAGE 86

BLOCK 11505 (PHASE II) LOT 1 (UNDER CONSTRUCTION)

BLOCK 11508 (PHASE III) LOT 12.01 LOT AREA: 34,962 SF (0.80 Ac) (SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS)

S 83°44'23" E 100.00'

N 83°44'23" W 100.00'

N 16°00'37" E 100.00'

S 16°00'37" W 100.00'

S 83°44'23" E 187.68'

N 83°44'23" W 152.00'

N 16°53'37" E 91.75'

N 83°44'23" W 17.42'

P.O.B.

LEGEND

EXISTING CARTWAY

PROPOSED CARTWAY

PROPOSED SIDEWALK WITH ACCESS RAMP

OUTBOUND LINE

PROPOSED SIGN

HANDICAP DEPRESSED CURB WITH DETECTABLE WARNING SURFACE

DOOR ENTRANCE

Know what's below. Call before you dig.

New Jersey One Call
1 Corporate Place South
Suite 150
Piscataway, NJ 08854
1-800-272-1000
or 8-1-1
www.njt-call.org

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1" = 20 FEET

PROJECT:

PROVOST SQUARE
PHASE 3

ART THEATER RESIDENCE ZONE
JERSEY CITY, NEW JERSEY

ARCHITECT:
SLCE*Architects, LLP*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-6400
FAX.: (212) 979-6357

OWNER/ APPLICANT:
134 BAY STREET, LLC
c/o TOLL BROTHERS, Inc.
1000 MARWELL LANE
Hoboken N.J. 07030
TEL.: (201) 217-4626
FAX.: (201) 217-4899

126-142 MORGAN STREET URBAN RENEWAL, LLC
c/o TOLL BROTHERS, Inc.
1000 MARWELL LANE
Hoboken N.J. 07030
TEL.: (201) 217-4626
FAX.: (201) 217-4899

LANDSCAPE ARCHITECT:
MELILLO + BAUER ASSOCIATES
200 UNION AVE
BRIELLE, NJ 08730
TEL.: (732) 528-7664
FAX.: (732) 528-1077

MEP ENGINEER:
ICOR Associates, LLC
4800 ROUTE 1 SOUTH
SUITE 202
BELLA, NJ 08832
TEL.: (908) 272-8300
FAX.: (908) 272-4440

STRUCTURAL ENGINEER:
GACE CONSULTING ENGINEERS, DPC
150 WADDELL AVENUE
NEW YORK, NY 10016
TEL.: (212) 545-7878
FAX.: (212) 545-8222

CIVIL ENGINEER & LAND SURVEYORS:
ESE CONSULTANTS, INC.
100 WILLOW BROOK ROAD, SUITE 200
FRESHOLD, NJ 07728
TEL.: (732) 274-0031

THEATRE & LIGHTING CONSULTANT:
STUDIO T+L, LLC.
123 7TH AVENUE, #283
BROOKLYN, N.Y. 11215
TEL.: (718) 788-6588

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100 Willow Brook Road • Suite 200 • Freehold, NJ 07728
T: 732-274-0031
New Jersey Certificate of Authorization No. 24GA27000300

No.	Date	Revision
1	09-06-2017	ISSUED FOR REGULATION COMPLIANCE & PB REVIEW
2	11-14-2017	ISSUED FOR REVISION TO PLANNING BOARD REVIEW
3	03-27-2018	ISSUED AGAIN TO INCORPORATE PLANNING STAFF COMMENTS
4	06-27-2018	SUBMISSION TO PLANNING

NORTH ARROW

KEY PLAN
SCALE: 1" = 6[illegible]

DRAWING TITLE:

SITE PLAN

SEAL & SIGNATURE:

ANDREW A. GROVER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE
NO. GE047123

DATE: JUNE 27, 2018
PROJECT No.: 2016-58
DRAWN BY: TJC
CHECKED BY: AJG
DWG. No.: C-2
CADD FILE: 2800-P3-SITE

\\ESE\DEPTS\CADD\PROJECTS\NEW JERSEY\2800-PROVOST SQUARE\ENGDEPT\DRAWINGS\PHASE III\2800-P3-SITE.DWG