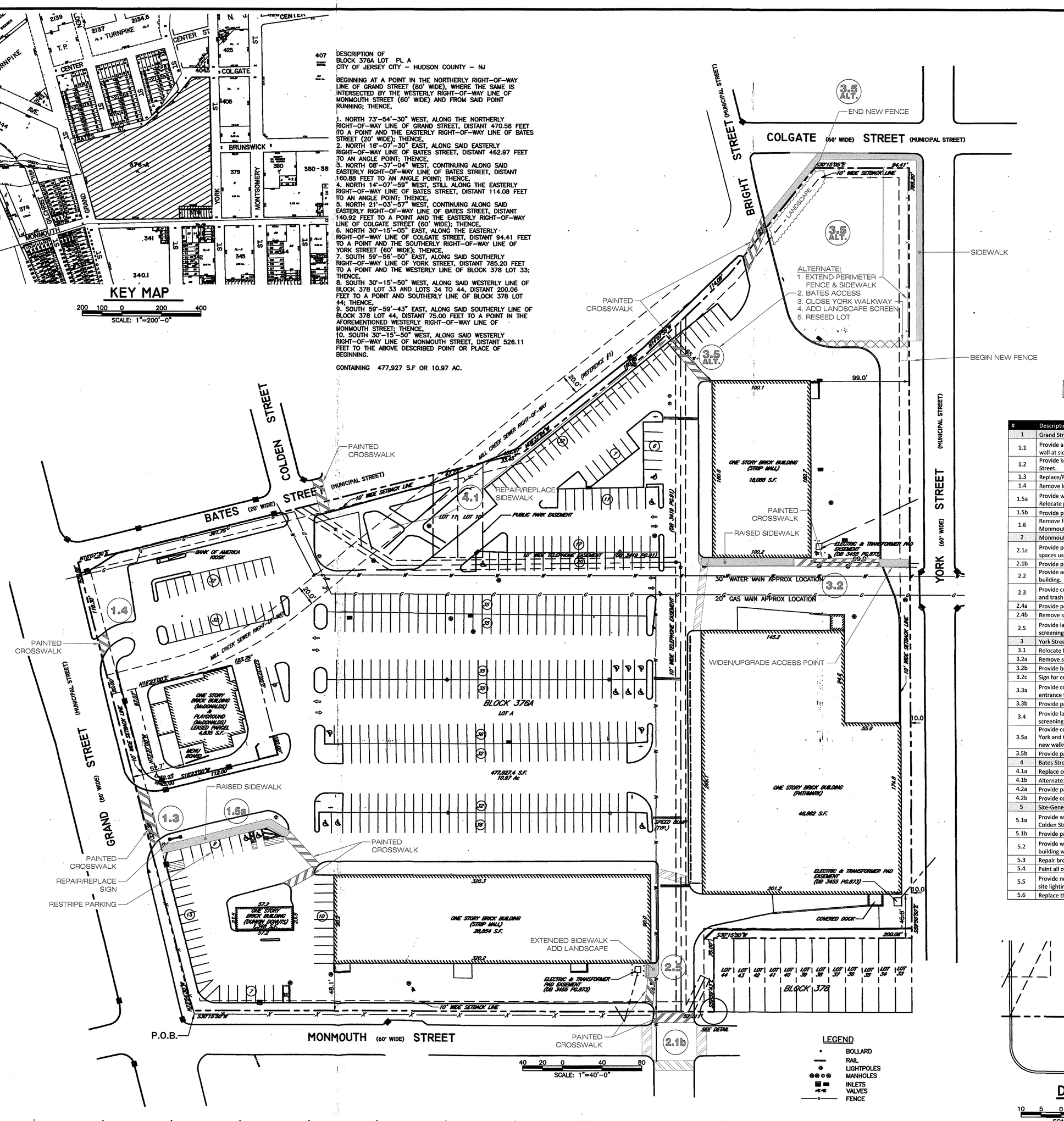
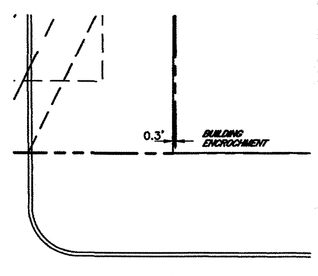
DESCRIPTION OF
BLOCK 376A LOT PL A
CITY OF JERSEY CITY – HUDSON COUNTY – NJ

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND STREET (80' WIDE), WHERE THE SAME IS INTERSECTED BY THE WESTERLY RIGHT-OF-WAY LINE OF MONMOUTH STREET (60' WIDE) AND FROM SAID POINT RUNNING; THENCE,

1. NORTH 73°-54'-30" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND STREET, DISTANT 470.58 FEET TO A POINT AND THE EASTERLY RIGHT-OF-WAY LINE OF BATES STREET (20' WIDE); THENCE,
2. NORTH 16°-07'-30" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BATES STREET, DISTANT 462.97 FEET TO AN ANGLE POINT; THENCE,
3. NORTH 08°-37'-04" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BATES STREET, DISTANT 160.88 FEET TO AN ANGLE POINT; THENCE,
4. NORTH 14°-07'-59" WEST, STILL ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BATES STREET, DISTANT 114.08 FEET TO AN ANGLE POINT; THENCE,
5. NORTH 21°-03'-57" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BATES STREET, DISTANT 140.92 FEET TO A POINT AND THE EASTERLY RIGHT-OF-WAY LINE OF COLGATE STREET (60' WIDE); THENCE,
6. NORTH 30°-15'-05" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COLGATE STREET, DISTANT 94.41 FEET TO A POINT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF YORK STREET (60' WIDE); THENCE,
7. SOUTH 59°-56'-50" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF YORK STREET, DISTANT 785.20 FEET TO A POINT AND THE WESTERLY LINE OF BLOCK 378 LOT 33; THENCE,
8. SOUTH 30°-15'-50" WEST, ALONG SAID WESTERLY LINE OF BLOCK 378 LOT 33 AND LOTS 34 TO 44, DISTANT 200.06 FEET TO A POINT AND SOUTHERLY LINE OF BLOCK 378 LOT 44; THENCE,
9. SOUTH 59°-59'-43" EAST, ALONG SAID SOUTHERLY LINE OF BLOCK 378 LOT 44, DISTANT 75.00 FEET TO A POINT IN THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF MONMOUTH STREET; THENCE,
10. SOUTH 30°-15'-50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MONMOUTH STREET, DISTANT 526.11 FEET TO THE ABOVE DESCRIBED POINT OR PLACE OF BEGINNING.

CONTAINING 477,927 S.F OR 10.97 AC.





DETAIL
10 5 0 10 20
SCALE: 1"=10'-0"

Old Colony Square, 420 Grand Street, Jersey City

#	Description	Yes	No
1	Grand Street, West to East:		
1.1	Provide a corner pedestrian entry with walkway between existing trees. Provide knee high wall at sidewalk.		•
1.2	Provide knee high wall along property line with landscaping behind, full length of Grand Street.		•
1.3	Replace/Repair pylon sign base. Add landscaping beneath.	•	
1.4	Remove leasing company's sign. (not permitted) Incorporate info into pylon sign.	•	
1.5a	Provide walkway in area of parking for Dunkin' Donuts along landscape strip to center entry. Relocate parking closer to Dunkin' Donuts.	•	
1.5b	Provide painted crosswalk across driveway to connect walkway to building	•	
1.6	Remove fence at Dunkin' Donuts. Provide a corner pedestrian entry at corner of Grand and Monmouth.		•
2	Monmouth Street, South to North:	Yes	No
2.1a	Provide pedestrian entrance aligned with south side of retail building, removing the parking spaces used by Dunkin' Donuts.		•
2.1b	Provide painted crosswalks.	•	
2.2	Provide additional landscaping between existing trees along service area behind retail building.		•
2.3	Provide composite wood base at bottom of fence along entire sidewalk to control weeds and trash accumulation at bottom of fence.		•
2.4a	Provide pedestrian crosswalk at Bright Street entrance, both sides.	•	
2.4b	Remove section of fence and provide concrete walk at corner.		•
2.5	Provide landscape bed at back corner of retail building along walkway to provide some screening of back of building.	•	
3	York Street, East to West:	Yes	No
3.1	Relocate fence closer to building to widen sidewalk, matching adjacent sidewalk at the East.		•
3.2a	Remove section of fence to create wider pedestrian entrance across from Brunswick Street.	•	
3.2b	Provide brick piers to delineate entrance.	•	
3.2c	Sign for center can be added.	•	
3.3a	Provide concrete sidewalk along east side of retail building to connect Brunswick Street entrance to front of retail building.	•	
3.3b	Provide painted crosswalk across service drive.	•	
3.4	Provide landscape bed at back corner of retail building along walkway to provide some screening of back of building. Storm drainage may be affected.		•
3.5a	Provide concrete walkway, with curbs on both sides, in worn pathway from the corner of York and Colgate Streets into the center. Restore grass area and add landscaping beyond new walkway. ***Alternate Proposed***		•
3.5b	Provide painted crosswalk across driveway to corner of retail building.		•
4	Bates Street, North and South:	Yes	No
4.1a	Replace concrete walkways in "park" area where there is extensive deterioration.	•	
4.1b	Alternate: Remove concrete walks completely and provide grass area throughout.		•
4.2a	Provide painted crosswalks at Colden Street.	•	
4.2b	Provide concrete walkway across grass area.		•
5	Site-General:	Yes	No
5.1a	Provide wider landscaping islands in parking area with concrete walks, connection the Colden Street pedestrian entrance to the south side of the eastern retail building.		•
5.1b	Provide painted crosswalks across the drive aisles.		•
5.2	Provide wider landscaping islands directly across from Pathmark and the western retail building with concrete walks, connection to the Bright Street entrance.		•
5.3	Repair broken curbs in the parking area.	•	
5.4	Paint all curbs to provide fresh appearance.	•	
5.5	Provide new landscape islands in center of parking area. (This must be coordinated with the site lighting.)		•
5.6	Replace the blue bollards in front of Pathmark with a system that is less obtrusive.		•

NORTH REFERENCE

KEY MAP:

REVISIONS

NO.	DATE	ISSUED OR REVISION	BY

CONSULTANTS:

SCALE:

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CERTIFICATE OF AUTHORIZATION # - 24GA27926000

PROJECT:
OLD COLONY SQUARE SHOPPING CENTER

LOCATION:
CITY OF JERSEY CITY
BLOCK 376A LOT A
HUDSON COUNTY, NEW JERSEY

DRAWING TITLE:
DRAFT SITE IMPROVEMENTS

JOB NUMBER:	DRAWN BY:	CHECKED BY:	DATED:
B545-08	BSG	DGK/RPA	06.15.12

FILE: Q:\Eng\PROJECTS\00545-08 OLD COLONY SQUARE SHOPPING CENTER\Drawings\EX-Exhibits\EX1.0 Walkway Crossing Layout.dwg

REVISION: 00

SEAL:

DRAWING NUMBER:
EX-1.0