XVI. MAPS, REGULATING PLANS & STANDARDS

A. SITE PLANS

- 01. LOCATION PLAN
- 02. EXISTING REDEVELOPMENT AREA PARCELS
- 03. BLOCK IDENTIFICATION PLAN UPDATED
- 04. SUPERIMPOSED MAP UPDATED
- 05. REDEVELOPMENT AREA DISTRICTS **UPDATED**
- 06. LIGHT RAIL TRANSIT CROSSINGS **UPDATED**
- 07. STREET NETWORK / CIRCULATION PLAN UPDATED
- 08. OPEN SPACE, COMMUNITY & RECREATION PLAN UPDATED
- 09. FRONTAGE REGULATING PLAN UPDATED
- 10. BUILDING HEIGHT REGULATING PLAN **UPDATED**
- 11. NET BLOCK AREAS UPDATED

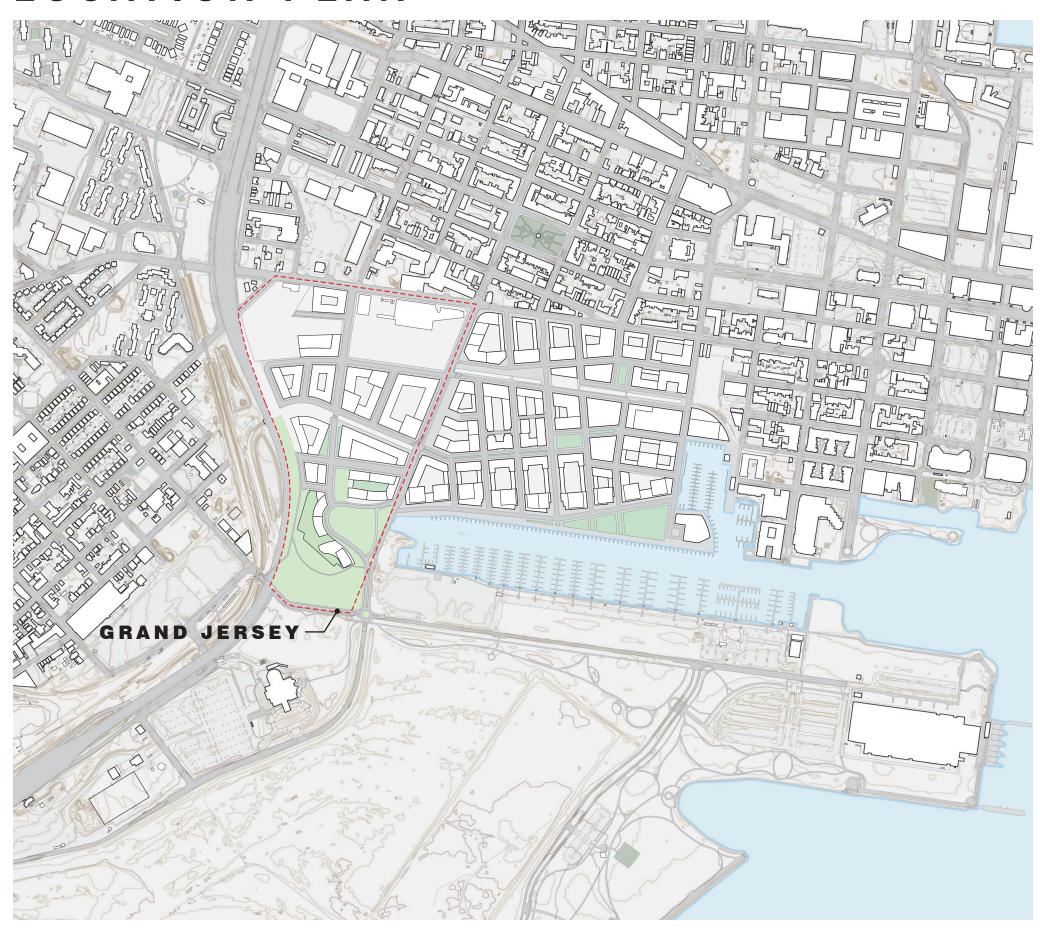
B. DIAGRAMS

- 12. S-CLASS BUILDING DIAGRAMS **UPDATED**
- 13. M-CLASS BUILDING DIAGRAMS **UPDATED**
- 14. L-CLASS BUILDING DIAGRAMS **UPDATED**
- 15. XL-CLASS BUILDING DIAGRAMS UPDATED

C. PARKS DISTRICT THOROUGHFARE STANDARDS

- 16. PARKS DISTRICT THOROUGHFARE SECTION REFERENCE
- 17. PARKS DISTRICT THOROUGHFARE DESIGN STANDARDS

LOCATION PLAN



REDEVELOPMENT PLAN AREA BOUNDARY DESCRIPTION:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF GRAND STREET AND JERSEY AVENUE, THENCE IN A SOUTHERLY DIRECTION ALONG THE CENTERLINE OF JERSEY AVENUE, AS SAME WOULD EXTEND TO THE POINT OF ITS INTERSECTION WITH THE CENTERLINE OF AUDREY ZAPP DRIVE, THENCE IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF AUDREY ZAPP DRIVE TO THE POINT OF ITS INTERSECTION WITH THE CENTERLINE OF JOHNSTON AVENUE, THENCE IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF JOHNSTON AVENUE TO THE POINT OF ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE NEW JERSEY TURNPIKE, THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE NEW JERSEY TURNPIKE TO ITS INTERSECTION WITH THE CENTERLINE OF PACIFIC AVENUE, THENCE IN A NORTHERLY DIRECTION ALONG THE CENTERLINE OF PACIFIC AVENUE TO THE POINT OF ITS INTERSECTION WITH THE CENTERLINE OF GRAND STREET, THENCE IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF GRAND STREET TO THE POINT AND PLACE OF THE BEGINNING.

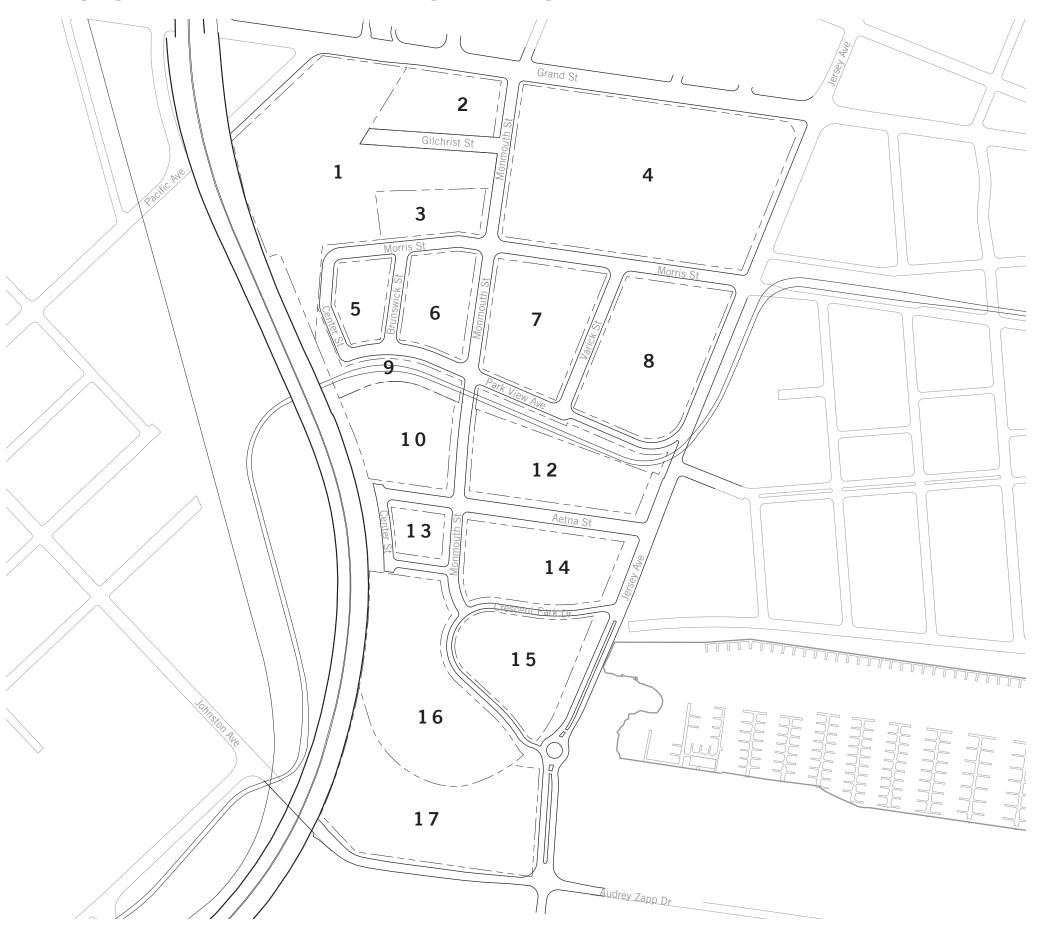


EXISTING REDEVELOPMENT PARCELS





BLOCK IDENTIFICATION PLAN



RIGHT-OF-WAY LINES

REDEVELOPMENT PLAN BLOCK

NOTES:

6

THE BLOCK NUMBERS SHOWN HERE ARE FOR REDEVELOPMENT PLAN REFERENCE ONLY.

STREET NAMES ARE FOR REDEVELOPMENT PLAN REFERENCE ONLY. ACTUAL STREET NAMES, AFTER CONSTRUCTION, SHALL BE CHOSEN FROM, AND GUIDED BY THE CIRCA 1874 GRID PLAN OF THIS AREA.

Existing RDP
See next page for proposed amendments

BLOCK IDENTIFICATION PLAN



RIGHT-OF-WAY LINES

REDEVELOPMENT PLAN BLOCK

NOTES:

THE BLOCK NUMBERS SHOWN HERE ARE FOR REDEVELOPMENT PLAN REFERENCE ONLY.

STREET NAMES FOR REDEVELOPMENT PLAN REFERENCE ONLY. ACTUAL STREET NAMES, AFTER CONSTRUCTION SHALL BE CHOSEN FROM, AND GUIDED BY THE CIRCA 1874 GRID PLAN OF THIS AREA. DETERMINED BY THE CITY COUNCIL, UTILIZING A LIST OF PRE-APPROVED STREET NAMES IDENTIFIED BY THE STREET-NAMING COMMITTEE.

Proposed modifications to street grid, block numbers, block configuration and notes.

SUPERIMPOSED MAP



---- PLAN BOUNDARY

14001 CITY BLOCK

80 CITY LOT

---- RIGHT-OF-WAY LINES

6 REDEVELOPMENT PLAN BLOCK

Existing RDP
See next page for proposed amendments

SUPERIMPOSED MAP



PLAN BOUNDARY

CITY BLOCK

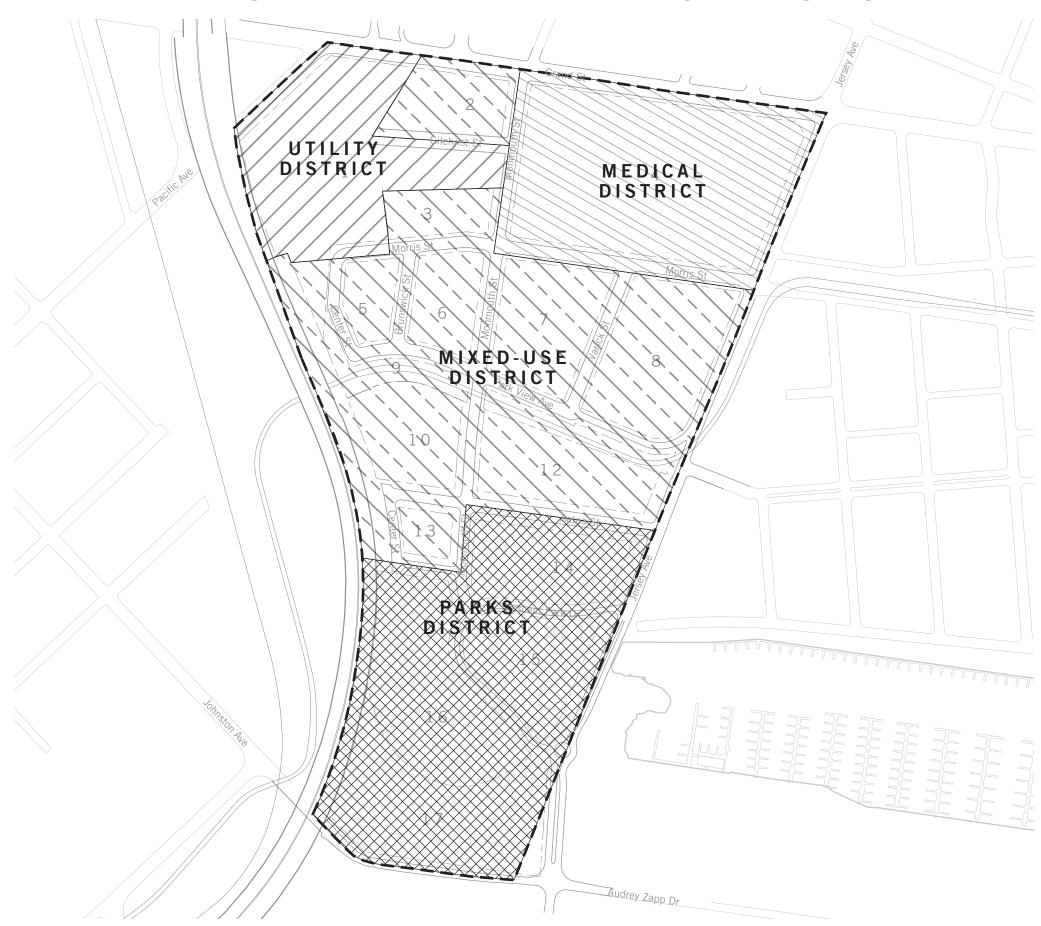
CITY LOT

RIGHT-OF-WAY LINES

REDEVELOPMENT PLAN BLOCK

Proposed modifications to street grid, block numbers and block configuration.

REDEVELOPMENT AREA DISTRICTS



Existing RDP
See next page for proposed amendments

REDEVELOPMENT AREA DISTRICTS



Proposed modifications to district boundaries as a result of street grid/block modifications

LIGHT RAIL TRANSIT CROSSINGS



---- PLAN BOUNDARY

LIGHT RAIL

P REQUIRED PEDESTRIAN CROSSING

REQUIRED VEHICULAR & PEDESTRIAN CROSSING

Existing RDP
See next page for proposed amendments

LIGHT RAIL TRANSIT CROSSING



- ---- PLAN BOUNDARY
 - LIGHT RAIL
 - REQUIRED VEHICULAR, PEDESTRIAN & CYCLISTS CROSSING
 - B REQUIRED VEHICULAR & CYCLISTS CROSSING

Proposed modifications to LRT crossing requirements and locations.

STREET NETWORK / CIRCULATION PLAN



PUBLIC TWO-WAY ROAD

PUBLIC ONE-WAY ROAD

NJ TURNPIKE BRIDGE

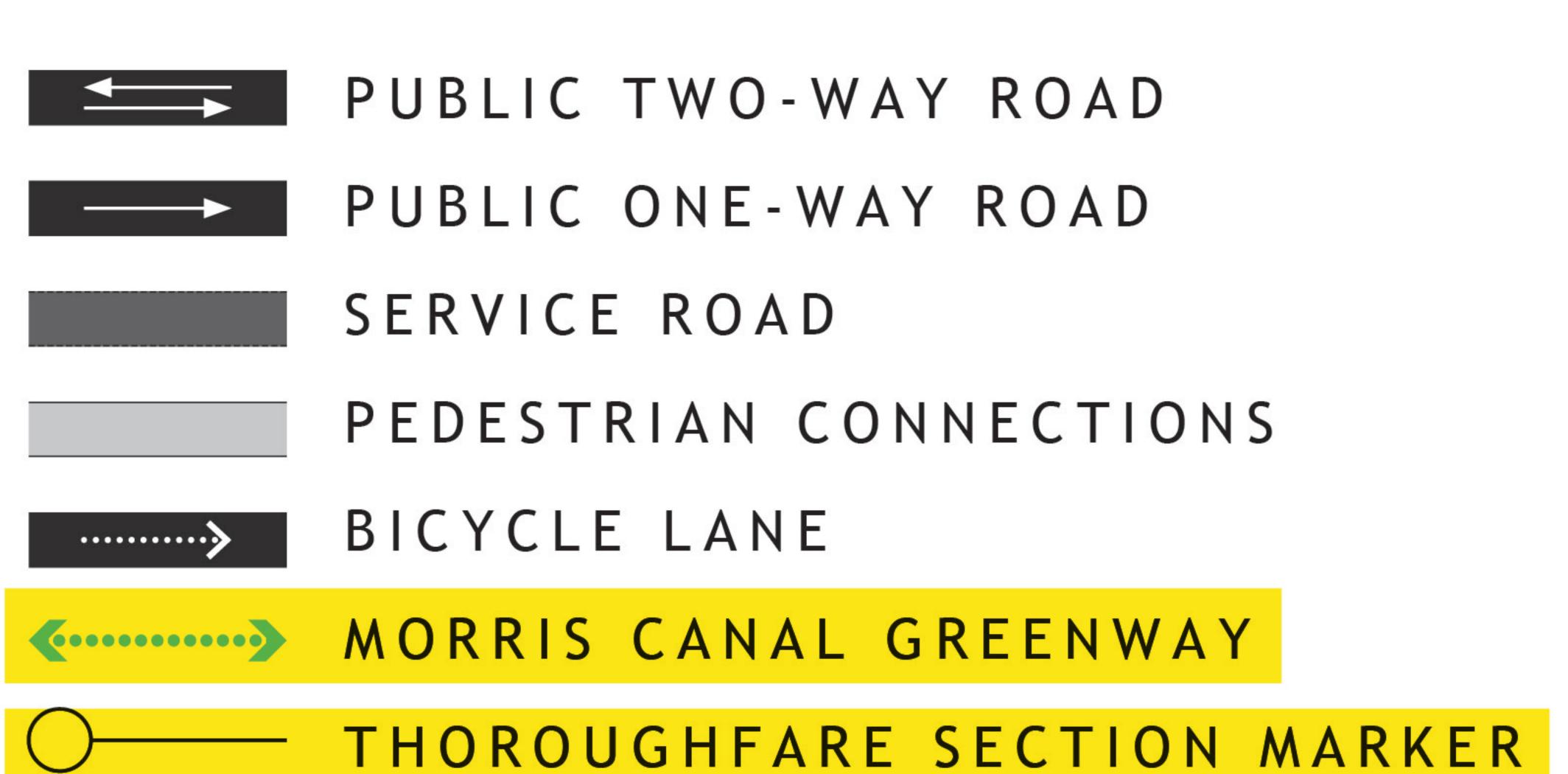
SERVICE ROAD

PEDESTRIAN CONNECTIONS

BICYCLE LANE

Existing RDP
See next page for proposed amendments

STREET NETWORK / CIRCULATION PLAN 10&13



Proposed modifications due to changes in the street grid, incorporation of the Morris Canal Greenway and addition of section markers.

OPEN SPACE, COMMUNITY & RECREATION PLAN



- a CRESCENT PARK
 - LIBERTY STATE PARK
- © NORTHERN ROUNDABOUT
- d JERSEY PARKWAY*
 - BIKE LANE/PATH
 - **PUBLIC PARKS**

NOTES:

THE PRECISE LOCATION OF THESE PARKS AND OPEN SPACES MAY BE ADJUSTED AS A RESULT OF FINAL SUBDIVISIONS AND ADJUSTMENTS TO THE LOCATION OF THE STREET PATTERN, INFRASTRUCTURE AND ROADWAY NETWORK.

*JERSEY PARKWAY "D" SOUTH OF THE NORTHERN ROUNDABOUT "E" IS SUGGESTED AS THE APPROPRIATE STREET DESIGN INTEGRATED WITH THE GRAND JERSEY STREET NETWORK AND COMPLETING BLOCK 17.

Existing RDP
See next page for proposed amendments

OPEN SPACE, COMMUNITY & RECREATIONPLAN



- (a) CRESCENT PARK
- (b) LIBERTY STATE PARK
- (C) NORTHERN ROUNDABOUT
- JERSEY PARKWAY
- BIKE LANE/PATH
 - PUBLIC PARKS
- MORRIS CANAL GREENWAY

NOTES:

THE PRECISE LOCATION OF THESE PARKS AND OPEN SPACES MAY BE ADJUSTED AS A RESULT OF FINAL SUBDIVISIONS AND ADJUSTMENTS TO THE LOCATION OF THE STREET PATTERN, INFRASTRUCTURE AND ROADWAY NETWORK.

*JERSEY PARKWAY "d" SOUTH OF THE NORTHERN
ROUNDABOUT "c" IS SUGGESTED AS THE
APPROPRIATE STREET DESIGN INTEGRATED WITH THE
GRAND JERSEY STREET NETWORK AND COMPLETING

Proposed modifications due to changes in the street grid, incorporation of the Morris Canal Greenway.

FRONTAGE REGULATING PLAN



PROPERTY LINE

RETAIL FRONTAGE REQUIRED

RETAIL FRONTAGE
OPTIONAL

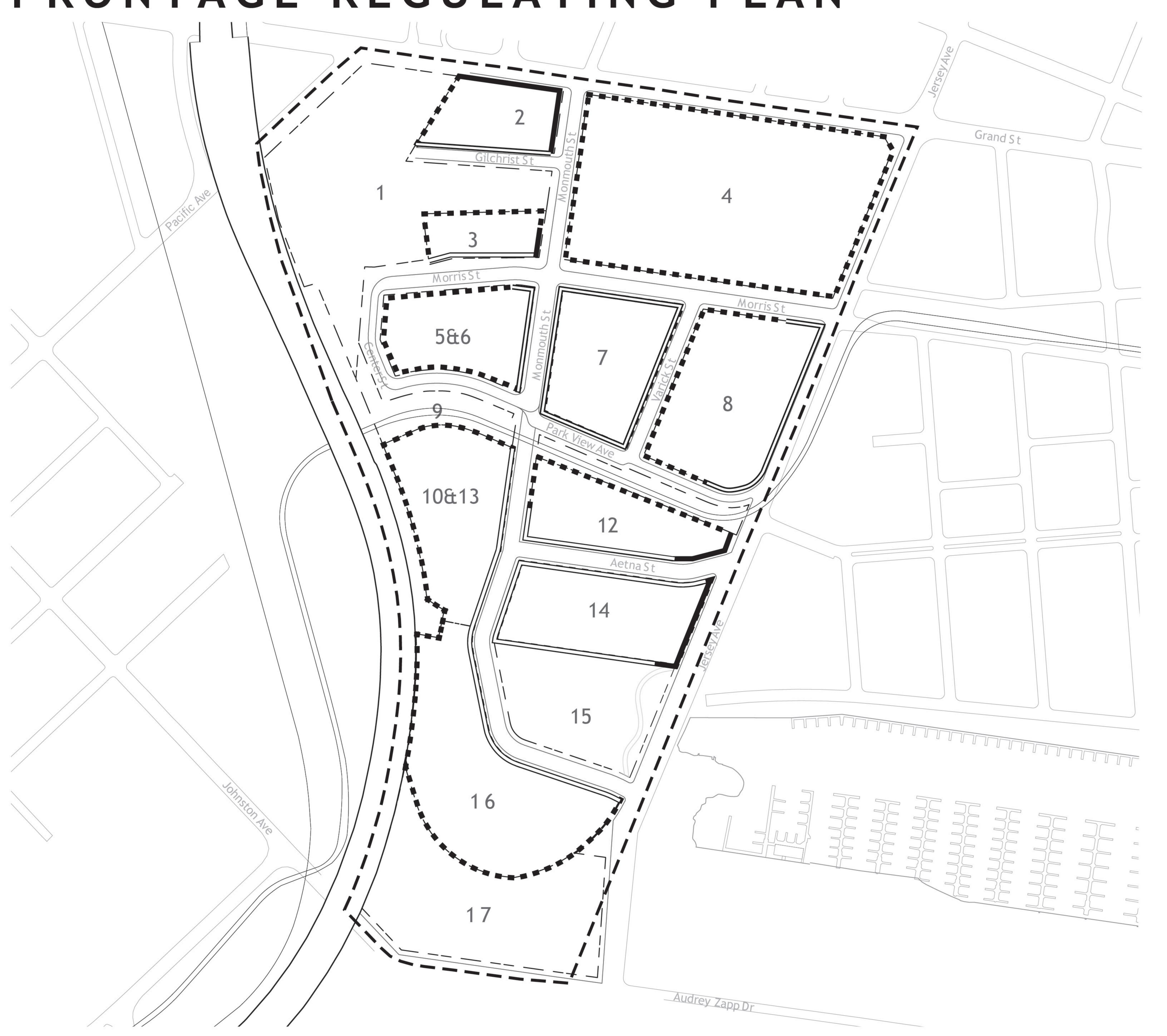
RESIDENTIAL STOOP &
GARDEN FRONTAGE REQUIRED

MAXIMUM EXTENT OF

PARKING

Existing RDP
See next page for proposed amendments

FRONTAGE REGULATING PLAN





FRONTAGE REQUIRED

Proposed modifications due to changes in the street grid, circulation with the Morris Canal Greenway and the elimination of residential stoop & garden frontage requirement.

BUILDING HEIGHT REGULATING PLAN











NOTES:

LOCATION OF BUILDINGS MAY VARY BASED ON CONFLICTS WITH EASEMENTS, PROPERTY LINES, AND EXISTING BUILDINGS.

MODIFICATIONS TO DEPICTED XL-CLASS BUILDING LOCATIONS ARE ALLOWED IN THE CONTEXT OF A COMPREHENSIVE REDEVELOPMENT DESIGN ENCOMPASSING THE BLOCK CONTAINING THE XL-CLASS BUILDING IN QUESTION.

NO MAXIMUM HEIGHT IS APPLICABLE FOR THE XL-CLASS BUILDINGS.

Existing RDP
See next page for proposed amendments

BUILDING HEIGHT REGULATING PLAN



- S-CLASS BUILDING

 3-6 stories max.
- M-CLASS BUILDING 8-12 stories max.
- L-CLASS BUILDING

 14-18 stories max.
- XL-CLASS BUILDING 22+ stories

NOTES: LOCATION OF BUILDINGS MAY VARY BASED ON CONFLICTS WITH EASEMENTS, PROPERTY LINES, AND EXISTING BUILDINGS. MODIFICATIONS TO DEPICTED XL-CLASS BUILDING LOCATIONS ARE ALLOWED IN THE CONTEXT OF A COMPREHENSIVE DEVELOPMENT DESIGN ENCOMPASSING THE BLOCKS CONTAINING THE XL-CLASS BUILDINGS IN QUESTION. NO MAXIMUM HEIGHT IS APPLICABLE FOR THE XL-CLASS BUILDINGS.

MODIFICATIONS TO DEPICTED XL-CLASS BUILDING LOCATIONS ARE ALSO ALLOWED IN COORDINATION WITH REGULATING AUTHORITIES.

Proposed modifications due to changes in block configurations, text change to "max" rather than a height range and height correction on block 3 made in Amendment 05 (March 2012), but not reflected in current RDP. Key modified to colors for clarity.

NET BLOCK AREAS



Existing RDP
See next page for proposed amendments

NOTES:

AREAS ARE APPROXIMATE AND SUBJECT TO FINAL MAJOR SUBDIVISION.

NET BLOCK AREAS

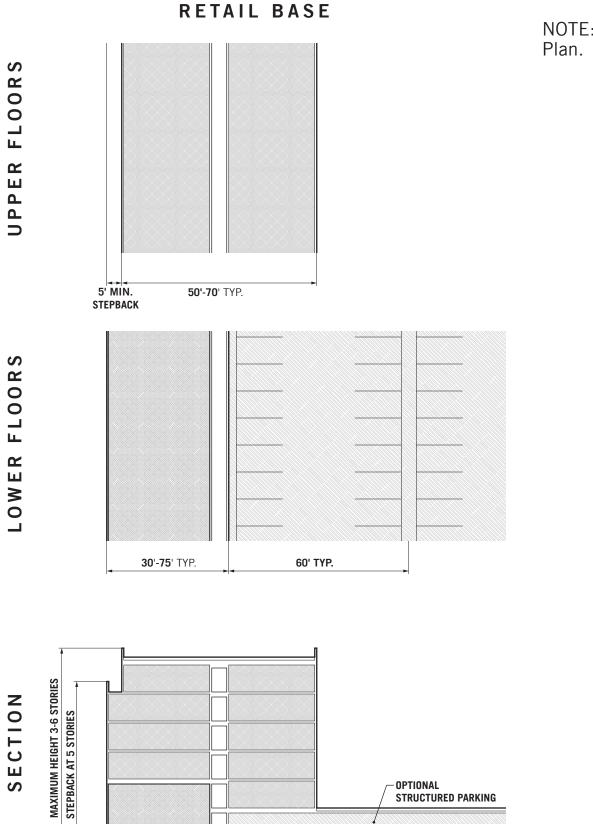


Proposed modifications due to changes street grid/block configuration.

NOTES:

AREAS ARE APPROXIMATE AND SUBJECT TO FINAL MAJOR SUBDIVISION.

S-CLASS BUILDING DIAGRAMS



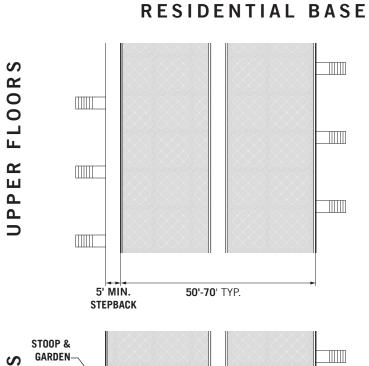
NOTE: Ground floor frontage per Frontage Regulating Plan.

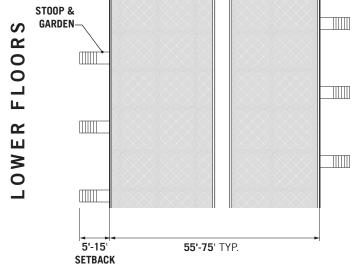
RESIDENTIAL

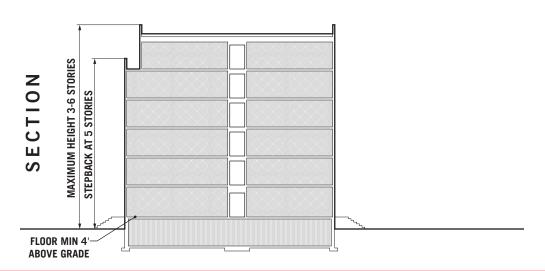
MECHANICAL

RETAIL

PARKING







Existing RDP- See next page for proposed amendments

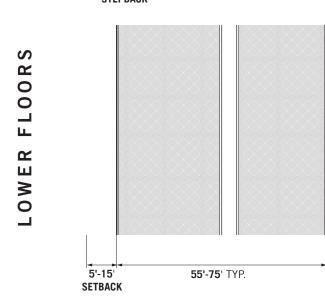
S-CLASS BUILDING DIAGRAMS

RETAIL BASE RETAIL/NON-RESIDENTIONAL BASE

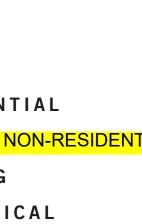
NOTE: Ground floor frontage per Frontage Regulating Plan.

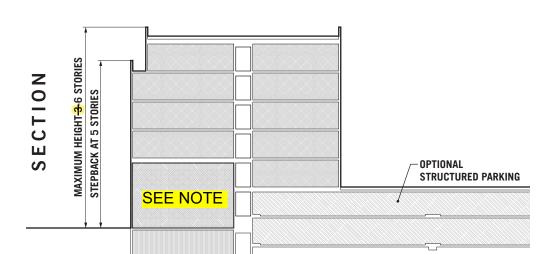
RESIDENTIAL BASE





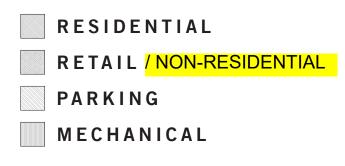
50'-70' TYP.





OPTIONAL PARKING

60' TYP.



FLOORS

UPPER

FLOORS

LOWER

5' MIN.

STEPBACK

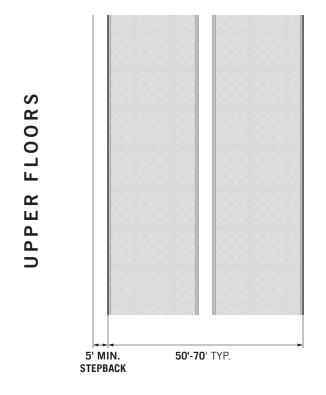
SEE NOTE

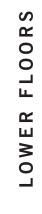
30'-**75**' TYP.

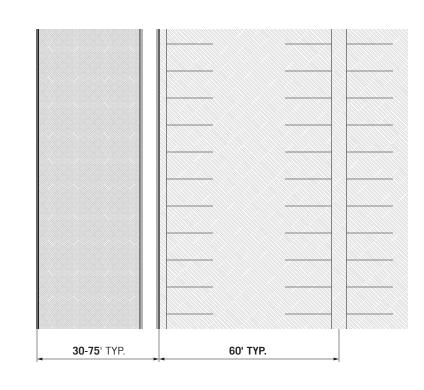
50'-70' TYP.

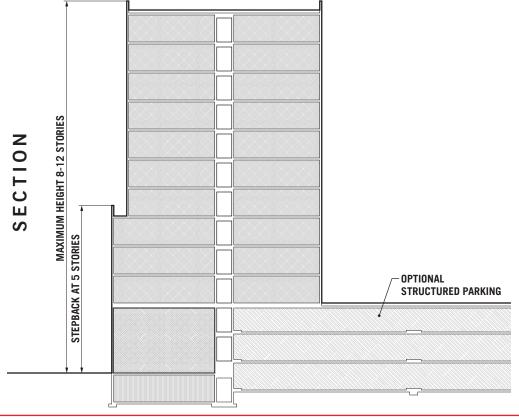
M-CLASS BUILDING DIAGRAMS

NOTE: Ground floor frontage per Frontage Regulating Plan. See S-Class Building Diagrams for residential base variation.









Existing RDP- See next page for proposed amendments

RESIDENTIAL

RETAIL / NON-RESIDENTIAL

PARKING

MECHANICAL

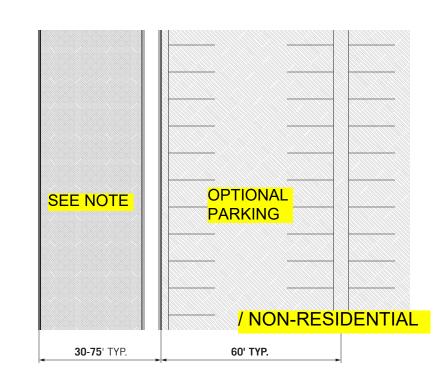
M-CLASS BUILDING DIAGRAMS

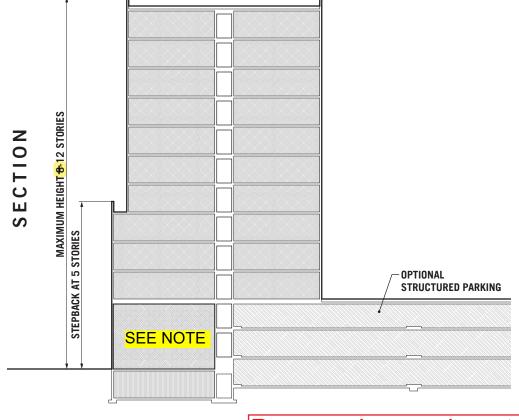
NOTE: Ground floor frontage per Frontage Regulating Plan. See S-Class Building Diagrams for residential base variation.

UPPER FLOORS

5' MIN. STEPBACK

LOWER FLOORS





MECHANICAL

PARKING

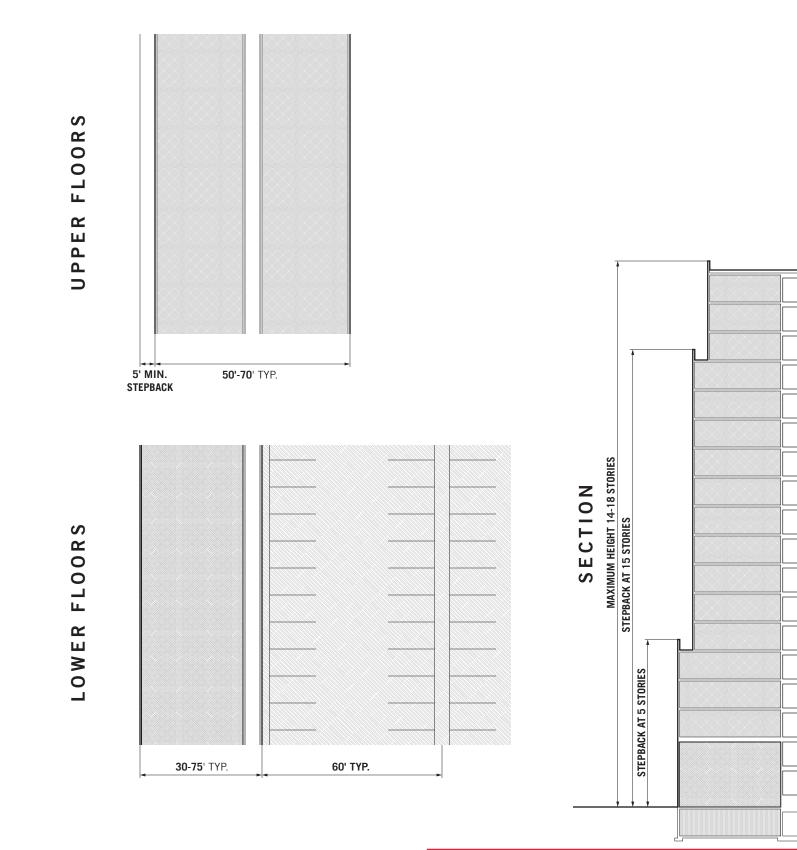
RESIDENTIAL

Proposed amendments

RETAIL / NON-RESIDENTIAL

L-CLASS BUILDING DIAGRAMS

NOTE: Ground floor frontage per Frontage Regulating Plan. See S-Class Building Diagrams for residential base variation.



Existing RDP- See next page for proposed amendments

RESIDENTIAL

MECHANICAL

RETAIL

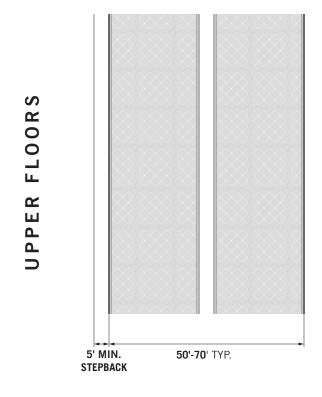
PARKING

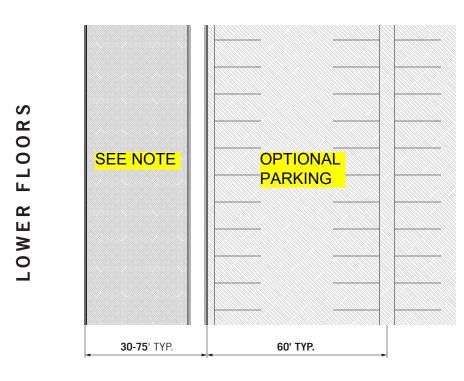
- OPTIONAL

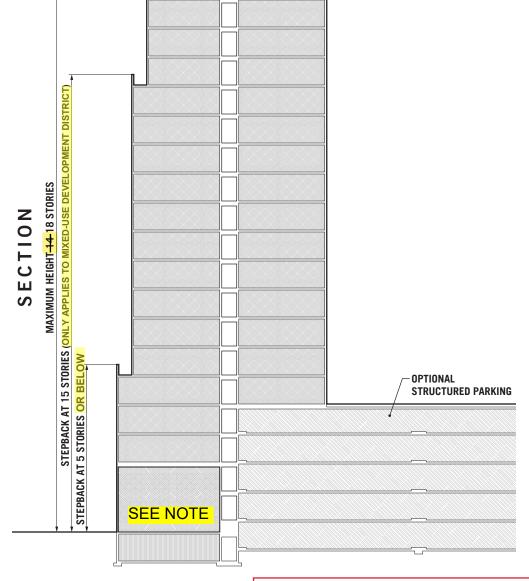
STRUCTURED PARKING

L-CLASS BUILDING DIAGRAMS

NOTE: Ground floor frontage per Frontage Regulating Plan. See S-Class Building Diagrams for residential base variation.







RESIDENTIAL
RETAIL/NON-RESIDENTIAL

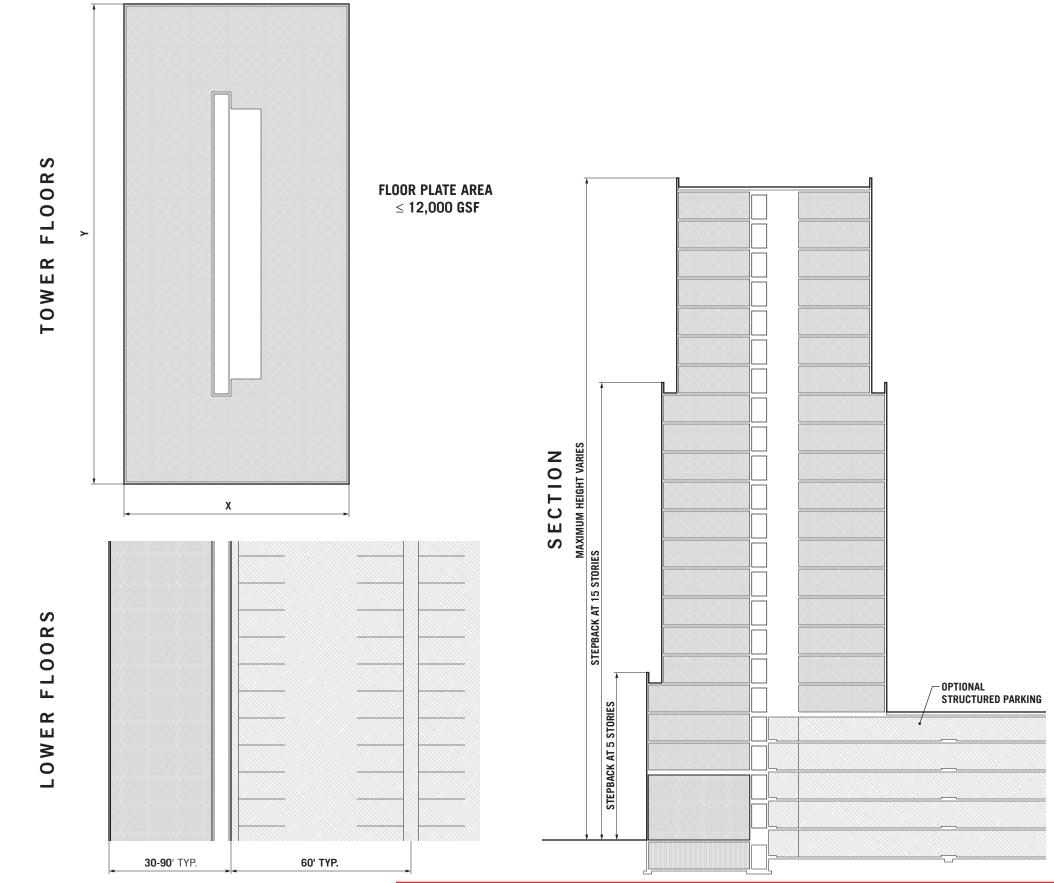
PARKING

MECHANICAL

Proposed amendments

XL-CLASS BUILDING DIAGRAMS

NOTE: Ground floor frontage per Frontage Regulating Plan. See S-Class Building Diagrams for residential base variation.



Existing RDP- See next page for proposed amendments

RESIDENTIAL

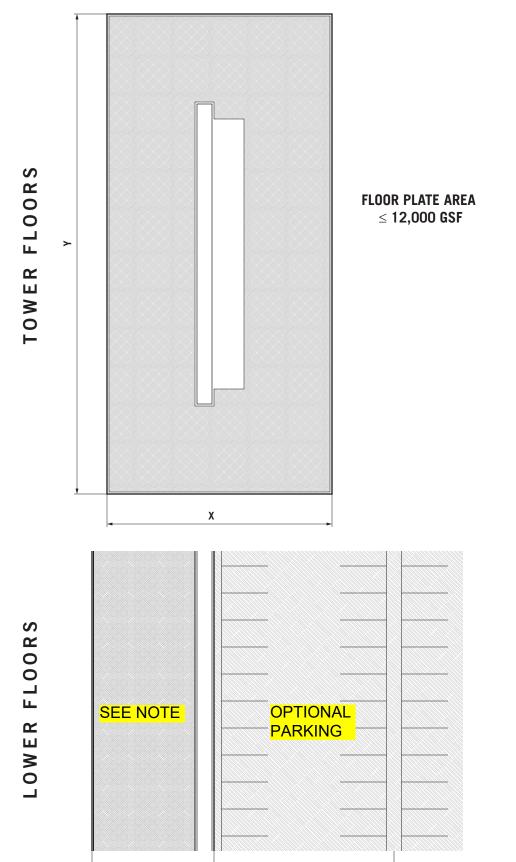
MECHANICAL

RETAIL

PARKING

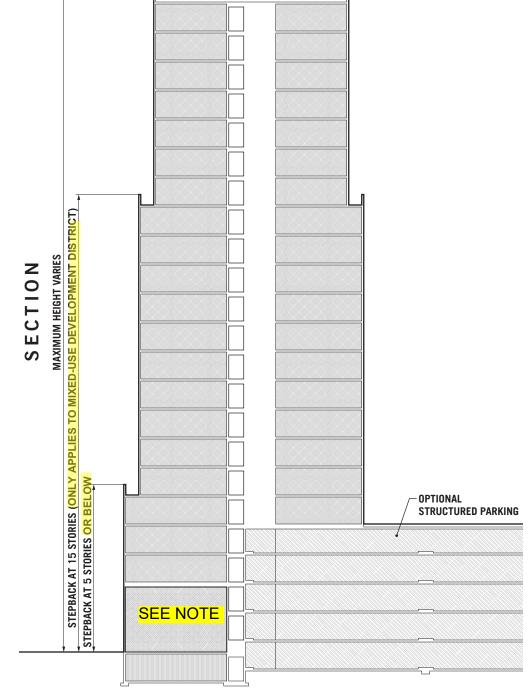
XL-CLASS BUILDING DIAGRAMS

NOTE: Ground floor frontage per Frontage Regulating Plan. See S-Class Building Diagrams for residential base variation.



60' TYP.

30-90' TYP.



Proposed amendments

RETAIL / NON-RESIDENTIAL

RESIDENTIAL

MECHANICAL

PARKING

PARKS DISTRICT THOROUGHFARE SECTION REFERENCE

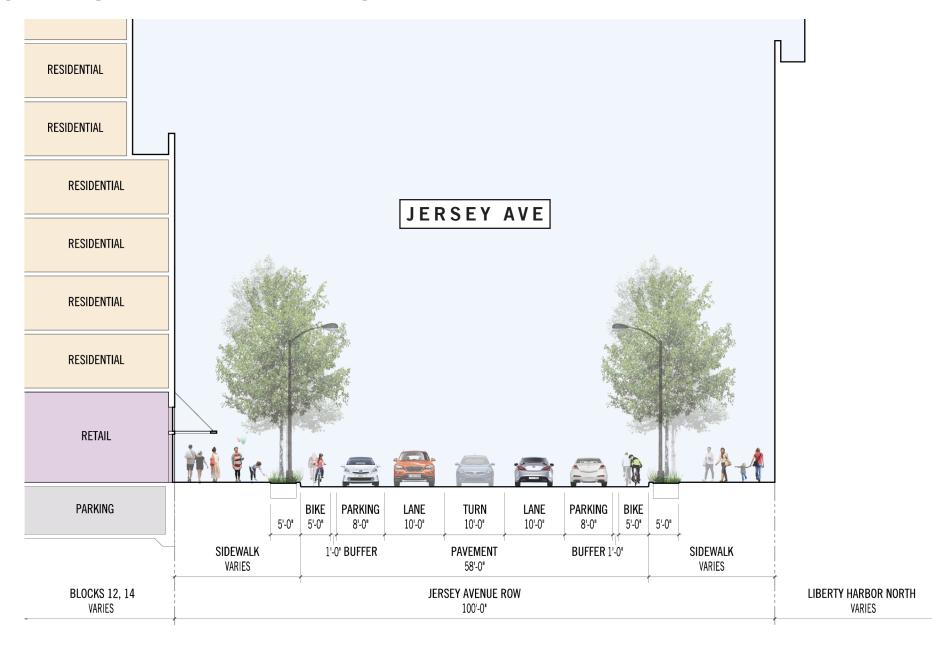




SECTION A

AV-100-58

TYPE	JERSEY AVENUE, SOUTH OF LIGHT RAIL
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO LANES WITH CENTRAL TURN LANE
PARKING LANES	BOTH SIDES
ROW WIDTH	100 FEET
	58 FEET
CURB RADIUS	15 FEET
	25 MPH
PEDESTRIAN CROSSING TIME	8.6 SECONDS
SIDEWALK WIDTH	VARIES
PLANTER WIDTH	5 FEET
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	ALIGNED AT 30 FEET OC AVERAGE
TREE SPECIES	QUERCUS PHELLOS (WILLOW OAK)
OTHER	



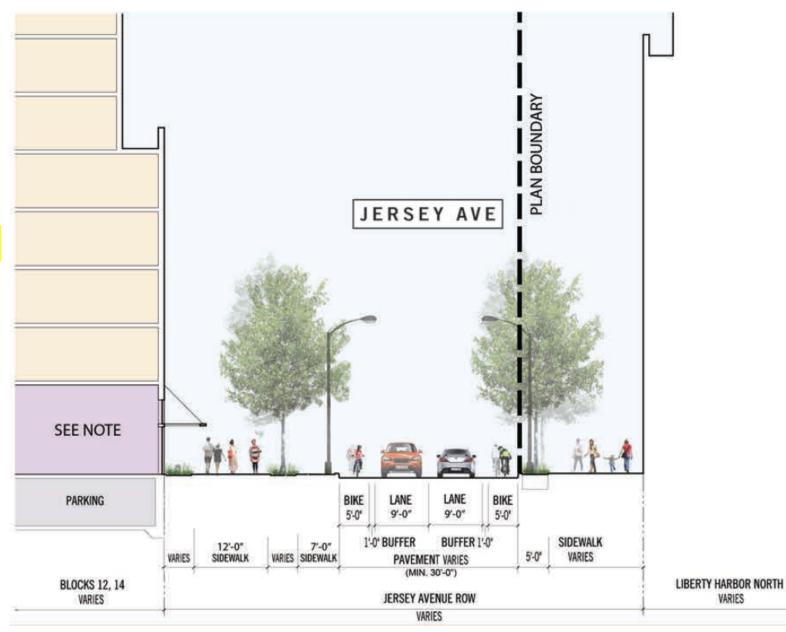
NOTE: Ground floor frontage per Frontage Regulating Plan.

EXISTING RDP
SEE NEXT PAGE FOR
PROPOSED
MODIFICATIONS

SECTION A

AV-100-58

TYPE	JERSEY AVENUE, SOUTH OF LIGHT RAIL
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO LANES WITH CENTRAL TURN LANE
PARKING LANES	BOTH SIDES NONE
ROW WIDTH	
PAVEMENT WIDTH	
CURB RADIUS	15 FEET (MIN. 30 FEET)
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	8.6 SECONDS
SIDEWALK WIDTH	VARIES
PLANTER WIDTH	5 FEET VARIES
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	ALIGNED AT 30 FEET OC AVERAGE
TREE SPECIES	QUERCUS PHELLOS (WILLOW OAK)
OTHER	



NOTE: Ground floor frontage per Frontage Regulating Plan.

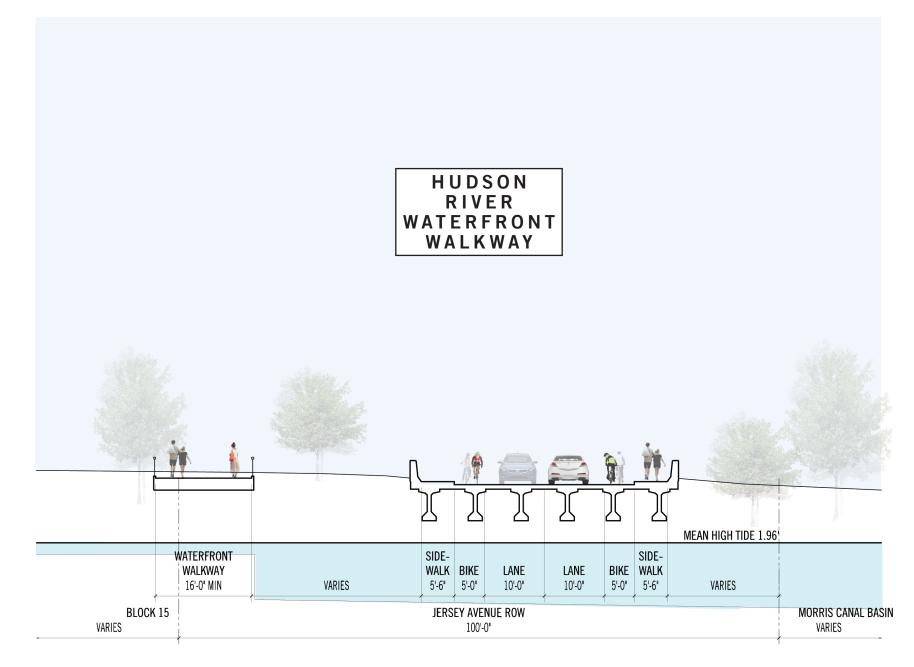
PARKS DISTRICT THOROUGHFARE DESIGN STANDARDS

REMOVE

SECTION B

PED-16

TYPE	.HUDSON RIVER WATERFRONT WALKWAY EASEMENT
MOVEMENTPE	DESTRIAN AND CITY MAINTENANCE VEHICLES ONLY
TRAFFIC LANES	
PARKING LANES	NONE
ROW WIDTH	
PAVEMENT WIDTH	16 FEET
CURB RADIUS	
VEHICULAR DESIGN SPE	ED
PEDESTRIAN CROSSING	ГІМЕ
SIDEWALK WIDTH	16 FEET
PLANTER WIDTH	
PLANTING INTERVAL	
TREE SPECIES	
OTHER	WALKWAY SURFACE
SHALL BE APPROPRIATE	FOR MAINTENANCE VEHICLES, HOWEVER NO
UNDIFFERENTIATED ASP	HALT IS ALLOWED. SURFACE TREATMENT, WALKWAY
AND RAIL MATERIALS, AN	ND LIGHTING DESIGN TO BE INFORMED BY HUDSON
RIVER WATERFRONT WAL	KWAY DESIGN GUIDELINES.



NOTES: Portions of the Hudson River Waterfront Walkway which lie outside of the Jersey Avenue Right-of-way shall be granted a public access easement to ensure continued public access through Crescent Park.

Jersey Ave Bridge design by others.



SECTION C

AV-100-32

TYPE	JERSEY AVENUE, SOUTH OF BRIDGE
MOVEMENT	FREE MOVEMEN
TRAFFIC LANES	TWO LANES
PARKING LANES	NONE
ROW WIDTH	100 FEE ⁻
PAVEMENT WIDTH	32 FEE ⁻
CURB RADIUS	15 FEE ⁻
VEHICULAR DESIGN SPEED	25 MPF
PEDESTRIAN CROSSING TIME	9.1 SECONDS
SIDEWALK WIDTH	6 FEE ⁻
PLANTER WIDTH	NONE
PLANTER TREATMENT	
PLANTING INTERVAL	
TREE SPECIES	
OTHER16 FOOT MIN. HUDSON	
ROUGHLY PARALLEL TO JERSEY AVENU	

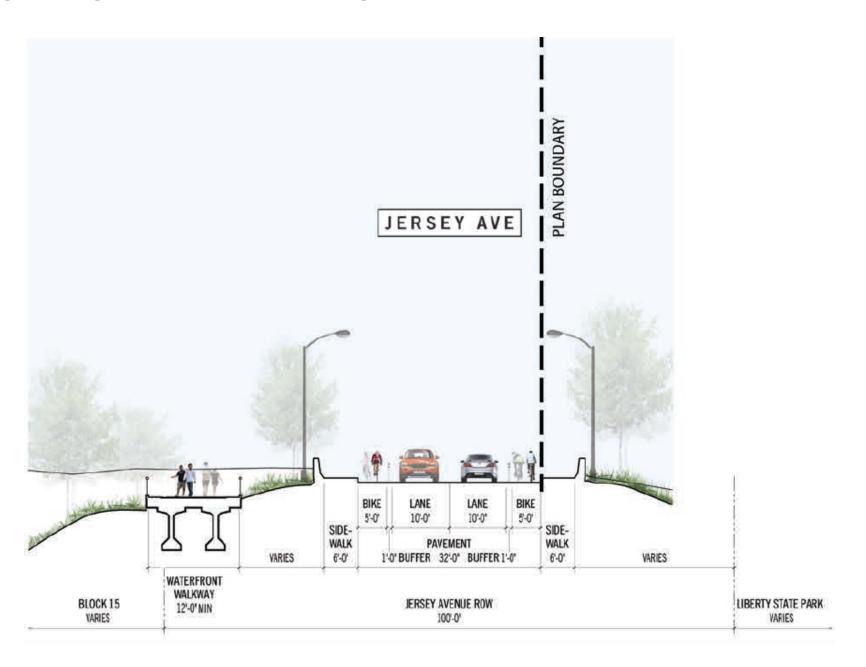


EXISTING RDP
SEE NEXT PAGE FOR
PROPOSED
MODIFICATIONS

SECTION C

AV-100-32

TYPE	JERSEY AVENUE, SOUTH OF BRIDGE
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO LANES
PARKING LANES	NONE
ROW WIDTH	100 FEET
PAVEMENT WIDTH	32 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	9.1 SECONDS
SIDEWALK WIDTH	6 FEET
PLANTER WIDTH	NONE
PLANTER TREATMENT	
PLANTING INTERVAL	
TREE SPECIES	
OTHER 16 12 FOOT MIN. HUDS	SON RIVER WATERFRONT WALKWAY RUN
ROUGHLY PARALLEL TO JERSEY AVENU	E ON THE WEST





SECTION D

BV-73-20

TYPE	JERSEY AVENUE NORTH OF JOHNSTON AVE
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO ONE-WAY LANES
PARKING LANES	NONE
ROW WIDTH	73 FEET
	20 FEET, 20 FEET
CURB RADIUS	15 FEET
	25 MPH
	5.7 + 5.7 SECONDS
SIDEWALK WIDTH	10 FEET
PLANTER WIDTH	5 FEET
PLANTING INTERVAL	ALIGNED AT 30 FEET OC AVERAGE
TREE SPECIES OAK MIX	: QUERCUS PALUSTRIS (PIN OAK), Q.BICOLOR
(SWAMP WHITE OAK), Q.MACRO	CARPA (BUR OAK), Q.IYRATA (OVERCUP OAK)
OTHER	PLANTED 10 FOOT MEDIAN

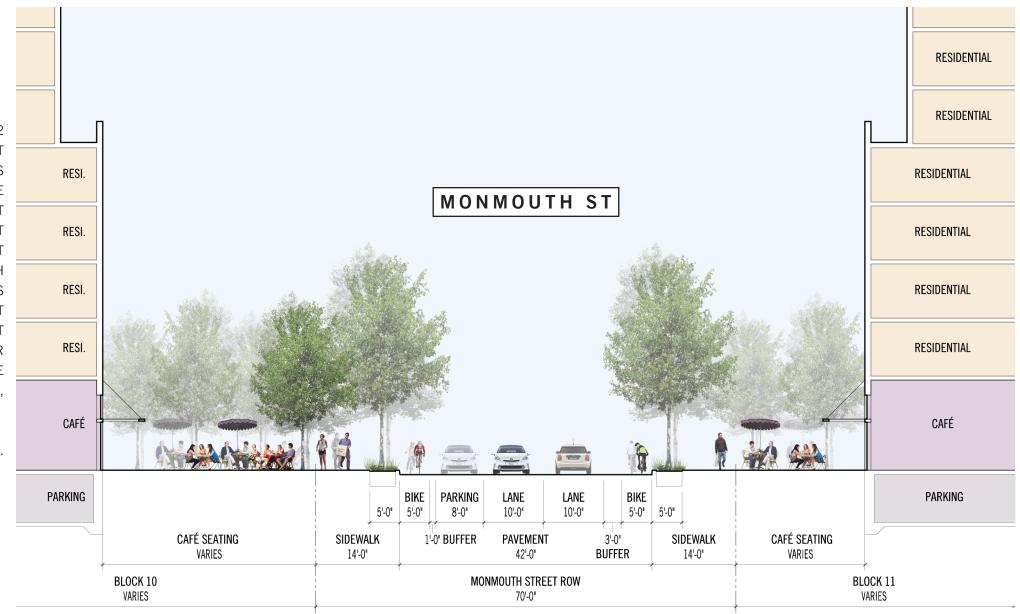




SECTION E

ST-70-42

TYPE	MONMOUTH STREET, BETWEEN BLOCKS 10 & 12
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO LANES
PARKING LANES	WEST SIDE
ROW WIDTH	70 FEET
PAVEMENT WIDTH	42 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEE	ED
PEDESTRIAN CROSSING 1	TIME 5.7 SECONDS
SIDEWALK WIDTH	15 FEET
PLANTER WIDTH	5 FEET
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	ALIGNED AT 25 FEET OC AVERAGE
TREE SPECIES	GLEDITSIA TRIACANTHOS (HONEY LOCUST),
GINKGO BILOBA (MAIDEN	HAIR TREE), CELTIS OCCIDENTALIS (HACKBERRY),
GYMNOCLADUS DIOICUS	(KENTUCKY COFFEETREE)
OTHER	



NOTES:

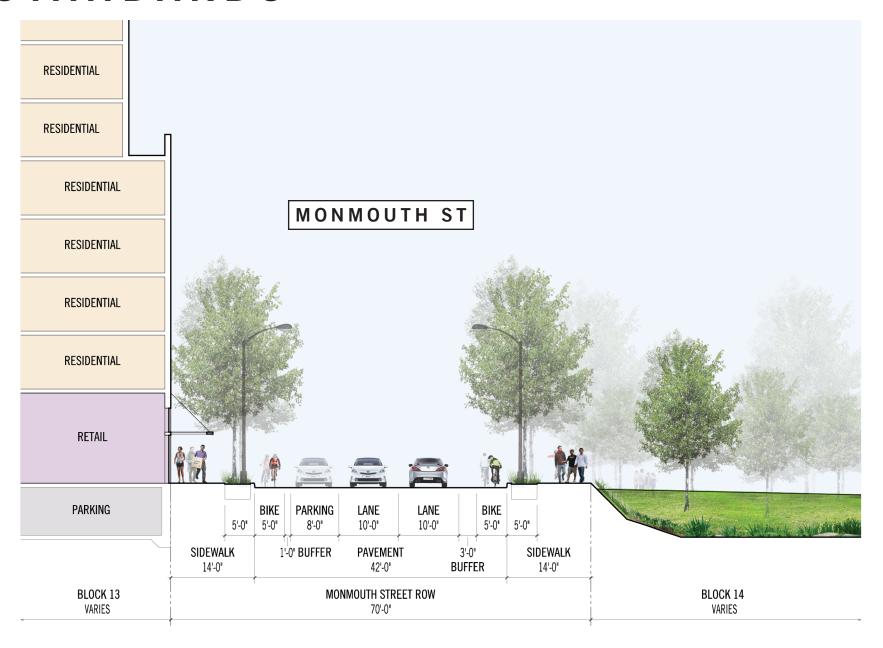


THOROUGHFARE DESIGN STANDARDS

SECTION F

ST-70-42

TYPE	MONMOUTH STREET, BETWEEN BLOCKS 13 & 14
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO LANES
	WEST SIDE
ROW WIDTH	70 FEET
PAVEMENT WIDTH	42 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED) 25 MPH
PEDESTRIAN CROSSING TI	ME 5.7 SECONDS
SIDEWALK WIDTH	11 FEET
PLANTER WIDTH	5 FEET
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	ALIGNED AT 25 FEET OC AVERAGE
TREE SPECIES	GLEDITSIA TRIACANTHOS (HONEY LOCUST),
GINKGO BILOBA (MAIDENH	HAIR TREE), CELTIS OCCIDENTALIS (HACKBERRY),
GYMNOCLADUS DIOICUS (F	(ENTUCKY COFFEETREE)
OTHER	



NOTES:

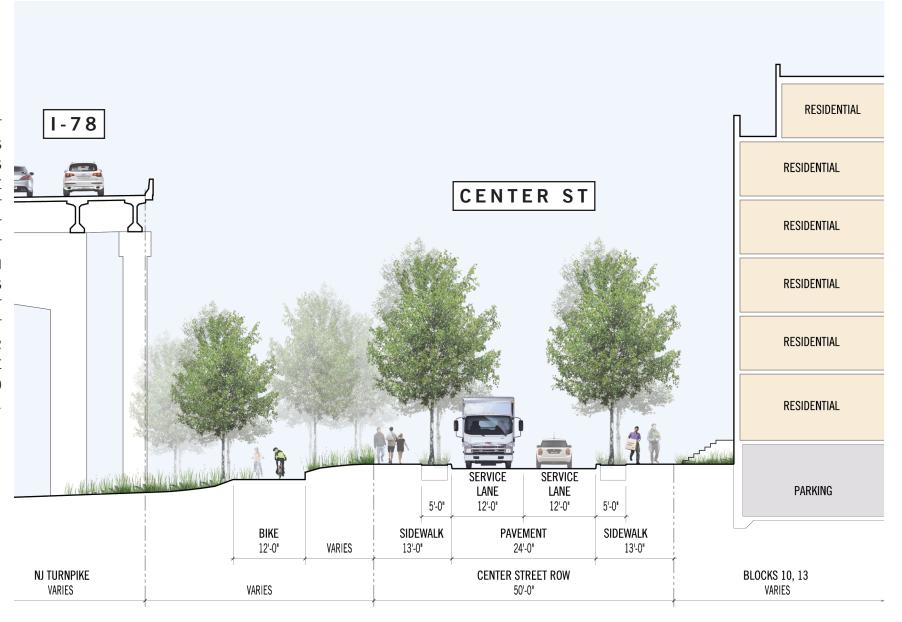


THOROUGHFARE DESIGN STANDARDS

SECTION G

SV-50-24

TVDE	CENTER STREET
MOVEMENT	PRIMARILY SERVICE USES
TRAFFIC LANES	TWO LANES
PARKING LANES	NONE
ROW WIDTH	50 FEET
PAVEMENT WIDTH	24 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	6.9 SECONDS
SIDEWALK WIDTH	10 FEET
	5 FEET
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	WEST SIDE ONLY AT 40 FEET OC AVERAGE
TREE SPECIES	QUERCUS PHELLOS (WILLOW OAK)
OTHER	



NOTES:

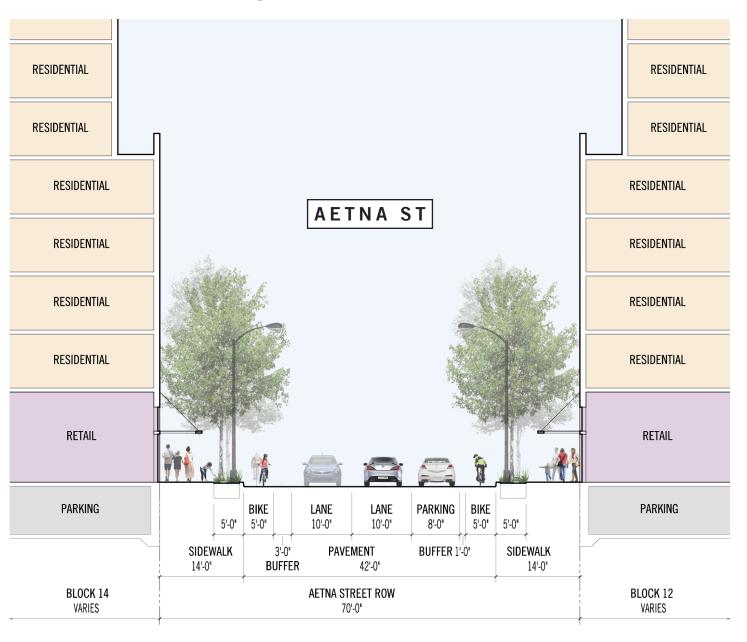


THOROUGHFARE DESIGN STANDARDS

SECTION H

ST-70-42

TYPE	AETNA STREET, EAST OF MONMOUTH
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO LANES
PARKING LANES	NORTH SIDE
ROW WIDTH	70 FEET
PAVEMENT WIDTH	42 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	5.7 SECONDS
SIDEWALK WIDTH	11 FEET
PLANTER WIDTH	5 FEET
PLANTER TREATMENT	STREET TREE GRATES
PLANTING INTERVAL	ALIGNED AT 25 FEET OC AVERAGE
TREE SPECIES . NYSSA SYLVATICA (TU	PELO), QUERCUS PALUSTRIS (PIN OAK)
OTHER	



NOTES:

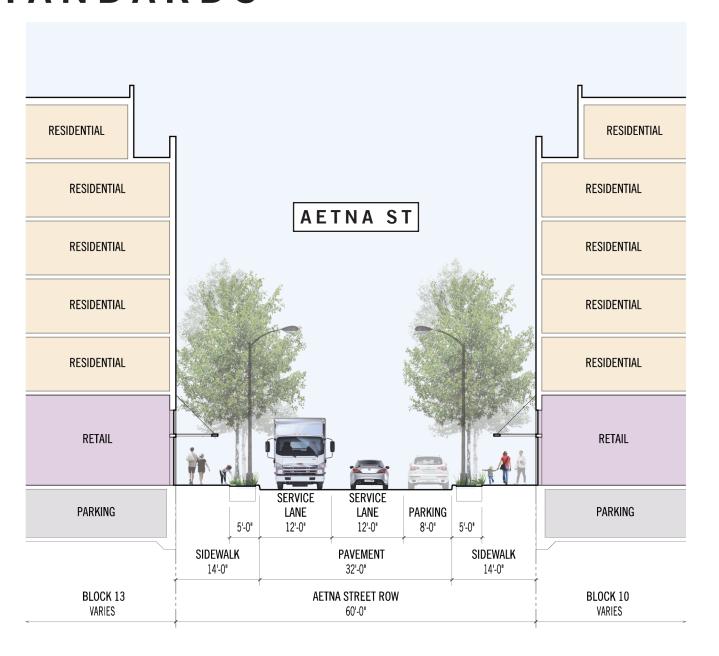




SECTION J

SV-60-32

TYPE	AETNA STREET, WEST OF MONMOUTH
MOVEMENT	PRIMARILY SERVICE USES
TRAFFIC LANES	TWO LANES
PARKING LANES	NORTH SIDE
ROW WIDTH	60 FEET
PAVEMENT WIDTH	32 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	8.6 SECONDS
SIDEWALK WIDTH	15 FEET
PLANTER WIDTH	5 FEET
PLANTER TREATMENT	STREET TREE GRATES
PLANTING INTERVAL	ALIGNED AT 25 FEET OC AVERAGE
TREE SPECIES . NYSSA SYLVATICA (TU	PELO), QUERCUS PALUSTRIS (PIN OAK)
OTHER	



NOTES:

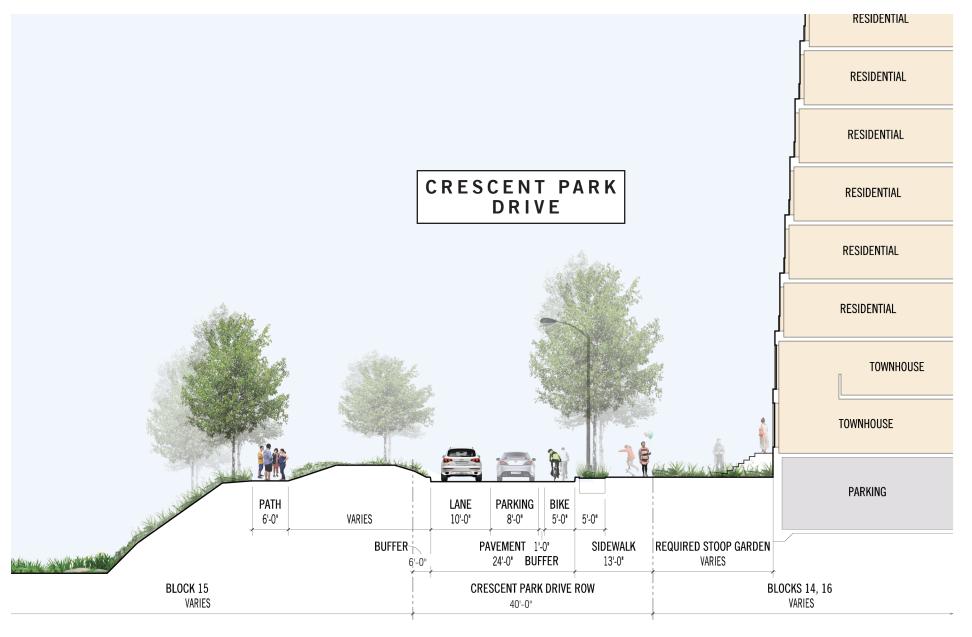




SECTION K

ST-40-24

TYPE	CRESCENT PARK DRIVE
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	ONE LANE
PARKING LANES	BUILDING SIDE
ROW WIDTH	40 FEET
PAVEMENT WIDTH	24 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	E2.9 SECONDS
SIDEWALK WIDTH	10 FEET, BUILDING SIDE
	5 FEET
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	BUILDING SIDE ONLY AT 25 FEET OC AVERAGE
TREE SPECIES	GLEDITSIA TRIACANTHOS (HONEY LOCUST),
GINKGO BILOBA (MAIDENHAI	IR TREE), CELTIS OCCIDENTALIS (HACKBERRY),
GYMNOCLADUS DIOICUS (KE	NTUCKY COFFEETREE)
OTHER	



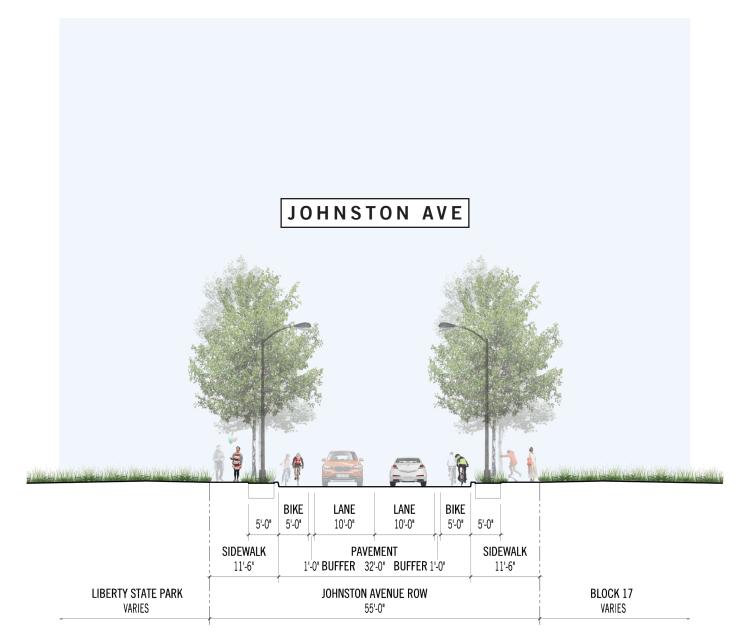
NOTE: Ground floor frontage per Frontage Regulating Plan.



SECTION L

AV-55-32

TYPE	JOHNSTON AVENUE EAST
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO ONE-WAY LANES
PARKING LANES	NONE
ROW WIDTH	55 FEET
PAVEMENT WIDTH	32 FEET
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	9.1 SECONDS
SIDEWALK WIDTH	11.5 FEET
PLANTER WIDTH	5 FEET
PLANTER TREATMENT	CONTINUOUS OPEN PLANTER
PLANTING INTERVAL	ALIGNED AT 30 FEET OC AVERAGE
TREE SPECIES OAK MIX: QUERCUS PALUSTRIS (PIN OAK), Q.BICOLOR	
(SWAMP WHITE OAK), Q.MACROCARPA (BUR OAK), Q.IYRATA (OVERCUP OAK)	
OTHER	



THOROUGHFARE DESIGN STANDARDS

SECTION M

AV-70-42

TYPE	JOHNSTON AVENUE WEST
MOVEMENT	FREE MOVEMENT
TRAFFIC LANES	TWO ONE-WAY LANES
PARKING LANES	NONE
ROW WIDTH	70 FEET
PAVEMENT WIDTH	
CURB RADIUS	15 FEET
VEHICULAR DESIGN SPEED	25 MPH
PEDESTRIAN CROSSING TIME	
SIDEWALK WIDTH	14 FEET
PLANTER WIDTH	
PLANTER TREATMENT	
PLANTING INTERVAL	ALIGNED AT 30 FEET OC AVERAGE
TREE SPECIES OAK MIX: QUERO	US PALUSTRIS (PIN OAK), Q.BICOLOR
(SWAMP WHITE OAK), Q.MACROCARPA (BUR OAK), Q.IYRATA (OVERCUP OAK)
OTHER	

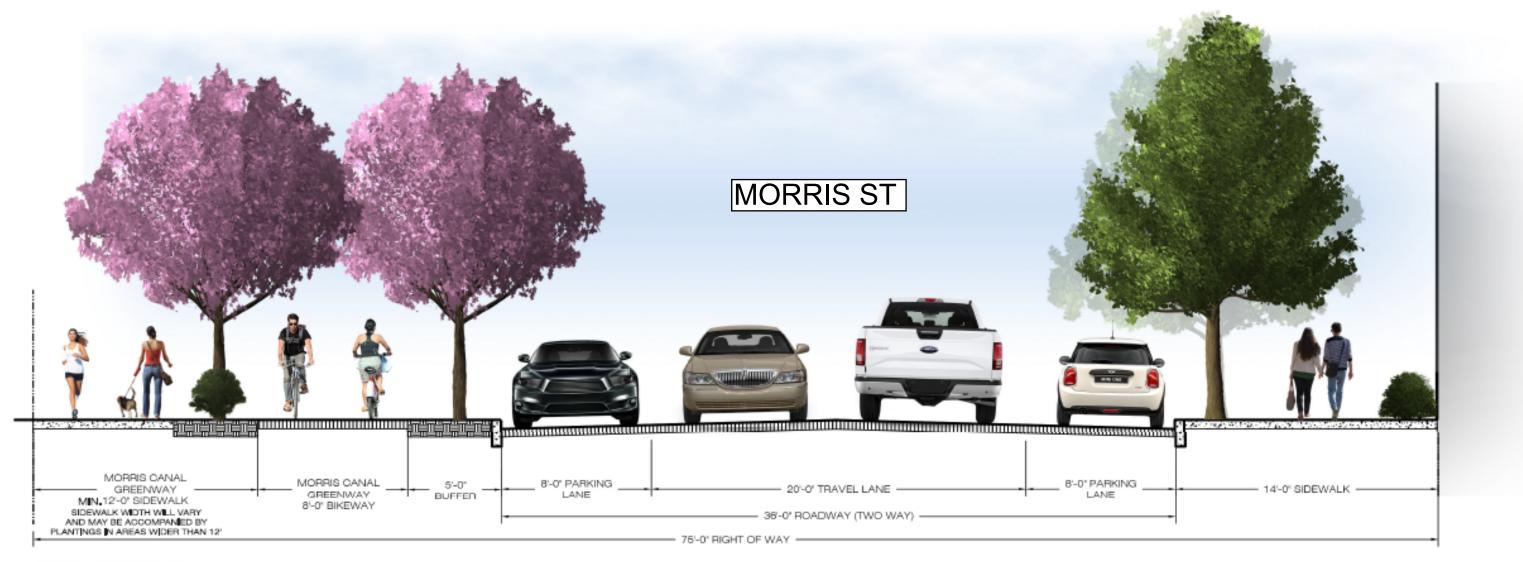


NEW SECTION

THOROUGHFARE DESIGN STANDARDS

SECTION

ST-75-36

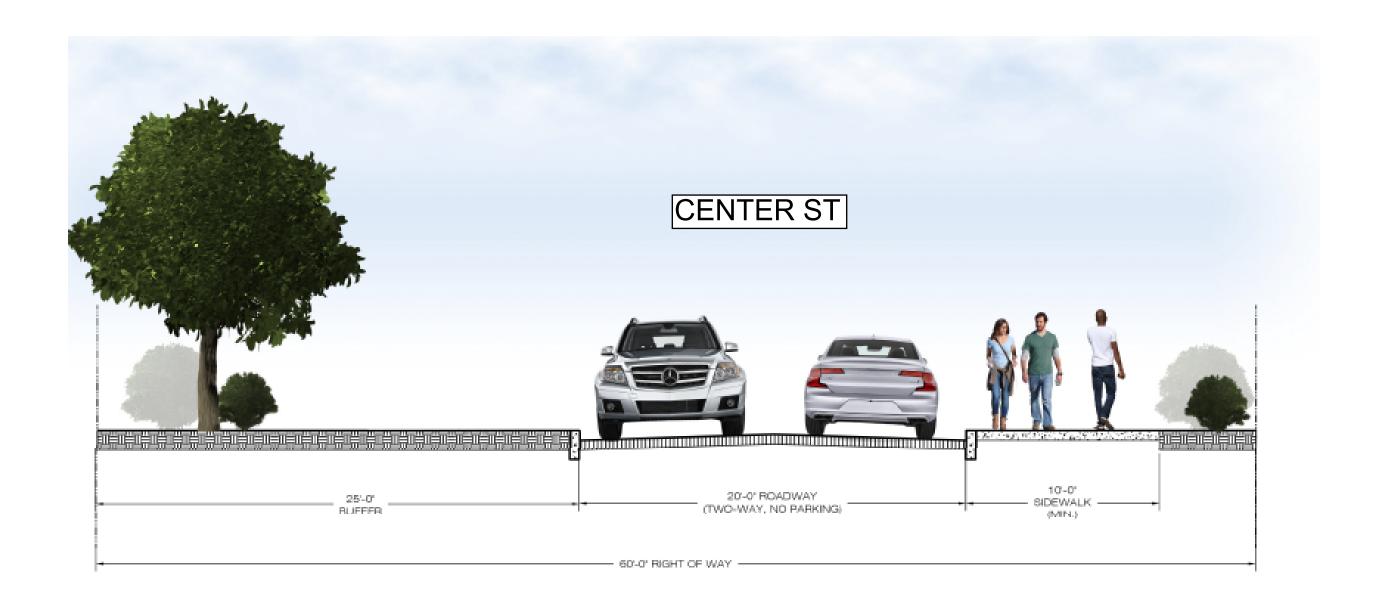


SECTION - MORRIS STREET

NEW SECTION

THOROUGHFARE DESIGN STANDARDS

SECTION 2 ST-60-20



NEW SECTION

THOROUGHFARE DESIGN STANDARDS

SECTION 3 ST-60-28

