



Appendix C

Streetscape Design Standards for the Peninsula at Bayonne Harbor

This document contains prototypical designs and details for the streetscapes within the Peninsula at Bayonne Harbor. The adopted Redevelopment Plan includes conceptual prototypes for streetscape, including pavement, lighting, tree spacing and planting methods. These Streetscape Design Standards carry those conceptual designs further, providing sufficient construction information to assist individual developers within the Peninsula to develop pedestrian areas within the redevelopment area thoroughfares that are consistent and unified. This includes construction details and material identification for various pavement types, vehicular access ramps, pedestrian curb ramps, site furnishings and pole-mounted lighting.

The design standards herein shall be incorporated into development plans that are submitted to the Bayonne Local Redevelopment Authority (BLRA) for a determination of consistency and shall be included within plans submitted for Bayonne Planning Board approval. Where the Streetscape Design Standards are silent, City of Bayonne Standards shall apply at the discretion of the City

The Bayonne Local Redevelopment Authority

Prepared by:

Clarke Caton Hintz



Architects

Planners

Landscape Architects

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Station Place

Trenton NJ 08628

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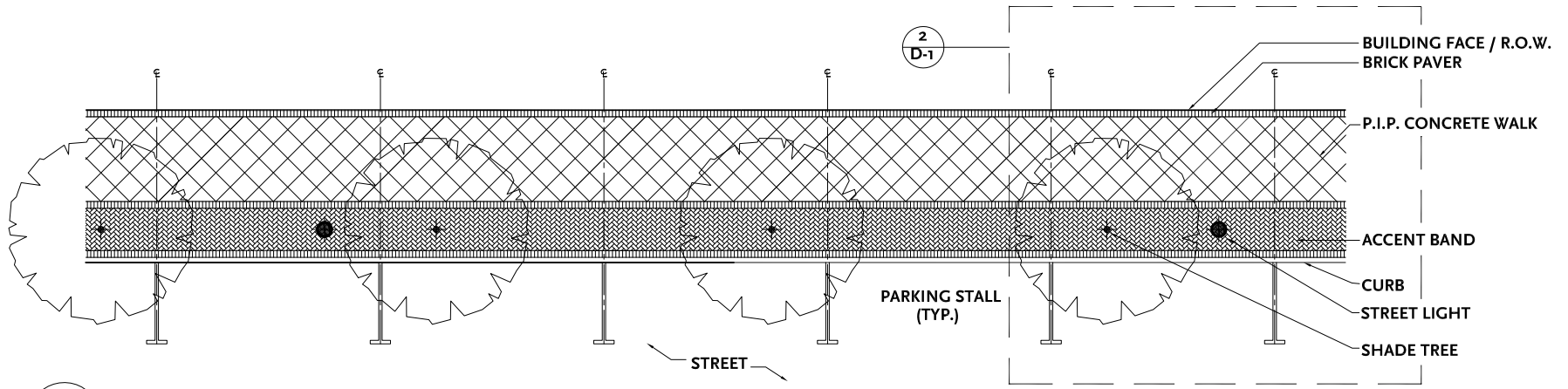
September 2007

**Streetscape Details for the Peninsula at
Bayonne Harbor**

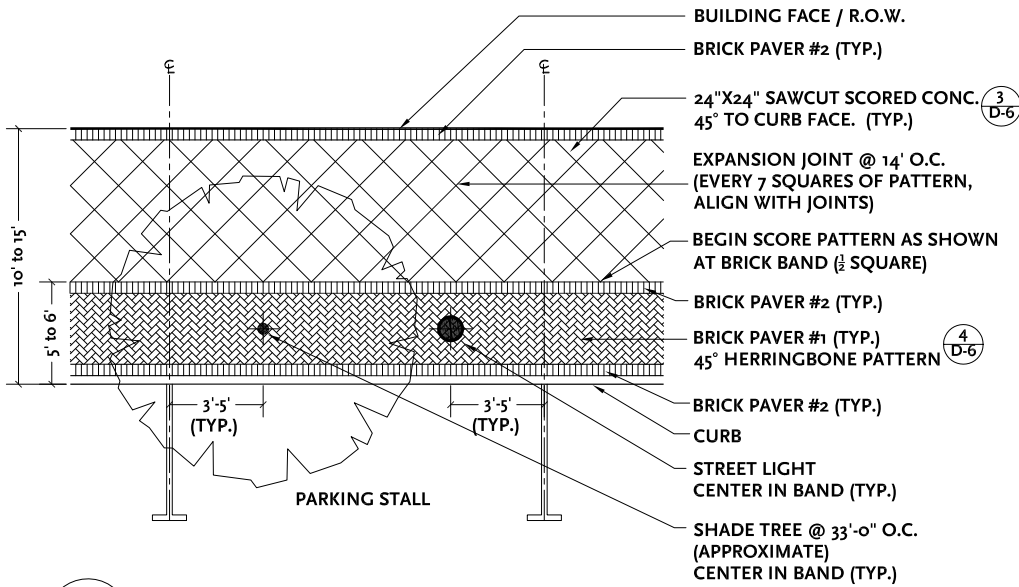
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1
D-1
SIDEWALK PLAN
N.T.S.



2
D-1
SIDEWALK PLAN DETAIL
N.T.S.

NOTES:

1. SIDEWALK WIDTH SHALL BE AS PER PENINSULA AT BAYON REDEVELOPMENT PLAN
2. CURB DIMENSIONS SUBJECT TO CITY OF BAYONNE ENGINEER'S REVIEW
3. WHERE PAVEMENT ABUTS CURB GRANITE OR CONCRETE CURB MAY BE USED, NOT BELGIAN BLOCK
4. ACCENT BAND SHALL VARY BASED ON OVERALL SIDEWALK WIDTH:

OVERALL WIDTH	ACCENT BAND WIDTH
10' to 12'	5'-0"
14' to 15'	6'-0"

5. BRICK PAVER #1 - PATHWAY RED
BRICK PAVER #2 - DARK ACCENT S/E
SIZE: 4"x8" NOMINAL

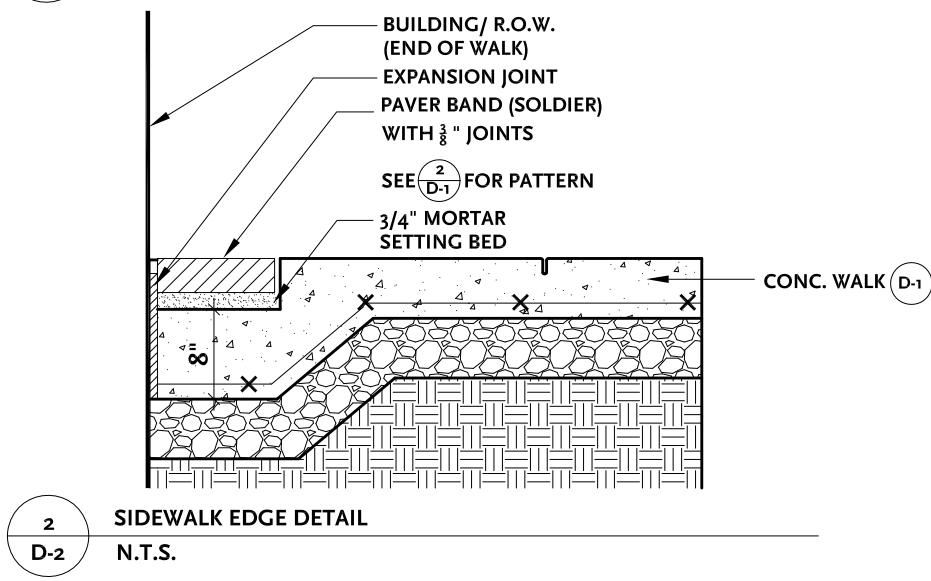
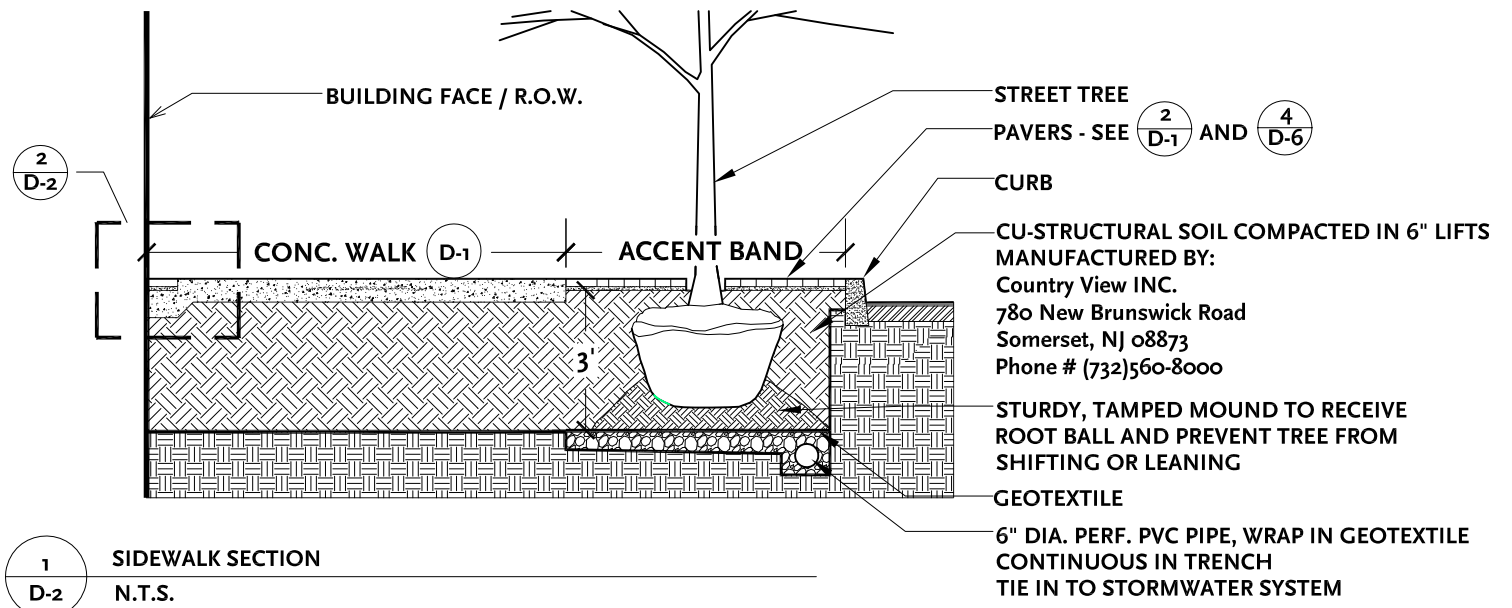
MANUFACTURED BY:
Pine Hall Brick CO., INC
PO Box 11044
Winston-Salem, NC 27116-1044
(336) 721-7500
6. SHADE TREE AND STREET TREE LIGHT OFFSET DISTANCE FROM PARKING STRIPING MAY VARY SLIGHTLY AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. IN NO CASE SHALL EITHER BE ALIGNED DIRECTLY W/ PARKING STRIPING OR WITHIN 5 FEET OF THE CENTER OF PARKING STALLS.

Peninsula at Bayonne Harbor D-1 Sidewalk Prototype

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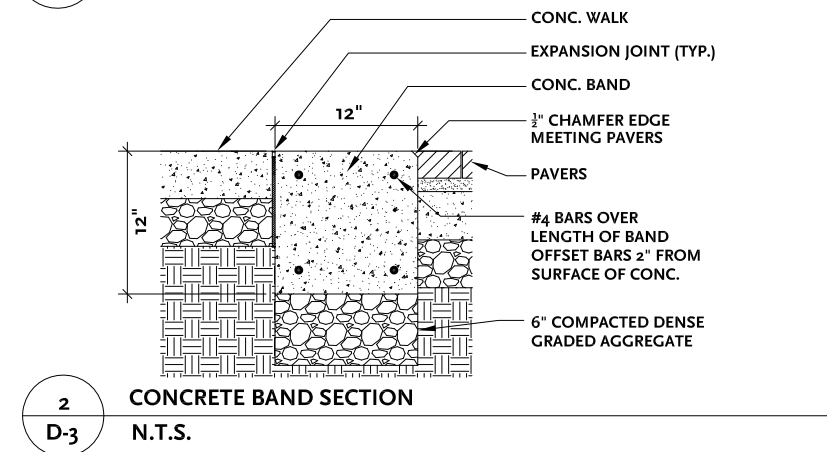
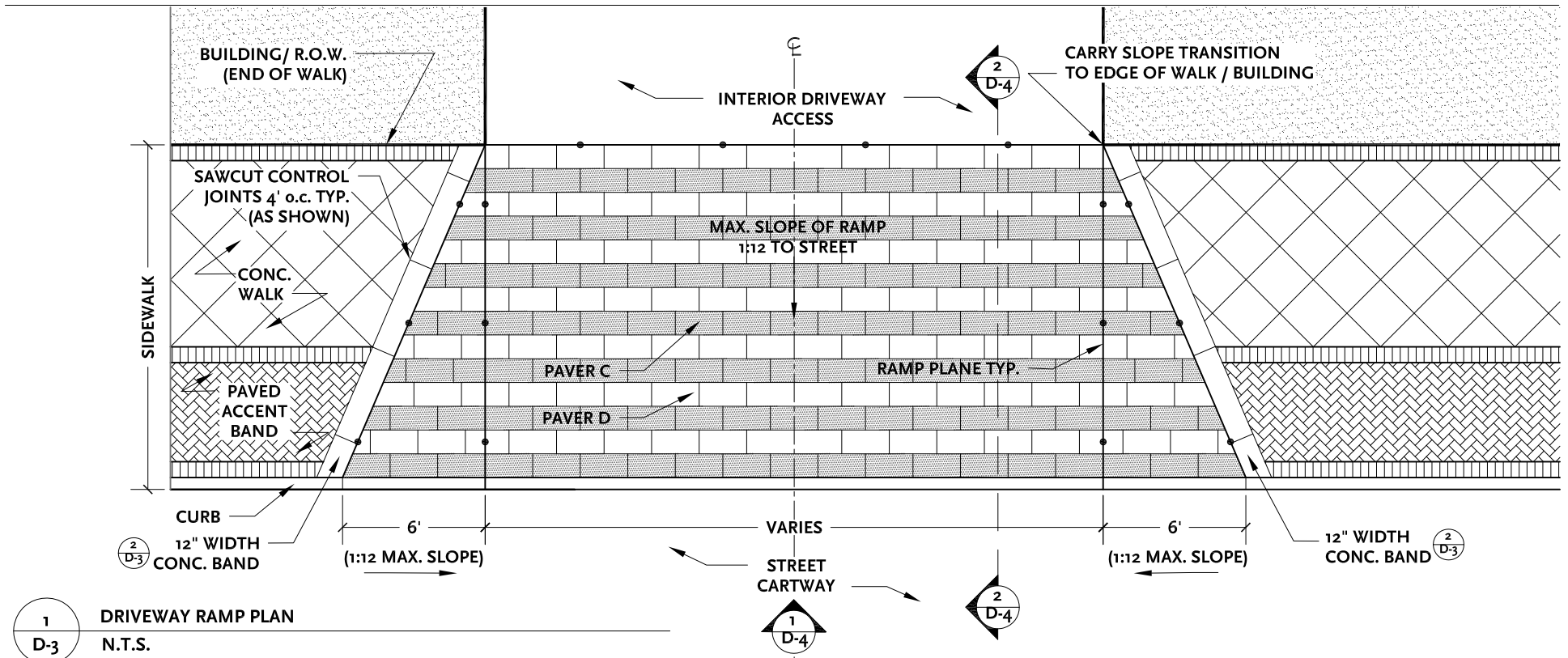


Peninsula at Bayonne Harbor
D-2 Sidewalk Prototype

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 Landscape Architecture





NOTES:

1. PAVEMENT JOINTS AS SHOWN
2. AT EDGES OF RAMP PLANES, PAVERS SHALL BE CUT TO AVOID LARGE GAPS/ JOINTS GREATER THAN $\frac{1}{8}$ " IN WIDTH WHERE PLANES MEET
3. CONTRACTOR SHALL DRY FIT PRIOR TO FINAL INSTALLATION AND ADJUST JOINTS TO AVOID SMALL PIECES
4. SEE **2** FOR RAMP PAVEMENT SECTION

PAVER LEGEND:

C: HANOVER PREST PAVER
ACTUAL SIZE: 11 3/4" X 23 1/2" X 2 1/2"
MATRIX/ COLOR: BROWN
FINISH: TUDOR

D: HANOVER PREST PAVER
ACTUAL SIZE: 11 3/4" X 23 1/2" X 2 1/2"
MATRIX/ COLOR: M1137N (SALMON)
FINISH: TUDOR

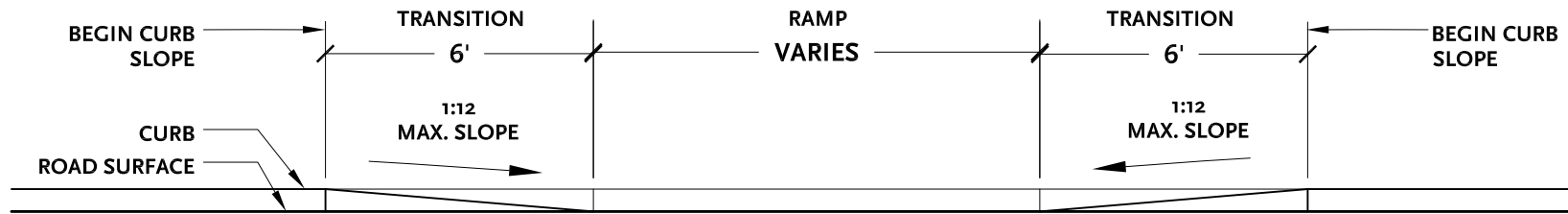
MANUFACTURED BY:
Hanover Architectural Products
240 Bender Road
Hanover, PA 17331
717.637.0500

Peninsula at Bayonne Harbor D-3 Driveway Ramp Prototype

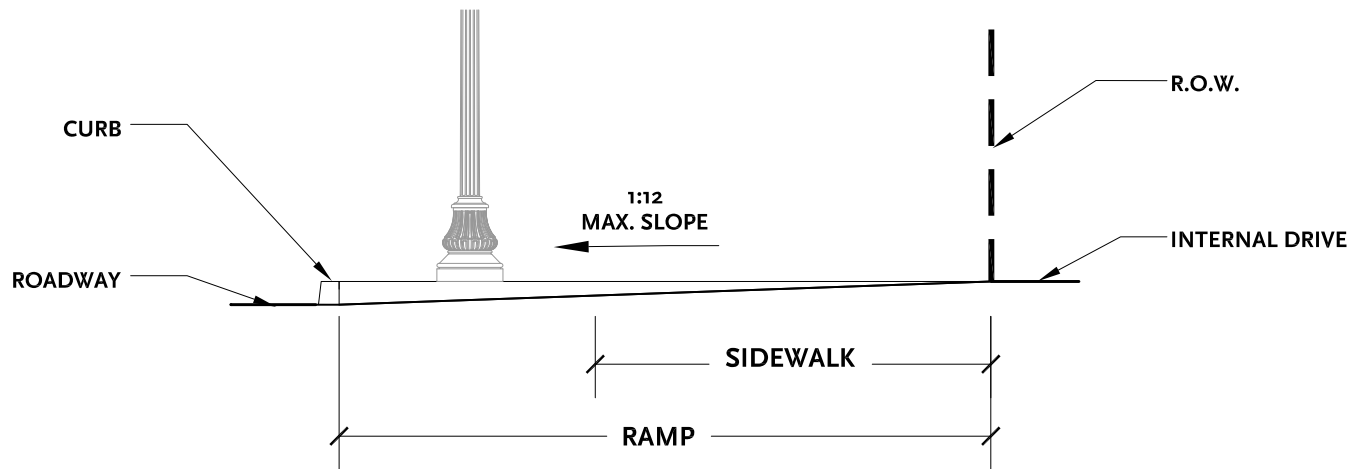
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1
D-4 RAMP ELEVATION (FOR PEDESTRIAN AND DRIVEWAY ACCESS)
N.T.S.



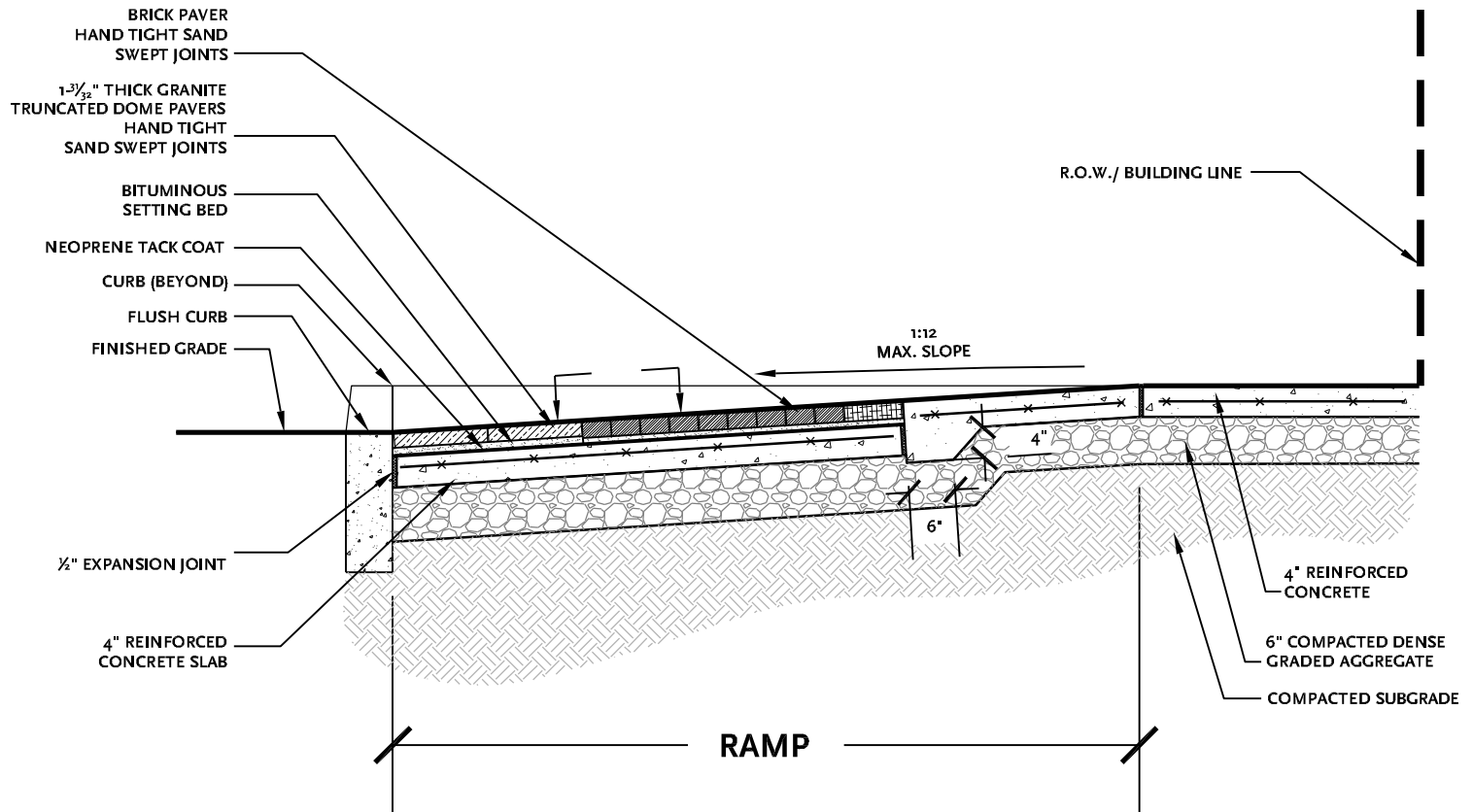
2
D-4 DRIVEWAY RAMP SECTION
N.T.S.

Peninsula at Bayonne Harbor
D-4 Ramp Sections

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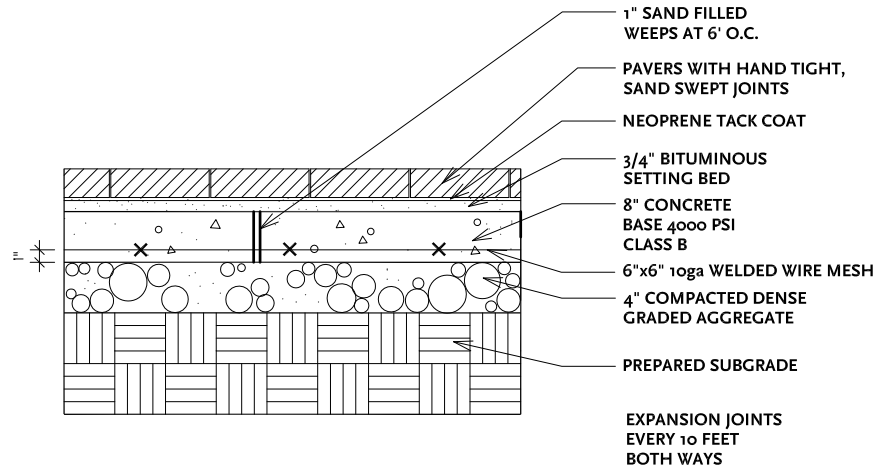
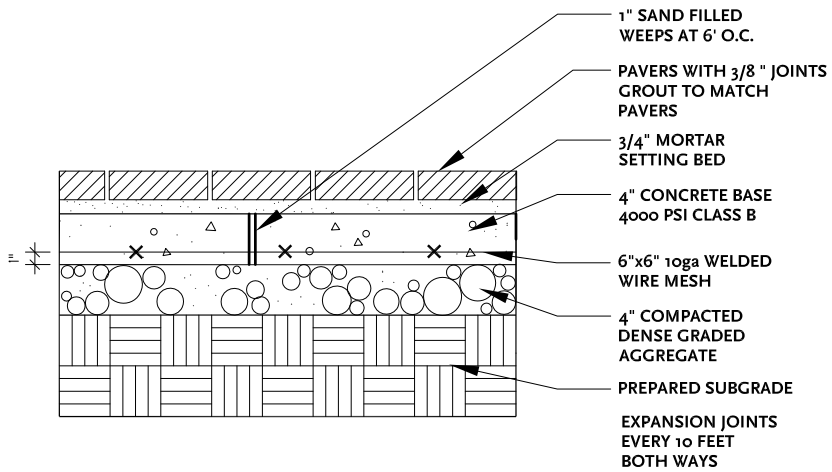
NOTE: 1. BITUMINOUS SETTING BED
THICKNESS VARIES TO ACCOMODATE
THE DIFFERENCE IN PAVER THICKNESS
2. PAVER PATTERN AS SHOWN ON PLAN
DETAIL D-5

Peninsula at Bayonne Harbor
D-5a Pedestrian Curb Ramp Prototype - Section

September 2009

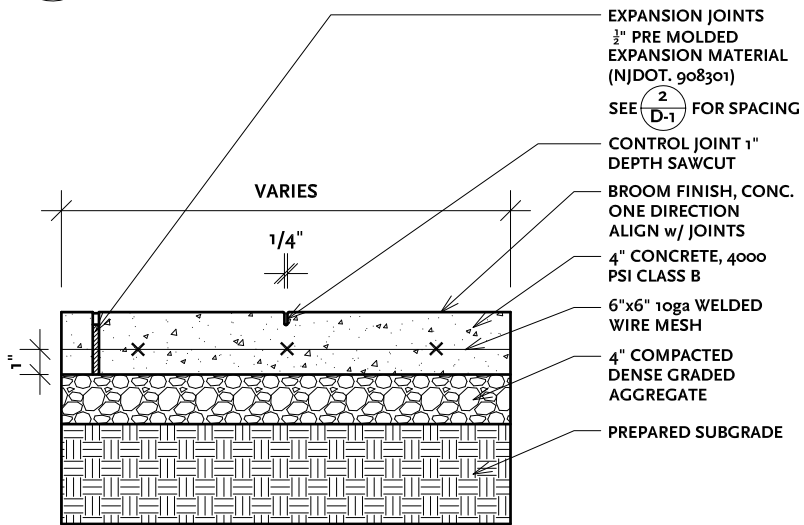
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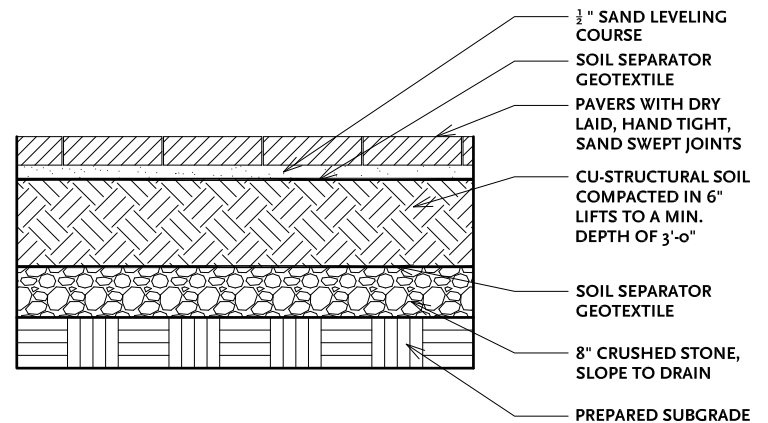


1
PAVER SECTION STD.
D-6 N.T.S.

2
HEAVY DUTY PAVER SECTION
D-6 N.T.S.



3
POURED IN PLACE CONC. WALK SECTION
D-6 N.T.S.



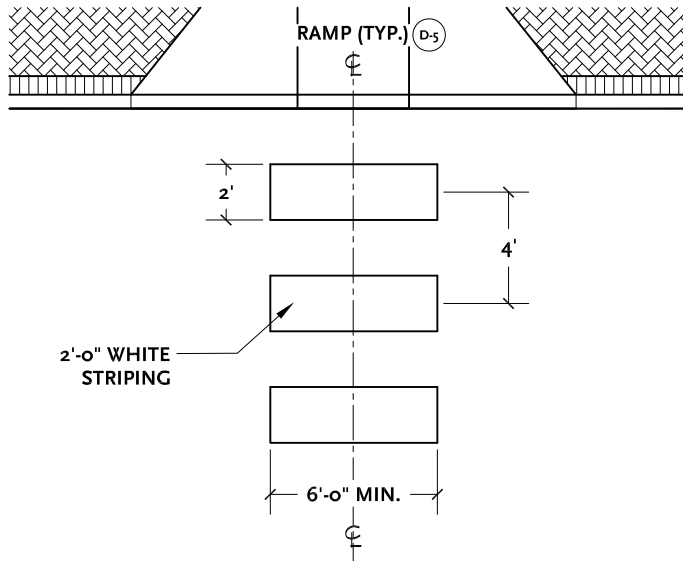
4
PAVER ON AIR-ENTRAINED STRUCTURAL SOIL
D-6 N.T.S.

Peninsula at Bayonne Harbor D-6 Pavement Details

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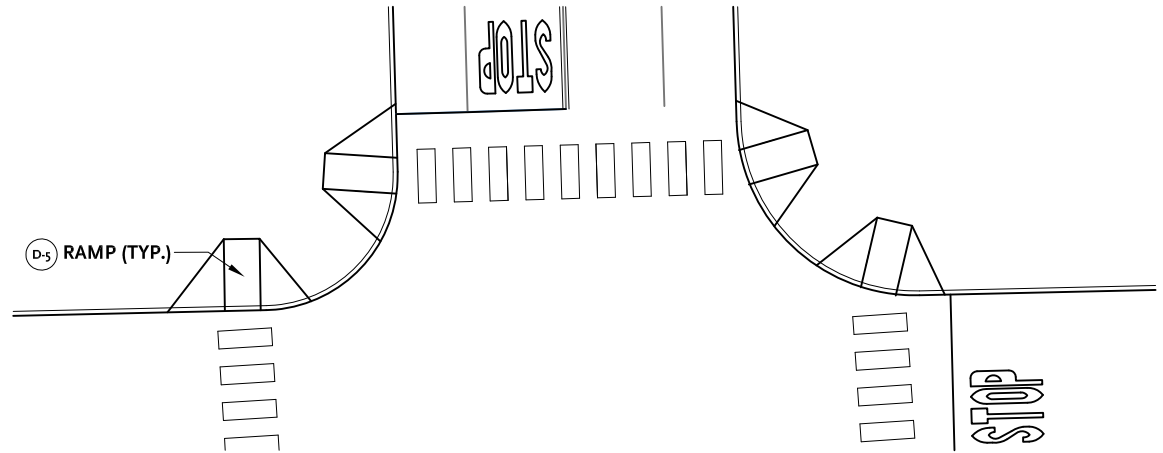




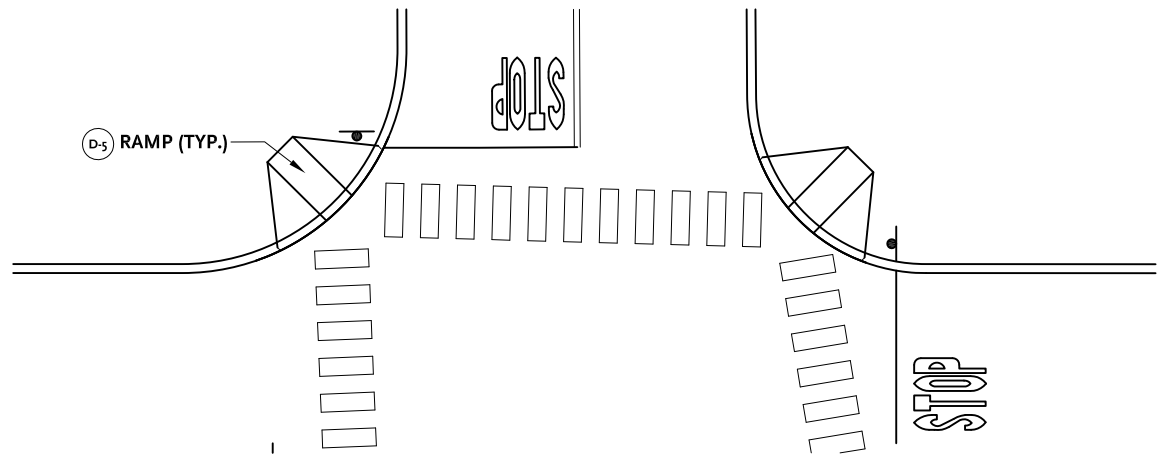
1 CROSSWALK STRIPING
D-7 N.T.S.

NOTE:

1. CROSSWALKS SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES BY THE FEDERAL HIGHWAY COMMISSION.
2. WIDTH MAY BE INCREASED BEYOND 6'-0" AT LOCATIONS DEEMED APPROPRIATE BY CITY OF BAYONNE / BLRA.
3. CONTROL POINT FOR CROSSWALK ALIGNMENT SHALL BE CENTER OF RAMP.



2 TYPICAL CROSSWALK DETAIL - DOUBLE RAMP CONFIGURATION
D-7 N.T.S.



3 TYPICAL CROSSWALK DETAIL - SINGLE RAMP CONFIGURATION
D-7 N.T.S.

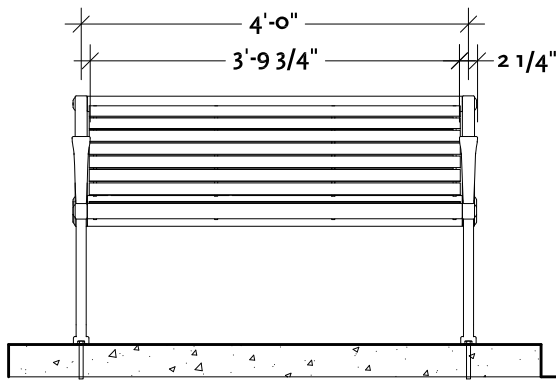
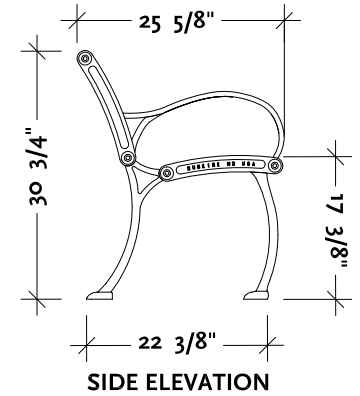


BENCH INFORMATION

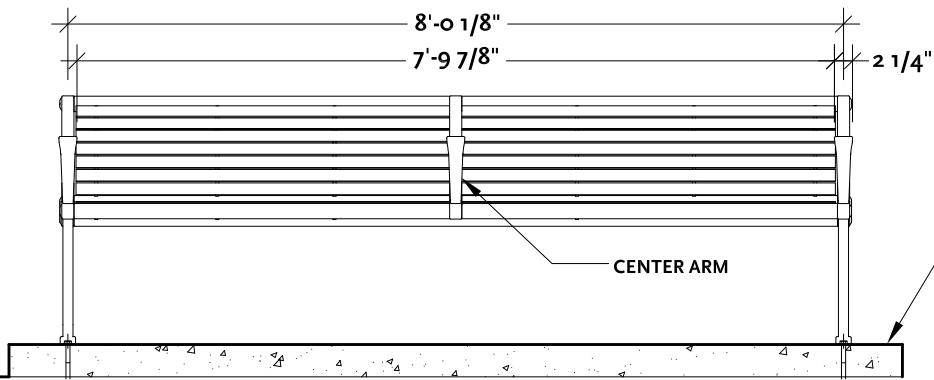
MODEL: FMBF-324
 Framers Modern Series Bench
 AS MFG. BY:
 Victor Stanley, Inc.
 P.O. Drawer 330
 Dunkirk, Maryland 20754 USA
 Phone # 800.368.2573

SPECIFICATIONS: DUCTILE IRON END FRAMES.
 DUCTILE IRON CASTINGS COME WITH A TEN YEAR
 WARRANTY AGAINST BREAKAGE.
 HORIZONTAL STEEL SLATS & SEAT STRAPS.
 WELDED TUBULAR STEEL FRAMES ACROSS BENCH.

FINISH: VS "PUBLICOTE" POWDERCOAT (BLACK)
 INSTALL PER MFG. RECOMMENDATIONS



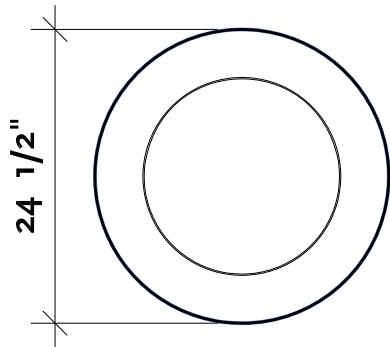
FRONT ELEVATION



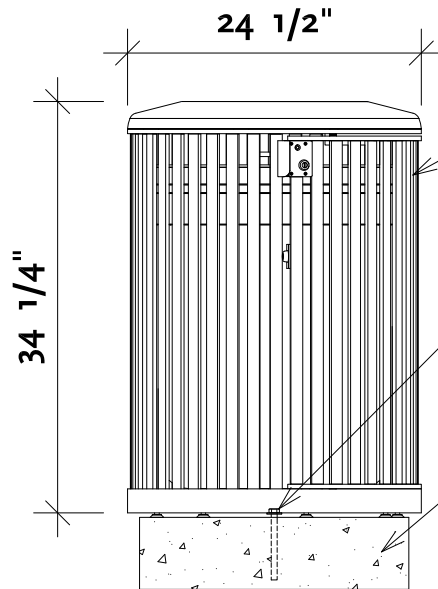
FRONT ELEVATION

CONC. FOOTING W/ REINF.
 PER MANUF. SPEC.
 IN AREAS OF DECORATIVE PAVERS,
 FOOTING SHALL BE BELOW
 FINISHED PAVEMENT





1 PLAN
D-9 N.T.S.



2 ELEVATION
D-9 N.T.S.

TRASH RECEPTACLE

ANCHOR BOLTS SET IN CONC. (DEPTH AND SPACING PER MANUFACTURER'S SPECIFICATION)

CONC. FOOTING W/ REINF. PER MANUF. SPEC.

IN AREAS OF DECORATIVE PAVERS, FOOTING SHALL BE BELOW FINISHED PAVERS

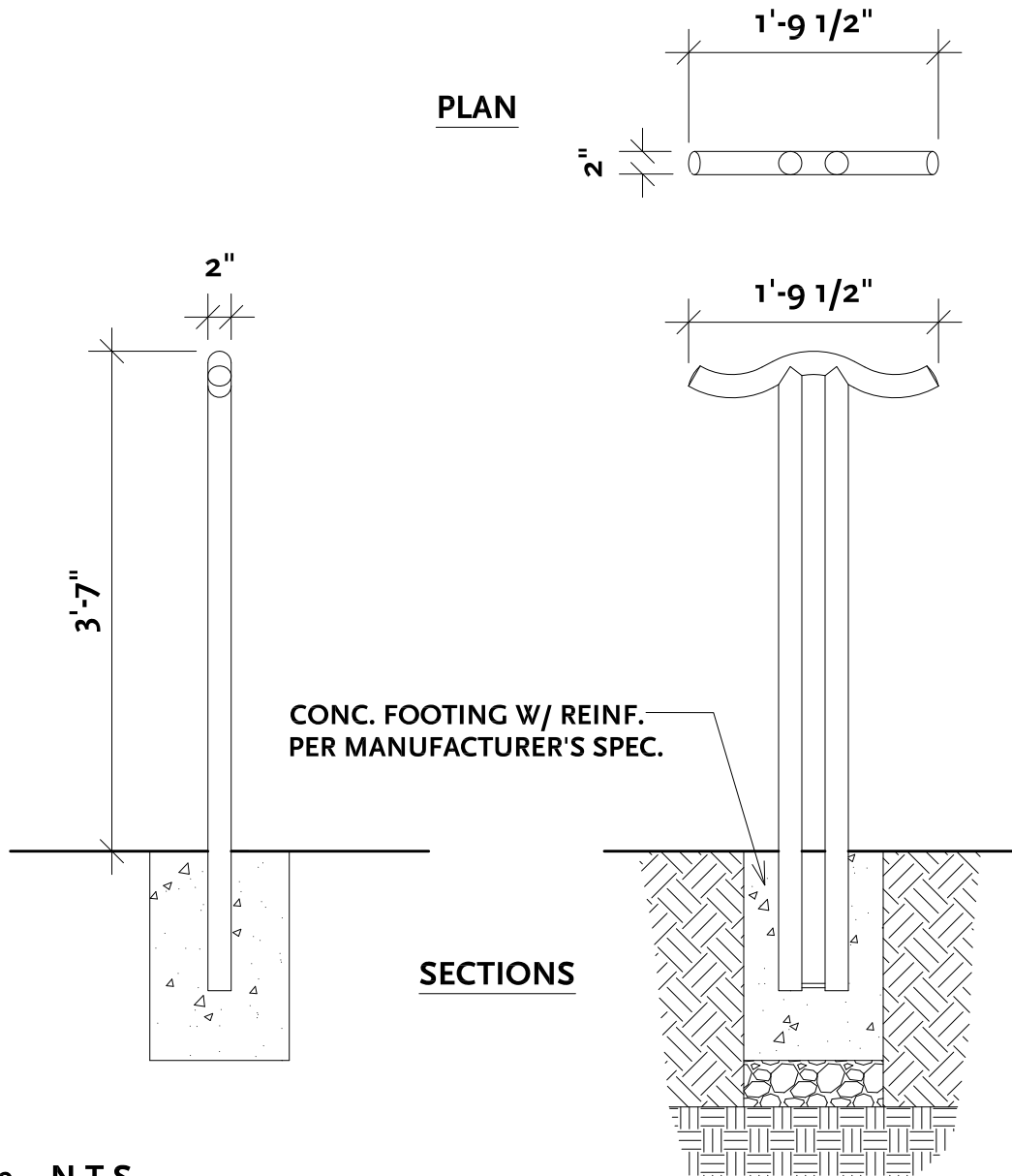
LID SHALL HAVE VANDAL RESISTANT CONNECTION TO BASE

RECEPTACLE INFORMATION

MODEL:NDSC-36
AS MFG. BY:
Victor Stanley, Inc.
P.O. Drawer 330
Dunkirk, Maryland 20754 USA
Phone # 800.368.2573

VERTICAL SOLID STEEL BARS 3/8" x 1"
SOLID STEEL TOP BAND 3/8" x 1-1/2"
SOLID STEEL SUPPORT BARS 1/4" x 2"
36-GALLON CAPACITY HIGH DENSITY PLASTIC LINER
FINISH: VS BLACK HEAVY DUTY POWDERCOAT





BOLLARD INFORMATION

CONSTRUCTED OF 2" O.D, 120 WALL TUBULAR STEEL

OVERALL INSTALLED DIMENSIONS:

2" D X 21" W X 43" H.

**EMBEDDED STYLE IS 55" H,
ALLOWING 12" TO EMBED.**

BIKE RACK

MODEL: PI

**FINISH: HEAVY DUTY POWDERCOAT - BLACK
AS MFG. BY LANDSCAPEFORMS**

DISTRUBITED BY:

MARDER ASSOCIATES

PO Box 185 - 260 Haverford

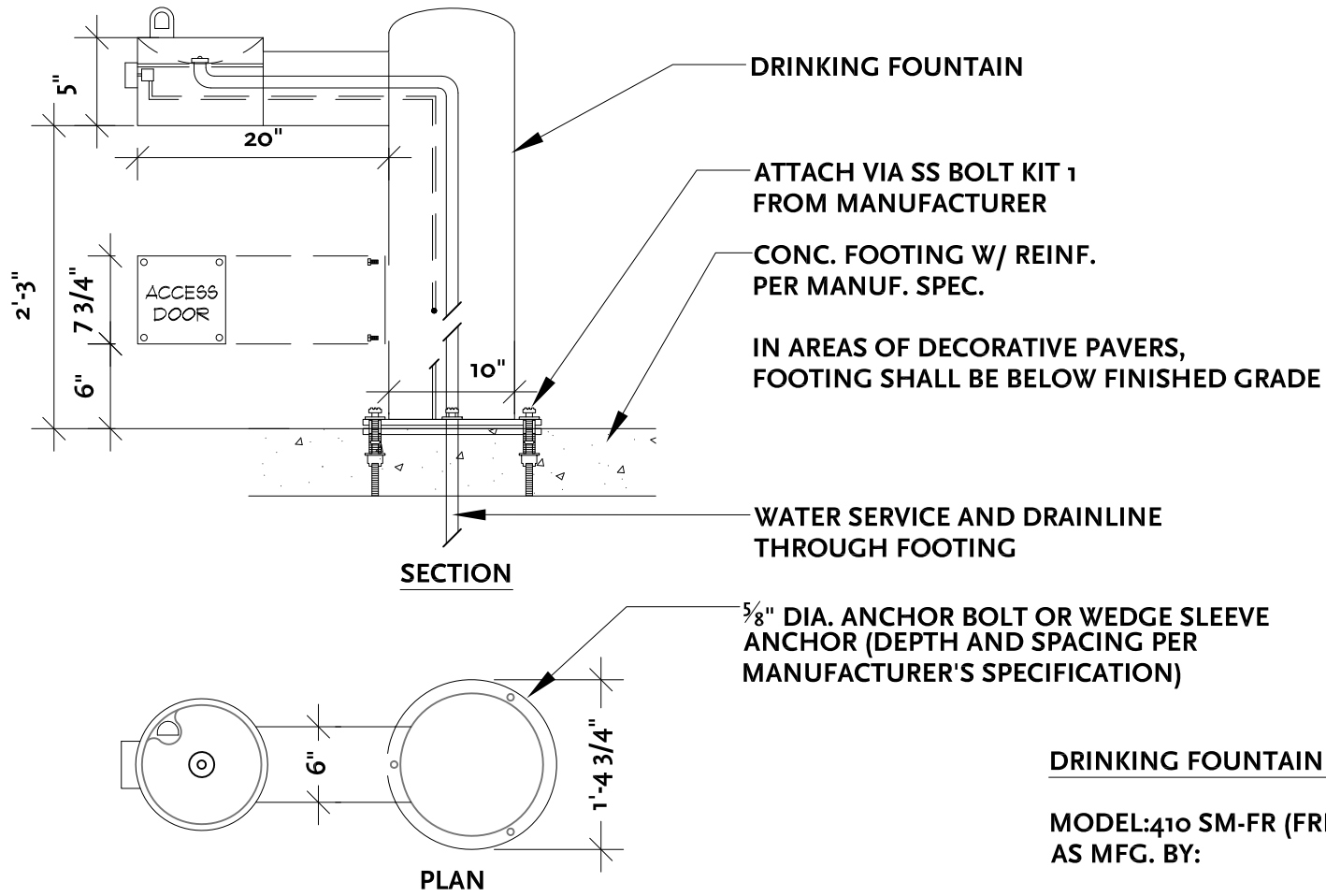
Narbeth, PA 19072-0185

Phone: (610) 668-2015

**INSTALL PER MFG. RECOMMENDATIONS
IN AREAS OF DECORATIVE PAVERS,
FOOTING SHALL BE BELOW FINISHED PAVERS**

Scale = N.T.S.





DRINKING FOUNTAIN INFORMATION

**MODEL: 410 SM-FR (FREEZE RESISTANT)
AS MFG. BY:**

**Most Dependable Fountains, Inc.
5705 Commander Drive,
Arlington, TN 38002
SALES PHONE # 800.552.6331**

**FINISH: STEEL w/ HEAVY DUTY
BLACK POWDER COAT
INSTALL PER MFG. RECOMMENDATIONS**

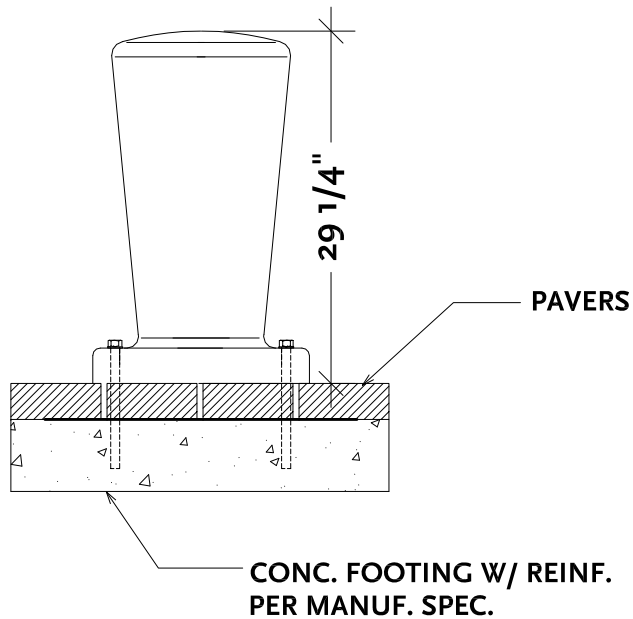
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**Peninsula at Bayonne Harbor
C-11 Drinking Fountain**

September 2007

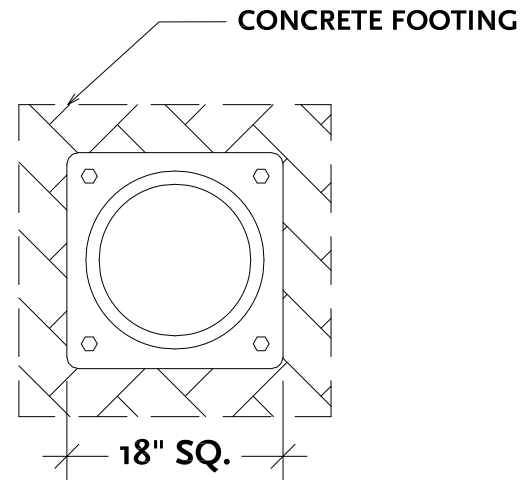
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Planning
Landscape Architecture





SECTION/ ELEVATION

IN AREAS OF DECORATIVE PAVERS,
FOOTING SHALL BE BELOW FINISHED PAVERS



PLAN

BOLLARD INFORMATION

MODEL: NAUTICAL BOLLARD
AS MFG. BY:

Canterbury International
5632 W. Washington Blvd.
Los Angeles, CA 90016
PHONE # 800-935-7111

MATERIALS: CAST IRON.
FINISH: STANDARD BLACK, MARINE FINISH.
INSTALL PER MFG. RECOMMENDATIONS

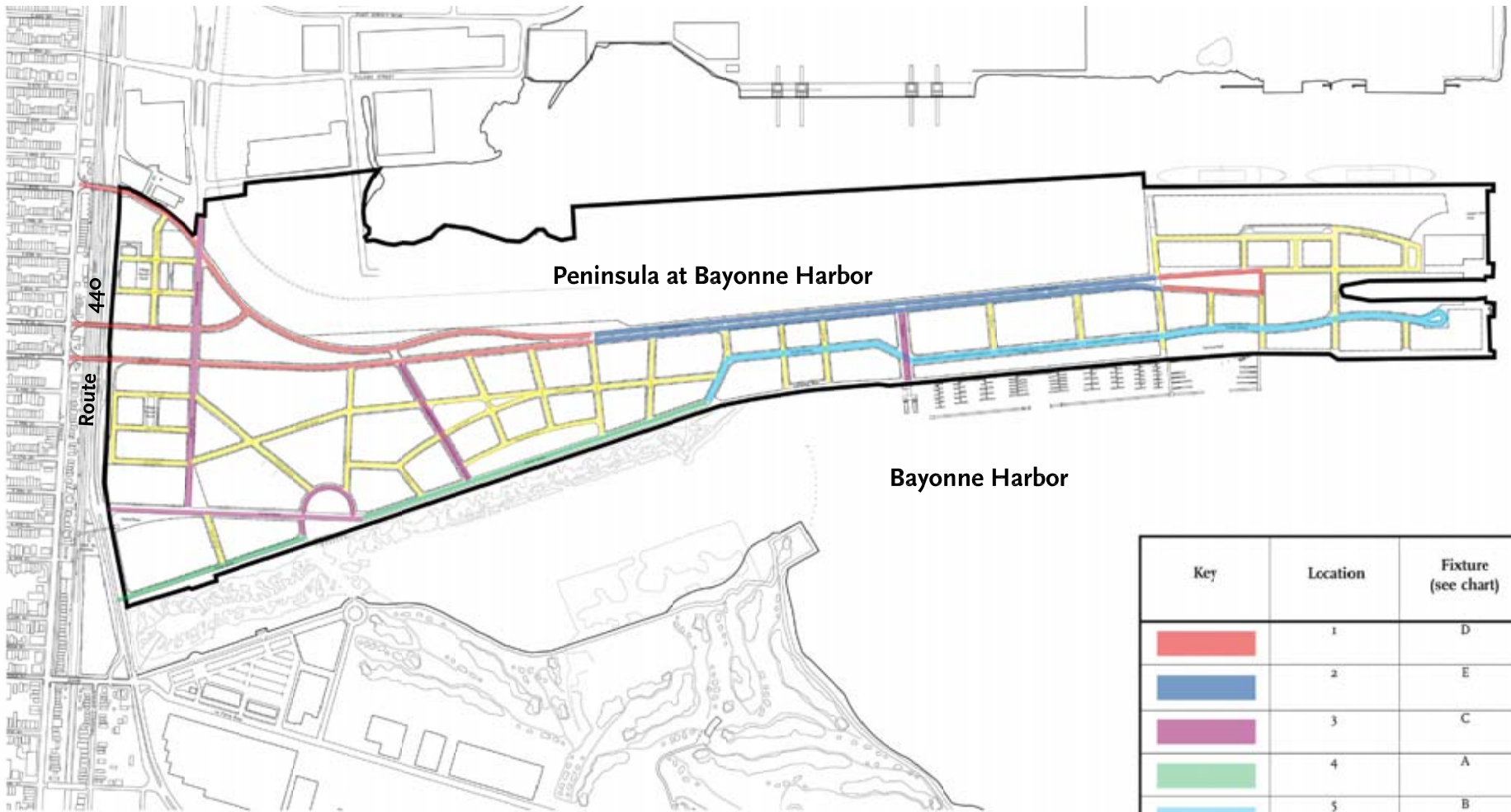
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Peninsula at Bayonne Harbor
D-12 Decorative Bollard

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1. Refer to D-14 for illumination design information.
2. Refer to D-15 for luminaire information.

Peninsula at Bayonne Harbor D-13 Thoroughfare Illumination Plan

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Location	Thoroughfare	IESNA Roadway Classification	Min. Illuminance (footcandles)		Average Illuminance (footcandles)		Uniformity Avg:Min		Uniformity Max:Min	
			IESNA	Provided	IESNA	Provided	IESNA	Provided	IESNA	Provided
1	Memorial Blvd (roadway)	Major Intermediate Collector	N/A	0.7	1.1-1.3	1.91	3:1	2.7:1	5:1	8:1
	Memorial Blvd (sidewalk)	Intermediate	N/A	0.8	0.6 (min)	1.2	6:1*	1.5:1	n/a	2:1
2	Memorial Blvd (roadway)	Major Intermediate Collector	N/A	0.7	1.1-1.3	1.8	3:1	3:1	5:1	8.8:1
	Memorial Blvd (roadway)	Major Intermediate Collector	N/A	0.7	1.1-1.3	1.8	3:1	3:1	5:1	8.8:1
	Memorial Blvd (sidewalk)	Intermediate	N/A	0.8	0.6 (min)	1.2	6:1*	1.5:1	n/a	2.1:1
3	Center Street (Route 440 to F street) (roadway)	Local Commercial Collector	N/A	0.9	0.8-0.9	2.9	6:1	4.5:1	10:1	14.6:1
	Center Street (Route 440 to F street) (sidewalk)	Commercial	N/A	0.8	1.0 (min)	1.8	6:1*	2.2:1	n/a	6.9:1
	Harbor Avenue (Roadway)	Local Commercial Collector	N/A	0.7	0.8-0.9	2.4	6:1	3.5:1	10:1	12.9:1
	Harbor Avenue (Walkway)	Commercial	N/A	1.3	1.0 (min)	2.6	6:1*	2:1	n/a	3.3:1
	Hudson Place / Pier Place (Roadway)	Local Commercial Collector	N/A	0.7	0.8-0.9	2.0	6:1	2.8:1	10:1	8.1:1
	Hudson Place / Pier Place (sidewalk)	Intermediate	N/A	1.2	0.6 (min)	2.4	6:1*	2:1	n/a	3.4:1
4	Center Street (roadway)	Local Commercial Collector	N/A	0.3	0.8-0.9	1.3	6:1	4.4:1	10:1	21.0:1
	Center Street (sidewalk)	Residential	N/A	0.2	0.2 (min)	0.5	6:1*	2.5:1	n/a	4:1
5	Center Street (roadway)	Local Commercial Collector	N/A	0.6	0.8-0.9	1.4	6:1	2.4:1	10:1	9.8:1
	Center Street (sidewalk)	Intermediate	N/A	0.7	0.6 (min)	1.2	6:1*	1.7:1	n/a	3.6:1
6	Second Order Streets (roadway)	Local Residential	N/A	0.6	0.4	1.6	6:1	2.6:1	10:1	9.7:1
	Second Order Streets (sidewalk)	Local Residential	N/A	0.3	0.2 (min)	0.8	6:1	2.5:1	10:1	6.7:1

1. This is a guide – final design should have documentation to determine compliance with this table.
2. Light spacing and illumination levels may vary, subject to city approval, and in coordination with other streetscape elements.
3. IESNA refers to the Illuminating Engineering Society of North America recommendations for thoroughfare illumination.
4. These illumination targets do not indicate the lighting levels for intersections
5. Location 4 assumes light levels generated by lighting fixtures that will be installed in a future phase for the Hudson River Waterfront Walkway
6. All light levels shown assume a light loss factor of 72%

Peninsula at Bayonne Harbor D-14 Illumination Design Summary

August 2007

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KEY	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	LAMP MOUNTING HEIGHT	FIXTURE CATALOG NUMBER	LAMP WATTAGE	LAMP SOURCE	OPTICS	INITIAL LAMP LUMENS	POLE MANUF.	POLE DESCRIPTION	POLE CATALOG NUMBER	SUPPORT ARM MANUF.	SUPPORT ARM DESCRIPTION	SUPPORT ARM CATALOG NUMBER	ACCESORIES
A	COOPER LIGHTING	ARC GENERATION SERIES	SINGLE FIXTURE: CAST ALUMINUM BODY; INJECTION MOLDED ACRYLIC REFRACTOR; COLOR: BLACK	13'	ARC10MPW 33U0037	100W	METAL HALIDE	SINGLE TYPE III	8,500	VALMONT	Windsor Pole, 11' 6 1/2", Black	110636504V WA-DBL	N/A	N/A	N/A	N/A
B	COOPER LIGHTING	ARC GENERATION SERIES	SINGLE FIXTURE: CAST ALUMINUM BODY; INJECTION MOLDED ACRYLIC REFRACTOR; COLOR: BLACK	13'	ARC10MPW 55U0038	175W	METAL HALIDE	SINGLE TYPE V	12,000	VALMONT	Windsor Pole, 11' 6 1/2", Black	110636504V WA-DBL	N/A	N/A	N/A	N/A
**C	COOPER LIGHTING	ARC GENERATION SERIES	DOUBLE FIXTURE: CAST ALUMINUM BODY; INJECTION MOLDED ACRYLIC REFRACTOR; COLOR: BLACK	16'	ARC10MPW 55U0038	175W	METAL HALIDE	DOUBLE TYPE V	12,000	HADCO	Colgate 1 Pole, 14' 6", Black	SP5149B-A	HADCO	REGENCY II BRACKET 2 @ 180° BLACK	CA0179-A	PROVIDE DUPLEX RECEPTACLE
D	HADCO LIGHTING	LARGE TEARDROP	SINGLE FIXTURE: LARGE TEARDROP, 17'-6" LAMP MOUNTING HEIGHT, CAST ALUMINUM SEGMENTED BODY, POLISHED ALUMINUM REFLECTOR, ACRYLIC LENS. COLOR: BLACK	25'	S7259B-3-400H-A	400W	METAL HALIDE	SINGLE TYPE III	32,000	VALMONT	Tall Deco Fluted Pole, 25', BLACK	250045805V4 A-DBL	VALMONT	HADDONFIELD 4' ARM, BLACK	1PA0412B45A-DBL	N/A
E	HADCO LIGHTING	LARGE TEARDROP	DOUBLE FIXTURE: LARGE TEARDROP, 17'-6" LAMP MOUNTING HEIGHT, CAST ALUMINUM SEGMENTED BODY, POLISHED ALUMINUM REFLECTOR, ACRYLIC LENS. COLOR: BLACK	25'	S7259B-3-400H-A	400W	METAL HALIDE	DOUBLE TYPE III	32,000	VALMONT	Tall Deco Fluted Pole, 25', BLACK	250045805V4 A-DBL	VALMONT	HADDONFIELD 4' ARM, BLACK	1PA0412B45A-DBL	N/A

** Double fixtures mounted parallel to roadway

Manufacturers:

Cooper Lighting
1121 Hwy. 74 S.
Peachtree City, GA 30269
Phone: 770-486-4800

HADCO
100 Craftway
Littlestown, PA 17340
Phone: 717-359-7131

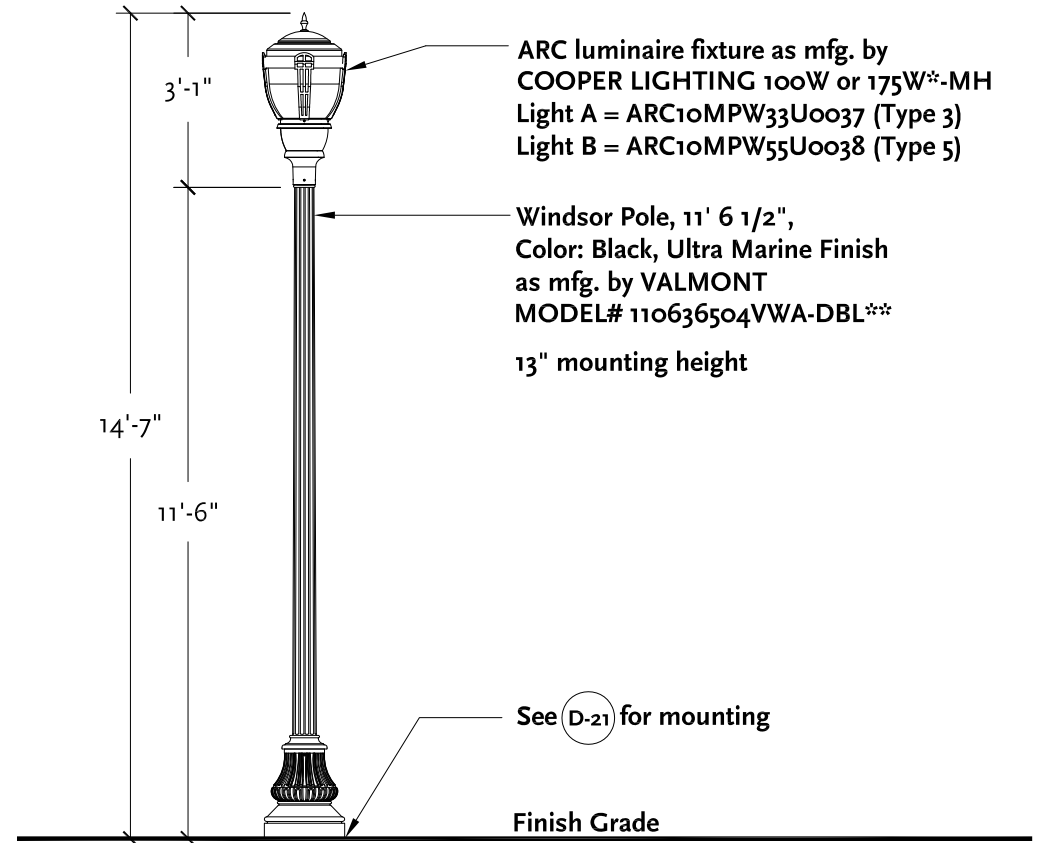
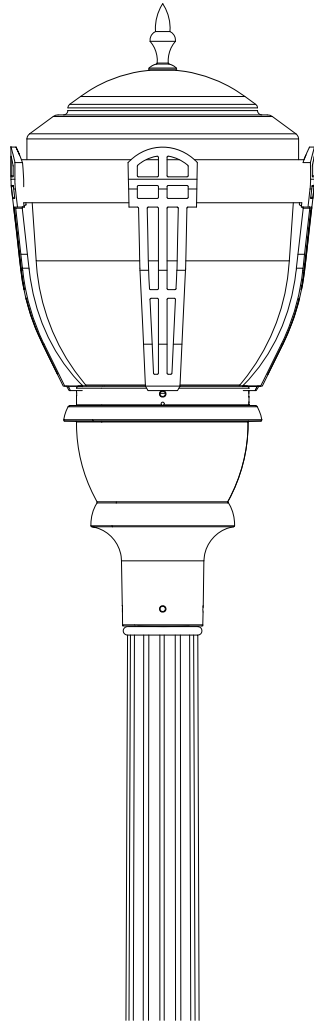
Valmont Industries Inc.
1 Valmont Plaza
Omaha, NE 68154-5215
Phone: 402-963-1000

Peninsula at Bayonne Harbor D-15 Thoroughfare Lighting Fixture Schedule

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* 175W fixtures may be used at intersections as necessary to achieve proper light levels.
** Duplex receptacles may be required at discretion of City of Bayonne or BLRA.

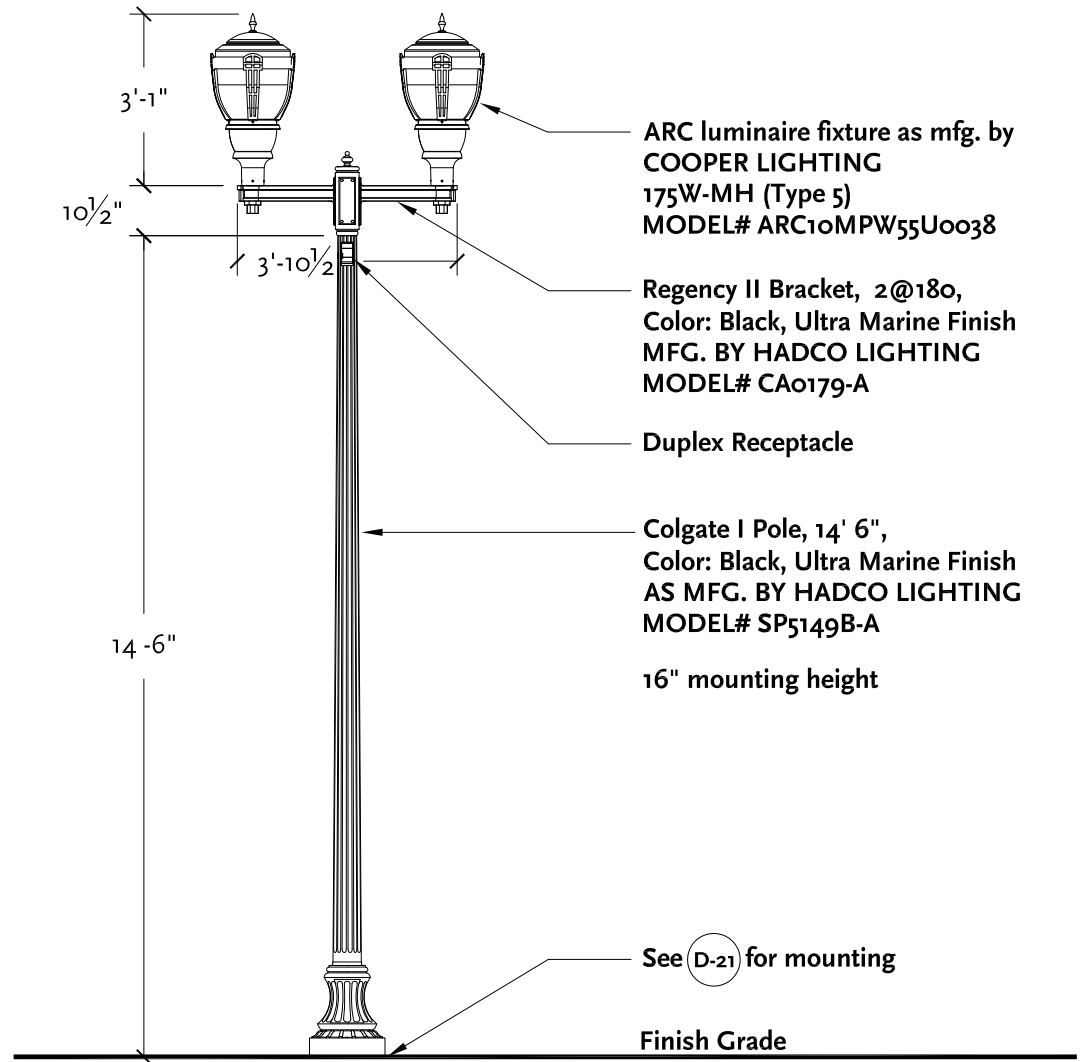
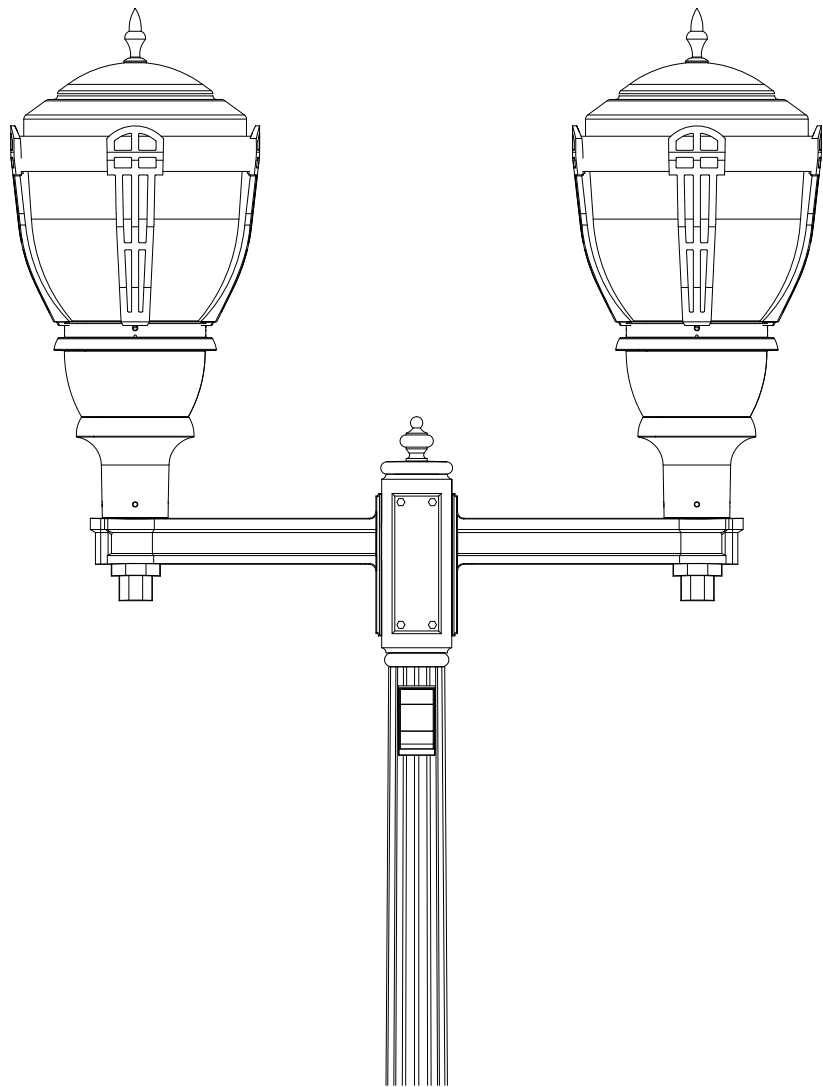
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Peninsula at Bayonne Harbor
D-16 Street Light A&B

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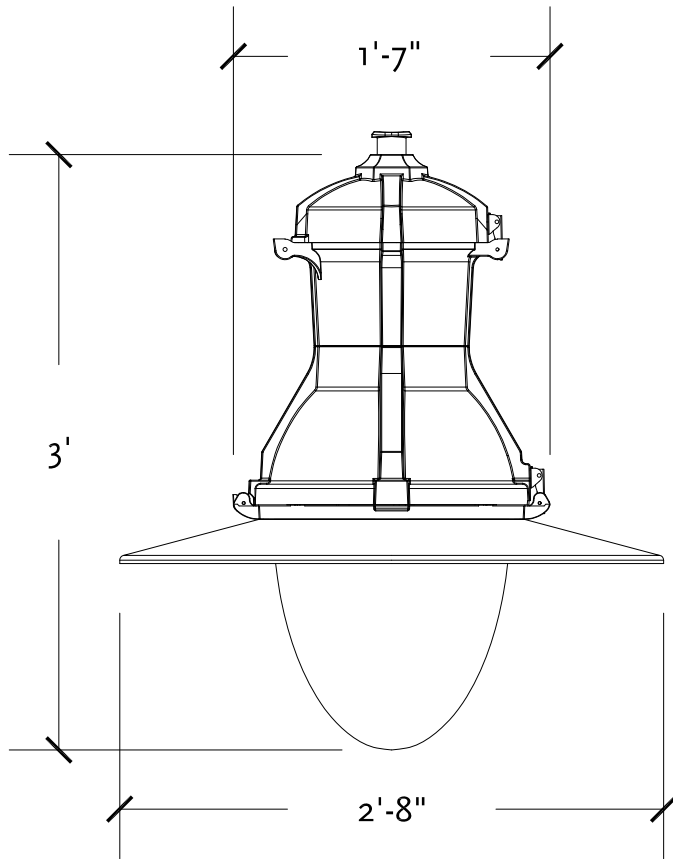
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Peninsula at Bayonne Harbor
D-17 Street Light C

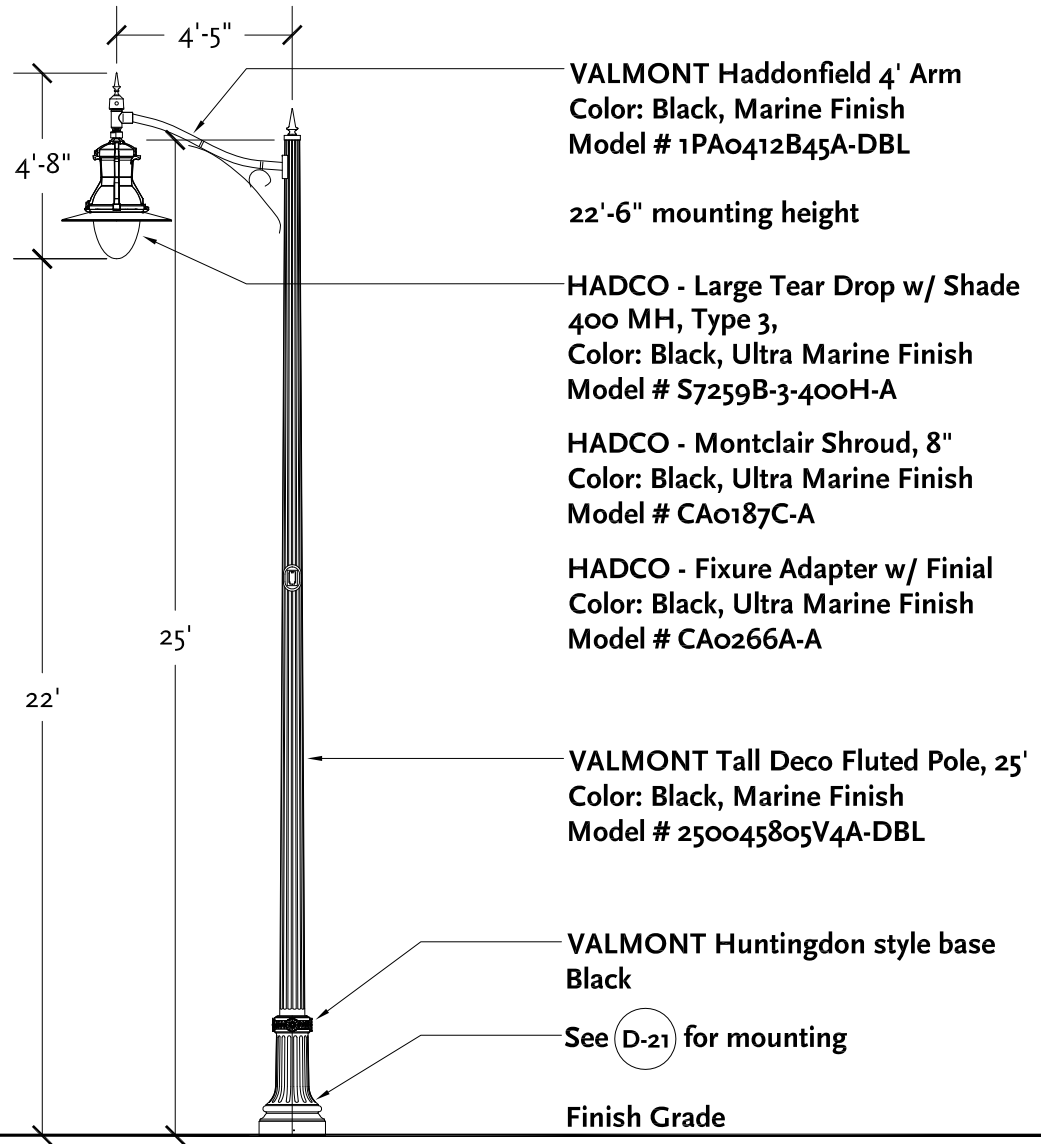
September 2007

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LARGE TEARDROP LUMINAIRE



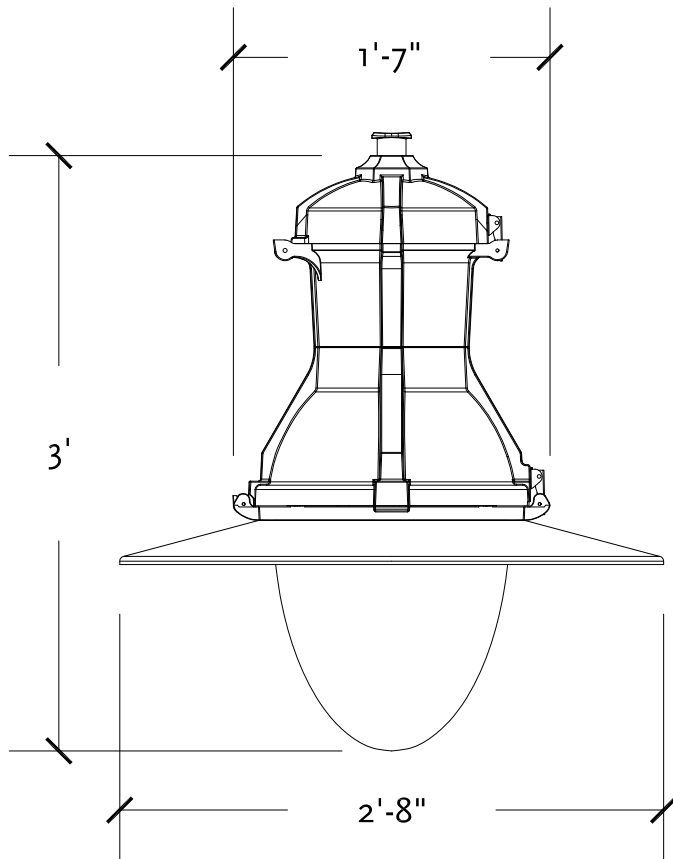
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**Peninsula at Bayonne Harbor
D-18 Street Light D**

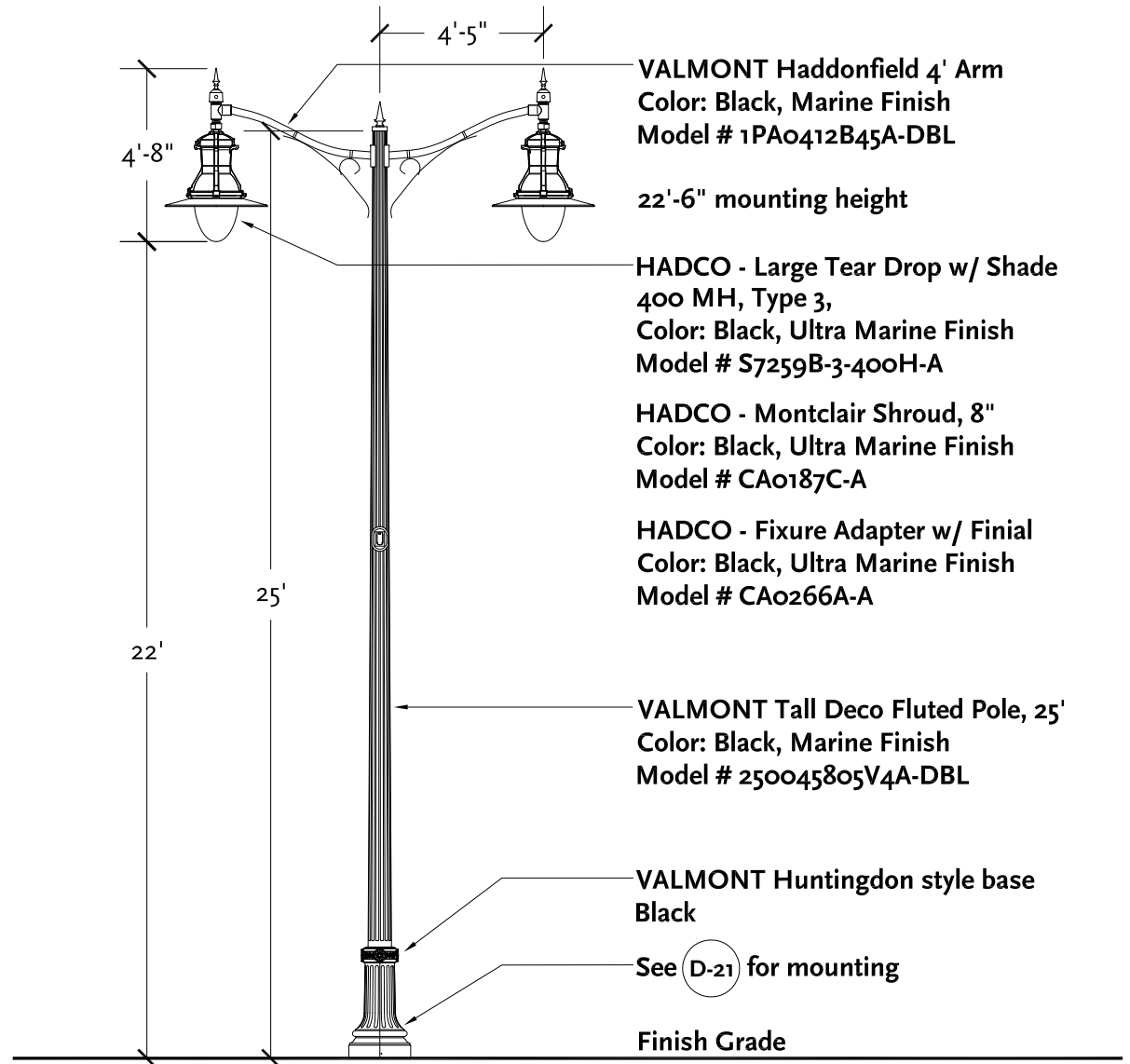
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LARGE TEARDROP LUMINAIRE



Scale = N.T.S.

**Peninsula at Bayonne Harbor
D-19 Street Light E**

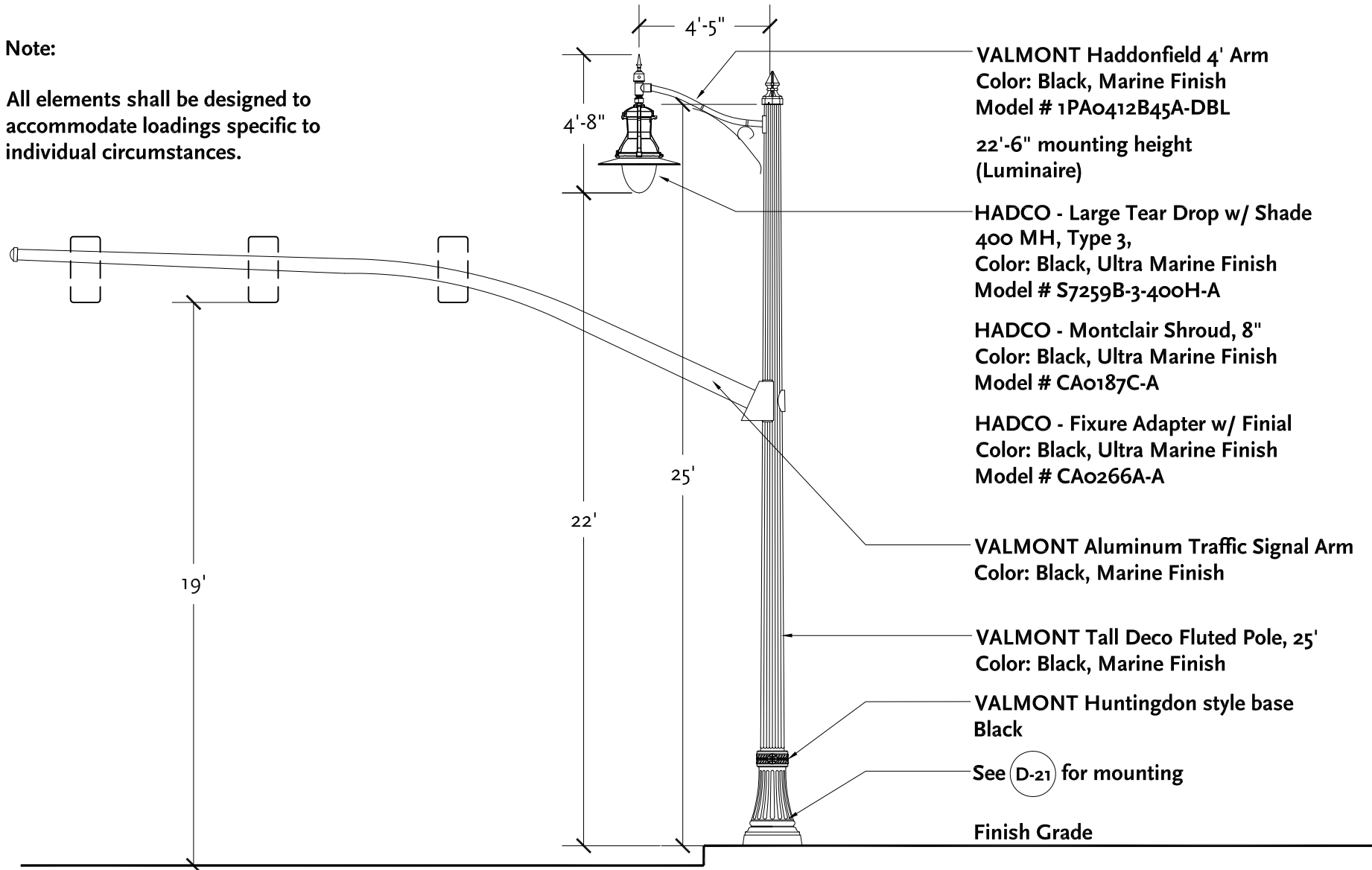
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Note:

All elements shall be designed to accommodate loadings specific to individual circumstances.



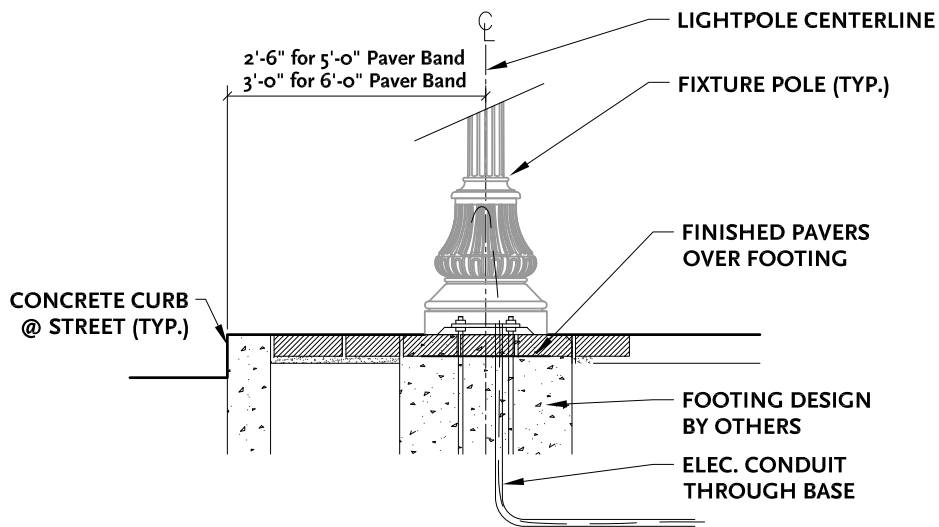
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Peninsula at Bayonne Harbor
D-20 Traffic Light

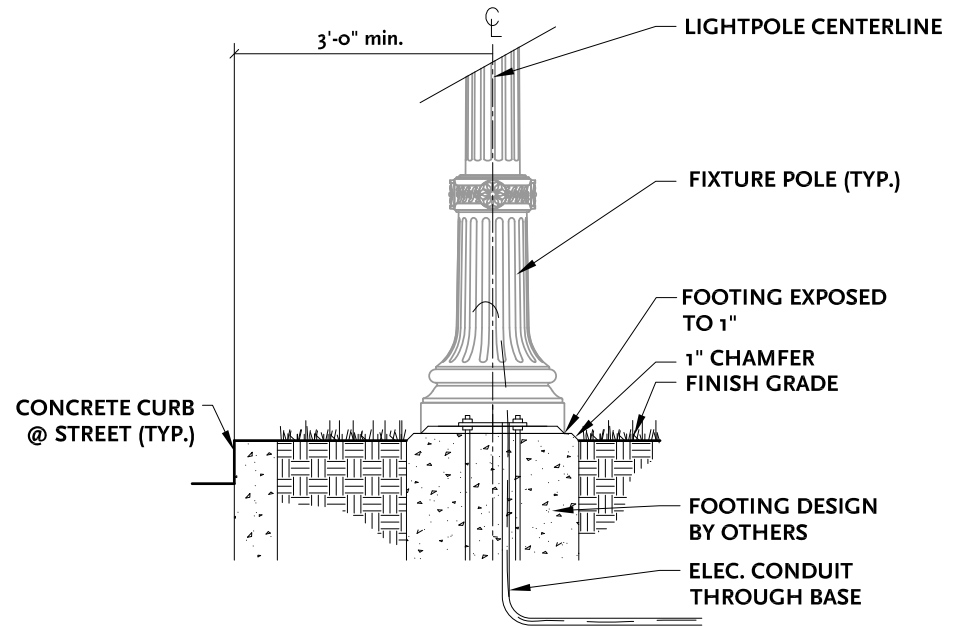
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1 LIGHT BASE ON PAVERS
D-21 N.T.S.



2 LIGHT BASE IN PLANTING AREA
D-21 N.T.S.

* THIS DRAWING DOES NOT INDICATE FOOTING DIMENSIONS

Peninsula at Bayonne Harbor D-21 Pole Light Bases

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Credits

Mayor Joseph V. Doria

City Council:

Vincent Lo Re, Jr., Council President/ At Large
Anthony Chiappone, Council Member At Large
Theodore Connolly, Council Member 1st Ward
John Halecky, Council Member 2nd Ward
Gary LaPelusa, Council Member 3rd Ward

Planning Board:

Gregory Roberts, Chairman
Theodore Garelick, Vice-Chairman
Stephen Gallo, Secretary
Mayor Joseph V. Doria, Jr., Member
Theodore Connolly, Member
Alice Lotosky, Member
Nicholas Mangelli, Member
Joseph Pineiro, Member
William J. Birtwistle, Member

John Fussa, PP, City Planner
Richard N. Campisano, Esq., Counsel
Lillian Glazewski, Land Use Administrator

Local Redevelopment Authority:

Howard Fitch, Chairman
Henry Sanchez, Vice Chairman
Hon. Vincent Lo Re, Jr., Commissioner
James Pelliccio, Commissioner
Nicholas J. Mangelli, Commissioner
Marguerite Baber, Commissioner

Nancy A. Kist, Esq. Executive Director
Marie Boyle, Deputy Executive Director
Daniel P. Kurtz, Deputy Executive Director
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Consultants

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Ehrenkrantz Ecstut & Kuhn
DMJM + Harris
Edwards & Kelcey
Lynch, Giuliano and Associates