Land Use Review Application

Department of City Planning 120 Broadway, 31st floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

New York City Department of Correction
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

75-20 Astoria Boulevard
STREET ADDRESS

East Elmhurst | **NY** | **11370**
CITY | STATE | ZIP

718 | **546-0700** | **718 546-5420**
AREA CODE | TELEPHONE # | FAX#

Howard J. Fiedler, AIA
APPLICANT'S PRIMARY REPRESENTATIVE

New York City Department of Correction
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

75-20 Astoria Boulevard
STREET ADDRESS

East Elmhurst | **NY** | **11370**
CITY | STATE | ZIP

718 | **546-0700**
AREA CODE | TELEPHONE # | FAX#

* **List additional applicants below:**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

Philip Habib & Associates (Planners & Engineers) | **212 929-5656** | **212 929-5605**
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) | TELEPHONE # | FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

White Street
STREET ADDRESS

White Street City Map Change
PROJECT NAME (IF ANY)

White Street between Centre Street and Baxter Street
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-4
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12b
ZONING SECTIONAL MAP NO(S).

Block 167, Lot 1; Block 198, Lot 1 | **Manhattan** | **1**
TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☑ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See Attached Description.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☑	CHANGE IN CITY MAP……MM	$
☐	ZONING MAP AMENDMENT……ZM	$
☐	ZONING TEXT AMENDMENT…… ZR	$
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION……ZA	$
☐	ZONING CERTIFICATION……ZC	$
☐	PUBLIC FACILITY, SEL../ACQ…....PF	$
☐	DISPOSITION OF REAL PROP……..PP	$
☐	URBAN DEVELOP=T ACTION……HA	$
☐	URBAN RENEWAL PROJECT……..*	$
☐	HOUSING PLAN & PROJECT……*	$
☐	FRANCHISE……..*	$
☐	REVOCABLE CONSENT……*	$
☐	CONCESSION……..*	$
☐	LANDFILL……..*	$
☐	OTHER (Describe)	$

☐ MODIFICATION $

☐ FOLLOW-UP APPLICATION NO. $

☐ RENEWAL APPLICATION NO. $

☐ OTHER SPECIFY $

TOTAL FEE (For all actions) $ **0**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☑ **Applicant is a City Agency**

Has pre-application meeting been held? ☐ NO ☑ YES

If yes **P. Montgomery** (DCP Office/Representative) **Oct. 12, 2018** (Date of meeting)

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **New York City Department of Correction** CEQR NUMBER **18DOC001Y**

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____ Date determination was made: _____

☑ TYPE I } Has EAS been filed? Yes ☑ No ☐

☐ UNLISTED } If yes, Date EAS filed: **August 6, 2018**

Has CEQR determination been made? Yes ☑ No ☐

If yes, what was determination? Negative Declaration ☐ CND ☐ Positive Declaration ☑ } Date determination made: **August 6, 2018** (Attach Copy)

If Positive Declaration, has PDEIS been filed? **No**

Has Notice of Completion (NOC) for DEIS been issued? **No** If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? **No** If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☑

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
See attached list			

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A			

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

Zoning text amendment; special permit; site selection-public facility

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Howard J. Fiedler, Director of Design Unit — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Howard J. Fiedler 1/29/2019 — SIGNATURE OF APPLICANT DATE

New York City Department of Correction — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

7. Related Actions by City Planning

LIST ALL OR CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE

Application No.	Description/Disposition/Status	Cal. No.	Date
CP-1062	City Map Change (Baxter Street Widening)	3	Nov. 27, 1940
C 820687 PSM(A)	New Detention Facility (now MDC North)	1	Oct. 4, 1982
C 850058 GFM	Revocable Consent (bridge over and across White Street)	38	Jan. 30, 1985
C 850059 GFM	Revocable Consent (tunnel under and across White Street)	39	Jan. 30, 1985

City Map Change . . . . . MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW…….☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE

2. ELIMINATE EXISTING…… ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE

3. CHANGE EXISTING STREET…….. ☒ WIDTH ☒ ALIGNMENT ☒ GRADE

4. EASEMENT
Delineate New.....☐ Remove Existing…….☐ Modify Existing……. ☐

5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY .....☐

Zoning Map Change . . . . . ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

CHANGE #1	FROM:	_____ EXISTING	TO:	_____ PROPOSED
CHANGE #2	FROM:	_____ EXISTING	TO:	_____ PROPOSED
CHANGE #3	FROM:	_____ EXISTING	TO:	_____ PROPOSED
CHANGE #4	FROM:	_____ EXISTING	TO:	_____ PROPOSED
CHANGE #5	FROM:	_____ EXISTING	TO:	_____ PROPOSED

Zoning Text Amendment . . . . . ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE

Land Use Review Application (LR) .....Item 2. Site Data

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
Block 167	Lot 1	125 White St., full range: 115-133 White St. 92-132 Centre St., 48-82 Baxter Street St., 1 Hogan Pl.
Block 198	Lot 1	124 White St., full range: 116-136 White St., 84-94 Baxter St., 134-142 Centre St.

Borough-Based Jails Project-Manhattan
White Street City Map Change

LR Item 3
Description of Proposal (Revised March 21, 2019)

Introduction

The New York City Department of Correction ("NYCDOC"), on behalf of the City of New York, is seeking an amendment to the City Map involving the elimination, discontinuance and closing (hereafter the "demapping") of a volume of a portion of the one-block long segment of White Street, which is also designated John J. Clavin Place,[1] between Centre Street and Baxter Street in Manhattan Community District (CD) above and below vertical limiting planes (hereafter the "new street volume") and a narrowing of the right-of-way from 50 to 35 feet. The new street volume will be located within a portion of the existing White Street right-of-way. These two changes are referred to as the "city map change" and the property affected by the city map change is referred to as the "proposed project area."

The city map change will help to facilitate the development of the proposed Manhattan Borough-Based Jail, a new detention center with accompanying support services, accessory parking, and neighborhood-oriented retail and community facility uses, (hereafter the "proposed project") on a site assemblage consisting of the spaces above and below the new street volume and two adjoining City-owned properties, including the site currently occupied by the Manhattan Detention Complex South Tower (MDC South) at 125 White Street (Block 167, part of Lot 1) and the site currently occupied by the Manhattan Detention Complex North Tower (MDC North) at 124 White Street (Block 198, Lot 1).

Demapping Area

The White Street demapping area is a 50-foot wide right-of-way extending on an east-west alignment. The northern and southern street lines are parallel. However, as the bounding streets, Centre Street and Baxter Street, follow slightly differing alignments, the demapping area's eastern and western limits are not parallel and the demapping area is a trapezoid. The northern street line is approximately 221.31 feet long and the southern street line is approximately 224.08 feet long. The demapping area covers approximately 11,037.1 sf. It currently operates one-way westbound and includes approximately 56 perpendicular parking spaces for authorized vehicles. The existing street treatment is a "shared-street" in which the parking spaces occupy the outer portions of the right-of-way and in the center there is a lane with pavers that is used by pedestrians and vehicles. Although the street is open to through traffic, most of the vehicles traveling on it are those parking there. The street separates MDC South and MDC North, though there is a bridge above and a tunnel below the street connecting the buildings (these are pursuant to Revocable Consents).

[1] The block of White Street between Centre Street and Baxter Street (proposed project area) is also designated John J. Clavin Place, in honor of a former Department of Correction employee. This designation does not apply to White Street west of Centre Street. Reflecting common usage, hereafter this document refers to it as White Street.

New Street Volume

With the elimination, discontinuance and closing (hereafter the "demapping") of a volume of a portion of White Street and a narrowing of the right-of-way, the street will have a mapped width of 35 feet and will be a volume of space above a vertical limiting plane at elevation 11 above the Borough of Manhattan vertical datum (+12.652 North American Vertical Datum of 1988) and below a vertical limiting plane at elevation 47.20 above the Borough of Manhattan vertical datum (+48.852 NAVD88). This volume provides a minimum of 30 feet of vertical clearance above the legal grades of White Street and a minimum of 1 foot of vertical clearance below the legal grades of White Street. Overall, the street volume will have a vertical height of 36.2 feet; it should be noted that the legal grades of White Street range in elevation, reflecting the sloped grade of the street. With this change, White Street will be located within the footprint of the existing 50-foot wide street, but the existing and proposed rights-of-way follow slightly different alignments. The new White Street right-of-way covers an area of approximately 7,756.8 square feet (sf) at ground level. It will function as a pedestrian only street; vehicular access will not be permitted.

Proposed Project

This mapping action and separate, but related, land use actions (public facility-site selection, zoning text amendment, approval of a special permit, and acquisition of a commercial leasehold) are intended to facilitate the proposed project. It will be an approximately 1,437-bed jail, developed as part of the broader Borough-Based Jail plan. It will be an approximately 1,150,000-zoning-square-foot (zsf) building and will be up to approximately 453.43 feet above the average curb level (roof height; approximately 493.43 feet tall with mechanical bulkhead and other rooftop equipment). It will include approximately 20,000 sf of ground floor retail and community space and below-grade accessory parking for approximately 125 authorized vehicles.

The existing Manhattan Criminal Court Building at 100 Centre Street is located immediately south of and is connected to MDC South at the building base and via upper level bridges, providing secure passage between the two facilities. Connection(s) of a similar type will link the court building and the proposed Manhattan Borough-Based Jail. As such, the proposed project will have direct access to the Manhattan Criminal Court Building, allowing the movement of detainees and DOC staff between the two facilities within a secure enclosed environment.

As viewed in plan, the footprint of the proposed project will fully cover the project site, but at grade it will include an approximately 35- to 40-foot wide, 30- to 55-foot tall public pedestrian arcade, centered around the new street volume. This passageway will be covered by the building above, extending the full width of the block between Center and Baxter streets, and will be unenclosed at the portals and publicly accessible at all times. It will include lighting and other amenities. There will be pedestrian access to the retail and community facility spaces from the pedestrian arcade. The purpose of this pedestrian arcade is to preserve east-west access through the Manhattan Civic Center, connecting Chinatown on the east and Tribeca on the west. In addition to the mapping of the new street volume, this space also will be defined within a related special permit application as a volume co-extensive with the new street volume that will remain open with no encroachment by the building.

All existing below-grade utility infrastructure will be removed from the bed of White Street to facilitate the construction of cellar space including the accessory parking. The existing utilities in

the demapping area serve the MDC North and South Towers, which will be replaced by the proposed project. Utility connections and other public infrastructure will remain available to the project site from both Centre and Baxter streets.

The proposed project is the result of a mayoral priority and NYCDOC's desire to establish and maintain borough-based detention facilities in The Bronx, Brooklyn, Manhattan, and Queens. Through a Master Plan process, these stakeholders identified the opportunity for the project site to address the need for more efficient detainee operations, enhanced connectivity to the community, and a seamless integration with justice services.

Vehicular access and egress for the Manhattan Borough-Based Jail's on-site parking garage will be provided via a midblock curb cut on Baxter Street, loading and vehicular transport of detainees will be made via a sallyport entered from a midblock curb cut on Centre Street and exited via a curb cut on Baxter Street. The sallyport curb cut on Baxter Street will be aligned with Bayard Street, a one-way eastbound street extending from Baxter Street into Chinatown. These sallyport curb cuts will be in the same general location as the existing ones used for MDC South. Pedestrian access points will include separate visitor and staff entrances on Centre Street and the retail and community facility storefronts facing onto the White Street pedestrian corridor and Baxter Street.

Existing Conditions

Description of Proposed Project Area

White Street is a minor local street in the Lower Manhattan irregular grid. It extends approximately eight blocks as a one-way westbound street through the Manhattan Civic Center and Tribeca from Baxter Street on the east to West Broadway on the west.

The block-long segment of White Street affected by this application has several distinctive characteristics that are unusual for a mapped street. At the eastern and western ends of the block, hexagonal pavers used for the Centre Street and Baxter Street sidewalks adjacent to MDC North and South extend through the White Street right-of-way as a continuation of the sidewalk treatment. As such these sidewalk extensions into the White Street right-of-way, though flush with Centre Street and Baxter Street roadways, make White Street visually comparable to a private driveway rather than a public street. The hexagonal pavers are also used for the northern perpendicular parking lane, while the southern perpendicular parking lane and the central travelway, which is shared by vehicles and pedestrians, uses rectangular pavers. There is a concrete strip separating the two types of pavers but it is flush with the street surface, i.e., there are no curbs within the street right-of-way. Furthering the physical integration of White Street into the NYCDOC facility, the pavers extend from White Street and the bounding public sidewalks into the NYCDOC properties (the MDC North and South Towers are setback several feet from the mapped line of White Street). As a result, although vehicles may use the street for through travel, very few do so.

Description of Blocks Bounding the Proposed Project Area

The block south of the proposed project area is roughly rectangular-shaped and bound by White Street to the north, Baxter Street to the east, Hogan Place to the south, and Centre Street to the west. It is occupied by the existing Manhattan Criminal Court building at 100 Centre Street on the

south, facing Hogan Place, and MDC South at 125 White Street, on the north facing White Street. The two buildings were designed and constructed as a combined complex and opened in 1941. The Manhattan Criminal Court Building houses courtrooms, offices, and related functions, including the primary office of the Manhattan District Attorney. It is 17 stories and built to the street lines of Hogan Place and Baxter Street with three wings extending from Baxter Street to a point close to the street line on Centre Street and two recessed sections set back from Centre Street between the wings. There are ground level and aerial connections to MDC South on the building's north side. The primary address of the building is 100 Centre Street, although it is known by other addresses including 48-82 Baxter Street, 92-132 White Street, and One Hogan Place and was formerly known as 155 Leonard Street. MDC South, a 13-story building, was previously known as the Manhattan House of Detention. It was closed in 1974 and reopened in 1983, following renovations. It is informally known as "The Tombs," a name originating with a previous detention facility located nearby.[2]

The block north of the proposed project area is roughly rectangular-shaped and bound by White Street to the south, Centre Street to the west, Walker Street to the north, and Baxter Street to the east. The southern part of this block is occupied by MDC North, a 14-story building facing onto White Street, and the northern part of the block is occupied by Everlasting Pine, a 13-story mixed-use building at 96 Baxter Street/125 Walker Street. MDC North, a detention facility which also includes ground floor retail along Centre and Baxter streets, was completed in 1990. As noted above, MDC North is connected to MDC South via a bridge above and a tunnel below White Street. The primary address of the building is 124 White Street, although it is known by other addresses including 84-94 Baxter Street, 134-142 Centre Street and 116-136 White Street. The mixed-use building, called both Everlasting Pine and its Cantonese equivalent, Chung Pak, contains 88 senior citizen affordable housing units in a tower atop a three-story podium with commercial and community facility uses including ground floor retail space. It was completed in 1993 and was planned in coordination with the development of MDC North.

Collectively, MDC North and MDC South house approximately 435,000 gsf of court and detention center uses and approximately 898 beds for men in detention, most of them undergoing the intake process or facing trial in Manhattan.

Area Description

The proposed development site is located within a C6-4 District. This C6-4 district extends further south covering other civic buildings. Other nearby zoning districts include the C6-1 commercial district to the east and C62-A and C6-4A to the west.

The proposed project area is located within the Manhattan Civic Center. Civic Centers are generally characterized by large institutional buildings housing government uses, minimal or no other types of uses, superblocks, and wide bounding streets or public open spaces separating them from adjoining neighborhoods and business districts. In this case, the Manhattan Civic Center borders the Tribeca and Chinatown neighborhoods. While the Civic Center is dense with taller buildings, Chinatown has a finer, smaller scale. Tribeca has many tall buildings as well, although

[2] The original Tombs, also known as the Halls of Justice, was opened in 1838 and replaced by a new building, also known as The Tombs, in 1902. The former Tombs site, the block bound by Franklin Street, Centre Street, Leonard Street and Lafayette Street, is now occupied by Collect Pond Park.

located within a more standard street grid. The major commercial corridors in the area are Canal Street and Worth Street.

Broadly defined, the Manhattan Civic Center is situated in a multi-block area enclosed by man-made boundaries including Centre Street, Broadway, and Lafayette Street to the west, Walker Street to the north, Baxter Street and Pearl Street to the east, and Park Row and the Brooklyn Bridge approach to the south. Besides MDC North and South, it is home to numerous federal, state, and city public facilities including City Hall, the David N. Dinkins Municipal Building, Board of Education headquarters at Tweed Courthouse, New York Police Department (NYPD) headquarters, Department of Buildings headquarters, the Health Building, Hall of Records/Surrogate Court, Manhattan Criminal Court, the New York County Supreme Court, three federal office buildings, two federal courthouses, Metropolitan Correctional Center, and the U.S. Court of International Trade.

There are a number of public open spaces located in close proximity to the proposed project area, including the 3.2-acre Columbus Park, the 1.9-acre Thomas Paine Park, and the 1.0-acre Collect Pond Park. Also within the Manhattan Civic Center are the 8.8-acre City Hall Park and the 6.6-acre African Burial Ground National Monument.

The area is very well-served by public transit, including five subway stations and eight subway lines. These include the Canal Street station at Broadway that is served by the N, Q, R, and W lines; the Canal Street station at Lafayette Street that is served by the 6 line and 4 line (late-night only); the Canal Street station served by the J and Z lines; the Brooklyn Bridge-City Hall station that is served by the 4, 5, 6, J, and Z lines; and the City Hall station that is served by the R and W lines and the N line (late night only). MTA bus routes with stops within or near a quarter mile radius include the M103, BxM18, X1, X10, X11, X12, X17, X17A, X19, X27, and X28 and one NJ TRANSIT operated route, the 120.

Background, Purpose and Need

The demapping of a volume of a portion of White Street above and below vertical limiting planes and narrowing the right-of-way located within a portion of the existing street will help to facilitate the development of the proposed project, including building space located above and below the new street volume, and preserve public pedestrian access through the project site.

As White Street will be open to pedestrian traffic at grade and existing vehicular traffic on White Street is negligible, the White Street city map change is intended to avoid any impacts on traffic and pedestrian conditions on White Street and in the surrounding communities.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

06-28-2018 C 180170 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

	8b	8d
	12a	12c
	12b	12d

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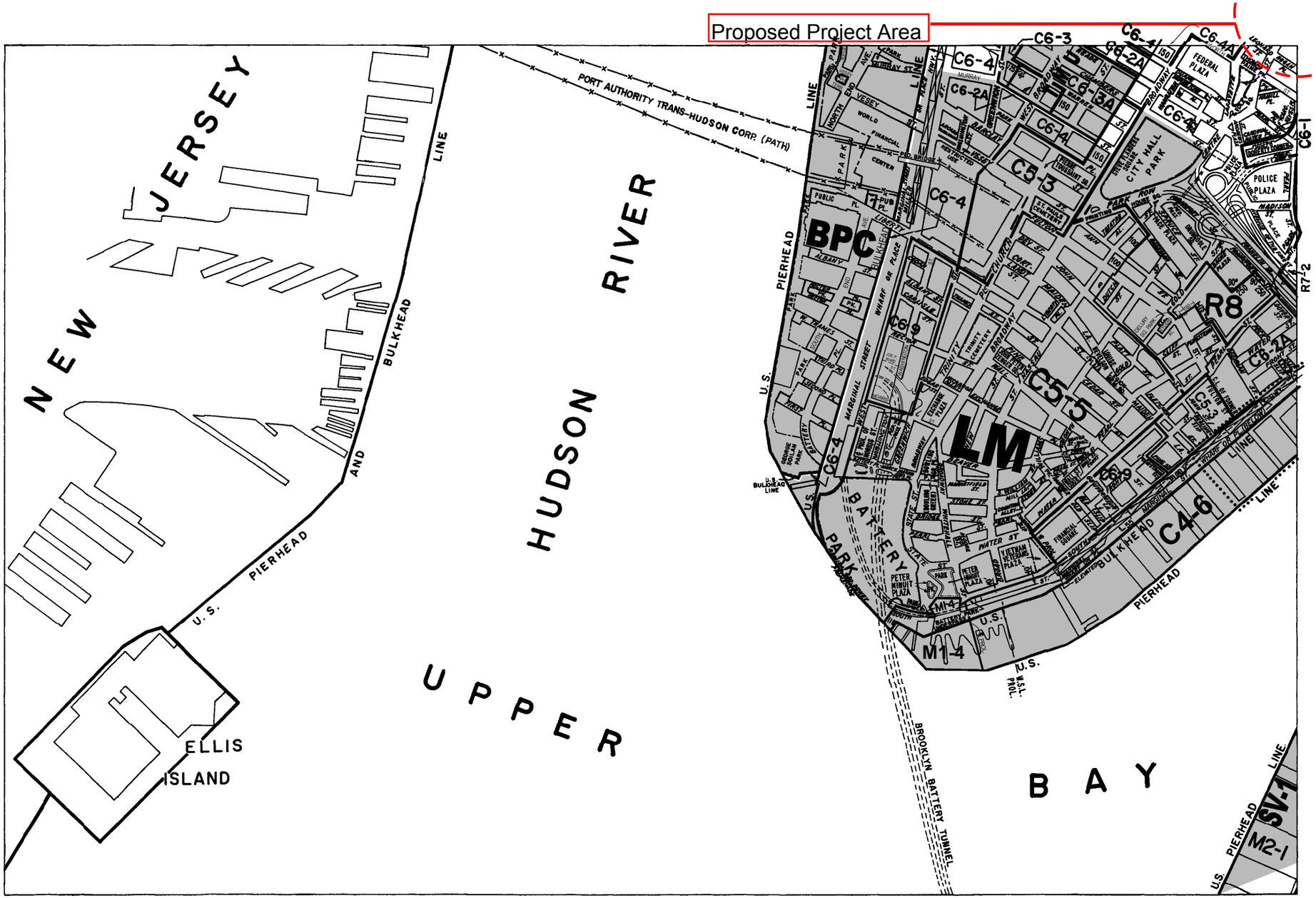
ZONING MAP **12a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

03-20-2013 C 130052 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

N

	12a	12c
	12b	12d
	16a	16c

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ZONING MAP **12b**

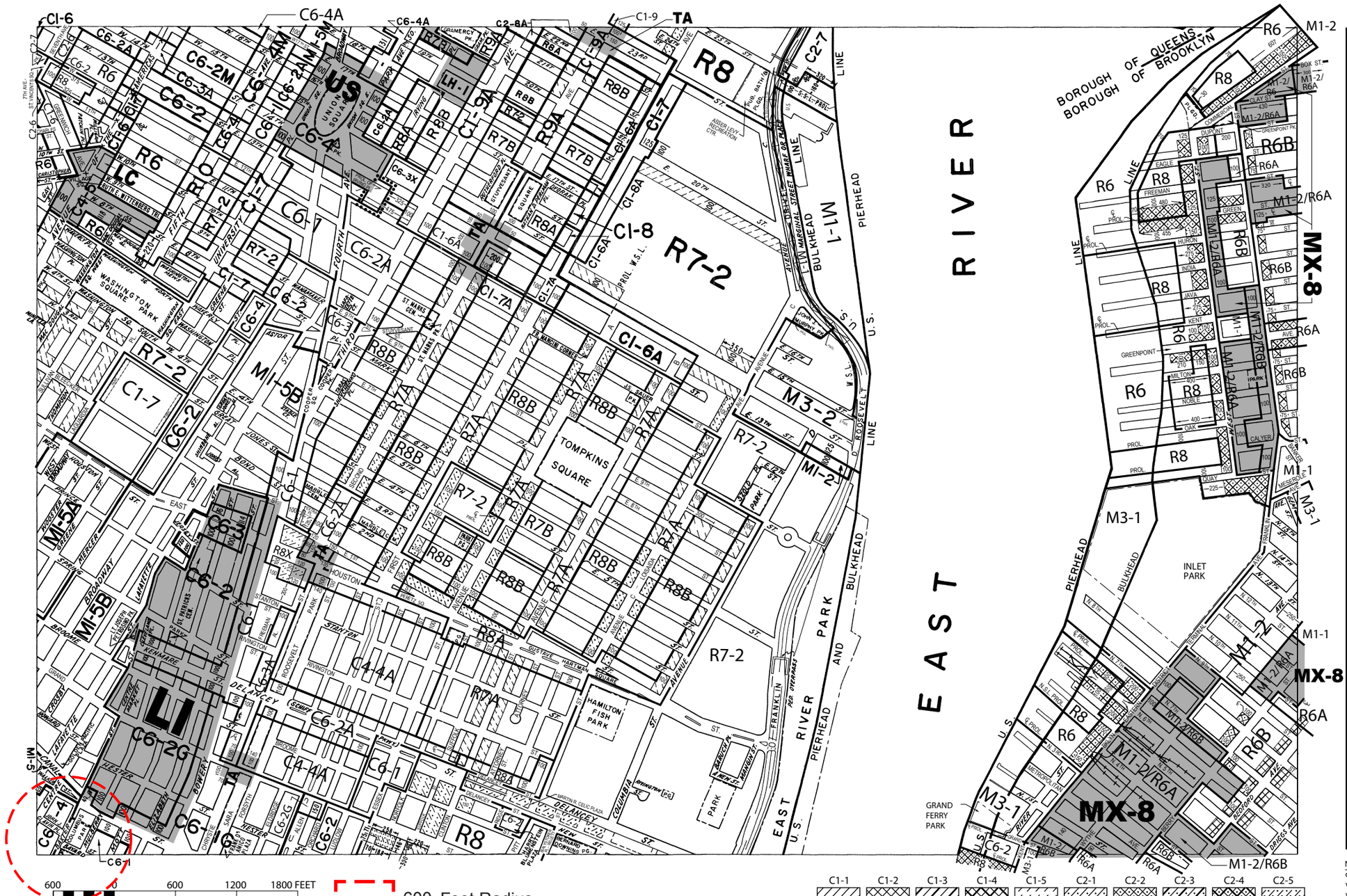
600 0 600 1200 1800 FEET

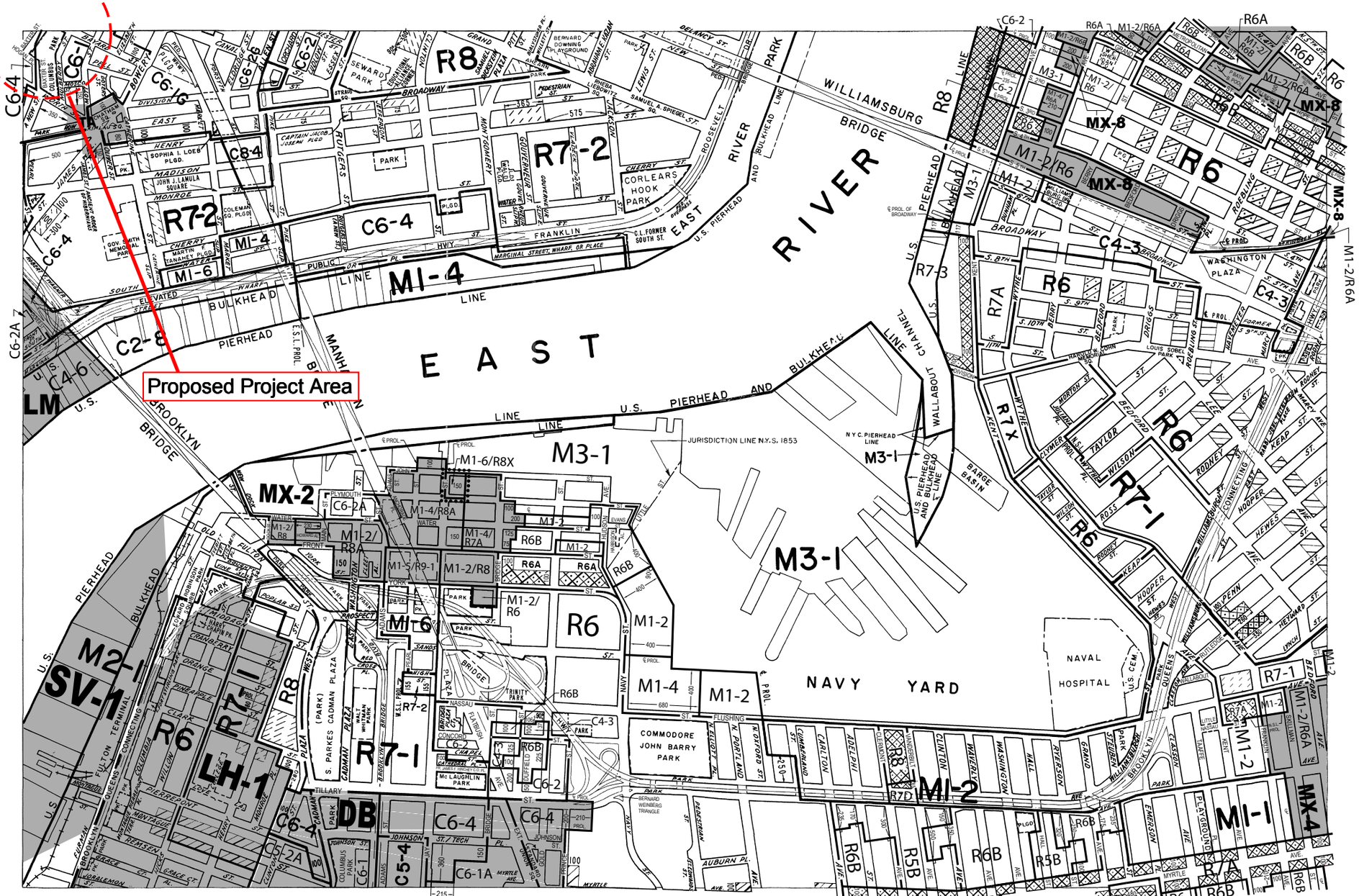
600-Foot Radius

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.


C1-6
C6-4A
C6-4A
C2-8A
C1-9
TA
R8
R7-2
R7-1
R6
R6
R6



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

12–20–2018 C 180344 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12a	12c	13a
12b	**12d**	13b
16a	16c	17a

N

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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 12d

NYC Finance

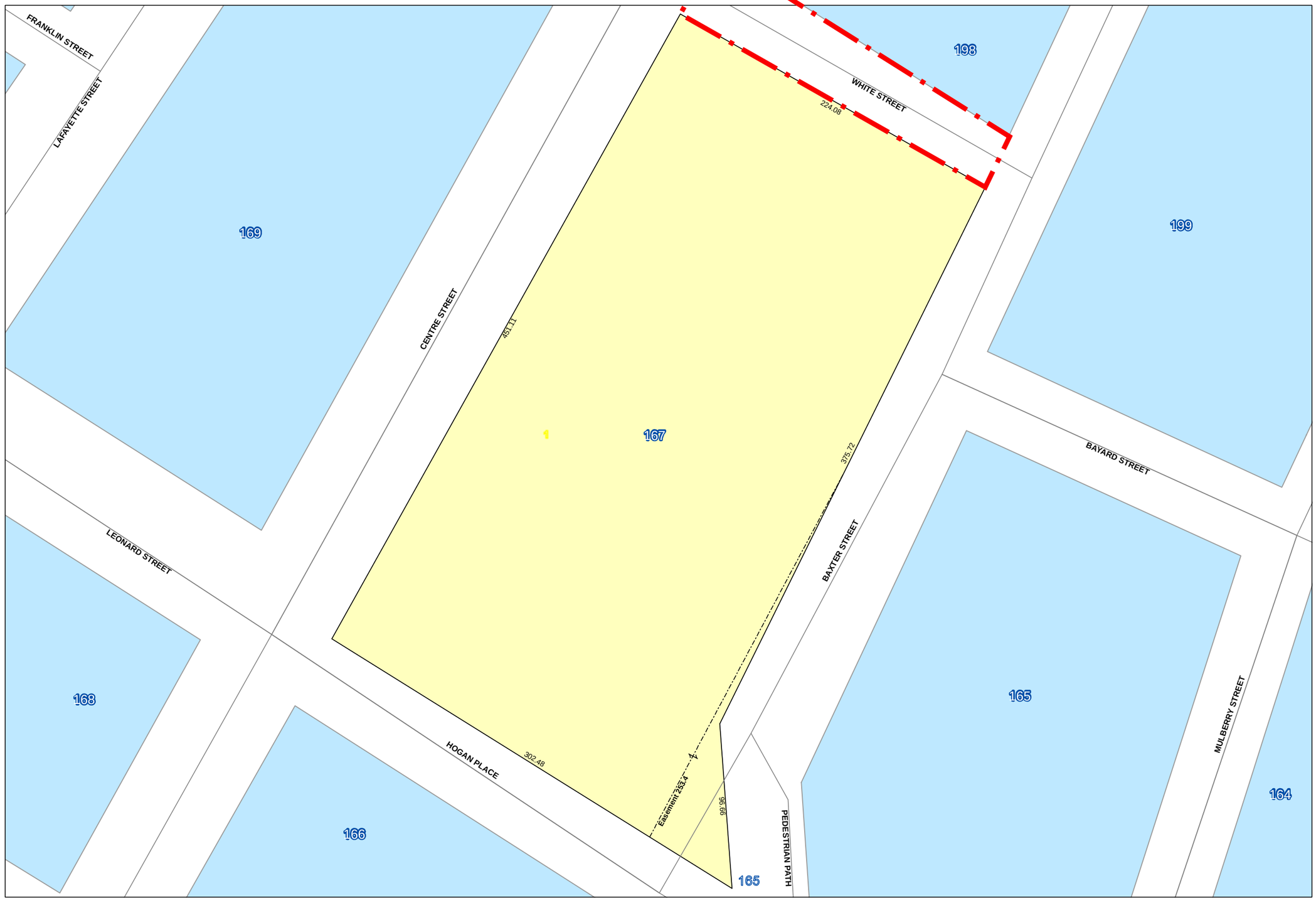
NYC Digital Tax Map

Effective Date : 12-29-2017 17:52:09
End Date : Current

Manhattan Block: 167

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Project Area Boundary



Feet
0 5 10 20 30 40

FINANCE NEW YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 11:25:36
End Date : Current

Manhattan Block: 198

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Project Area Boundary

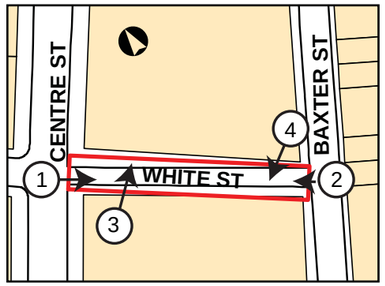




1) Looking east at White Street from the corner of White Street and Centre Street



3) Looking northeast on White Street towards the corner of White Street and Baxter Street



Photos Taken Dec. 17, 2018



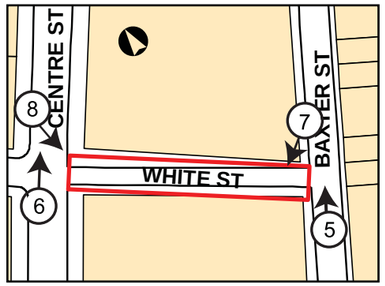
2) Looking west at White Street from the corner of White Street and Baxter Street



4) Looking southwest on White Street towards MDC South



5) Looking north on Baxter Street towards White Street



Photos Taken Dec. 17, 2018



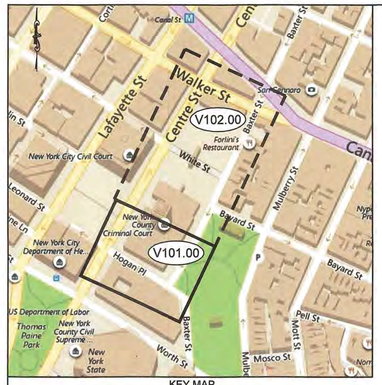
6) Looking north on Centre Street from the corner of White Street



7) Looking southwest towards White Street from Baxter Street



8) Looking southeast towards White Street from Centre Street



KEY MAP
SCALE: 1"=250'
BING MAPS IMAGE

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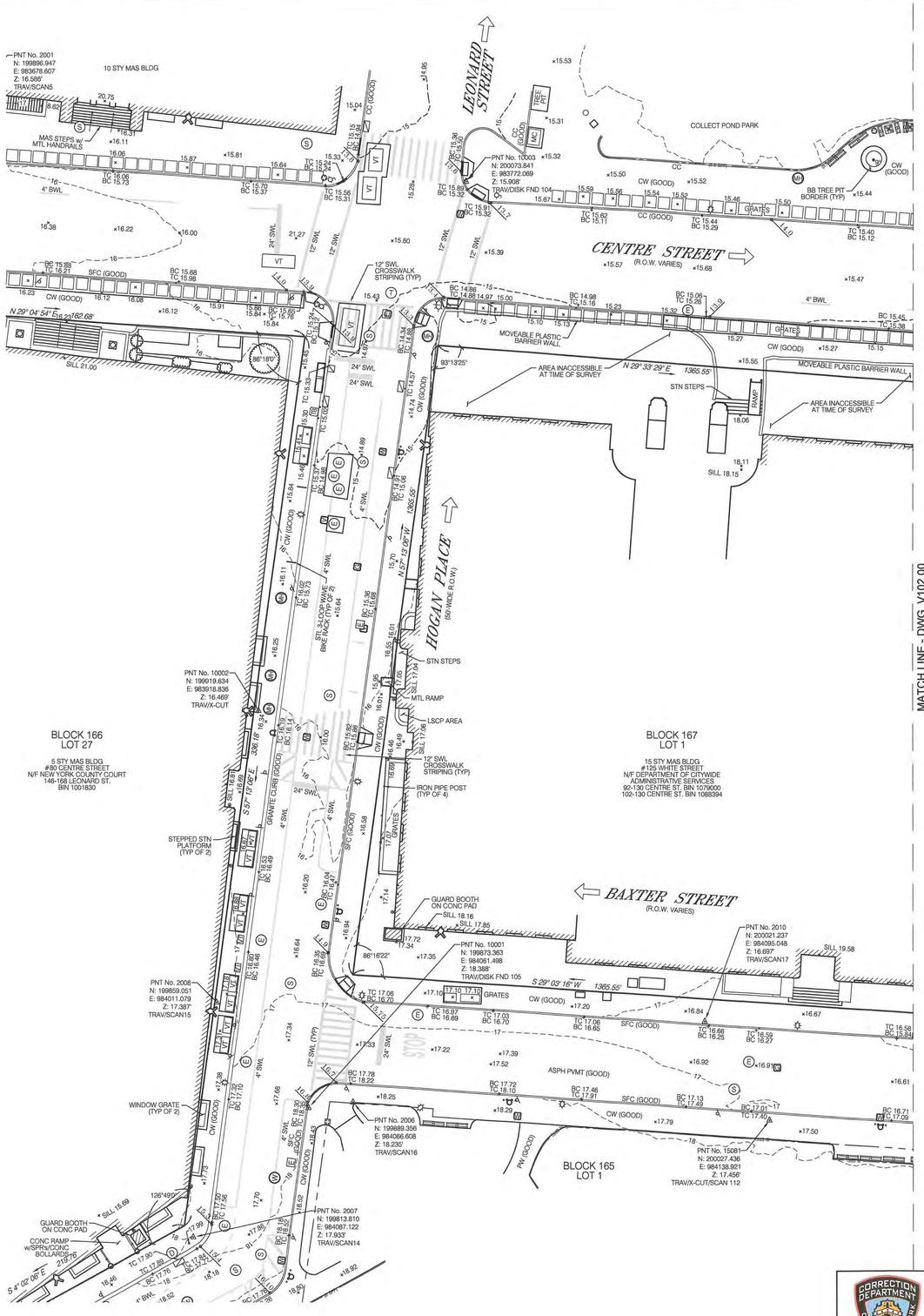

SITE SYMBOL LEGEND

- MH - UNKNOWN MANHOLE
- D - STORM DRAIN MANHOLE
- E - ELECTRIC MANHOLE
- DRAIN
- E - ELECTRIC MANHOLE (SQUARE)
- S - SEWER MANHOLE
- W M - WATER MANHOLE
- T - TELEPHONE MANHOLE
- F - FIRE MANHOLE
- GV - GAS VALVE
- WV - WATER VALVE
- UV - UNKNOWN VALVE
- E - ELECTRIC BOX
- TELECOMMUNICATION BOX
- TS - TRAFFIC SIGNAL BOX
- TV - CABLE TV BOX
- TB - PUBLIC TELEPHONE
- FB - FIRE BOX
- CATCH BASIN
- STORM INLET
- DRAIN
- FIRE HYDRANT
- FIRE STANDPIPE
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- CCTV SECURITY CAMERA
- TREE (W/ DBH)
- STUMP
- MB - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- BENCH (VARIES)
- GAME TABLE
- 16.16 - LEGAL GRADE

FEATURE ABBREVIATIONS

A/C	AIR CONDITIONING	FLR	FLOOR
APPROX	APPROXIMATE	FND	FOUND
ASPH	ASPHALT		
AW	ASPHALT WALK	GC	GRANITE CURB
		GF	GARAGE FLOOR
BC	BOTTOM OF CURB	GRT	GRATE
BIN	BUILDING IDENTIFICATION NUMBER	HT	HEIGHT
BLDG	BUILDING		
BLK	BLOCK	ID	IDENTIFICATION
BMT	BROOKLYN-MANHATTAN TRANSIT CORPORATION	LGT	LIGHT
BOT	BOTTOM	LSCP	LANDSCAPE
BRK	BRICK		
		MAS	MASONRY
BW	BOTTOM OF WALL	MATL	MATERIAL
		MB	MAIL BOX
CC	CONCRETE CURB	MC	METAL COVER
CONC	CONCRETE	MH	MANHOLE
CONST	CONSTRUCTION	MON	MONUMENT
		MTD	MOUNTED
DWY	DRIVEWAY		
EL	ELEVATION		
ESMT	EASEMENT		

PNT	POINT
PVMT	PAVEMENT
PW	PAVER WALK
REF	REFERENCE
REUC	REAL ESTATE OF UTILITY CORPORATION
R.O.W.	RIGHT-OF-WAY
SDWK	SIDEWALK
SFC	STEEL-FACED CURB
SPR	STEEL PIPE RAILING
STL	STEEL
STN	STONE
STY	STORY
SYL	SOLID YELLOW LINE
TC	TOP OF CURB OR TOP OF CONCRETE
TCP	TOP OF CURB PIECE
(TM)	TAX MAP
TW	TOP OF WALL
TYP	TYPICAL
UNK	UNKNOWN
VT	VAULT
WI	WROUGHT IRON

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- (4' CLF) 4' HEIGHT CHAIN LINK FENCE
- (5' SPF) 5' HEIGHT STEEL PICKET FENCE
- (8' SPF) 8' HEIGHT STEEL PICKET FENCE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 20 MAJOR GRADING CONTOUR LINE
- 21 MINOR GRADING CONTOUR LINE

20' 0 10' 20' 40' 80'
GRAPHIC SCALE

No.	DESCRIPTION	DATE:	BY:	APR:
	REVISIONS			

MATRIXNEWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
Tel: 973-240-1800
Fax: 973-240-1818
WBE / DBE / SBE
www.matrixnewworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
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NEW YORK PROFESSIONAL LAND SURVEYOR LIC. No. 049819
STATE OF NEW YORK
R. STEPHEN MONCRIEF
LICENSED LAND SURVEYOR
DATE: 12/14/2018

BLOCK 166
LOT 27

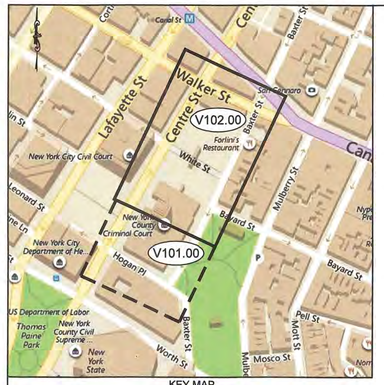
CORRECTION DEPARTMENT
CITY OF NEW YORK

The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80 CENTRE STREET
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA	R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V101.00
	DATE: 08/21/2018	CONTRACT NO.: 73440.00
		SHEET No. 1 OF 4 SHEETS



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SCALE: 1"=250'
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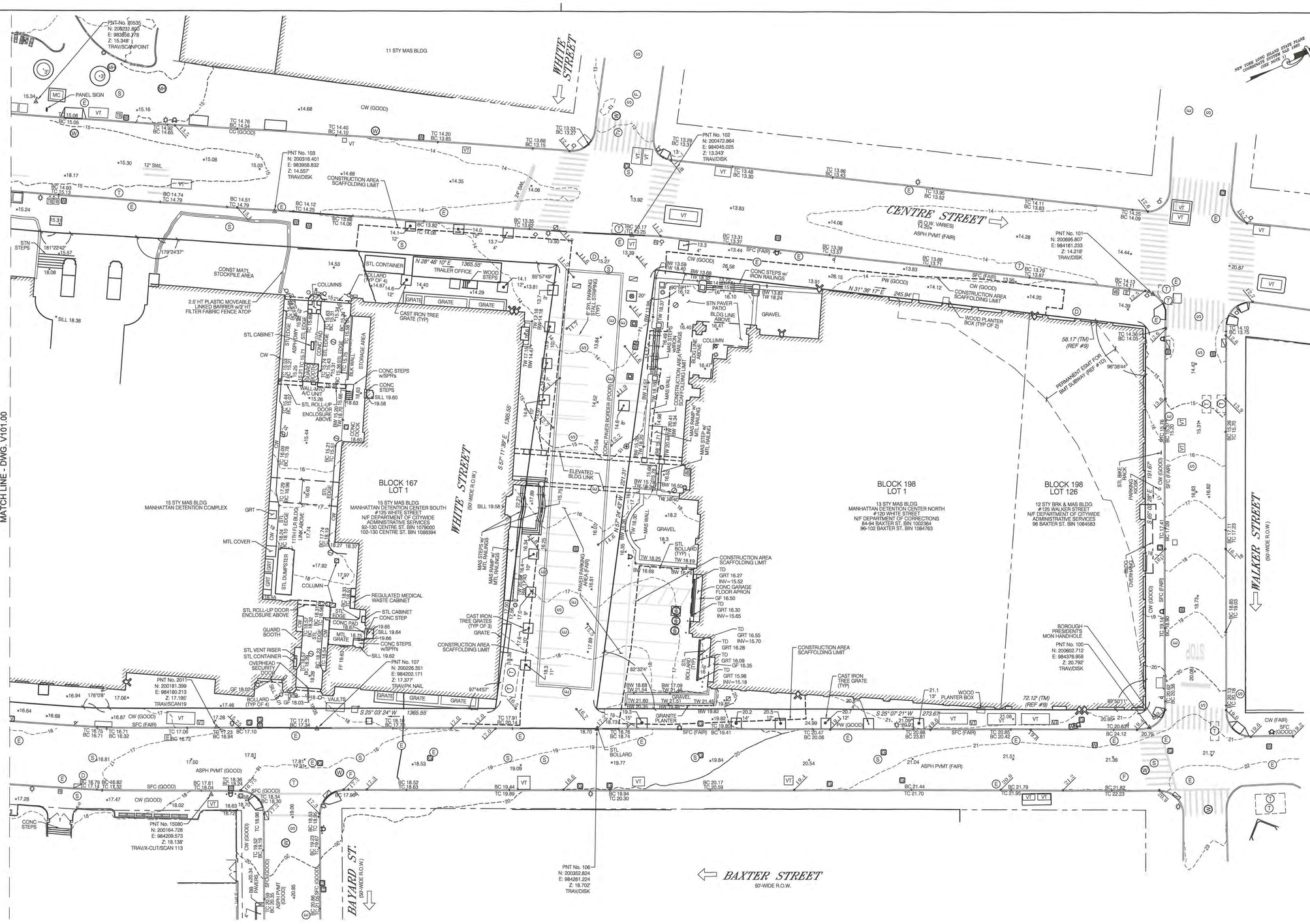
MATCH LINE - DWG. V101.00



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- STUMP
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- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- TRAFFIC INDICATOR
- BENCH (VARIES)
- GAME TABLE
- 100.00 - LEGAL GRADE

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		GF	GARAGE FLOOR
BC	BOTTOM OF CURB	GRT	GRATE
BIN	BUILDING IDENTIFICATION NUMBER	HT	HEIGHT
BLDG	BUILDING		
BLK	BLOCK	ID	IDENTIFICATION
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		MTD	MOUNTED
DWY	DRIVEWAY		
		PNT	POINT
EL	ELEVATION	PVMT	PAVEMENT
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		REF	REFERENCE
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No.	DESCRIPTION	DATE:	BY:	APR:

REVISIONS

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DATE: 12/14/2018

BLOCK 166
LOT 27

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The City of New York Department of Correction

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TOPOGRAPHIC SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
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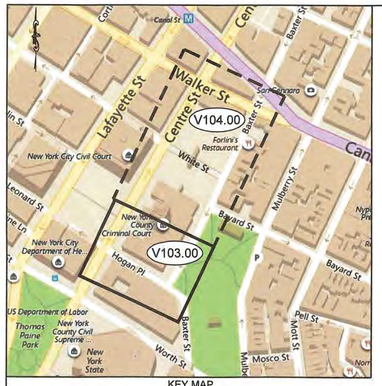

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2. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER MAPPING.
3. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWER MAPPING.
4. CONSOLIDATED EDISON CO. OF N.Y., INC. - MANHATTAN CONDUIT AND DUCT OCCUPANCY PLATE Nos. 9-J-1, 9-J-2 AND 10-J-1; LOW TENSION MAINS AND SERVICE PLATE Nos. 9-J AND 10-J.
5. CONSOLIDATED EDISON CO. OF N.Y., INC. - MANHATTAN GAS MAINS AND SERVICE PLATE PLATE No. 9-J.
6. CABLEVISION UTILITY PLATES.
7. VERIZON PLATE Nos. 1254, 33147, 84481, 156844 AND 165878.
8. LEGAL GRADE INFORMATION SHOWN HEREON PER REFERENCE No. 1A ABOVE.
9. NEW YORK CITY DEPARTMENT OF FINANCE DIGITAL TAX MAP WEBSITE.
10. NEW YORK CITY PARKS NEW YORK CITY STREET TREE MAP WEBSITE.
11. LEGAL GRADE INFORMATION SHOWN HEREON PER MAP REFERENCE No. 1A ABOVE.
12. STEAM UTILITY INFORMATION SHOWN HEREON PER THE FOLLOWING PLANS:
    - A. A PLAN ENTITLED "CONSOLIDATED EDISON CO. OF N.Y., INC., LEONARD ST., CHURCH ST. TO BAXTER ST., SM #3, 16 NO. 542-1", REVISED THROUGH 01/12/2016.
    - B. A PLAN ENTITLED "CONSOLIDATED EDISON CO. OF N.Y., INC., STEAM MAINS AND SERVICE PLATE, WORTH ST., BAXTER ST. TO CENTER ST., SM #3, 16 NO. 548", REVISED THROUGH 06/12/2017.

SITE SYMBOL LEGEND

- (MH) - UNKNOWN MANHOLE
- (D) - STORM DRAIN MANHOLE
- (E) - ELECTRIC MANHOLE
- DRAIN
- [E] - ELECTRIC MANHOLE (SQUARE)
- (S) - SEWER MANHOLE
- (W) (W) - WATER MANHOLE
- (T) - TELEPHONE MANHOLE
- (F) - FIRE MANHOLE
- [G] - GAS VALVE
- [W] - WATER VALVE
- [V] - UNKNOWN VALVE
- [E] - ELECTRIC BOX
- [T] - TELECOMMUNICATION BOX
- [TS] - TRAFFIC SIGNAL BOX
- [TV] - CABLE TV BOX
- [TB] - PUBLIC TELEPHONE
- [FB] - FIRE BOX
- CATCH BASIN
- STORM INLET
- DRAIN
- FIRE HYDRANT
- FIRE STANDPIPE/CONNECTION
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- CCTV SECURITY CAMERA
- [MB] - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- GAME TABLE
- BENCH (VARIES)
- TRAFFIC INDICATOR

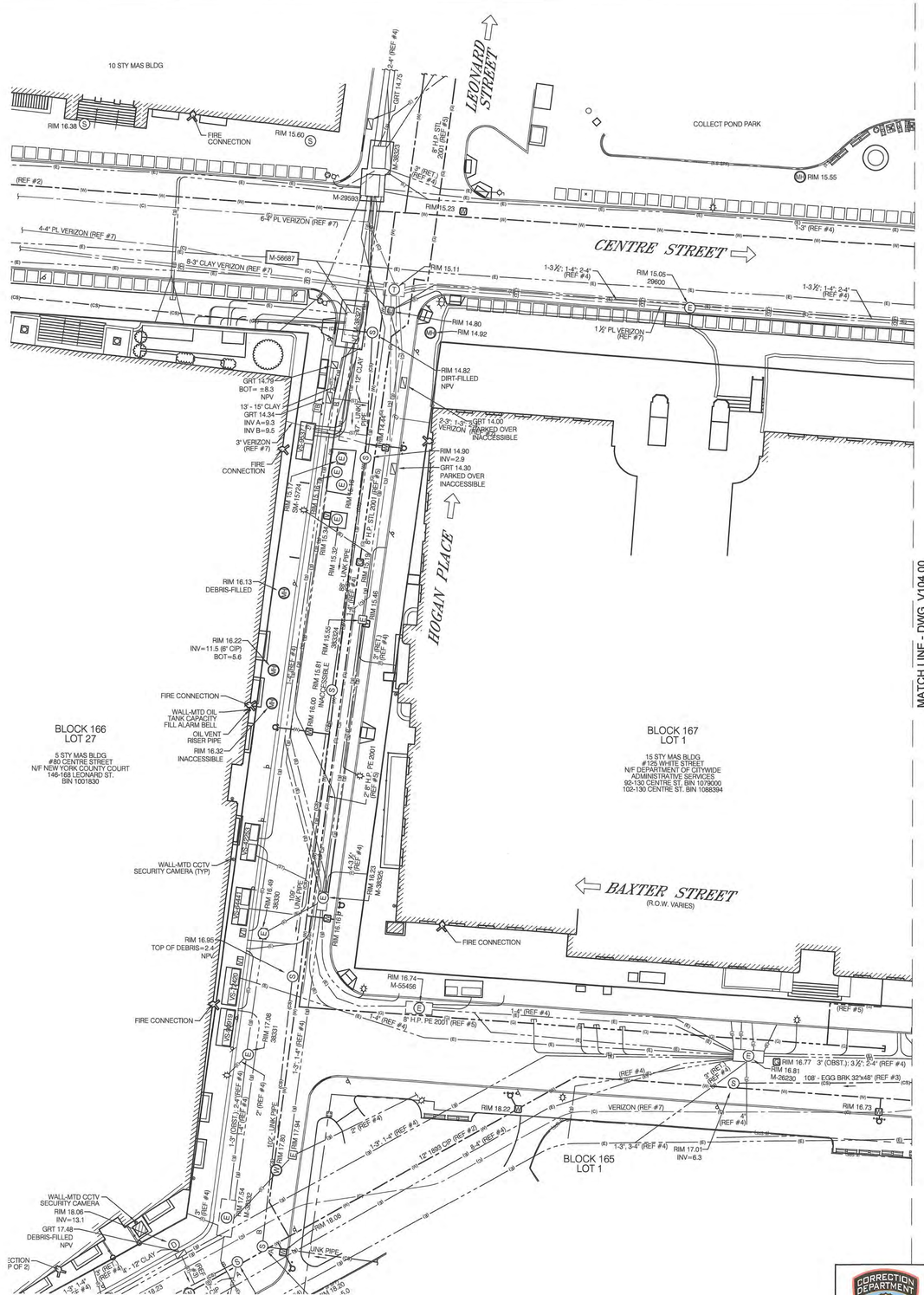
FEATURE ABBREVIATIONS

APPROX.	APPROXIMATE	MH	MANHOLE
ASPH	ASPHALT		
AW	ASPHALT WALK	NPV	NO PIPES VISIBLE
BIN	BUILDING IDENTIFICATION NUMBER	OBST.	OBSTRUCTED
BLDG	BUILDING		
BOT	BOTTOM	PE	POLYETHYLENE
		PL	PLASTIC
CIP	CAST IRON PIPE		
CIRC	CIRCULAR	RCP	REINFORCED CONCRETE PIPE
COMB	COMBINATION	REF	REFERENCE
CT	COPPER TUBING		
		(RET.)	RETIRED
D.E.	DEAD END	R.O.W.	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE		
		SA	SANITARY
EL.	ELEVATION	ST	STORM
ELEC	ELECTRIC	STL	STEEL
		STY	STORY
FND	FOUND		
		TCP	TOP OF CURB PIECE
GRT	GRATE	TD	TRENCH DRAIN
		(TM)	TAX MAP
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
		UNK	UNKNOWN
INV	INVERT		
		VCP	VITRIFIED CLAY PIPE
LCP	LINED CYLINDER PIPE	VT	VAULT
LOC	LOCATION		
		WAT	WATER

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- (CATV) CABLE TELEVISION LINE (CATV)
- (C) VERIZON COMMUNICATION LINE
- (ST) STORM DRAIN PIPE (ST)
- (SA) SANITATION DRAIN PIPE (SA)
- (CS) COMBINED SEWER PIPE (CS)
- (W) WATER SUPPLY PIPE (W)
- (E) ELECTRICAL SUPPLY LINE
- (G) GAS SUPPLY LINE (G)
- (STM) STEAM SUPPLY LINE
- (4' CLF) 4' HEIGHT CHAIN LINK FENCE
- (5' SPF) 5' HEIGHT STEEL PICKET FENCE
- (8' SPF) 8' HEIGHT STEEL PICKET FENCE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE

20' 0 10' 20' 40' 80'
GRAPHIC SCALE



No.	DESCRIPTION	DATE:	BY:	APR:
	REVISIONS			

MATRIXNEWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
26 Columbia Turnpike
Florham Park, New Jersey 07932
Tel: 973-240-1800
Fax: 973-240-1818
WBE / DBE / SBE
www.matrixneworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

PERKINS — EASTMAN
115 Fifth Avenue, New York, NY, 10003

SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. No. 049819
DATE: 12/14/2018

BLOCK 166
LOT 27

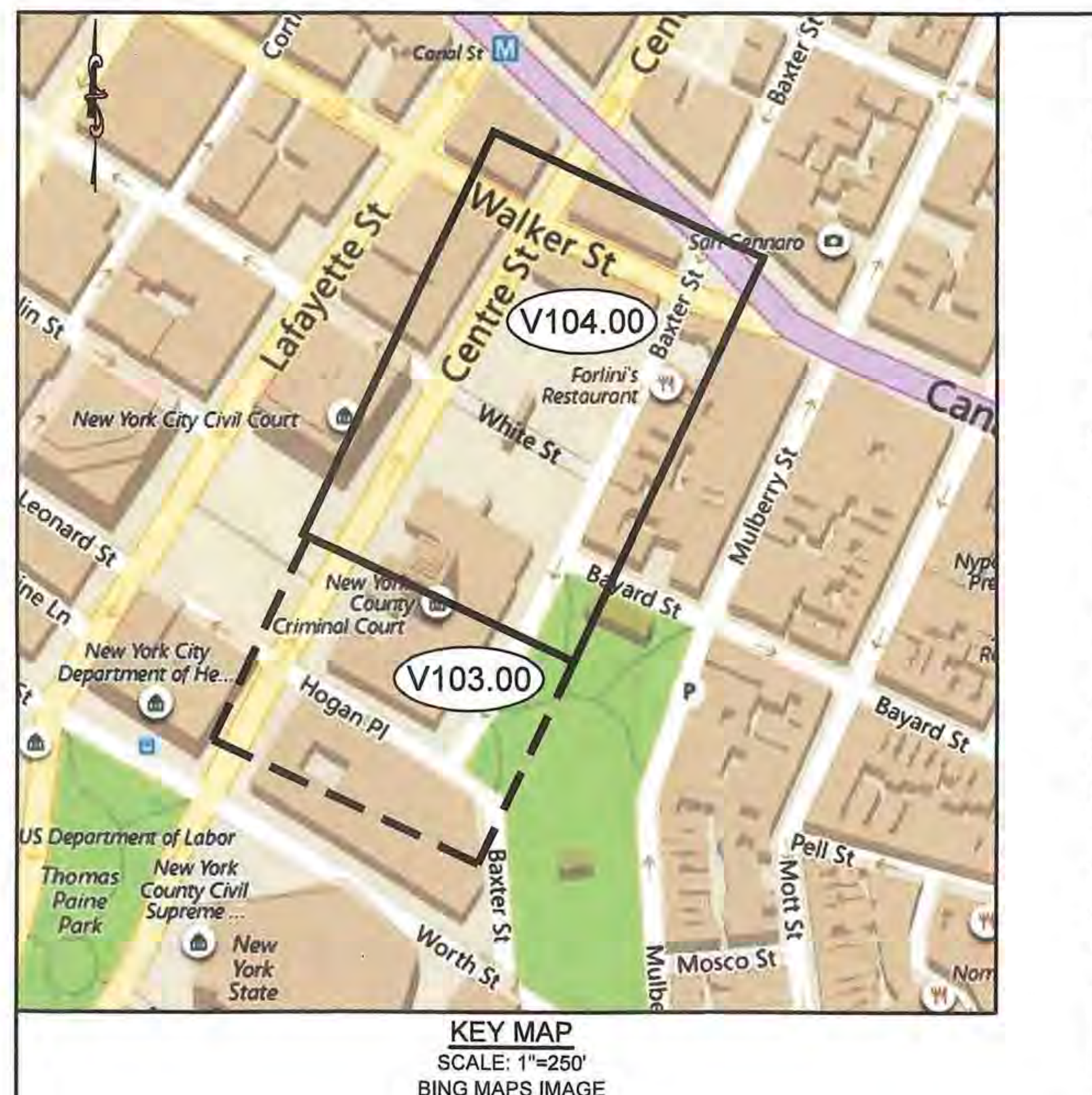
The City of New York
Department of Correction
75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80 CENTRE STREET
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
UTILITIES SURVEY

SURVEYED BY	DRAWN BY	CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA	R. S. MONCRIEF

B-SCAN	SCALE	DRAWING NO.	CONTRACT NO.
	1"=20'	V103.00	73440.00
	DATE 08/21/2018		SHEET No. 3 OF 4 SHEETS



KEY MAP
SCALE: 1"=250'
BING MAPS IMAGE

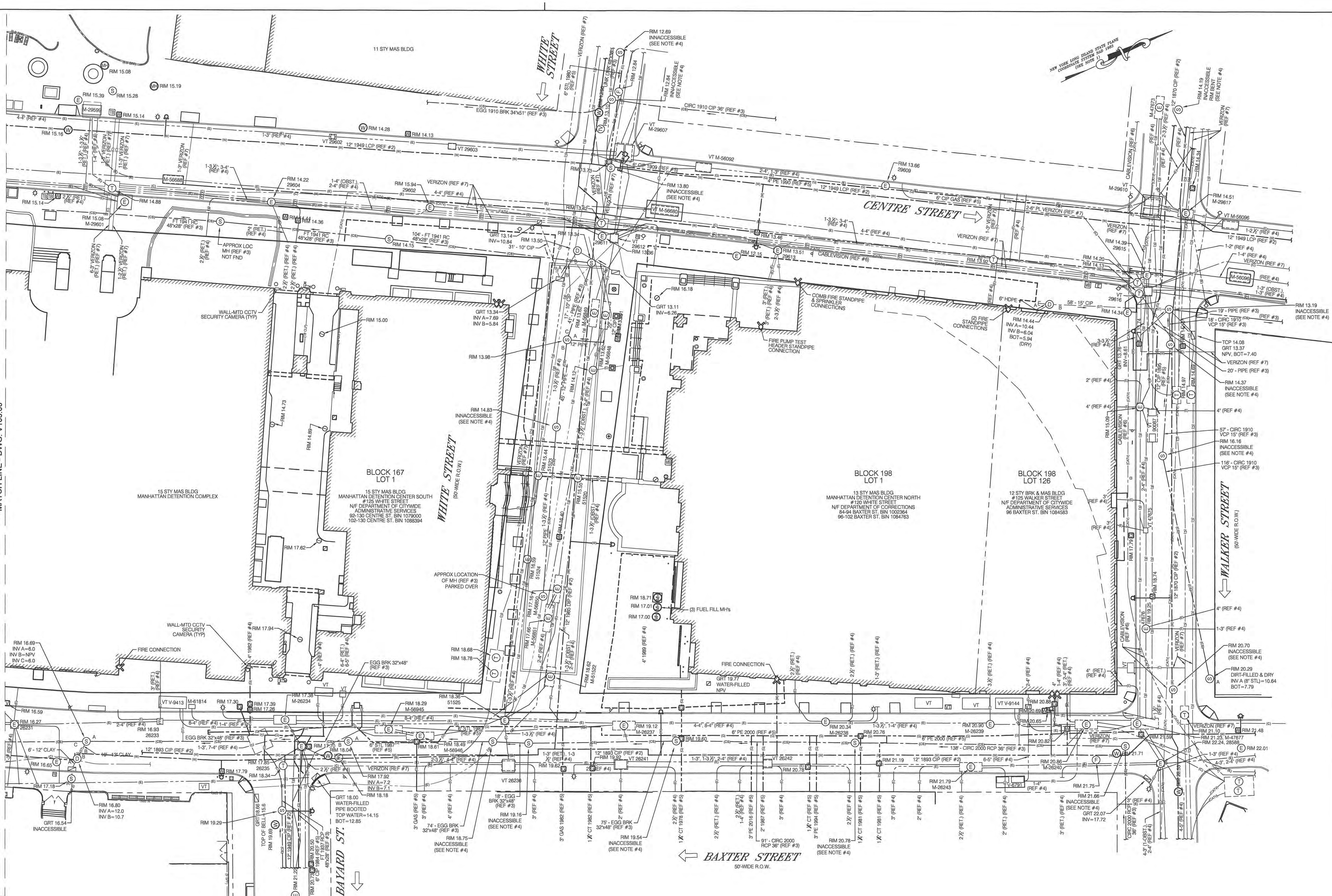
NOTES

1. VERTICAL DATUM - NAVD 1988 AND HORIZONTAL DATUM - NY LONG ISLAND STATE PLANE COORDINATE SYSTEM; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ON APRIL 30, 2018 AND JUNE 2, 2018, AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK, NATIONAL GEODETIC SURVEY MONUMENT: CORS STATION "NYBP, NYBR, NJI2".
2. THE EXISTING CONDITIONS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY MATRIX NEW WORLD WITH LASER SCANNING EQUIPMENT (LiDAR).
3. MATRIX NEW WORLD MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS SURVEY ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

REFERENCES

1. BOUNDARY INFORMATION IS SHOWN HEREON PER THE FOLLOWING:
   A. MAP ENTITLED "THE CITY OF NEW YORK, PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU, SECTIONAL MAP No. 10", REVISED THROUGH 02/2016.
   B. MAP ENTITLED "CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, DEPARTMENT OF BOROUGH WORKS, MAP SHOWING A CHANGE IN THE CITY PLAN BY WIDENING BAXTER STREET ON THE WESTERLY SIDE BETWEEN LEONARD STREET AND WHITE STREET", DATED 05/03/1939 AND FILED IN THE OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN ON 01/31/1941 AS MAP No. 52.21.
   C. MAP ENTITLED "CITY OF NEW YORK, OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU, MAP ACC NO. 30219 SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF A PORTION OF BAXTER STREET BETWEEN BAYARD STREET AND HOGAN PLACE; THE ESTABLISHMENT OF A PARK ADDITION AND THE MODIFICATION OF GRADES, BLOCK DIMENSIONS AND ROADWAY TREATMENT WITHIN AN AREA BOUNDED BY BAXTER STREET, BAYARD STREET, MULBERRY STREET, WORTH STREET, AND HOGAN PLACE", DATED 12/15/2006 AND CERTIFIED ON 08/24/2007.
   D. MAP ENTITLED "THE CITY OF NEW YORK, DEPARTMENT OF GENERAL SERVICES, DIVISION OF PUBLIC STRUCTURES, BUREAU OF BUILDING DESIGN, MAP SHOWING REAL PROPERTY TO BE ACQUIRED FOR ADDITIONAL DETENTION FACILITIES LOCATED IN AREA BOUNDED BY CENTRE ST., WALKER ST. & WHITE ST., BOROUGH OF MANHATTAN, ACQUISITION & DAMAGE MAP, SHEET 1 OF 1", PREPARED BY ENGINEERING SERVICES, TOPOGRAPHICAL SECTION, DATED 01/06/1983 AND REVISED THROUGH 01/26/1983.
2. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER MAPPING.
3. NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWER MAPPING.
4. CONSOLIDATED EDISON CO. OF N.Y., INC. - MANHATTAN CONDUIT AND DUCT OCCUPANCY PLATE Nos. 9-J, 9-J-1, 9-J-2 AND 10-J-1; LOW TENSION MAINS AND SERVICE PLATE Nos. 8-J-2, 8-J-4, 9-J-1, 9-J-2, 9-J-3, 10-J AND 10-J-1.
5. CONSOLIDATED EDISON CO. OF N.Y., INC. - MANHATTAN GAS MAINS AND SERVICE PLATE PLATE No. 9-J.
6. CABLEVISION UTILITY PLATES.
7. VERIZON PLATE Nos. 156844 AND 165878.
8. LEGAL GRADE INFORMATION SHOWN HEREON PER REFERENCE No. 1A ABOVE.
9. NEW YORK CITY DEPARTMENT OF FINANCE DIGITAL TAX MAP WEBSITE.
10. NEW YORK CITY PARKS NEW YORK CITY STREET TREE MAP WEBSITE.
11. LEGAL GRADE INFORMATION SHOWN HEREON PER MAP REFERENCE No. 1A ABOVE.
12. STEAM UTILITY INFORMATION SHOWN HEREON PER THE FOLLOWING PLANS:
    A. A PLAN ENTITLED "CONSOLIDATED EDISON CO. OF N.Y., INC., LEONARD ST., CHURCH ST. TO BAXTER ST., SM #3, 16 NO. 542-1", REVISED THROUGH 01/12/2016.
    B. A PLAN ENTITLED "CONSOLIDATED EDISON CO. OF N.Y., INC., STEAM MAINS AND SERVICE PLATE, WORTH ST., BAXTER ST. TO CENTER ST., SM #3, 16 NO. 548", REVISED THROUGH 06/12/2017.

MATCH LINE - DWG. V103.00



SITE SYMBOL LEGEND

- (MH) - UNKNOWN MANHOLE
- (D) - STORM DRAIN MANHOLE
- (E) - ELECTRIC MANHOLE
- DRAIN
- [E] - ELECTRIC MANHOLE (SQUARE)
- (S) - SEWER MANHOLE
- (W) [W] - WATER MANHOLE
- (T) - TELEPHONE MANHOLE
- (F) - FIRE MANHOLE
- [G] - GAS VALVE
- [W] - WATER VALVE
- [V] - UNKNOWN VALVE
- [E] - ELECTRIC BOX
- [T] - TELECOMMUNICATION BOX
- [TS] - TRAFFIC SIGNAL BOX
- [TV] - CABLE TV BOX
- [TB] - PUBLIC TELEPHONE
- [FB] - FIRE BOX
- CATCH BASIN
- STORM INLET
- DRAIN
- FIRE HYDRANT
- FIRE STANDPIPE
- STREET LIGHT
- SECURITY/PARK LIGHT
- STREET LIGHT W/ SIGNAL
- PEDESTRIAN SIGNAL
- CCTV SECURITY CAMERA
- [MB] - MAILBOX
- MONITORING WELL
- TRASH CAN
- SIGN (DUAL & SINGLE)
- BOLLARD
- BENCH (VARIES)
- GAME TABLE
- TRAFFIC INDICATOR

FEATURE ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ASPH	ASPHALT	NPV	NO PIPES VISIBLE
AW	ASPHALT WALK	OBST.	OBSTRUCTED
BIN	BUILDING IDENTIFICATION NUMBER	PE	POLYETHYLENE
BLDG	BUILDING	PL	PLASTIC
BOT	BOTTOM	RCP	REINFORCED CONCRETE PIPE
CIP	CAST IRON PIPE	REF	REFERENCE
CIRC	CIRCULAR	(RET.)	RETIRED
COMB	COMBINATION	R.O.W.	RIGHT-OF-WAY
CT	COPPER TUBING	SA	SANITARY
D.E.	DEAD END	ST	STORM
DIP	DUCTILE IRON PIPE	STL	STEEL
EL	ELEVATION	STY	STORY
ELEC	ELECTRIC	TCP	TOP OF CURB PIECE
FND	FOUND	TD	TRENCH DRAIN
GRT	GRATE	(TM)	TAX MAP
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
INV	INVERT	UNK	UNKNOWN
LCP	LINED CYLINDER PIPE	VCP	VITRIFIED CLAY PIPE
LOC	LOCATION	VT	VAULT
		WAT	WATER

LINETYPE LEGEND

- VERTICAL CURB
- DEPRESSED OR FLUSH CURB
- (CATV) CABLE TELEVISION LINE
- (C) VERIZON COMMUNICATION LINE
- (ST) STORM DRAIN PIPE
- (SA) SANITATION DRAIN PIPE
- (CS) COMBINED SEWER PIPE
- (W) WATER SUPPLY PIPE
- (E) ELECTRICAL SUPPLY LINE
- (G) GAS SUPPLY LINE
- (STM) STEAM SUPPLY LINE
- (4' CLF) 4' HEIGHT CHAIN LINK FENCE
- (5' SPF) 5' HEIGHT STEEL PICKET FENCE
- (8' SPF) 8' HEIGHT STEEL PICKET FENCE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE

GRAPHIC SCALE: 20' 0 10' 20' 40' 80'

No.	DESCRIPTION	DATE:	BY:	APR:
	REVISIONS			

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www.matrixneworld.com
STATE OF NEW YORK CERTIFICATE OF AUTHORIZATION No. 17-082661

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115 Fifth Avenue, New York, NY, 10003

The City of New York
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75-20 Astoria Blvd., Suite 160
East Elmhurst, NY 11370

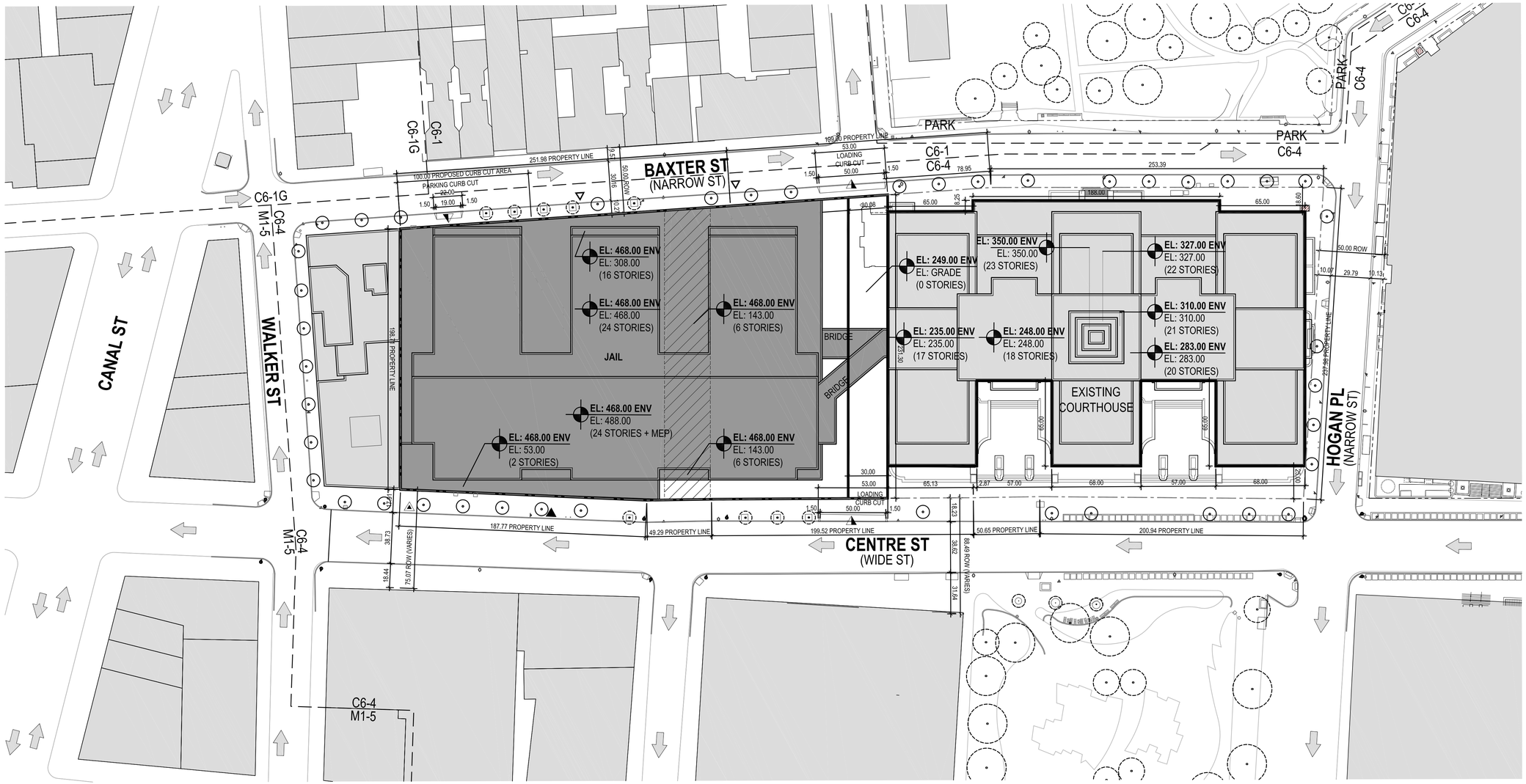
SEAL
R. STEPHEN MONCRIEF, JR., P.L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. No. 049819
DATE: 12/14/2018

PROJECT TITLE
MASTER PLAN FOR A BOROUGH BASED NYC JAIL SYSTEM
80 CENTRE STREET
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
UTILITIES SURVEY

SURVEYED BY	DRAWN BY		CHECKED BY
P. EARLEY	E. BRAS/P. EARLEY/V. PENTYALA		R. S. MONCRIEF
B-SCAN	SCALE: 1"=20'	DRAWING NO.: V104.00	CONTRACT NO.: 73440.00
	DATE: 08/21/2018		SHEET No. 4 OF 4 SHEETS

BLOCK: 166
LOT: 27



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZLL)
- PROPOSED ZONING ENVELOPE
- ZONING DISTRICT EXTENTS
- **ZONING ENVELOPE HEIGHT ABOVE BASE PLANE (ENV)** / PROPOSED ILLUSTRATIVE BUILDING HEIGHT

SITE PLAN

- **PUBLIC ACCESS POINT**
- **VEHICULAR ACCESS POINT**
- **COMMUNITY FACILITY / RETAIL ACCESS POINT**
- **STAFF ACCESS POINT**
- **EXISTING POST**
- **EXISTING FIRE HYDRANT**
- **EXISTING SIGN**
- **DIRECTION OF TRAFFIC**
- **EXISTING TREE TO REMAIN**
- **PROPOSED NEW TREE**
- **REESTABLISHED WHITE STREET VOLUME.**

GENERAL NOTES:

- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT TO CHANGE.
- LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IT IS SUBJECT TO CHANGE
- ON ROOF OF THE JAIL BUILDING, TO HEIGHT OF EL 508.00 - PERMITTED AREA AND USES INCLUDE: ROOFTOP HORTICULTURE SPACE WITH SECURITY ENCLOSURE, PASSENGER AND SERVICE ELEVATOR STOPS, VESTIBULES AND LOBBIES, EGRESS STAIRS AND SUPPORT SPACES FOR 1,000SF FOR SUCH USES AS RESTROOMS, STORAGE, HOLDING CELLS, VESTIBULES AND LOBBIES.
- MAXIMUM PERMITTED ENVELOPE SURROUNDING EXISTING BUILDING IS COINCIDENT WITH EXISTING BUILDING FACADE AND ROOF.

0' 10' 20' 40' 80' 160'

NO.	DATE	REVISION

REGISTERED ARCHITECT
JOSEPH J. ALIOTTA
16319
STATE OF NEW YORK

SEAL

KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
NYC DEPARTMENT OF CORRECTIONS
75-20 ASTORIA BOULEVARD, SUITE 160
EAST ELMHURST, NY, 11370 T.+1 718.546.0806

Traffic:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY, 10016 T. +1 212.929.5656

PROJECT TITLE:

124-125 WHITE STREET

BOROUGH: MANHATTAN
BLOCK: 167 & 198
LOT: 1 & 1
ULURP #: 190340 ZSM
MANHATTAN, NY 10013

PROJECT No: 73441.00

DRAWING TITLE:

ZONING LOT SITE PLAN

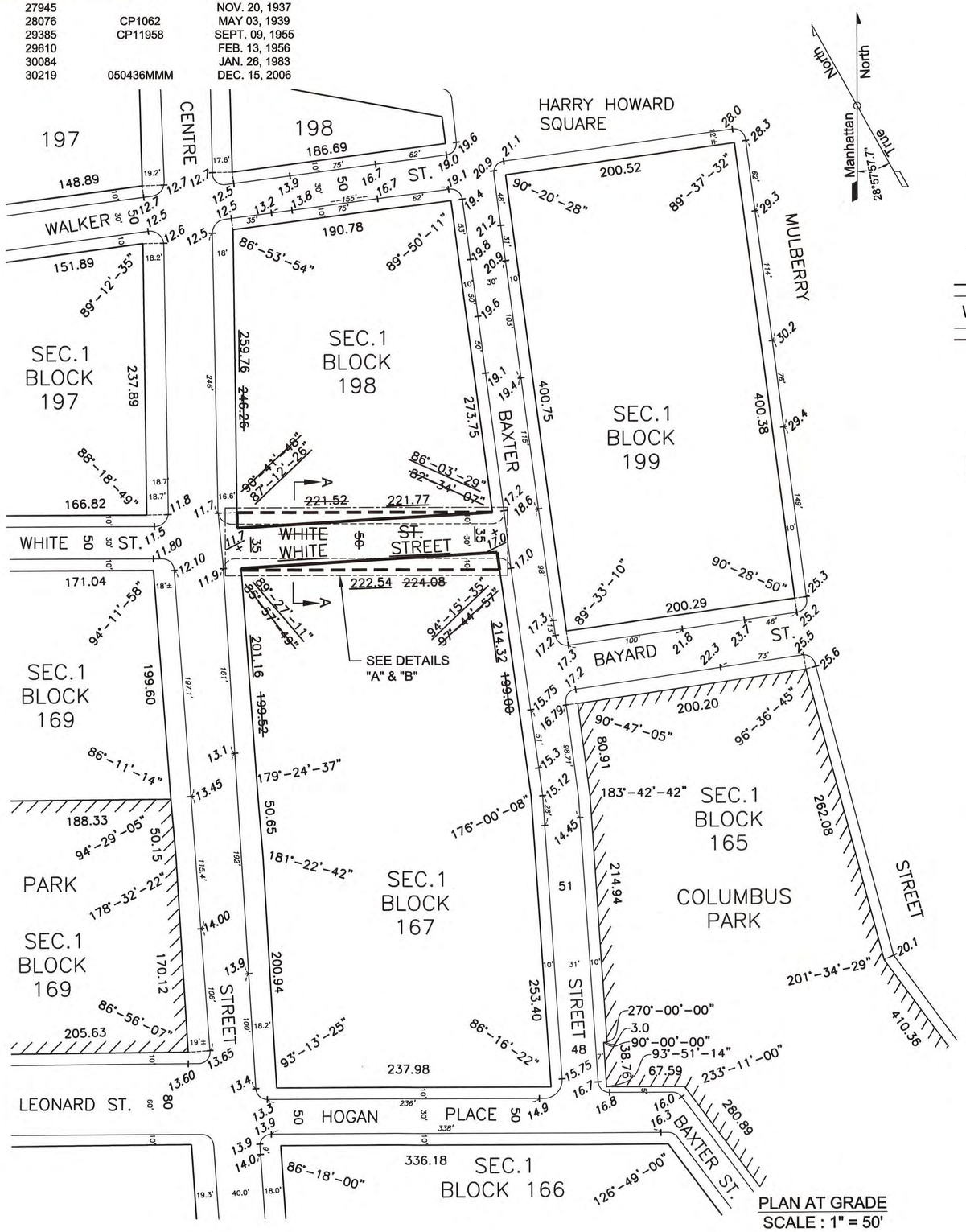
SCALE: 1"=20'

Z-030

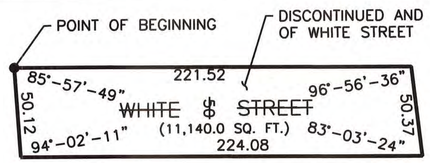
3/27/2019

REFERENCE MAPS

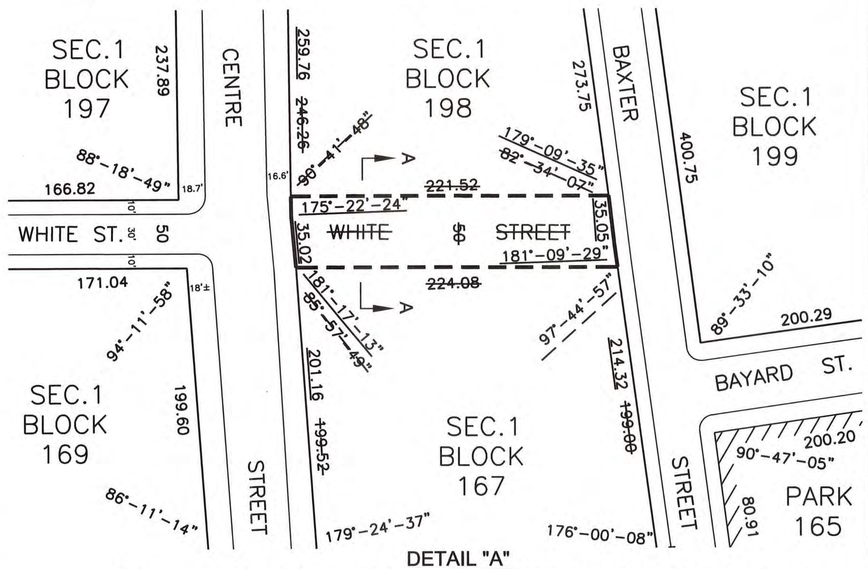
B.P. ACC. MAP NO.	(D.C.P. NO.)	DATED
27604		SEPT. 08, 1937
27945		NOV. 20, 1937
28076	CP1062	MAY 03, 1939
29385	CP11958	SEPT. 09, 1955
29610		FEB. 13, 1956
30084		JAN. 26, 1983
30219	050436MMM	DEC. 15, 2006



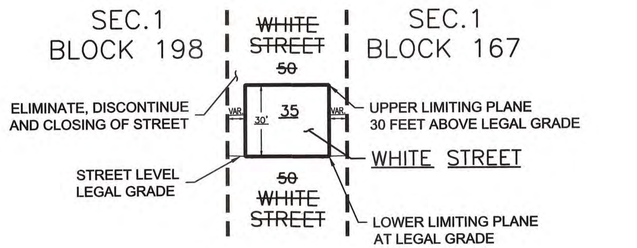
PLAN AT GRADE
SCALE : 1" = 50'



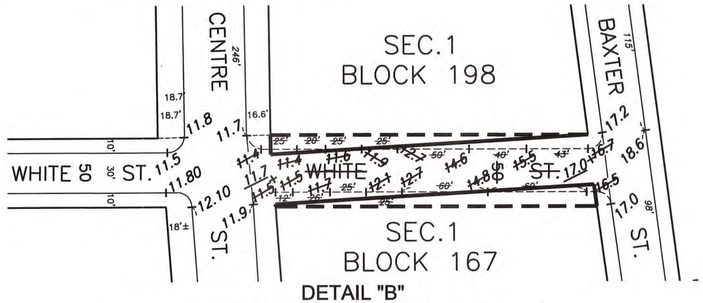
DISCONTINUANCE AND CLOSING MAP
Scale: 1"=40'



DETAIL "A"
WHITE STREET PLAN BETWEEN CENTRE STREET AND BAXTER STREET
ABOVE AN UPPER LIMITING PLANE AND BELOW A LOWER LIMITING PLANE
Scale: 1"=50'



SECTION A-A
WHITE STREET PLAN BETWEEN CENTRE STREET AND BAXTER STREET
ABOVE A LOWER LIMITING PLANE AND BELOW AN UPPER LIMITING PLANE
Scale: 1"=30'



DETAIL "B"
WHITE STREET LEGAL GRADES
BETWEEN CENTRE STREET AND BAXTER STREET
Scale: 1"=50'

WHITE STREET
CITY MAP CHANGE

NEW YORK, NEW YORK

APPLICANT:
NYC DEPARTMENT OF CORRECTION
75-20 ASTORIA BOULEVARD
EAST ELMHURST, NY11370
Tel: (718) 546-0700

ENGINEER:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE
NEW YORK, NY 10016
Tel: (212) 929-5656

LEGEND

———	Indicates street line heretofore established and hereby retained.
— — —	Indicates street line heretofore established and hereby eliminated.
———	Indicates street line hereby established.
———	Indicates roadway and sidewalk treatment line heretofore established and hereby retained.
- - - - - - -	Indicates roadway and sidewalk treatment line heretofore established and hereby eliminated.
199.00	Indicates dimension heretofore established and hereby retained.
~~221.52~~	Indicates dimension heretofore established and hereby eliminated.
50.37	Indicates dimension hereby established.
15.3	Indicates elevation heretofore established and hereby retained.
10'	Indicates roadway and sidewalk treatment dimension heretofore established and hereby retained.
~~10'~~	Indicates roadway and sidewalk treatment dimension heretofore established and hereby eliminated.
10'	Indicates roadway and sidewalk treatment dimension hereby established.
167	Indicates tax block number.

NOTES

ALL DIMENSIONS AND ELEVATIONS ARE IN FEET.

ELEVATIONS ARE FOR TOP OF CURB AND ARE REFERRED TO THE DATUM OF THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN WHICH IS 2.750 FEET (0.838 METERS) ABOVE THE U.S.C. & G.S. DATUM AT SANDY HOOK, NEW JERSEY.

ELEVATIONS ARE TAKEN AT TOP OF CURB UNLESS OTHERWISE NOTED. SIDEWALK DIMENSIONS SHOWN ARE THEORETICALLY ESTABLISHED FOR GRADE DETERMINATION PURPOSES ONLY.

WHITE STREET

APPLICATION MAP

SHOWING
THE ELIMINATION,DISCONTINUANCE & CLOSING
OF
WHITE STREET
AND
THE RE-ESTABLISHMENT
OF
WHITE STREET
BETWEEN
CENTRE STREET AND BAXTER STREET
AND
THE ADJUSTMENT OF GRADES AND BLOCK DIMENSIONS NECESSITATED THEREBY
WITHIN
THE AREA BOUNDED BY CENTRE STREET, HOGAN PLACE, BAXTER STREET AND WALKER STREET

DATE	PROJECT NO.
02/01/2019	*1820E*

DRAWN BY: *H.C.*
CHECKED BY: *P.H.*

STATE OF NEW YORK · PHILIP A. HABIB · LICENSED PROFESSIONAL ENGINEER · NO. 010574

PHA

© 2019 BOROUGH PRESIDENT OF MANHATTAN

Borough Based Jails: Manhattan Site
White Street City Map Change
Area Map

Applicant: New York City Department of Correction
75-20 Astoria Boulevard
East Elmhurst, NY 11370

Legend

- Project Site
- 600-Foot Radius
- Existing Zoning Districts
- Existing Special Districts
- Subway Lines

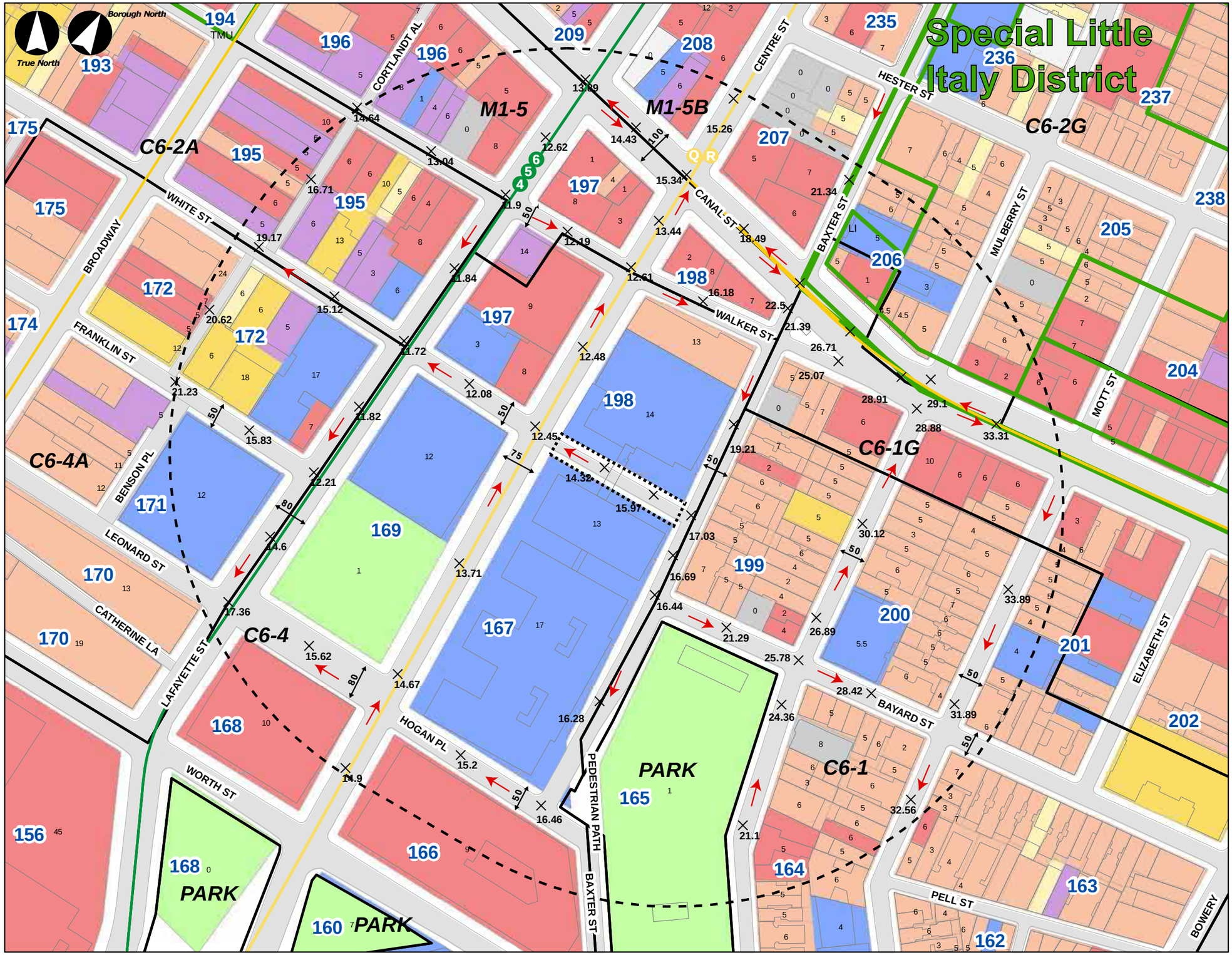
Existing Commercial Overlays

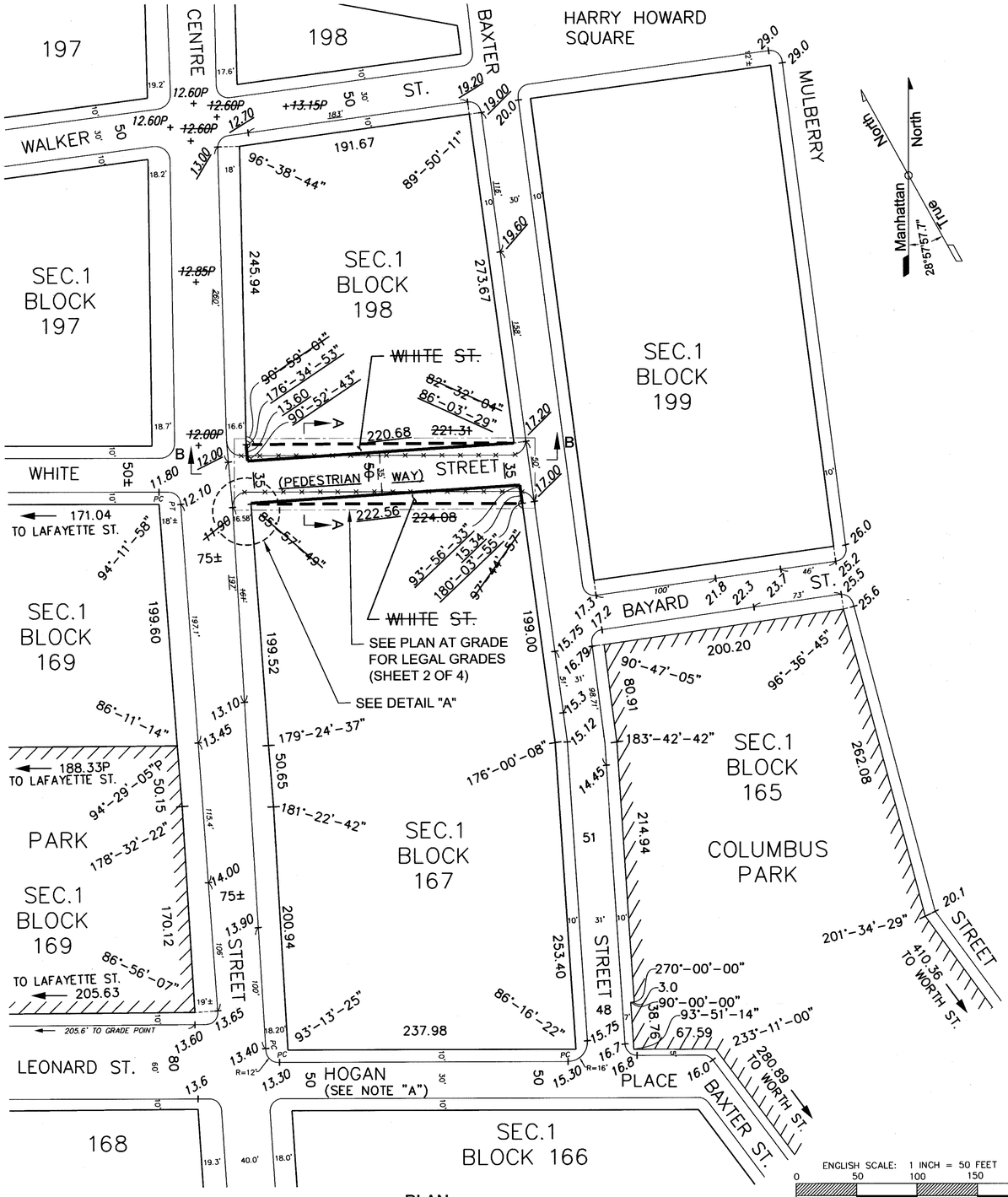
- C1-5
- C2-3
- 28.38 Street Grade
- Street Direction
- 60 Street Width
- 14 Number of Floors
- 154 Tax Blocks
- 1 Tax Lots

Land Use

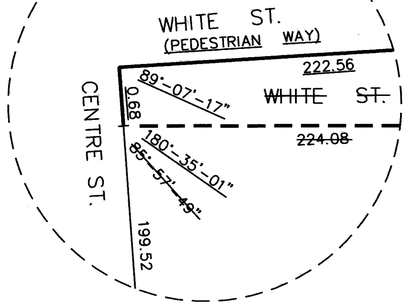
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data







PLAN
BETWEEN AT ELEV. 47.20 AND AT ELEV. 11.00
SCALE : 1" = 50'



DETAIL "A"
N.T.S.

REFERENCE MAPS

B.P. ACC. MAP NO.	(D.C.P. NO.)	DATED
2856	--	APRIL 18, 1871
5130	--	--
8332	--	JULY 20, 1908
27945	--	FEB. 02, 1940
28076	--	JAN. 27, 1941
29385	CP 11958	DEC. 28, 1951
29610	--	FEB. 02, 1960
29840	CP 78666	APRIL 05, 1965
30219	050436MMM	AUG. 24, 2007

LEGEND

———	INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
— — —	INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
———	INDICATES STREET LINE HEREBY ESTABLISHED.
———	INDICATES ROADWAY AND SIDEWALK TREATMENT LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
-x-x-x-	INDICATES ROADWAY AND SIDEWALK TREATMENT LINE HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
199.00	INDICATES DIMENSION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
~~224.08~~	INDICATES DIMENSION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
273.67	INDICATES DIMENSION HEREBY ESTABLISHED.
15.3	INDICATES ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
~~*14.9*~~	INDICATES ELEVATION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
17.00	INDICATES ELEVATION HEREBY ESTABLISHED.
12.60P	INDICATES PAVEMENT ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
~~13.15P~~	INDICATES PAVEMENT ELEVATION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
10'	INDICATES ROADWAY AND SIDEWALK TREATMENT DIMENSION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
~~10'~~	INDICATES ROADWAY AND SIDEWALK TREATMENT DIMENSION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
35'	INDICATES ROADWAY AND SIDEWALK TREATMENT DIMENSION HEREBY ESTABLISHED.
100'	INDICATES TIE-IN DISTANCE TO ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
~~*25'*~~	INDICATES TIE-IN DISTANCE TO ELEVATION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
50.4'	INDICATES TIE-IN DISTANCE TO ELEVATION HEREBY ESTABLISHED.
167	INDICATES TAX BLOCK NUMBER.
PARK	INDICATES PARK HERETOFORE ESTABLISHED AND HEREBY RETAINED.

NOTE "A"

HOGAN PLACE, BETWEEN BAXTER STREET AND CENTRE STREET WAS FORMALLY KNOWN AS "LEONARD STREET". THE NAME WAS CHANGED BY LOCAL LAW 69 OF 1980.

I, _____, SECRETARY OF THE CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS MAP IS ONE OF _____SIMILAR MAPS APPROVED BY THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ (CAL. NO. _____), AND SUBSEQUENTLY APPROVED BY THE CITY COUNCIL ON _____ (RES. NO. _____), WHICH ACTION COMPRISED FINAL APPROVAL, AND THIS MAP WAS FILED ON THE DATE OF THIS CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY.

DATE: NEW YORK _____

_____
SECRETARY, CITY PLANNING COMMISSION

CITY OF NEW YORK
BOROUGH OF MANHATTAN
OFFICE OF THE PRESIDENT
TOPOGRAPHICAL BUREAU

MAP ACC. NO. 30265

SHOWING

THE

ELIMINATION, DISCONTINUANCE AND CLOSING

OF

A VOLUME OF A PORTION

OF

WHITE STREET

FROM CENTRE STREET TO BAXTER STREET
WITHIN LIMITING PLANES
AND

THE ADJUSTMENT OF GRADES AND BLOCK DIMENSIONS NECESSITATED THEREBY

IN THE AREA BOUNDED BY CENTRE STREET, WHITE STREET, BAXTER STREET AND WORTH STREET

NOTES

ALL DIMENSIONS AND ELEVATIONS ARE IN FEET.

ELEVATIONS REFER TO THE DATUM OF THE TOPOGRAPHICAL BUREAU, BOROUGH OF MANHATTAN WHICH IS 2.750 FEET (0.838 METERS) ABOVE THE U.S.C. & G.S. DATUM AT SANDY HOOK, NEW JERSEY.

ELEVATIONS ARE TAKEN AT TOP OF CURB UNLESS OTHERWISE NOTED. SIDEWALK DIMENSIONS SHOWN ARE THEORETICALLY ESTABLISHED FOR GRADE DETERMINATION PURPOSES ONLY.

SEE SHEET 3 OF 4 FOR SECTION A-A & SECTION B-B.

SEE PROPERTY RECORDS FOR PERMANENT EASEMENT FOR BMT SUBWAY ESTABLISHED ON BLOCK 198 BETWEEN WALKER STREET, WHITE STREET, CENTRE STREET AND BAXTER STREET.

ENGLISH SCALE: 1 INCH = 50 FEET
0 50 100 150 200 FT

METRIC SCALE : 1 CM = 6.0 M (19.685 FEET)
0 1 2 3 4 5 6 7 8 9 10 CM
0 12.0 24.0 36.0 48.0 60.0 M

GEOMETRY SHOWN ON THIS DRAWING HAS BEEN CERTIFIED BY:

PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FL.
NEW YORK, NY 10016

STATE OF NEW YORK · PHILIP A. HABIB · No. 050436 · LICENSED PROFESSIONAL ENGINEER

DATE: MARCH 28, 2019

Gale A. Brewer
GALE A. BREWER
PRESIDENT OF THE BOROUGH OF MANHATTAN

Anthony C. Gulotta
ANTHONY C. GULOTTA, P.E.
CONSULTING ENGINEER

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ACC. No. 30265 (C.P.C. NO. 190252 MMM)

197

CENTRE

198

BAXTER

HARRY HOWARD SQUARE

50 ST.

WALKER 50

191.67

96°-38'-44"

89°-50'-11"

245.94

SEC.1 BLOCK 197

SEC.1 BLOCK 198

273.67

MULBERRY

SEC.1 BLOCK 199

North

Manhattan True

28°51'57.7"

90°-59'-04"

176°-34'-53"

82°-32'-04"

180°-00'-02"

221.31

B

A

WHITE 50± ST.

49.29

WHITE 50 STREET

50.43

224.08

171.04 TO LAFAYETTE ST.

94°-11'-58"

180°-35'-01"

85°-57'-49"

180°-03'-55"

97°-44'-57"

75±

SEC.1 BLOCK 169

199.60

199.52

199.00

BAYARD ST.

200.20

90°-47'-05"

96°-36'-45"

80.91

183°-42'-42"

SEC.1 BLOCK 165

262.08

86°-11'-14"

188.33P TO LAFAYETTE ST.

94°-29'-05"P

50.15

PARK

178°-32'-22"

50.65

179°-24'-37"

181°-22'-42"

SEC.1 BLOCK 167

176°-00'-08"

214.94

51

COLUMBUS PARK

SEC.1 BLOCK 169

75±

200.94

170.12

253.40

STREET

STREET 48

201°-34'-29"

STREET

410.36 TO WORTH ST.

86°-56'-07"

TO LAFAYETTE ST. 205.63

270°-00'-00"

3.0

90°-00'-00"

38.76

93°-51'-14"

67.59

233°-11'-00"

280.89 TO WORTH ST.

93°-13'-25"

86°-16'-22"

237.98

LEONARD ST. 80

50 HOGAN (SEE NOTE "A") 50

PLACE

BAXTER ST.

168

SEC.1 BLOCK 166

PLAN

ABOVE ELEVATION 47.20 AND BELOW ELEVATION 11.00

Scale: 1"=50'

ENGLISH SCALE: 1 INCH = 50 FEET

0 50 100 150 200 FT

METRIC SCALE : 1 CM = 6.0 M (19.685 FEET)

0 1 2 3 4 5 6 7 8 9 10 CM

0 12.0 24.0 36.0 48.0 60.0 M

CENTRE

TO WALKER ST. 245.94

SEC.1 BLOCK 198

TO WALKER ST. 273.67

BAXTER

158'

90°-59'-04"

176°-34'-53"

13.60

90°-52'-43"

WHITE ST.

82°-32'-04"

86°-03'-29"

221.31

220.68

17.20

260'

16.6'

12.00

WHITE

35

(PEDESTRIAN WAY)

35'

50

STREET

35

17.20 +

50'

12.00

11.60

12.00

11.45

11.70

12.05

12.70

14.80

16.50

16.75

17.00

16.95

17.00

17.00

222.56

224.08

WHITE ST.

11.90

16.58'

85°-57'-49"

75'± ST.

SEE DETAIL "A" IN SHEET 1 OF 4

93°-56'-33"

15.34

180°-03'-55"

97°-44'-57"

ST.

PLAN AT GRADE

Scale: 1"=20'

SEE SHEET 3 OF 4 FOR SECTION A-A AND SECTION B-B.

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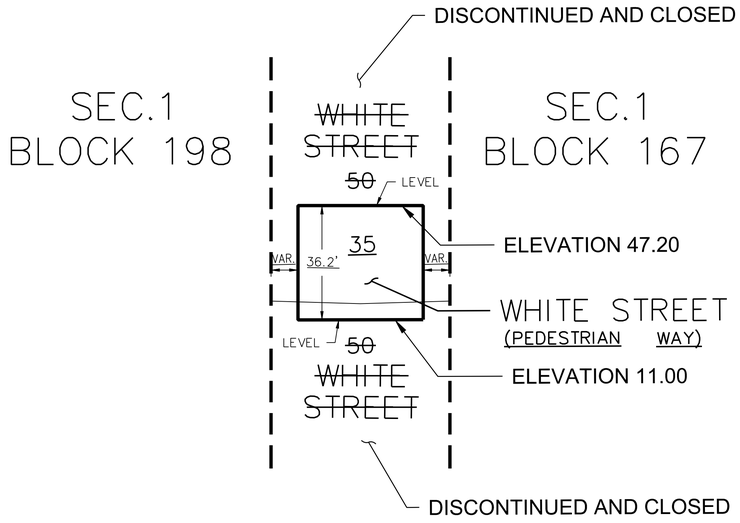
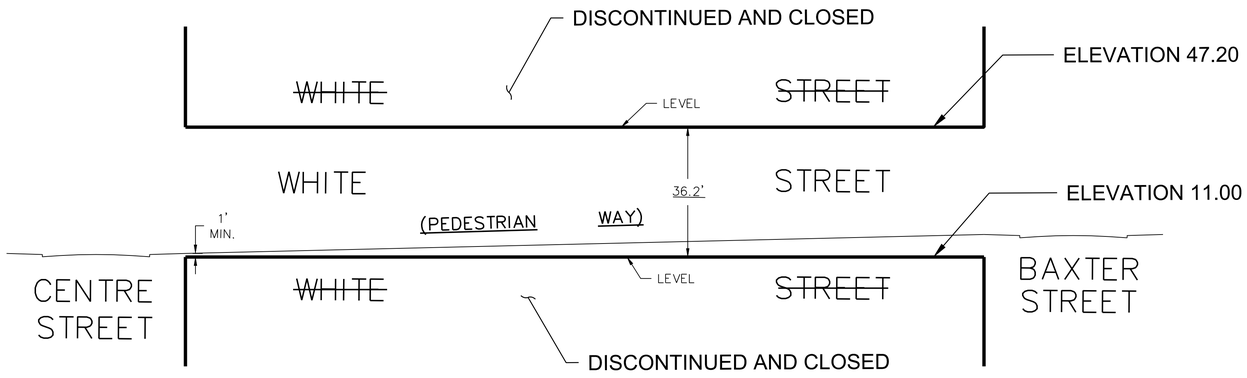
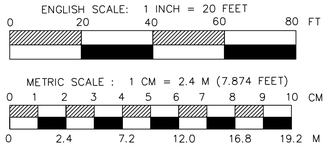
ACC. No. 30265 (C.P.C. NO. 190252 MMM)



SECTION A-A
WHITE STREET BETWEEN CENTRE STREET AND BAXTER STREET
SEE PLAN SHEETS 1 & 2 OF 4
Scale: 1"=20'



SECTION B-B
WHITE STREET BETWEEN CENTRE STEET AND BAXTER STREET
SEE PLAN SHEETS 1 & 2 OF 4
Scale: 1"=20'



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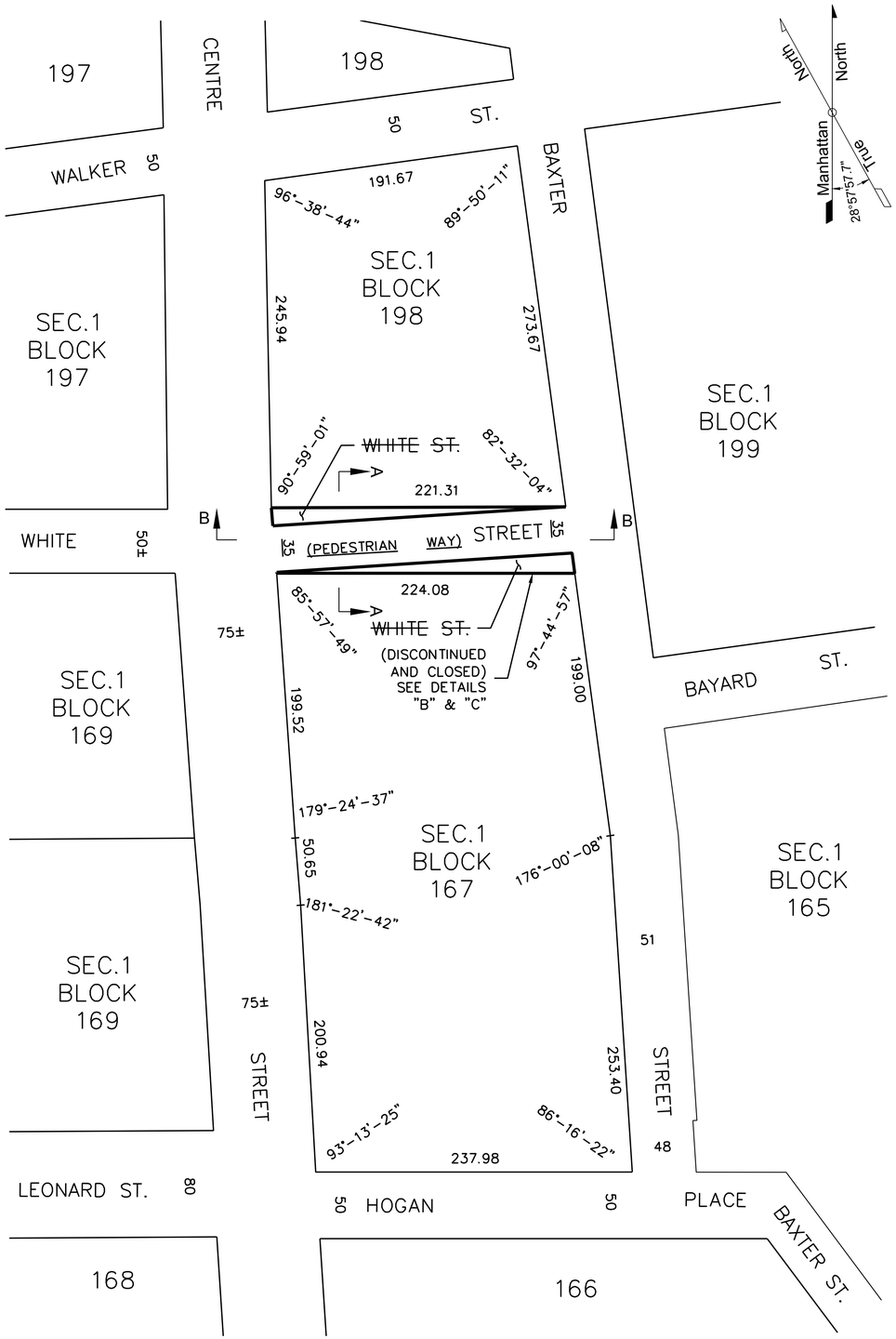
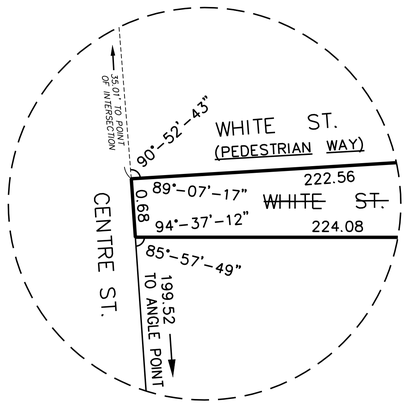
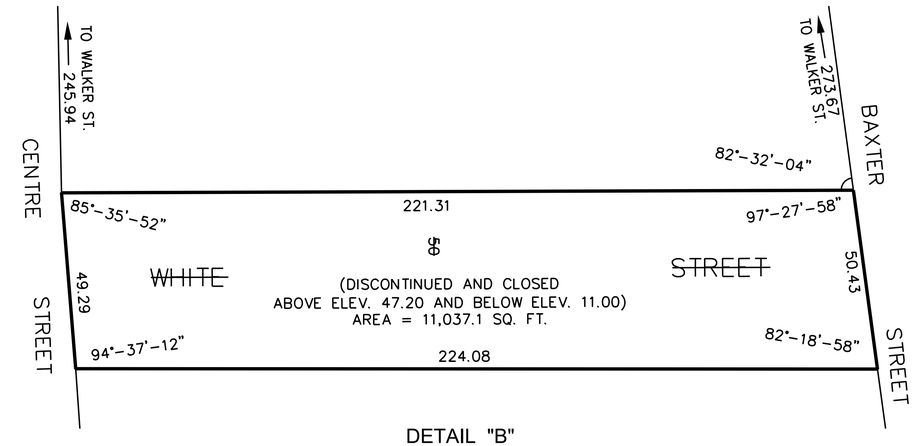


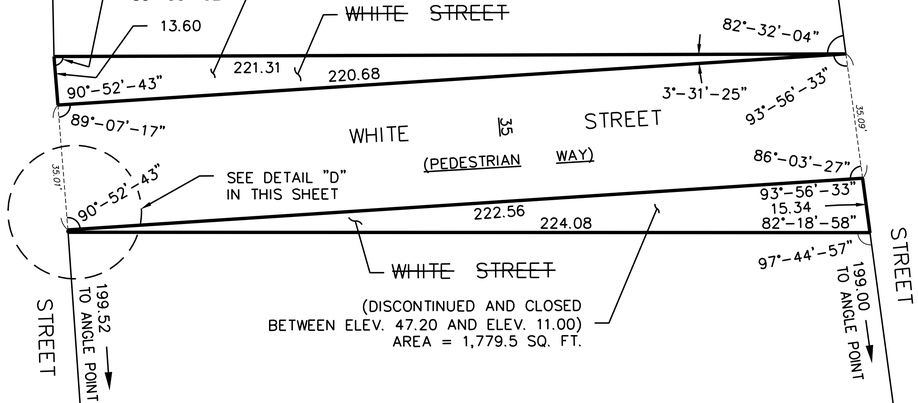
DISCONTINUANCE AND CLOSING MAP
BETWEEN ELEVATION 47.20 AND ELEVATION 11.00
SCALE : 1" = 50'



DETAIL "D"
N.T.S.



DETAIL "B"
DISCONTINUANCE AND CLOSING MAP
FOR WHITE STREET BETWEEN CENTRE STREET AND BAXTER STREET
ABOVE ELEVATION 47.20 AND BELOW ELEVATION 11.00
Scale: 1"=20'



DETAIL "C"
DISCONTINUANCE AND CLOSING MAP
FOR A PORTION OF WHITE STREET
BETWEEN CENTRE STREET AND BAXTER STREET
BETWEEN ELEVATION 47.20 AND ELEVATION 11.00
Scale: 1"=20'

LEGEND

(DISCONTINUED AND CLOSED) INDICATES STREET LANDS TO BE DISCONTINUED AND CLOSED.

ENGLISH SCALE: 1 INCH = 50 FEET
0 50 100 150 200 FT

METRIC SCALE : 1 CM = 6.0 M (19.685 FEET)
0 1 2 3 4 5 6 7 8 9 10 CM
0 12.0 24.0 36.0 48.0 60.0 M

SEE SHEET 3 OF 4 FOR SECTION A-A
AND SECTION B-B.

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