STREETSCAPE IMPROVEMENTS

ROYAL AVENUE

FEBRUARY 12, 2014

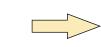
LEGEND



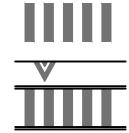
PROPOSED SIDEWALK



PROPOSED LAWN AREA



TRAFFIC LANE DIRECTION



AT-GRADE CROSSWALK

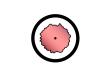
RAISED CROSSWALK



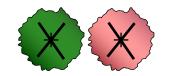
SIGNIFICANT PRIVATE PROPERTY TREE CANOPY



EXISTING TREE TO REMAIN (13)



EXISTING TREE TO REMAIN (1) LESS THAN 36" CLEARANCE

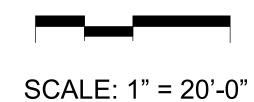


REMOVE AND REPLACE (1)

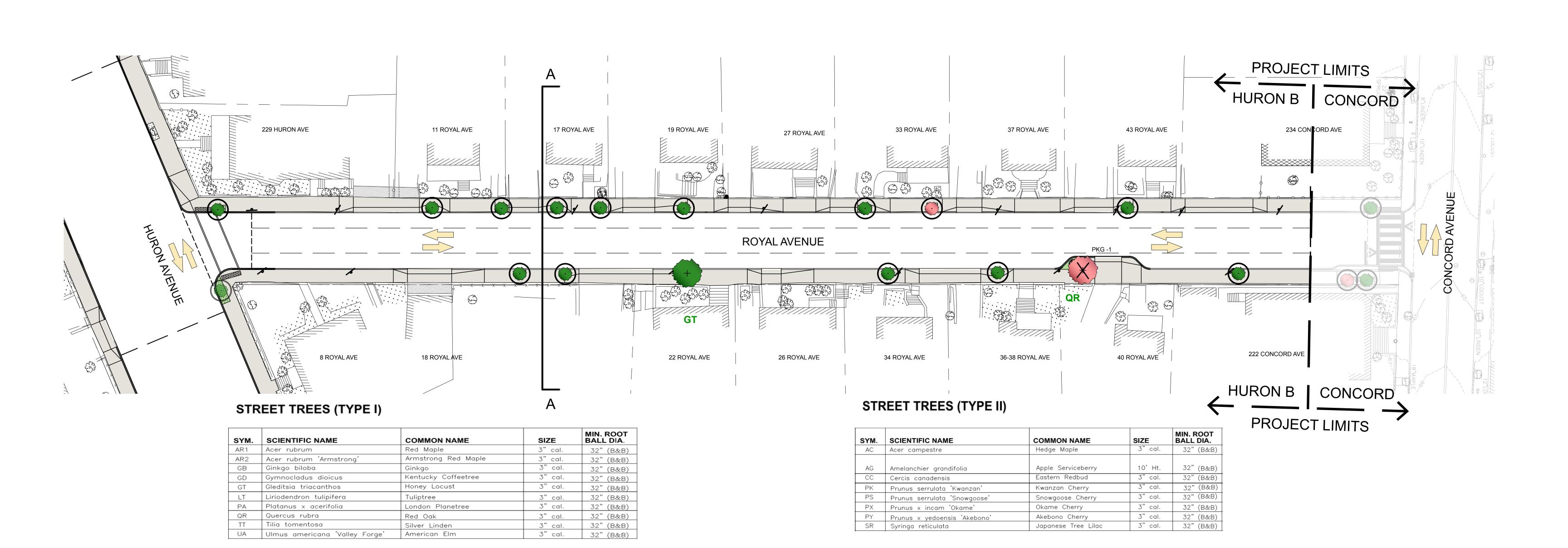


PROPOSED TREE (STREET: 1)
(BACK OF SIDEWALK: 0)

LOSS OF PARKING: 1







12'-0" TWO-WAY ROADWAY

TREE PIT SIDEWALK

SIDEWALK TREE PIT PARKING