

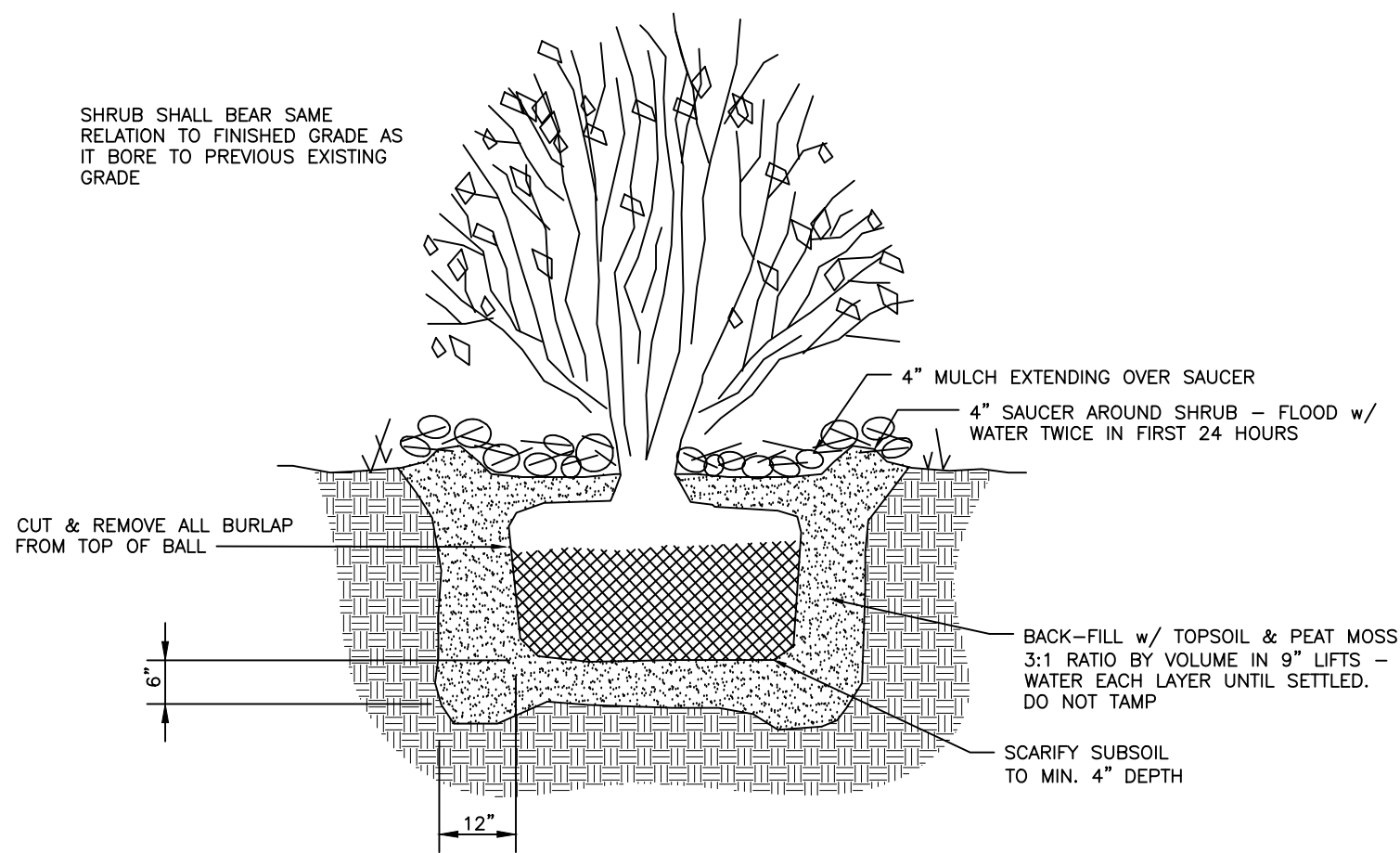
LANDSCAPE SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
2	A	PINUS STROBES	WHITE PINE	6' – 8'
8	B	MYCENA PENSYLVANICA	BAYBERRY	24" – 36"
6	C	RHODODENDRON MAXIMUM	RHODODENDRON	24" – 36"
2	D	ACER RUBRUM	OCTOBER GLORY MAPLE	3.5" – 4" Cal

NOTES:

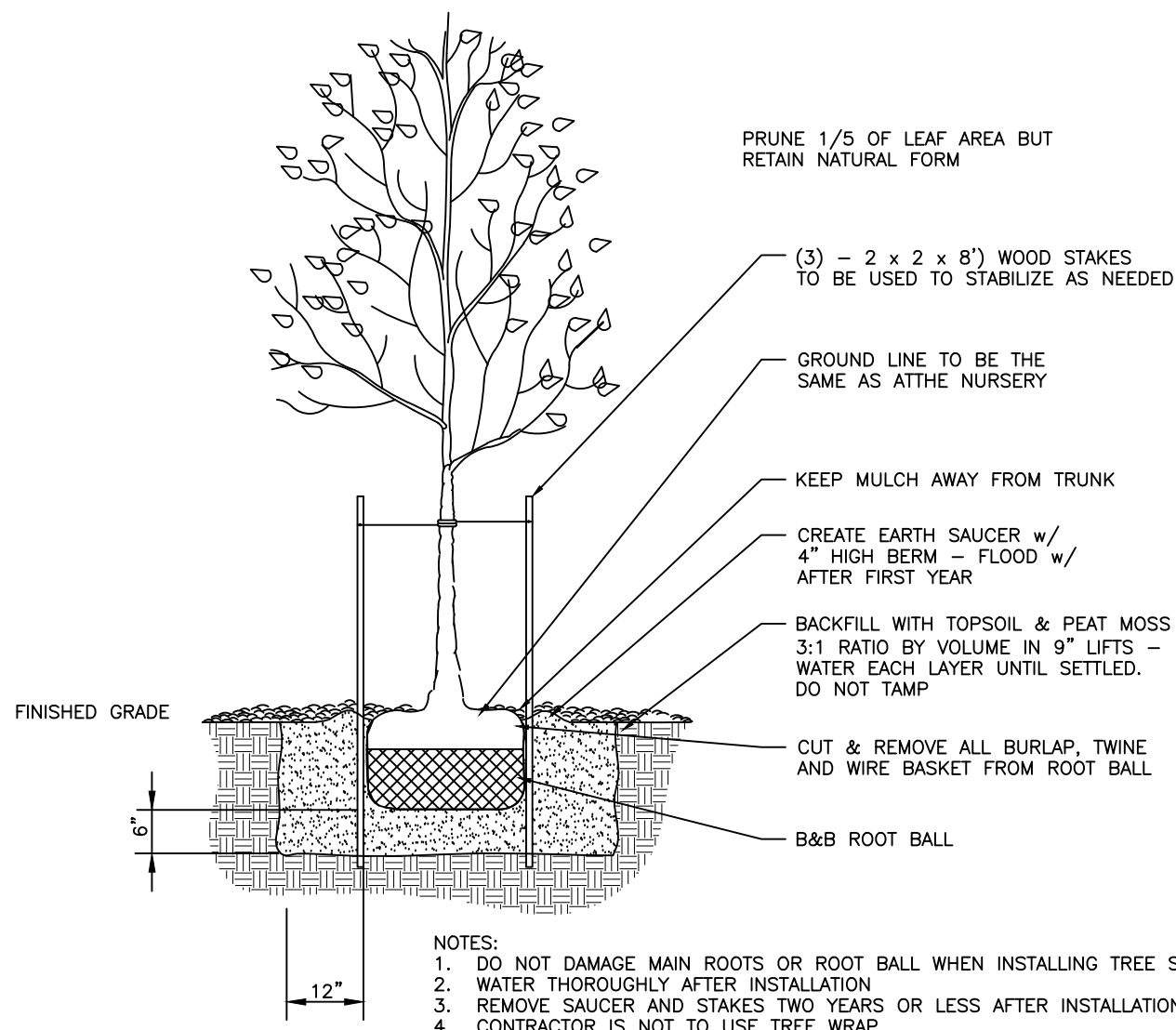
- ALL LANDSCAPE PLANTS SHALL BE TYPICAL FULL SPECIMENS CONFORMING TO THE AMERICAN ASSOCIATION OF NURSERYMEN (A.N.A.) STANDARDS FOR QUALITY AND INSTALLATION
- LOCAL SOIL CONDITIONS AND WATER AVAILABILITY SHALL BE CONSIDEREDD IN PLANT SELECTION. ALL PLANTS SHALL BE TOLERANT OFF SPECIFIC SITE CONDITIONS
- LANDSCAPING SHALL NOT INHIBIT ACCESS BY EMERGENCY VEHICLES OR VISIBLTY WITHIN REQUIRED VEHICULAR SITE TRIANGLES
- IRRIGATION SYSTEMS ARE TO BE PROVIDED FOR ALL NEW PLANTINGS
- DECIDUOUS SHADE TREES SHALL BE MINIMUM 3-1/2" TO 4" CALIPER. ORNAMENTAL TREES SHALL BE A MINIMUM 6' TO 8' IN HEIGHT. EVERGREEN TREES SHALL BE 6' – 8' IN HEIGHT. SHRUBS SHALL BE A MINIMUM OF 24" TO 36" IN HEIGHT. THESE SHALL BE MINIMUM MEASUREMENTS AT THE TIME OF PLANTING
- ALL TREES TO BE INSTALLED SHALL BE BALLED AND BURLAPPED IN ACCORDANCE WITH ANA STANDARDS. ALL TREES SHALL BE MULCHED TO THE DEPTH OF 3"
- ALL TREES TO BE INSTALLED WITH PROPER SUBTERRANEAN PREPARATION OF THE GROUND
- THE OWNER OR IF COMMON ELEMENT OF CONDO, THE CONDOMINIUM SHALL EB RESPONSIBLE TO MAINTAIN OR REPLACE THE TREE OR PLANTINGS, AFTER ONE YEAR FROM THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. PRIOR TO ONE YEAR, THE DEVELOPER SHALL REPLACE PLANTINGS THAT DIE

LANDSCAPE BREAKDOWN: RESIDENTIAL 1 UNITS = REQUIRED 20 SHRUBS – PROVIDED 24 SHRUBS  
REQUIRED 2 TREES (ON SITE) – PROVIDED 2 TREES (ON SITE)  
REQUIRED 1 TREE (STREET) – PROVIDED 2 TREES (STREET)



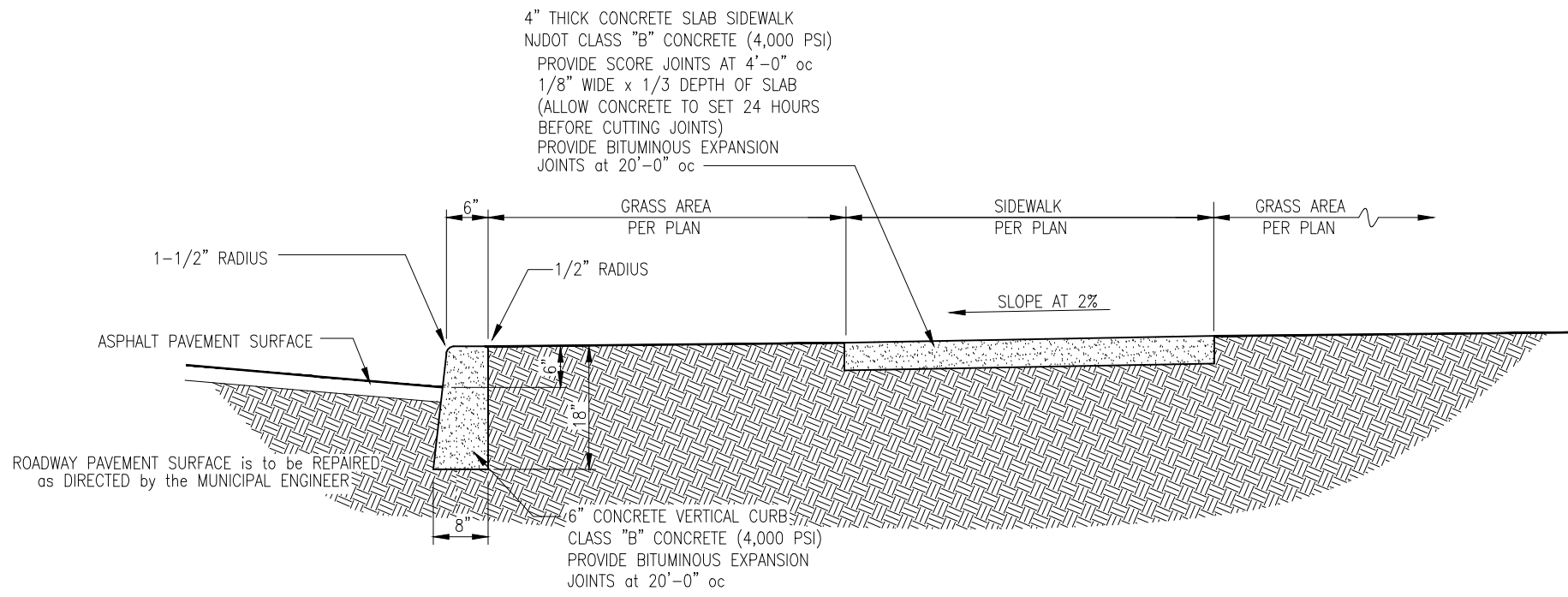
SHRUB DETAIL

NO SCALE



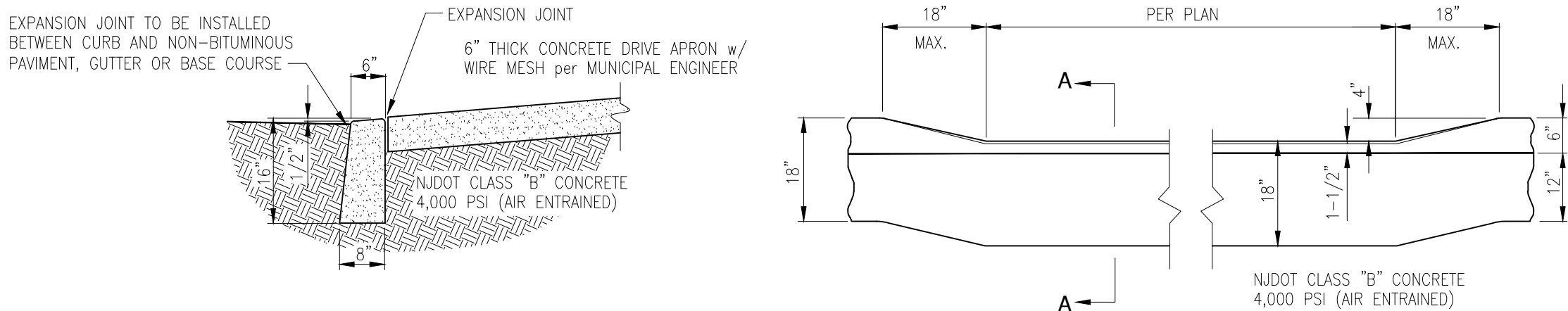
TREE DETAIL

NO SCALE



SECTION THRU CONCRETE CURB and SIDEWALK

SCALE: 1/2" = 1'-0"

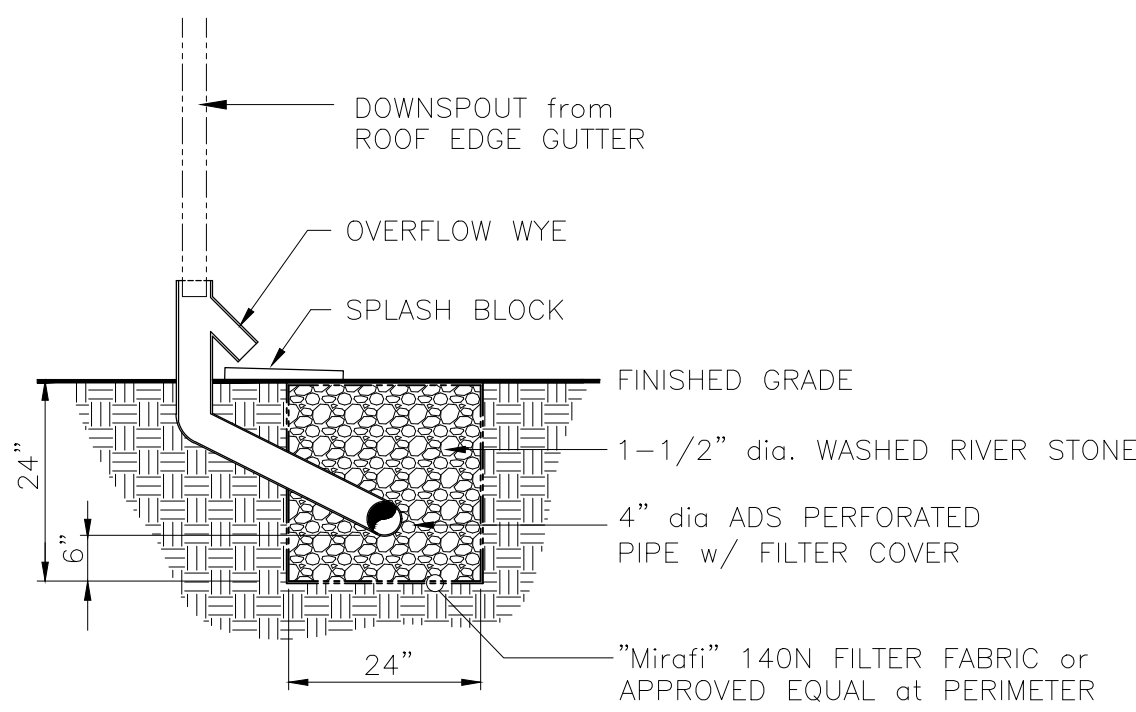


SECTION A-A

PLAN

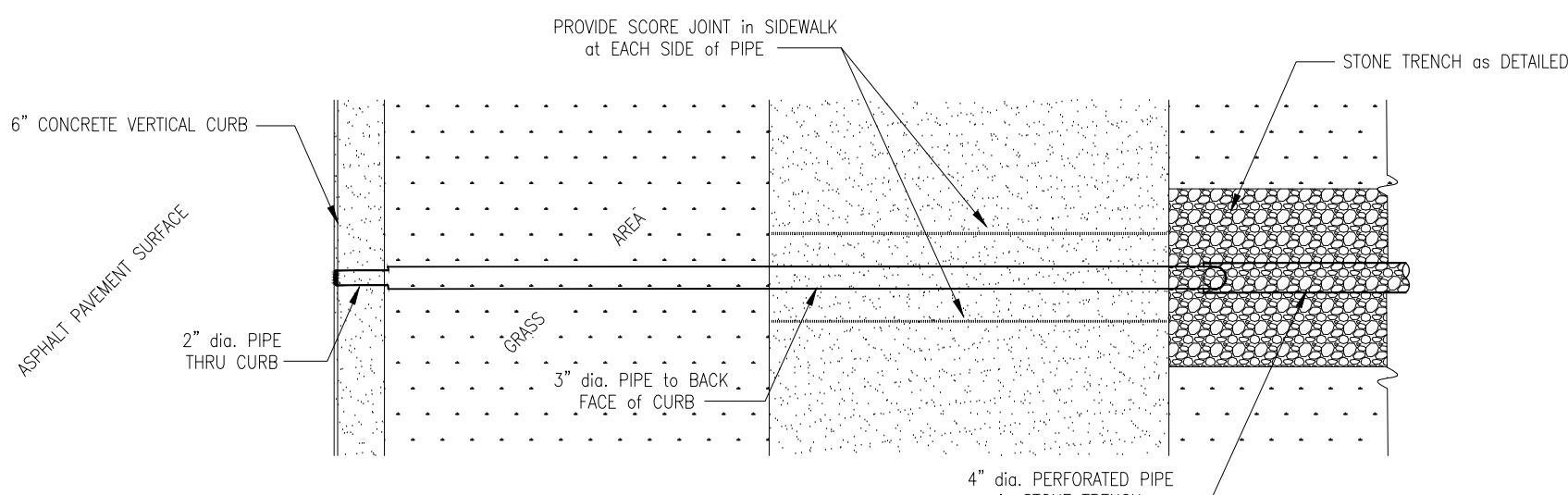
DEPRESSED CURB DETAIL

SCALE: 1/2" = 1'-0"

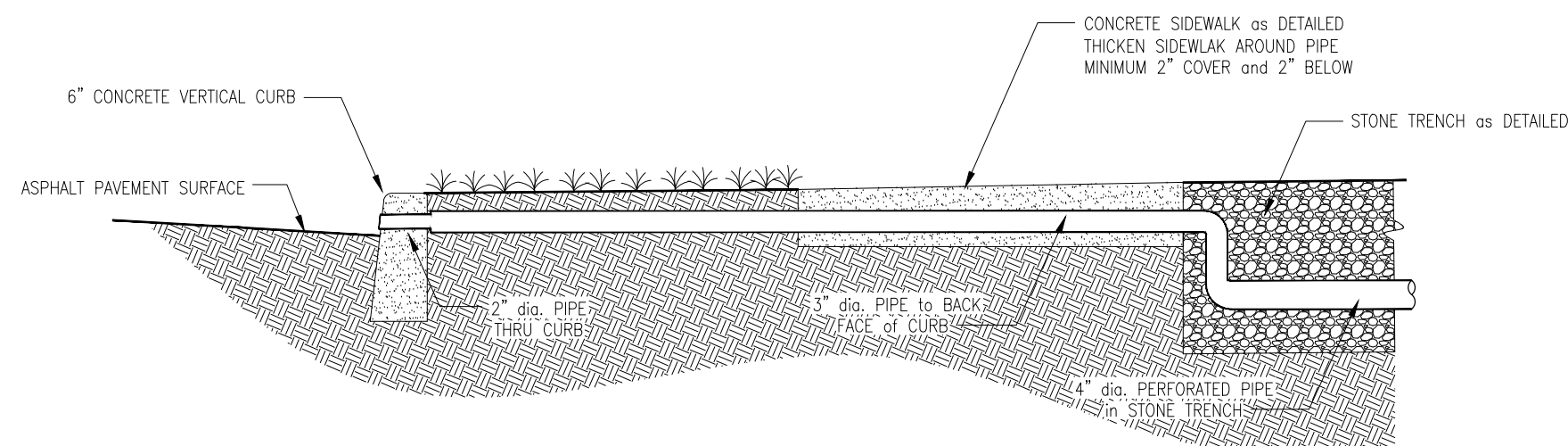


STONE TRENCH DETAIL

SCALE: 1/2" = 1'-0"



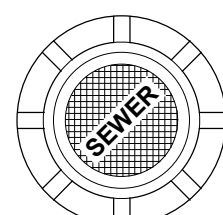
PLAN



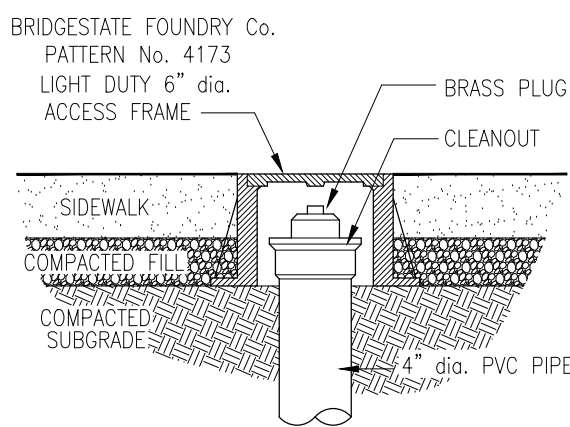
SECTION

STONE TRENCH DRAIN PIPE DETAIL

SCALE: 1/2" = 1'-0"



PLAN



NOTE:  
USE BRIDGESTATE FOUNDRY Co.  
PATTERN No. 4155 at DRIVEWAY or DRIVE APRON LOCATIONS

SECTION

SEA ISLE CITY SANITARY SEWER CLEAN OUT COVER DETAIL

SCALE: 1" = 1'-0"

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PROJECT  
104 - 50th STREET  
BLOCK 50.03 - LOTS 22.02, 23.01 and 23.02  
SEA SLE CITY, CAPE MAY COUNTY, NJ  
DWG. TITLE  
SITE PLAN VARIANCE PLAN

NO.	REVISION	DATE	BY	CHK.
1	LANDSCAPE SCHEDULE	3-28-25	ME	ACS
2	DEPRESSED CURB DETAIL and LANDSCAPING	10-30-24	ME	ACS

DWG. NO. 2445-1-2023

DRAWN BY: WE./JS	CHECKED BY: ACS	SCALE: AS NOTED
DATE: 11-01-2023	SHEET No.: 2 of 3	