

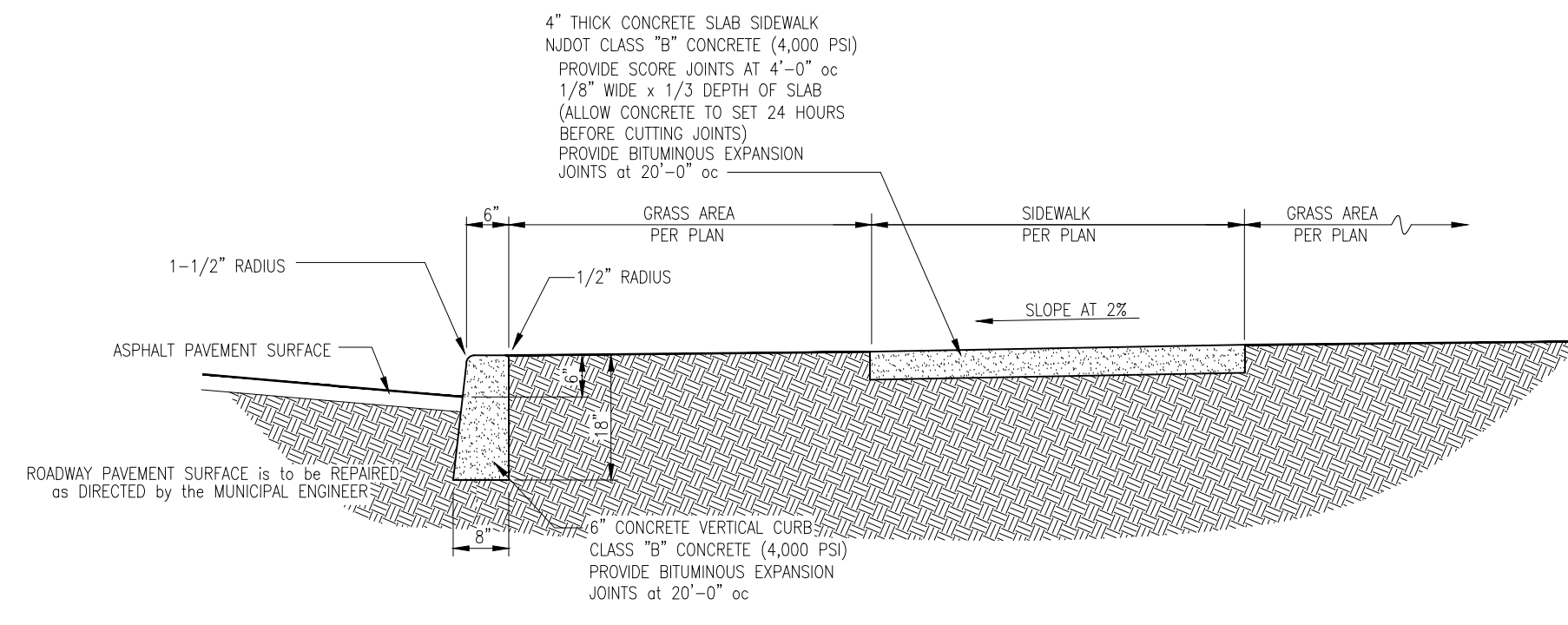
## LANDSCAPE SCHEDULE

| QTY. | KEY | BOTANICAL NAME       | COMMON NAME         | SIZE          |
|------|-----|----------------------|---------------------|---------------|
| 2    | A   | PINUS STROBES        | WHITE PINE          | 6' - 8'       |
| 8    | B   | MYCENA PENNSYLVANICA | BAYBERRY            | 24" - 36"     |
| 6    | C   | JUNIPERUS CONFERTA   | SHORE JUNIPER       | 24" - 36"     |
| 8    | D   | RHODODENDRON MAXIMUM | RHODODENDRON        | 24" - 36"     |
| 2    | E   | ACER RUBRUM          | OCTOBER GLORY MAPLE | 3.5" - 4" Cal |

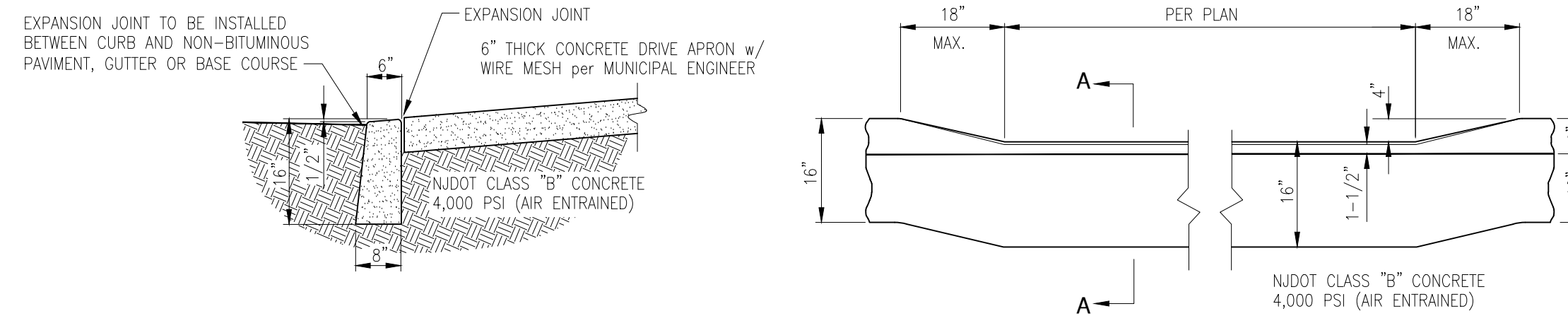
**NOTES:**

- 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 CONSIDERED IN PLANT SELECTION. ALL PLANTS SHALL BE TOLERANT OFF SPECIFIC SITE CONDITIONS
- LANDSCAPING SHALL NOT INHIBIT ACCESS BY EMERGENCY VEHICLES OR VISIBILITY 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 BE 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)



**SECTION THRU CONCRETE CURB and SIDEWALK**  
 SCALE: 1/2" = 1'-0"

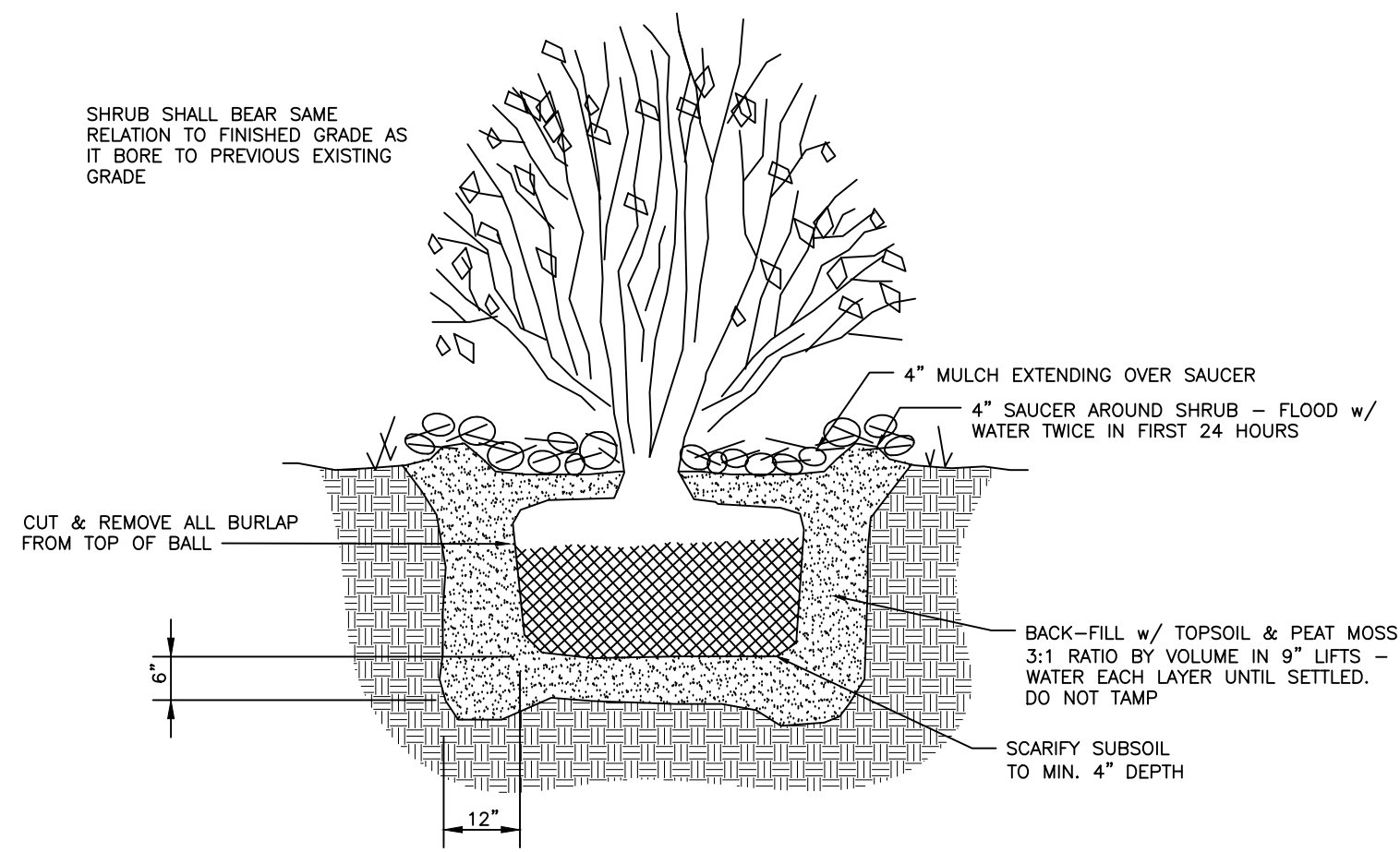


**SECTION A-A**

**PLAN**

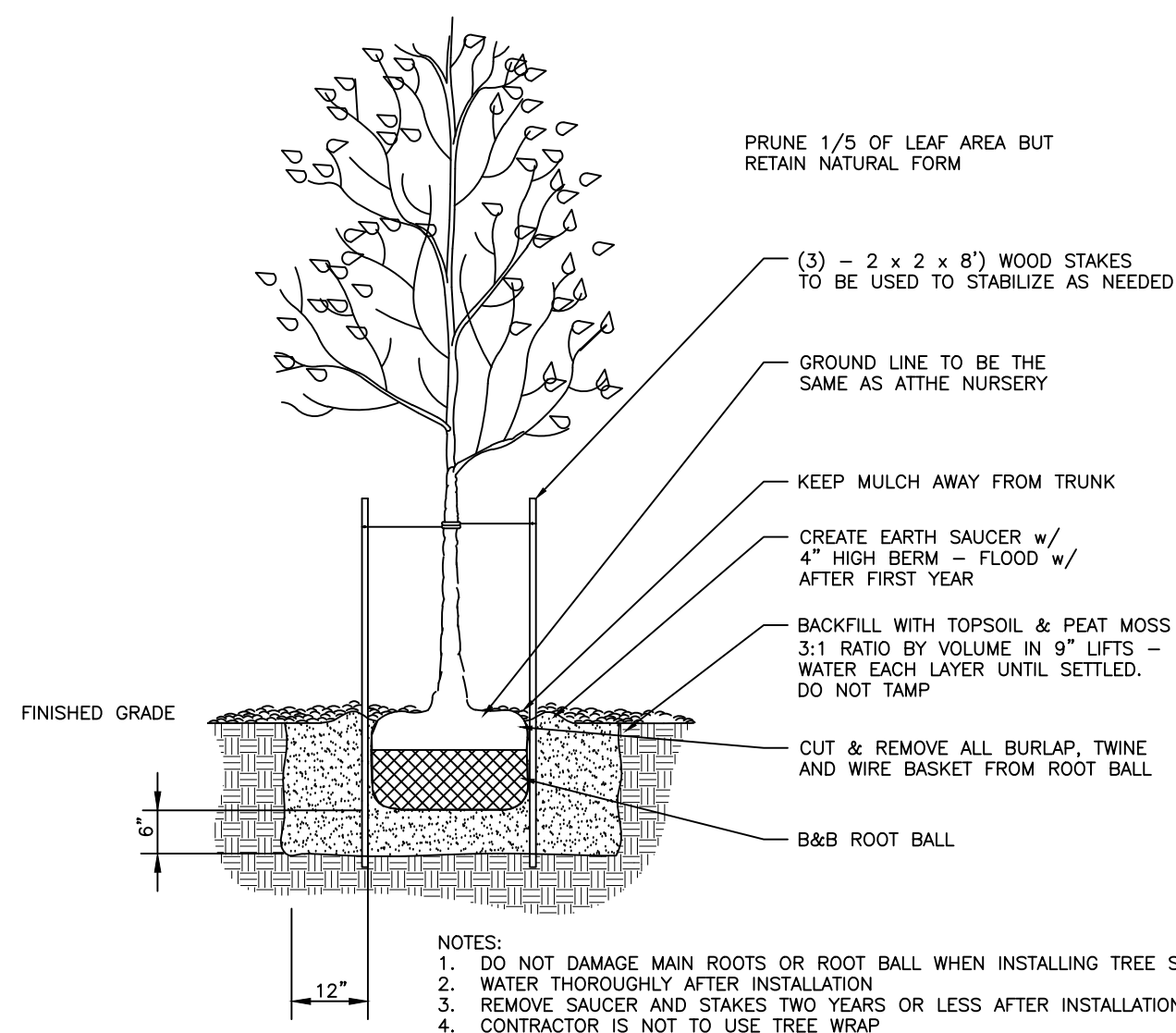
**DEPRESSED CURB DETAIL**

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



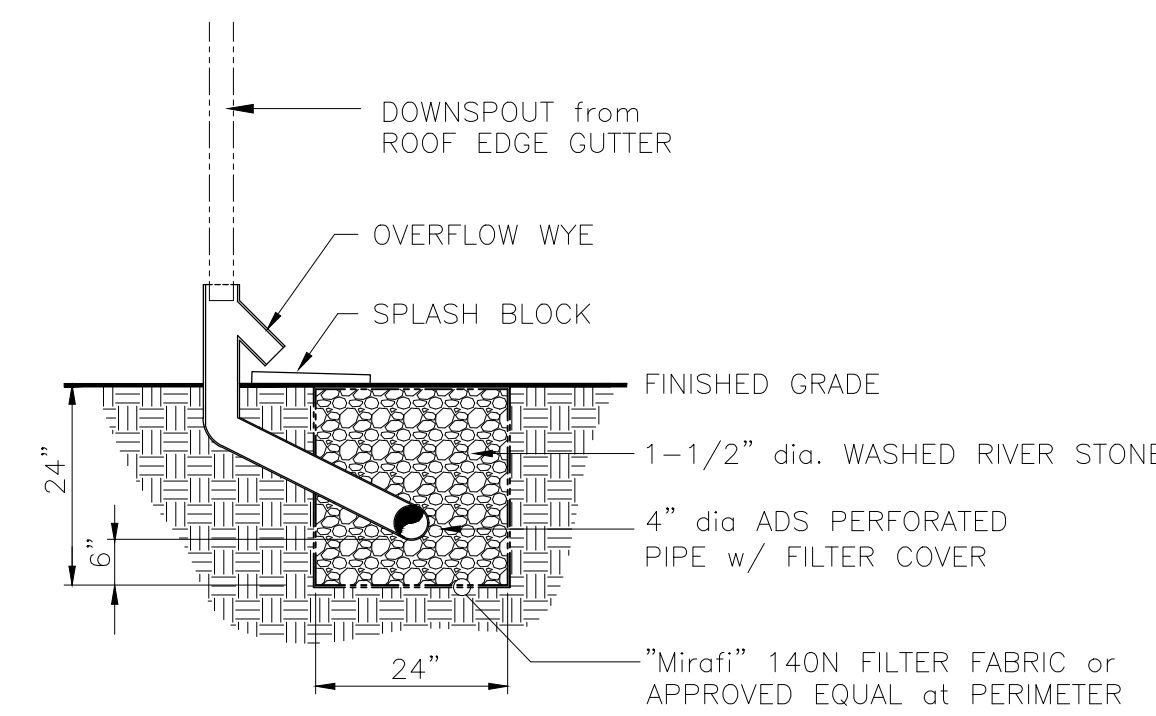
**SHRUB DETAIL**

NO SCALE



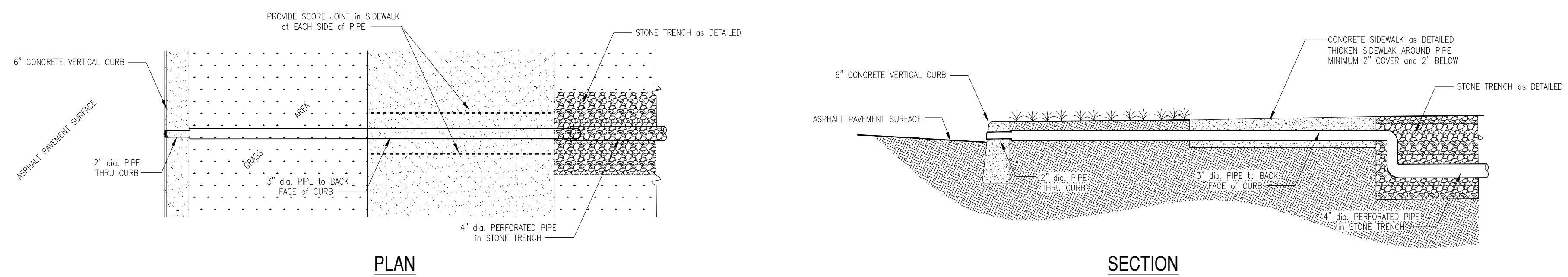
**TREE DETAIL**

NO SCALE



**STONE TRENCH DETAIL**

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

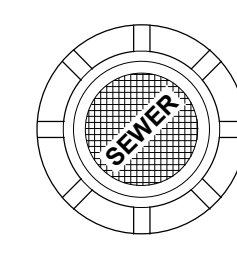


**PLAN**

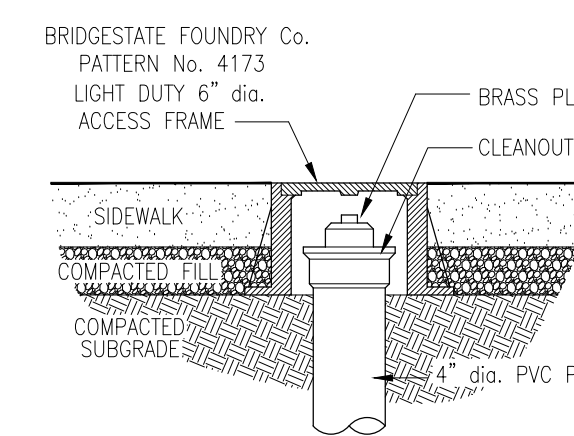
**SECTION**

**STONE TRENCH DRAIN PIPE DETAIL**

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



**PLAN**



**SECTION**

**SEA ISLE CITY SANITARY SEWER CLEAN OUT COVER DETAIL**

SCALE: 1" = 1'-0"

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**104 - 50th STREET**  
**BLOCK 50.03 - LOTS 22.02, 23.01 and 23.02**  
**SEA ISLE CITY, CAPE MAY COUNTY, NJ**  
**SITE PLAN VARIANCE PLAN**

PROJECT  
 DWG. TITLE

|        |      |
|--------|------|
| DATE   | BY   |
| REASON | DATE |
| NO.    | NO.  |

DWG. NO. 2445-1-2023

|                     |                    |                    |
|---------------------|--------------------|--------------------|
| DRAWN BY:<br>WE/JS  | CHECKED BY:<br>ACS | SCALE:<br>AS NOTED |
| DATE:<br>10-11-2023 | SHEET NO.:         | 2 of 3             |