

OVERALL LANDSCAPE SITE PLAN AND INDEX SHEET PLAN

Professional's Name
 Professional's License No.
 License #

Borough of Avalon, Cape May County, New Jersey
 Block 53.05, Lot 1 (5300 Ocean Drive)

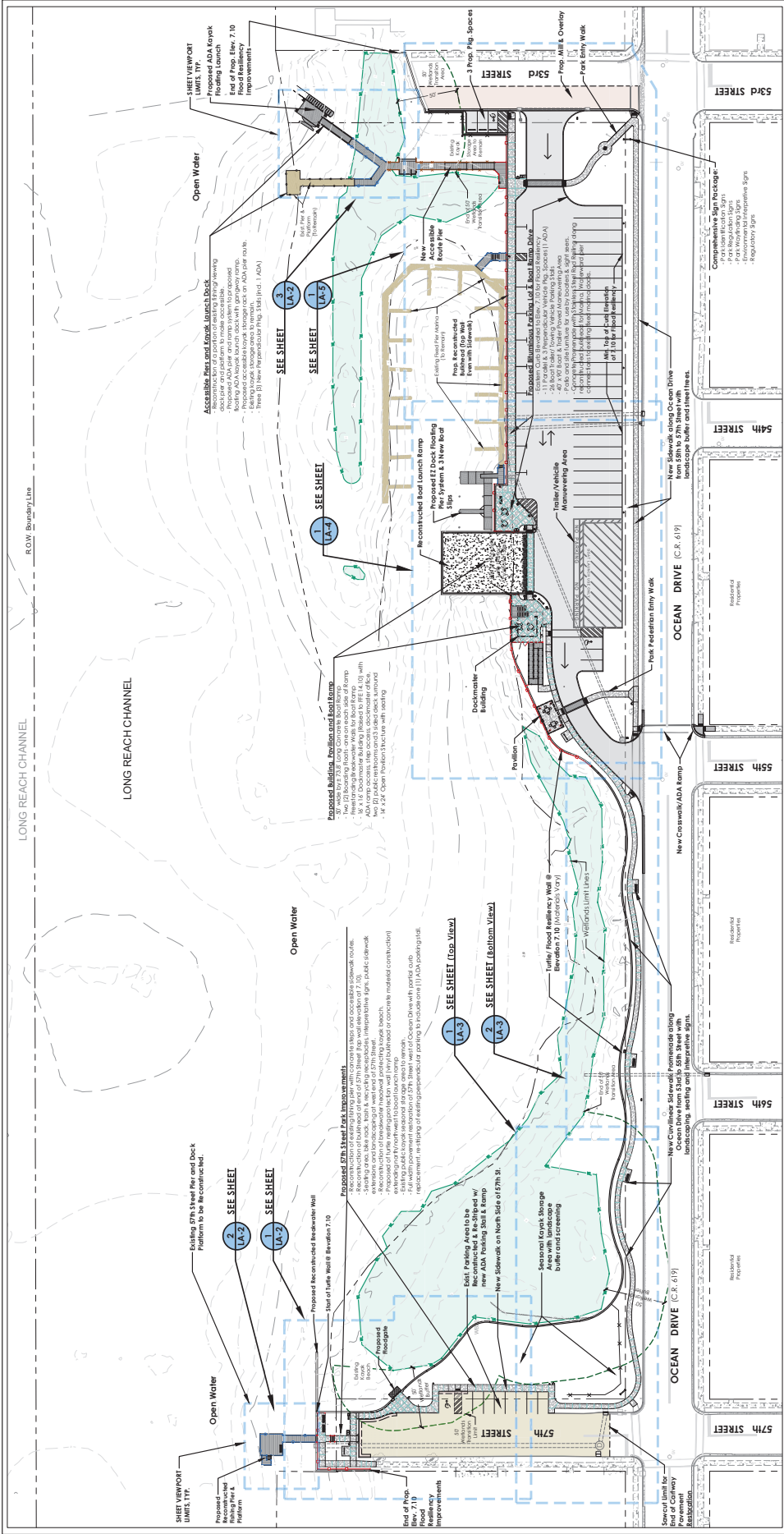
Bay Park Marina Improvements

| | |
|------|-------------|
| DATE | DESCRIPTION |
| | |
| | |



LA-1

SCALE: 1"=40'



LEGEND:

- 1. Index numbers for View # / Plan Set Sheet #
- 2. Unit of Viewport as Seen on 10-Scale Plan Sheets
- 3. Existing Minor Contours (1 foot intervals)
- 4. Existing Major Contours (5 foot intervals)
- 5. Delineated Wetlands Line (See Sheet V101)
- 6. 50 foot Wetlands Transition Area
- 7. Proposed Illuminated Site Paving
- 8. Proposed 5th Street Pavement Restoration
- 9. Proposed 33rd Street Mill & Overlay (1/2 Section)
- 10. Proposed Concrete Paving

GENERAL NOTES:

- Refer to sheets C110 & C111 for all proposed development on this project in relation to the various regulatory limits.
- The proposed improvements are consistent with the applicable design and construction standards of the following:
 - The Flood Hazard Area Control Act, N.J.S.A. 90:1A-30 et seq., and implementing rules of N.J.A.C. 7:13.
 - The National Flood Insurance Program, 44 C.F.R. Part 40.
- The proposed improvements are consistent with the applicable approved Water Quality Management Plan (208 Plan) and other applicable water quality standards.
- The building is designed to resist hydrostatic and hydrodynamic loads and effects of buoyancy resulting from flooding to at least one foot above the local hazard area design flood elevation.
- Kayak launch improvement westward of the boat launch and kayak launch improvement eastward of the boat launch and kayak launch are provided on EDOs. Landscape plans for illustrative purposes only.
- Refer to Matt MacDonovats Civil Engineering plans for all stormwater management improvements westward of the boat launch and turtle wall.

LEGEND:

- Refer to current Matt MacDonovats Civil Engineering plans for all stormwater management improvements westward of the boat launch and turtle wall.
- Refer to current Matt MacDonovats Civil Engineering plans for all stormwater management improvements eastward of the boat launch and turtle wall.
- Refer to current O&M Design Partners, PA plans for all stormwater management improvements. The building, site, and ADA ramp layout are provided on EDOs. Landscape plans for illustrative purposes only.
- Contractor shall be provided to Contractor prior to construction of all improvements.
- Design team may plan alternative and other minor improvements.
- Refer to EDOs, Site Layout and Landscape Design on Sheets LA-2, LA-3, LA-4 and LA-5.
- Refer to EDOs, Landscape and Construction Details on Sheets E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40, E-41, E-42, E-43, E-44, E-45, E-46, E-47, E-48, E-49, E-50, E-51, E-52, E-53, E-54, E-55, E-56, E-57, E-58, E-59, E-60, E-61, E-62, E-63, E-64, E-65, E-66, E-67, E-68, E-69, E-70, E-71, E-72, E-73, E-74, E-75, E-76, E-77, E-78, E-79, E-80, E-81, E-82, E-83, E-84, E-85, E-86, E-87, E-88, E-89, E-90, E-91, E-92, E-93, E-94, E-95, E-96, E-97, E-98, E-99, E-100.
- Refer to EDOs, Landscape and Construction Details on Sheets E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40, E-41, E-42, E-43, E-44, E-45, E-46, E-47, E-48, E-49, E-50, E-51, E-52, E-53, E-54, E-55, E-56, E-57, E-58, E-59, E-60, E-61, E-62, E-63, E-64, E-65, E-66, E-67, E-68, E-69, E-70, E-71, E-72, E-73, E-74, E-75, E-76, E-77, E-78, E-79, E-80, E-81, E-82, E-83, E-84, E-85, E-86, E-87, E-88, E-89, E-90, E-91, E-92, E-93, E-94, E-95, E-96, E-97, E-98, E-99, E-100.

E-11

LANDSCAPE SITE PLAN
(55th to 57th Streets)

Bay Park Marina Improvements
Borough of Avalon, Cape May County, New Jersey

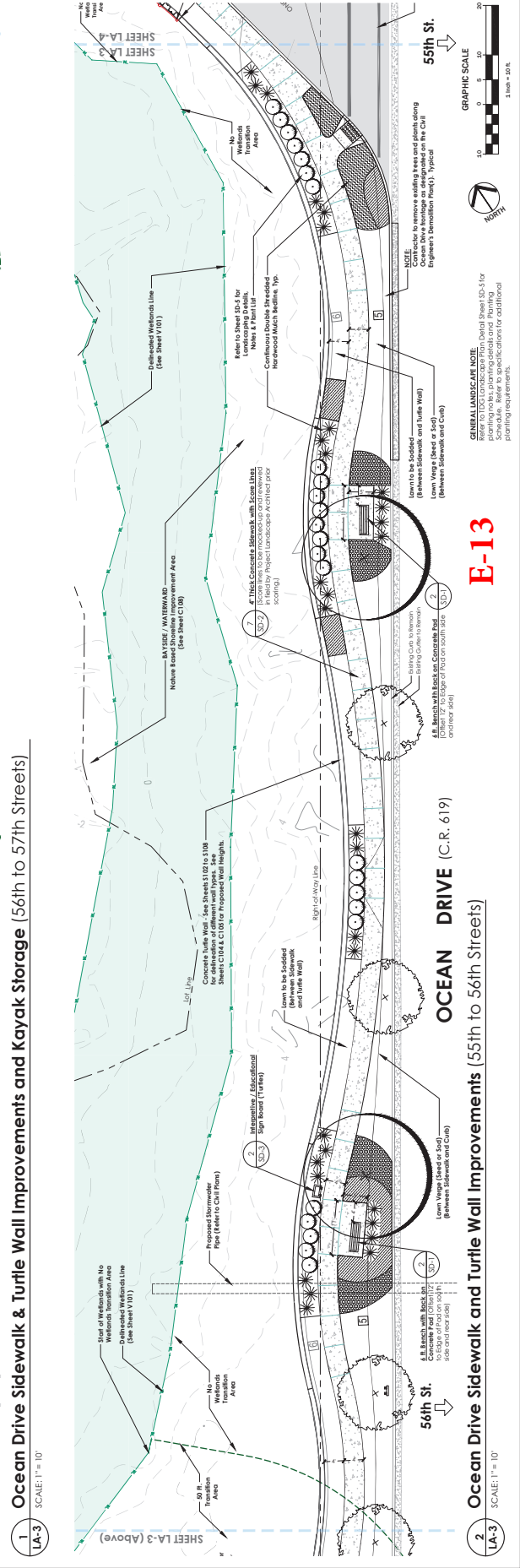
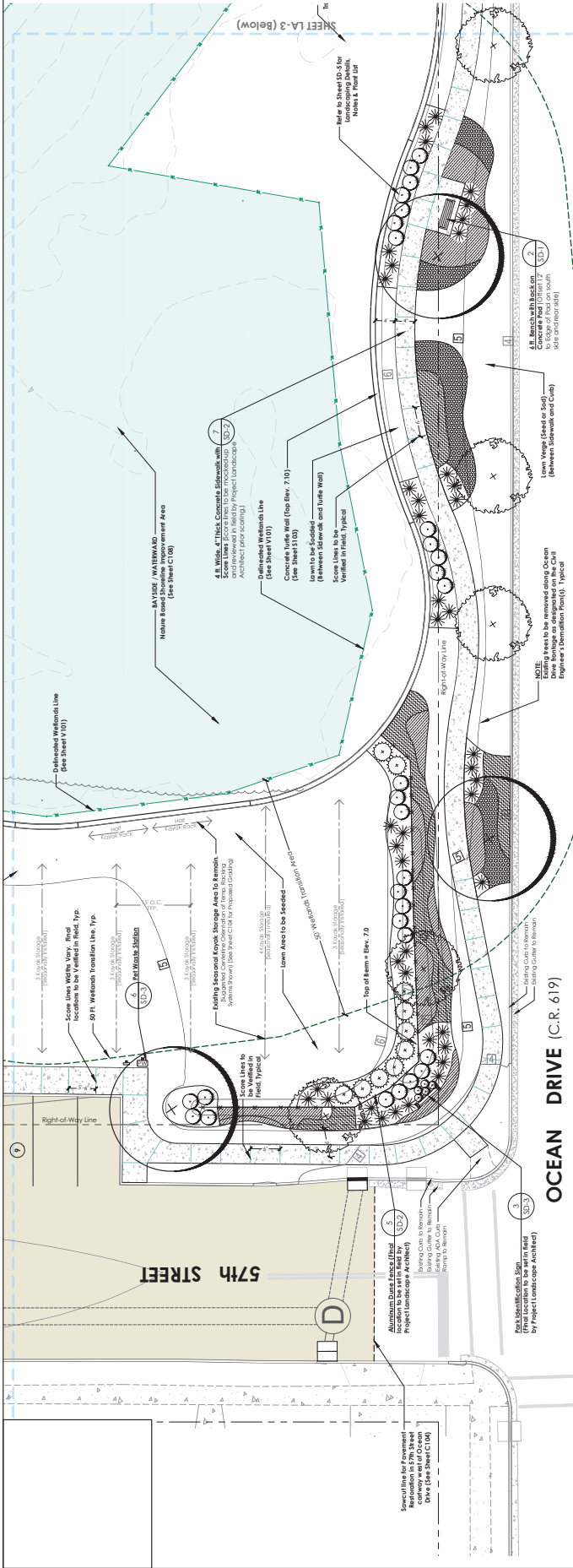
Professionals Name
TRIMBLE/ARCHITECTURE
LICENSE #

Project Name
Bay Park Marina Improvements
Borough of Avalon, Cape May County, New Jersey

Table with 2 columns: No. and Description. Row 1: 1.00 SITE PLAN. Row 2: 1.01 LANDSCAPE ARCHITECTURE.



LA-3
SCALE: 1" = 10'



LA-3
SCALE: 1" = 10'

E-13

GRAPHIC SCALE
1 inch = 10 ft.

North Arrow

GENERAL LANDSCAPE NOTE:
Refer to LQ2 Landscaping Detail Sheet SD-5 for all details regarding the landscape site plan. Refer to specifications for additional planting requirements.

LANDSCAPE SITE PLAN Boat Ramp / Marina Area (54th to 55th Streets)

Professionals Name
NY PROFESSIONAL SEAL
LICENSE #

Bay Park Marina Improvements

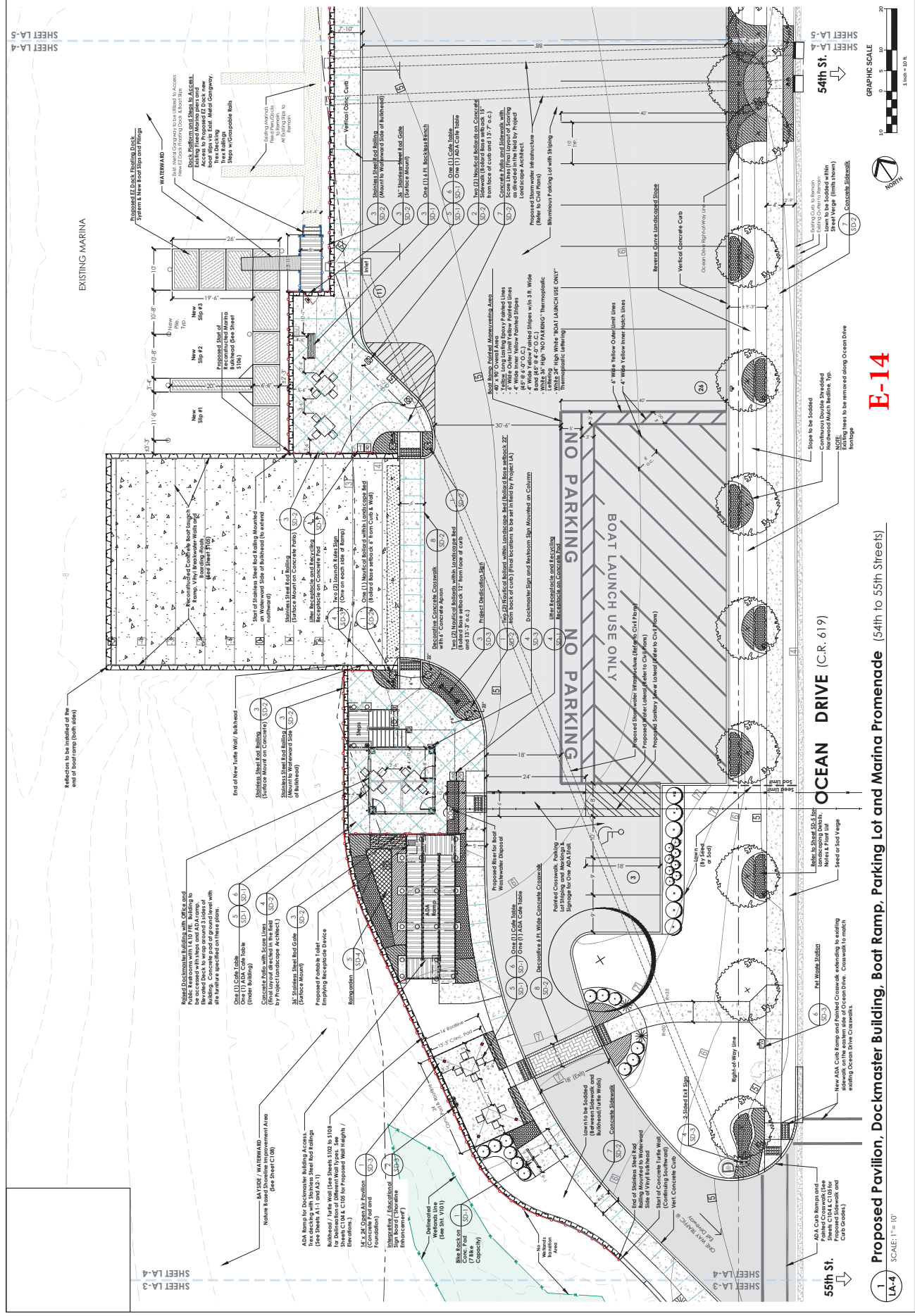
Block 53.05, Lot 1 (5300 Ocean Drive)
Borough of Avlon, Cape May County, New Jersey

| | | |
|---|------|------------------|
| 1 | 1.17 | DATE REVISION |
| | | NO DATE REVISION |



LA-4

SCALE: 1" = 10'



E-14

1 Proposed Pavilion, Dockmaster Building, Boat Ramp, Parking Lot and Marina Promenade (54th to 55th Streets)

LANDSCAPE SITE PLAN (53rd to 54th Streets)

Bay Park Marina Improvements

Block 53.05, Lot 1 (5300 Ocean Drive)
Borough of Avalon, Cape May County, New Jersey

Professionals Name
Professional Seal
Professional License #

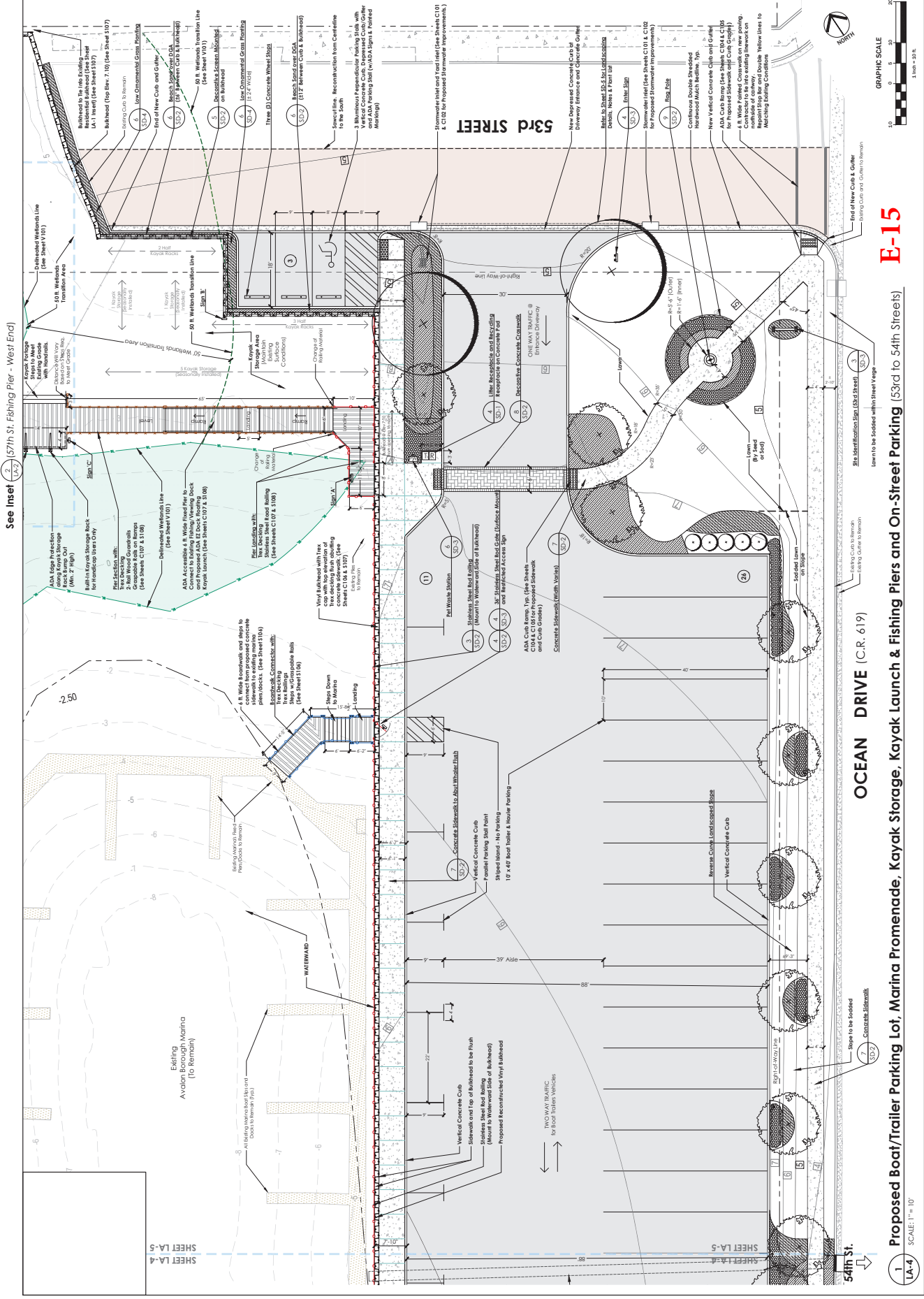
Professional Seal
Professional License #

Professional Seal
Professional License #

Professional Seal
Professional License #



LA-5
SCALE: 1" = 10'



See Inset 2-157th St. Fishing Pier - West End

See Inset 2-54th St.

OCEAN DRIVE (C.R. 619)

53rd STREET

54th St.

LA-4

SCALE: 1" = 10'

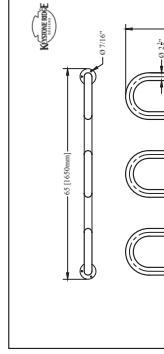
GRAPHIC SCALE

1 inch = 10 feet

Proposed Boat/Trailer Parking Lot, Marina Promenade, Kayak Launch & Fishing Piers and On-Street Parking (53rd to 54th Streets)

E-15

Scott M. Taylor, P.E., P.L.L.C. & P.P.
Landscape Architectural Firm



| Model | Length | Height | Seat Height | Weight |
|------------|--------|--------|-------------|----------|
| 6 Ft | 65" | 27" | 17" | 255 lbs. |
| 7 Capacity | 72" | 27" | 17" | 315 lbs. |
| 8 Ft | 72" | 27" | 17" | 375 lbs. |

Sonace - 7 Capacity Bike Rack

1 **Bicycle Rack**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction and a metal pipe wood slat.

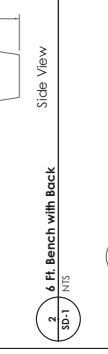
Notes:
1. Bike rack shall be metal SMD-7 Sonace Bicycle Rack as manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Frame color shall be painted "Chromagrip".
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



2 **6 Ft. Bench with Back**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction and a metal pipe wood slat.

Notes:
1. Bench to be CrewView 5 Style, 6 foot long, with backrest, manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Frame color shall be painted "Chromagrip".
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



3 **6 Ft. Bench (no back)**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction and a metal pipe wood slat.

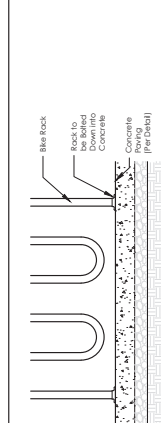
Notes:
1. Bench to be CrewView 5 Style, 6 foot long, manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Frame color shall be painted "Chromagrip".
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



4 **Trash and Recycling Receptacles**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction.

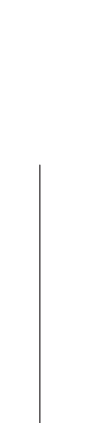
Notes:
1. Receptacles shall be 32 gallon, Canyon litter Receptacles as manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Both trash and recycling units shall be finished with "Chromagrip" powder coating to protect from marine environment.
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



5 **Cafe Table (Four Seats)**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction.

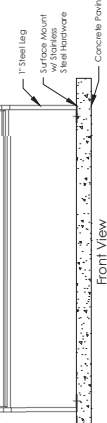
Notes:
1. Cafe table with attached chairs to be CrewView 5 Style with four seats, manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Frame color shall be painted "Chromagrip".
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



6 **ADA CafeTable (Three Seats)**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction.

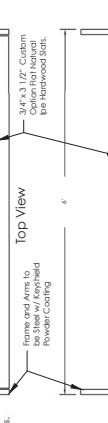
Notes:
1. Cafe table to be CrewView tabletop 5A1 Style with three (3) attached seats with backs, manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Frame color shall be painted "Chromagrip".
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



7 **Recycle Receptacle**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction.

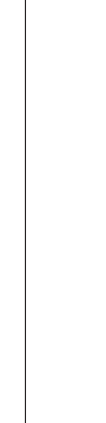
Notes:
1. Recycle receptacle shall be 32 gallon, Canyon litter Receptacles as manufactured by KeyStone Ridge or approved equal.
2. All hardware shall be stainless steel.
3. Both trash and recycling units shall be finished with "Chromagrip" powder coating to protect from marine environment.
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.



8 **Bay Park Marina Improvement**
SD-1 NIS

Materials: Fully-welded commercial-grade steel construction.

Notes:
1. Bay Park Marina Improvement shall be as shown on the attached drawings.
2. All hardware shall be stainless steel.
3. Frame color shall be painted "Chromagrip".
4. Contractor shall provide color samples and shop drawings to Landscape Architect for approval prior to purchase and installation.

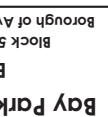
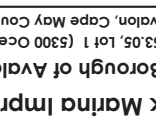


CONSTRUCTION DETAILS

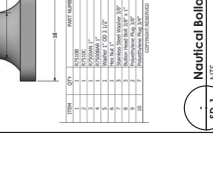
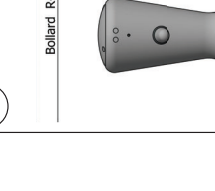
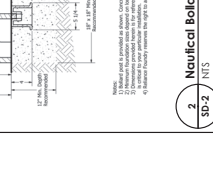
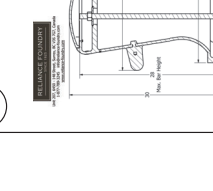
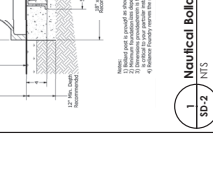
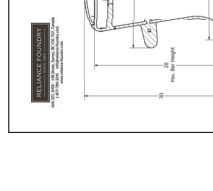
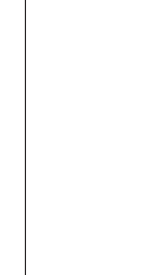
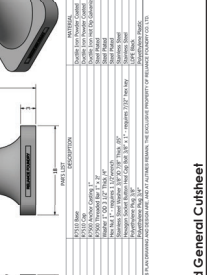
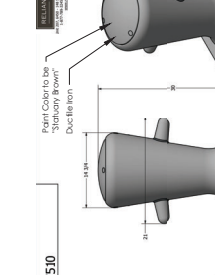
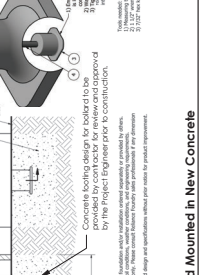
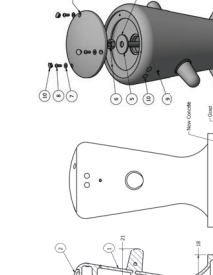
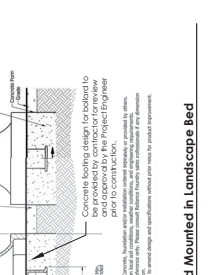
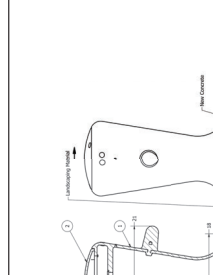
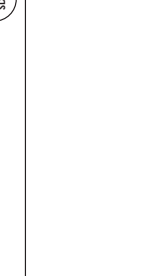
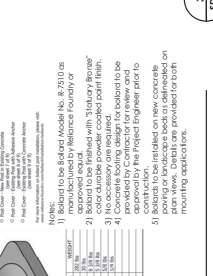
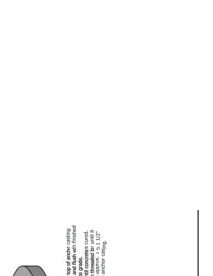
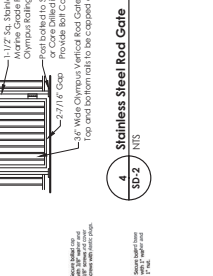
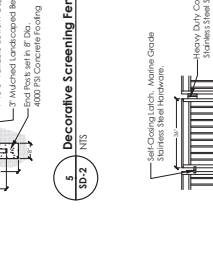
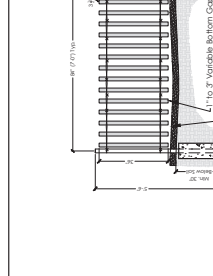
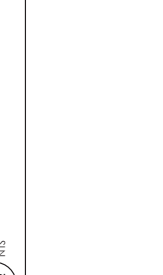
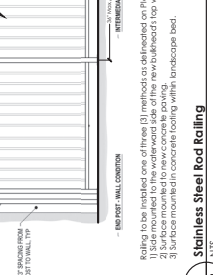
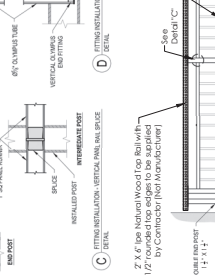
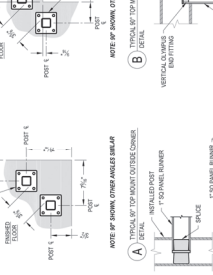
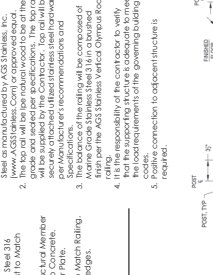
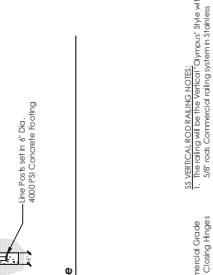
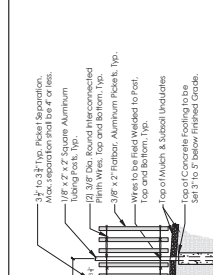
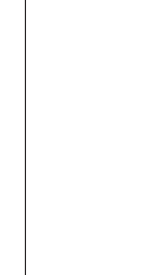
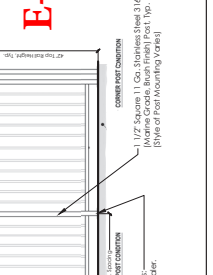
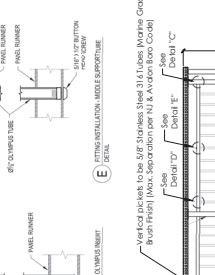
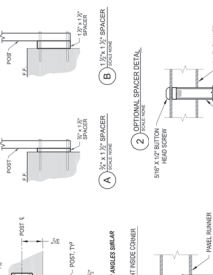
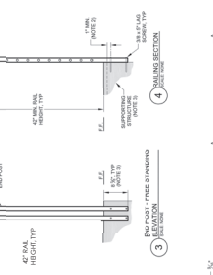
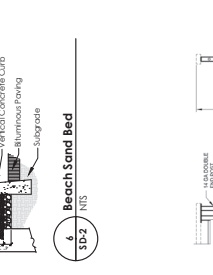
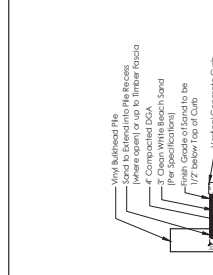
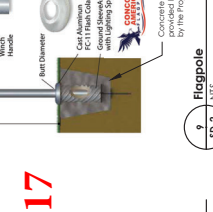
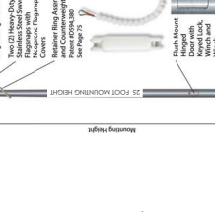
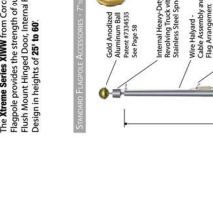
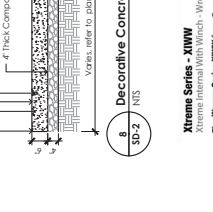
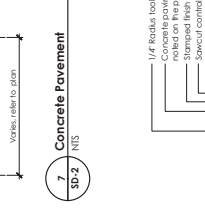
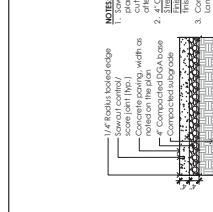
Professionals Name
NI PROFESSIONAL ENGINEERING
LICENSE #

Borough of Avlon, Cape May County, New Jersey
Block 53.05, Lot 1 (5300 Ocean Drive)
Bay Park Marina Improvement

Scale
1:12.00 (LINE DRAWING)
NO DATE REVISION



CONSTRUCTION DETAILS



Bay Park Marina Improvements
Block 53.05, Lot 1 (5300 Ocean Drive)
Borough of Avalon, Cape May County, New Jersey

NO DATE
NO SCALE

4.1 1.17 0.00 1.00 1.00 0.00 1.00 0.00

PROFESSIONALS NAME
PROFESSIONAL LICENSE #

CONSTRUCTION DETAILS

SD-2

Decorative Screening Fence

3/8" WIDE OLYMPUS VERTICAL ROD GATE TO MATCH RAILING.
TOP AND BOTTOM ENDS TO BE CAPPED AND ALIGNED.

NOTES:
1. Refer to Engineer plans for additional structural information.
2. After 12 hours of curing and be completed 12 to 24 hours.
3. Slab thickness 4.000 psf, four inch board.
4. 1/2" below Top of Curb
5. Contractor shall provide shop drawings and samples to Landscape Architect for approval.

NOTES:
1. 1/4" Radius beveled edge
2. Stamped finish
3. 4" Thick Compactible DGA Base
4. 1/2" Below Top of Curb
5. Varies refer to plan

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. Bolland to be Bolland Model No. R-750 or approved equal with 1/2" Bore Polished
2. Polished to be 1/2" Bore Polished
3. 1/2" Bore Polished to be 1/2" Bore Polished
4. 1/2" Bore Polished to be 1/2" Bore Polished
5. 1/2" Bore Polished to be 1/2" Bore Polished

NOTES:
1. Refer to Engineer plans for additional structural information.
2. After 12 hours of curing and be completed 12 to 24 hours.
3. Slab thickness 4.000 psf, four inch board.
4. 1/2" below Top of Curb
5. Contractor shall provide shop drawings and samples to Landscape Architect for approval.

NOTES:
1. 1/4" Radius beveled edge
2. Stamped finish
3. 4" Thick Compactible DGA Base
4. 1/2" Below Top of Curb
5. Varies refer to plan

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. Bolland to be Bolland Model No. R-750 or approved equal with 1/2" Bore Polished
2. Polished to be 1/2" Bore Polished
3. 1/2" Bore Polished to be 1/2" Bore Polished
4. 1/2" Bore Polished to be 1/2" Bore Polished
5. 1/2" Bore Polished to be 1/2" Bore Polished

SD-2

Decorative Screening Fence

3/8" WIDE OLYMPUS VERTICAL ROD GATE TO MATCH RAILING.
TOP AND BOTTOM ENDS TO BE CAPPED AND ALIGNED.

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. 1/4" Radius beveled edge
2. Stamped finish
3. 4" Thick Compactible DGA Base
4. 1/2" Below Top of Curb
5. Varies refer to plan

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. Bolland to be Bolland Model No. R-750 or approved equal with 1/2" Bore Polished
2. Polished to be 1/2" Bore Polished
3. 1/2" Bore Polished to be 1/2" Bore Polished
4. 1/2" Bore Polished to be 1/2" Bore Polished
5. 1/2" Bore Polished to be 1/2" Bore Polished

SD-2

Decorative Screening Fence

3/8" WIDE OLYMPUS VERTICAL ROD GATE TO MATCH RAILING.
TOP AND BOTTOM ENDS TO BE CAPPED AND ALIGNED.

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. 1/4" Radius beveled edge
2. Stamped finish
3. 4" Thick Compactible DGA Base
4. 1/2" Below Top of Curb
5. Varies refer to plan

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. Bolland to be Bolland Model No. R-750 or approved equal with 1/2" Bore Polished
2. Polished to be 1/2" Bore Polished
3. 1/2" Bore Polished to be 1/2" Bore Polished
4. 1/2" Bore Polished to be 1/2" Bore Polished
5. 1/2" Bore Polished to be 1/2" Bore Polished

SD-2

Decorative Screening Fence

3/8" WIDE OLYMPUS VERTICAL ROD GATE TO MATCH RAILING.
TOP AND BOTTOM ENDS TO BE CAPPED AND ALIGNED.

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. 1/4" Radius beveled edge
2. Stamped finish
3. 4" Thick Compactible DGA Base
4. 1/2" Below Top of Curb
5. Varies refer to plan

NOTES:
1. Heavy Duty Commercial Grade Stainless Steel Self-Cleaning Hinges Marine Grade Post to Match Olympus Railing
2. Post to be field welded to member
3. 3/8" Wide Olympus Vertical Rod Gate to Match Railing
4. Top and Bottom ends to be capped and aligned

NOTES:
1. Bolland to be Bolland Model No. R-750 or approved equal with 1/2" Bore Polished
2. Polished to be 1/2" Bore Polished
3. 1/2" Bore Polished to be 1/2" Bore Polished
4. 1/2" Bore Polished to be 1/2" Bore Polished
5. 1/2" Bore Polished to be 1/2" Bore Polished

SD-2

Decorative Screening Fence

3/8" WIDE OLYMPUS VERTICAL ROD GATE TO MATCH RAILING.
TOP AND BOTTOM ENDS TO BE CAPPED AND ALIGNED.

