




Engineering
Design
Associates, P.A.
Engineers Environmental Planners Landscape Architects

CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 2462970300

EXISTING CONDITIONS EXHIBIT
BLOCK 1173 LOT 1
CITY OF CAPE MAY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498



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E-1		
REVISION	DATE	BY



DATE: 07/18/24	DRAWN BY: NEW
SCALE: 1"=20'	CHECKED BY: VCO
PROJECT #: CM-124	SHEET: 1 OF 1



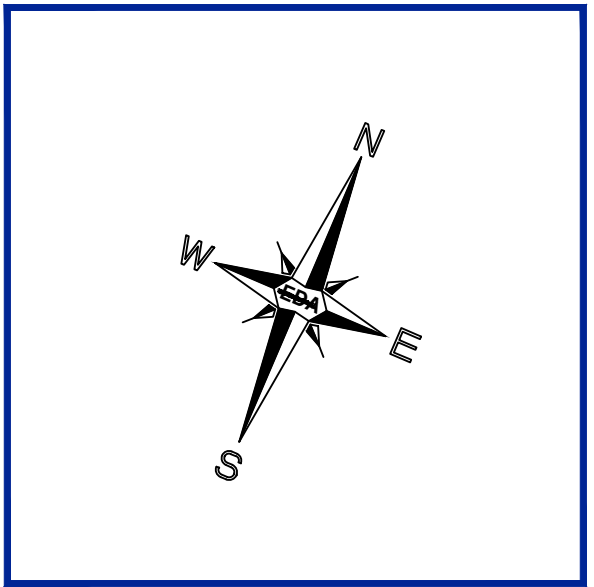
EXISTING CONDITIONS EXHIBIT FOR HARBORVIEW PARK

Engineers - Landscape Architects - Planners

LEGEND

- Property Line
- Ex. Contour Line
- Demolition Line
- Proposed Railing
- Proposed Bedline
- Limits of Disturbance
- Proposed Silt Fence
- Proposed Silt Fence
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Concrete Paving
- Proposed Concrete Paving
- Proposed Plank Boardwalk
- Proposed Planting Areas
- ADA Warning Surface
- Water Spigot
- Post Light
- Anchor
- Flag Pole
- Street Sign

- Creekview Backless Bench
- Creekview Backless Bench
- Adirondack Chair
- Adirondack Bench
- Adirondack Lounge Chair
- Kinetic Wind Sculpture
- Trash / Recycle Receptacles
- Proposed 4-seat Cluster Seating
- Proposed 3-seat (ADA) Seating
- Proposed (ADA) Picnic Table
- Proposed Bike Rack
- Sign
- Water Meter
- Stormwater Inlet
- Manhole
- Existing Tree / Shrub



ENGINEERING DESIGN ASSOCIATES, P.A.

LANDSCAPE PLAN

BLOCK 1173 LOT 1

CITY OF CAPE MAY

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E-2

REVISION	DATE	BY



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SITE PLAN PRESENTATION

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SLAT STYLE: IPE WOOD
FRAME COLOR: PANTONE 289 C

FRAME COLOR TO BE PANTONE 289 C
PER CAPE MAY COUNTY PLACEMAKING PLAN
- NO INSET WAVE PATTERN -

21 1/2" (546mm)
72" (1829mm)
15 1/2" (393mm)
FASTEN BENCH TO CONCRETE WITH (4) 3" ANCHOR BOLTS

ELEVATION - PLAN

EXCLUSIVE BY DESIGN™
CW26

QTY: 8
'CREEKVIEW' IPE BENCH WITH BACK
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

SLAT STYLE: IPE WOOD
FRAME COLOR: PANTONE 289 C

FRAME COLOR TO BE PANTONE 289 C
PER CAPE MAY COUNTY PLACEMAKING PLAN
- NO INSET WAVE PATTERN -

15 1/2" (393mm)
72" (1829mm)
15 1/2" (393mm)

ELEVATION - PLAN

EXCLUSIVE BY DESIGN™
CW16

QTY: 8
'CREEKVIEW' BACKLESS IPE BENCH
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

NOTES:
UNIT TO HAVE WAVE INFILL PATTERN ON ALL SIDES IN PANTONE 289 C COLOR
PER THE CAPE MAY COUNTY CREATIVE PLACEMAKING PLAN
CONTRACTOR TO PROVIDE 32 GALLON RUBBER TRASH CAN WITH EACH UNIT

50" (1270mm)
23" (584mm)

ELEVATION - PERSPECTIVE

EXCLUSIVE BY DESIGN™
CS3-32

QTY: 6 TRASH
QTY: 6 RECYCLE
'CARSON' LITTER RECEPTACLES
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

SLAT STYLE: IPE WOOD
FRAME COLOR: MATTE BLACK POWDER COAT

30"
19"
27 1/2"
80"
45 1/2"
70"
30"

ELEVATION - PLAN - PERSPECTIVE

EXCLUSIVE BY DESIGN™
BW6-6 ADA

QTY: 1
'BREAKWATER' PICNIC TABLE W/ ADA
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

CHESSE BOARD GAME INSET
ON 4-SEAT TABLE SET
QTY: 2

SLAT STYLE: IPE WOOD
FRAME COLOR: MATTE BLACK POWDER COAT

15 1/2" (393mm)
42" (1067mm)
15 1/2" (393mm)
42" (1067mm)

ELEVATION - PLAN

EXCLUSIVE BY DESIGN™
CW6-2SQ IPE

QTY: 4
'CREEKVIEW' 4-SEAT IPE TABLE SET
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

CHESSE BOARD GAME INSET
ON 4-SEAT TABLE SET
QTY: 2

SLAT STYLE: IPE WOOD
FRAME COLOR: MATTE BLACK POWDER COAT

15 1/2" (393mm)
42" (1067mm)
15 1/2" (393mm)
42" (1067mm)

ELEVATION - PLAN

EXCLUSIVE BY DESIGN™
S-CW6-2A2N-SQ48

QTY: 3
'CREEKVIEW' 3-SEAT IPE TABLE SET
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

FRAME COLOR TO BE PANTONE 289 C
PER CAPE MAY COUNTY PLACEMAKING PLAN

29" (738mm)
42" (1067mm)
24" (610mm)

ELEVATION - PLAN

EXCLUSIVE BY DESIGN™
SN01-3

QTY: 4
'SONANCE' ONE LOOP BIKE RACK
BY: KEYSTONE RIDGE DESIGNS
N.T.S.

12"
6.5"
6.7"
6.0'

RELOCATED ANCHOR SET ON CONCRETE PAD
PROPOSED 4" THICK CONCRETE PAD

PLAN VIEW
PERSPECTIVE

N.T.S.
RELOCATED ANCHOR DETAIL

STYLE: TWISTER OVAL
SIZE: SUB-HUGE
DIMENSIONS: 14'-3" x 4'-2"
PLUS: 36" EXTENSION KIT

4'-2"
7'-6"
14'-10"
7'-4"
24"

FINISH GRADE

SEE FOOTING DETAIL

QTY: 1
KINETIC COPPER SCULPTURE #1
BY ARTIST: LYMAN WHITAKER
N.T.S.

STYLE: DOUBLE SPINNER
SIZE: X-LARGE
DIMENSIONS: 9'-3" x 3'-9"
PLUS: 36" EXTENSION KIT

3'-9"
12'-3"
8'-5"

FINISH GRADE

SEE FOOTING DETAIL

QTY: 1
KINETIC COPPER SCULPTURE #2
BY ARTIST: LYMAN WHITAKER
N.T.S.

STYLE: COUNTERPOINT
SIZE: LARGE
DIMENSIONS: 7'-3" x 2'-11"
PLUS: 36" EXTENSION KIT

2'-11"
10'-0"
7'-5"

FINISH GRADE

SEE FOOTING DETAIL

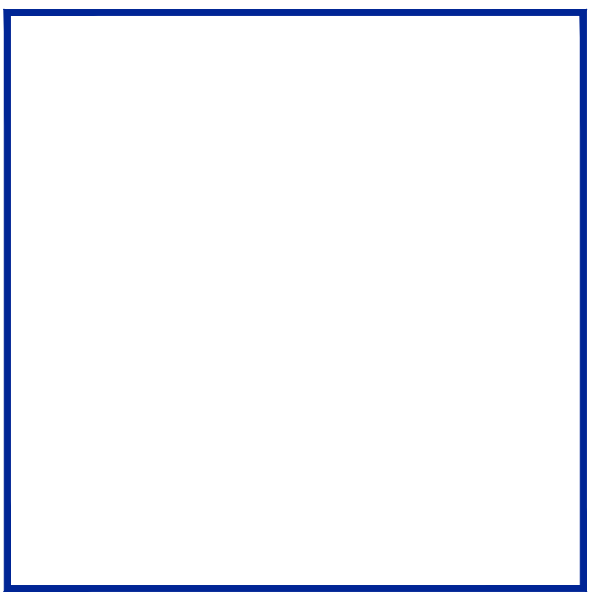
QTY: 1
KINETIC COPPER SCULPTURE #3
BY ARTIST: LYMAN WHITAKER
N.T.S.

FINISH GRADE
KINETIC SCULPTURE EXTENSION ROD PER MANUFACTURER

12" DIA. X 36" DEEP CONCRETE FOOTING FOR TWISTER OVAL (SUB-HUGE)
12" DIA. X 24" DEEP CONCRETE FOOTING FOR DOUBLE SPINNER (X-LARGE) AND COUNTERPOINT (LARGE)

CONCRETE FOOTING

QTY: 1
KINETIC SCULPTURE FOOTING DETAIL
N.T.S.



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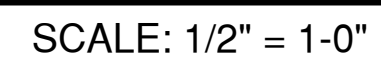
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E-3		
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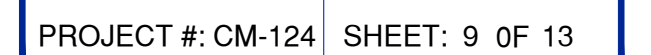


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PROJECT #: CM-124	SHEET: 8 OF 13



QTY: X
N.T.S.

QTY: X
N.T.S.





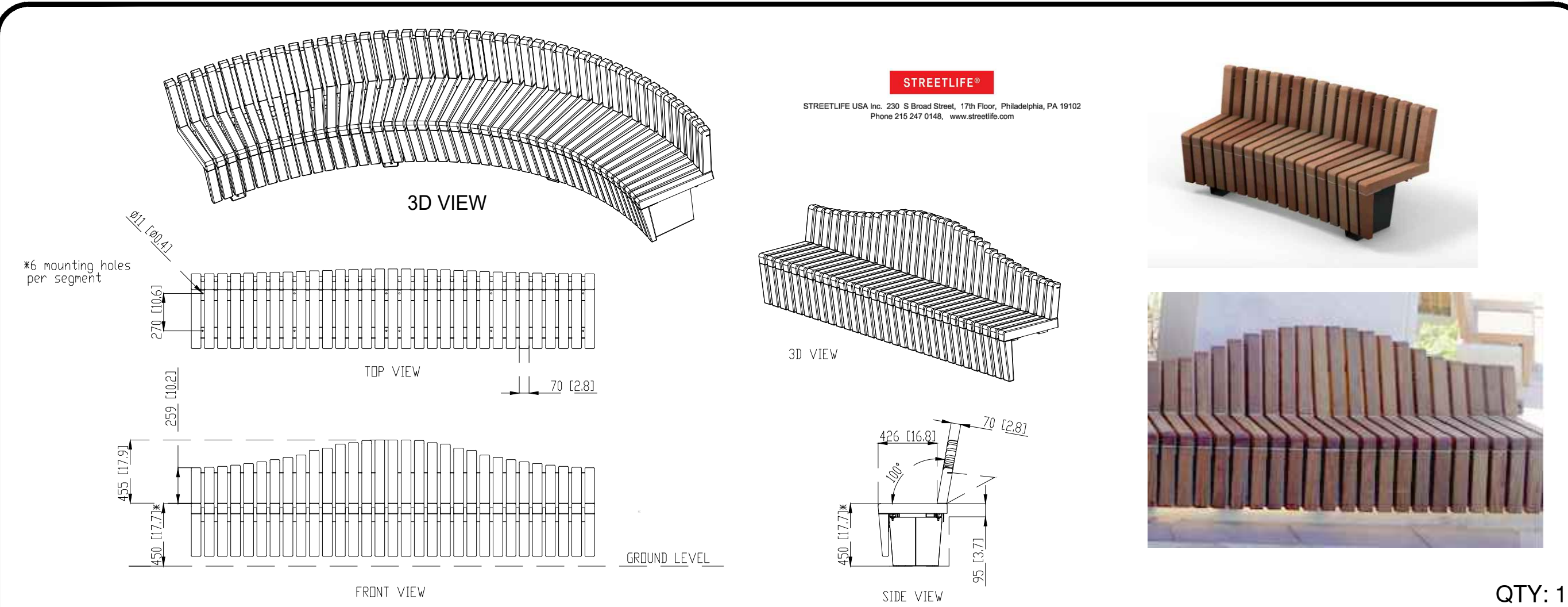
MOBILE GREEN ISLE TERRACED SEATING - 5 MODULE / 3 TIER
BY: STREETLIFE

MOBILE GREEN ISLE - 5 MODULE / 3 TIER
PERSPECTIVE VIEW

MOBILE GREEN ISLE - 5 MODULE / 3 TIER
FRONT / REAR VIEW

MOBILE GREEN ISLE - 5 MODULE / 3 TIER
SIDE VIEW

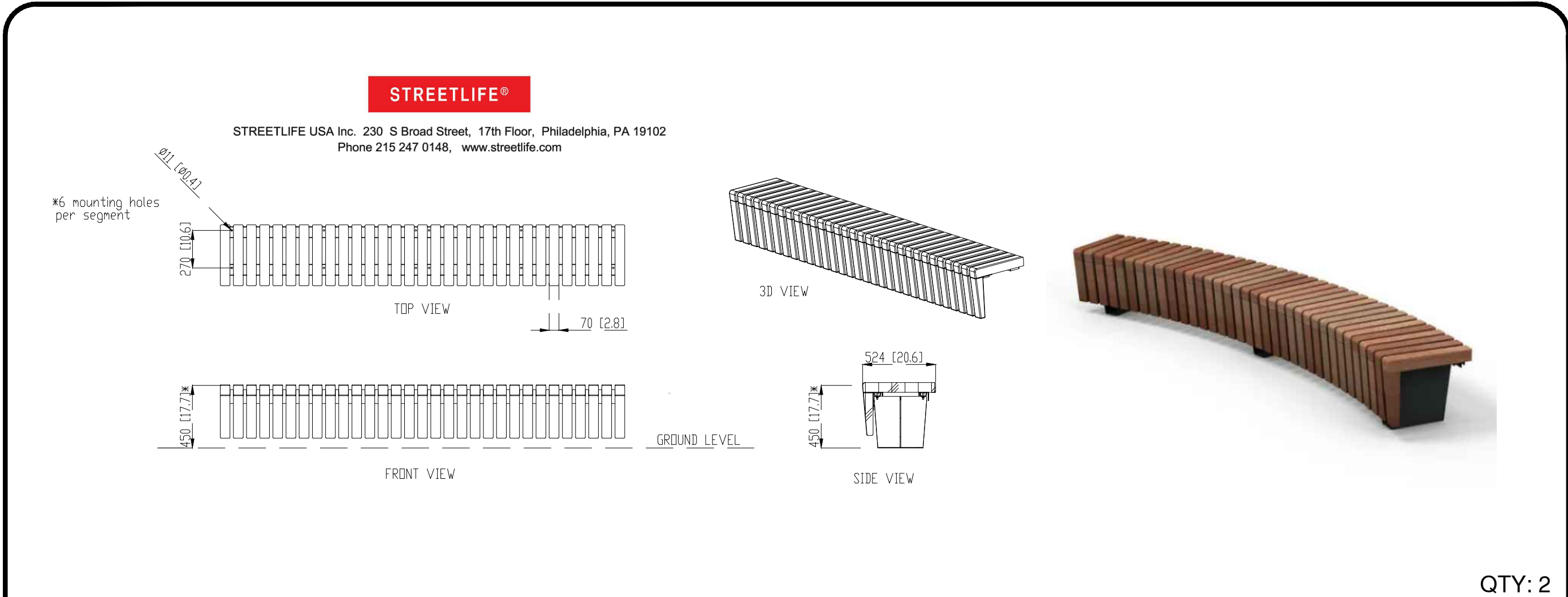
N.T.S.



CURVED SOLID SKIRT BENCH WITH VARIED BACKREST (72 LF)
BY: STREETLIFE

QTY: 1

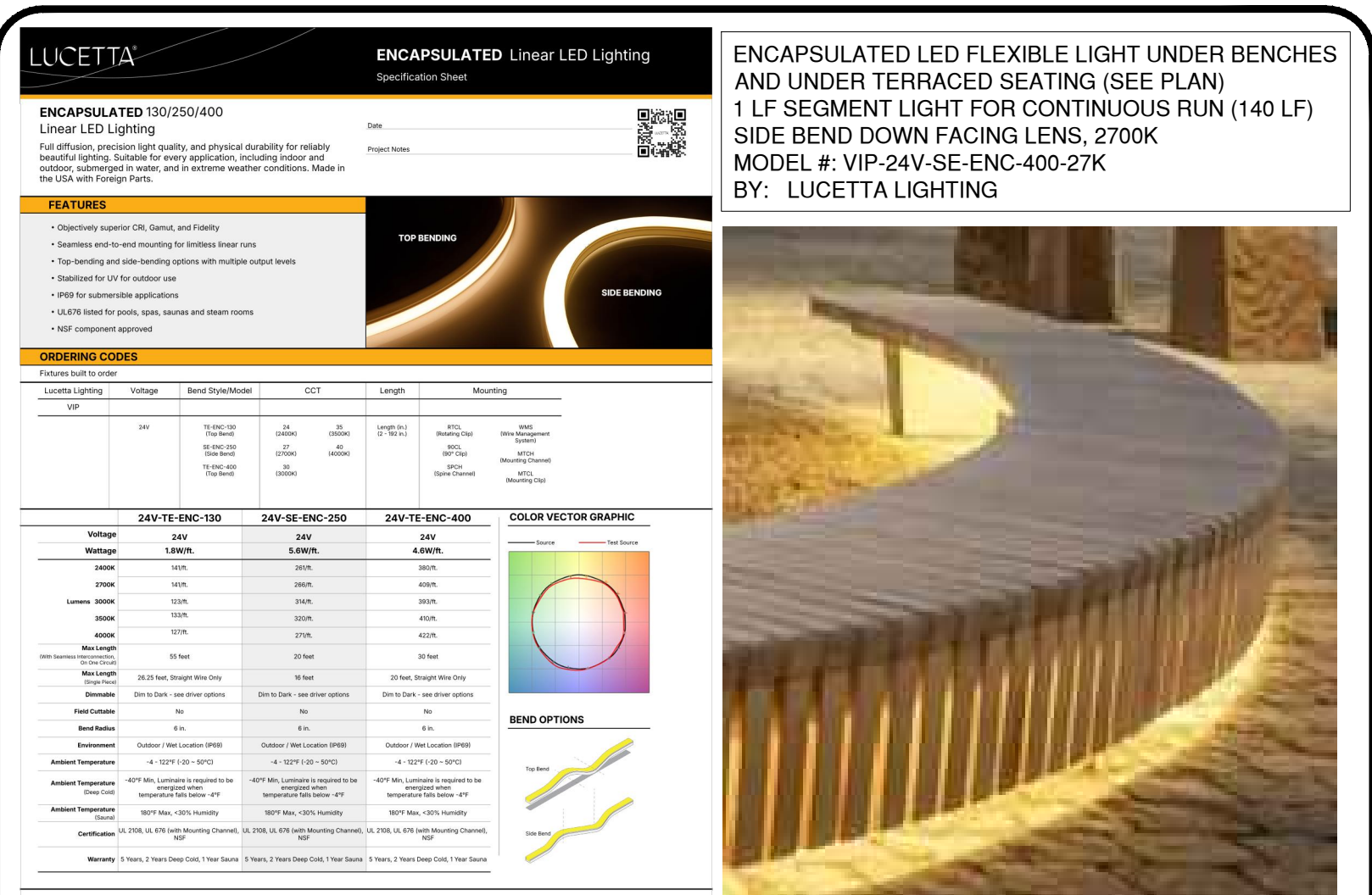
N.T.S.



CURVED SOLID SKIRT BACKLESS BENCH (12 LF)
BY: STREETLIFE

QTY: 2

N.T.S.



ENCAPSULATED LED FLEXIBLE LIGHT DETAIL
BY: LUCETTA

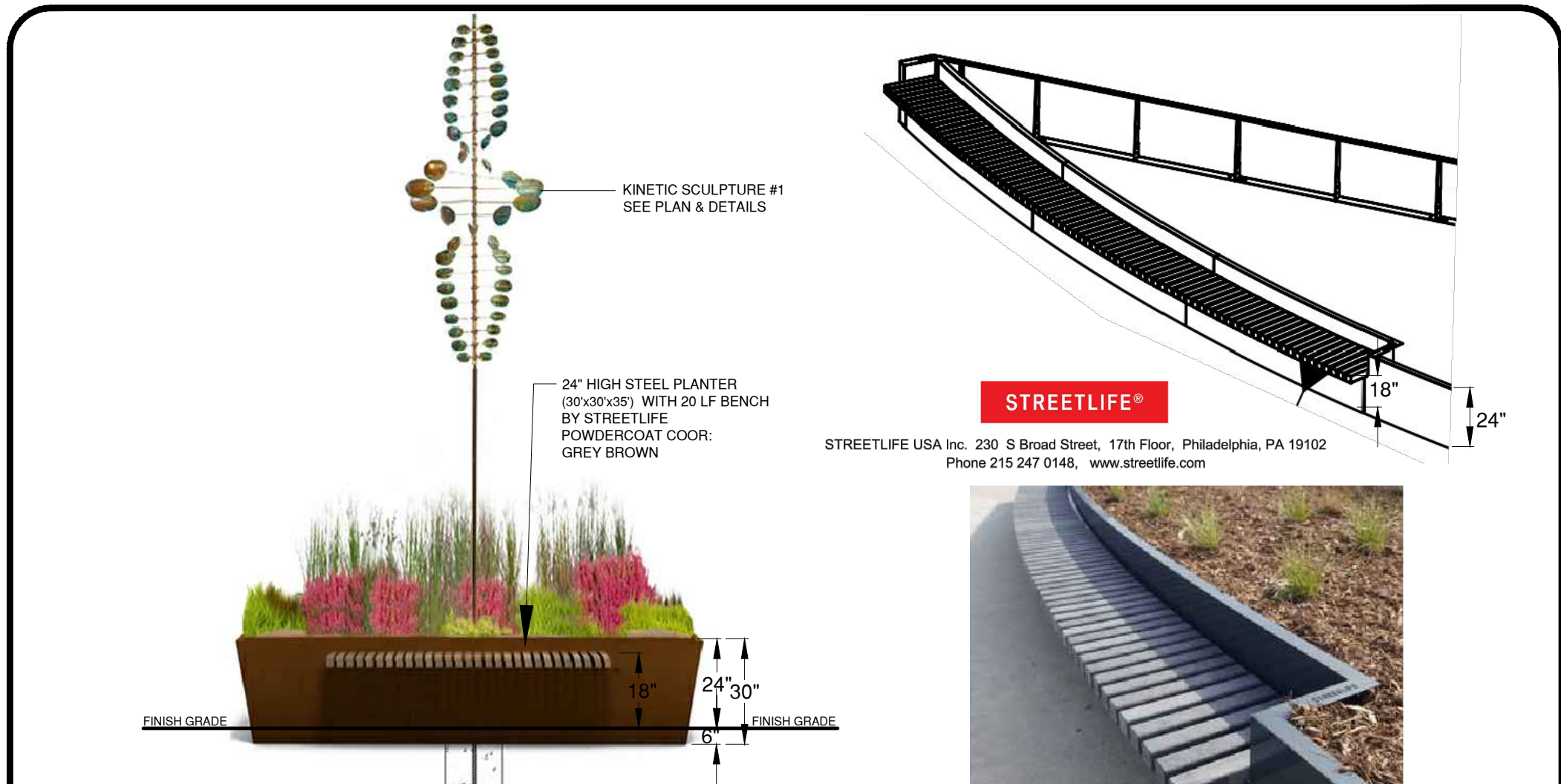
N.T.S.



BOLLARD LIGHT DETAIL
BY: STERNBERG - USONIA BOLLARD

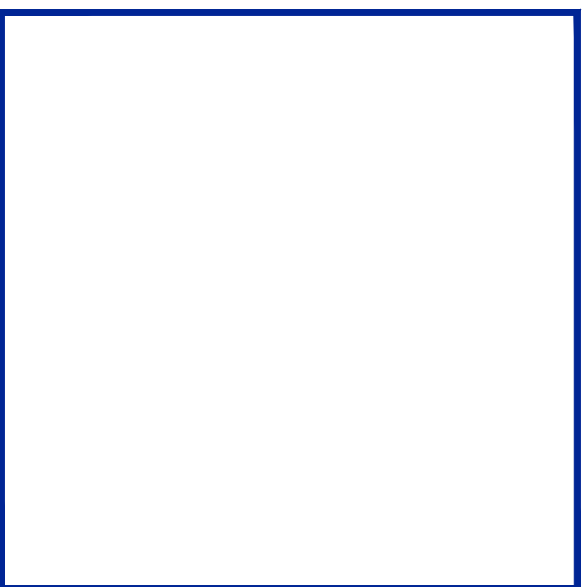
QTY: 30

N.T.S.



TRIANGLE STEEL PLANTER
BY: STREETLIFE

N.T.S.



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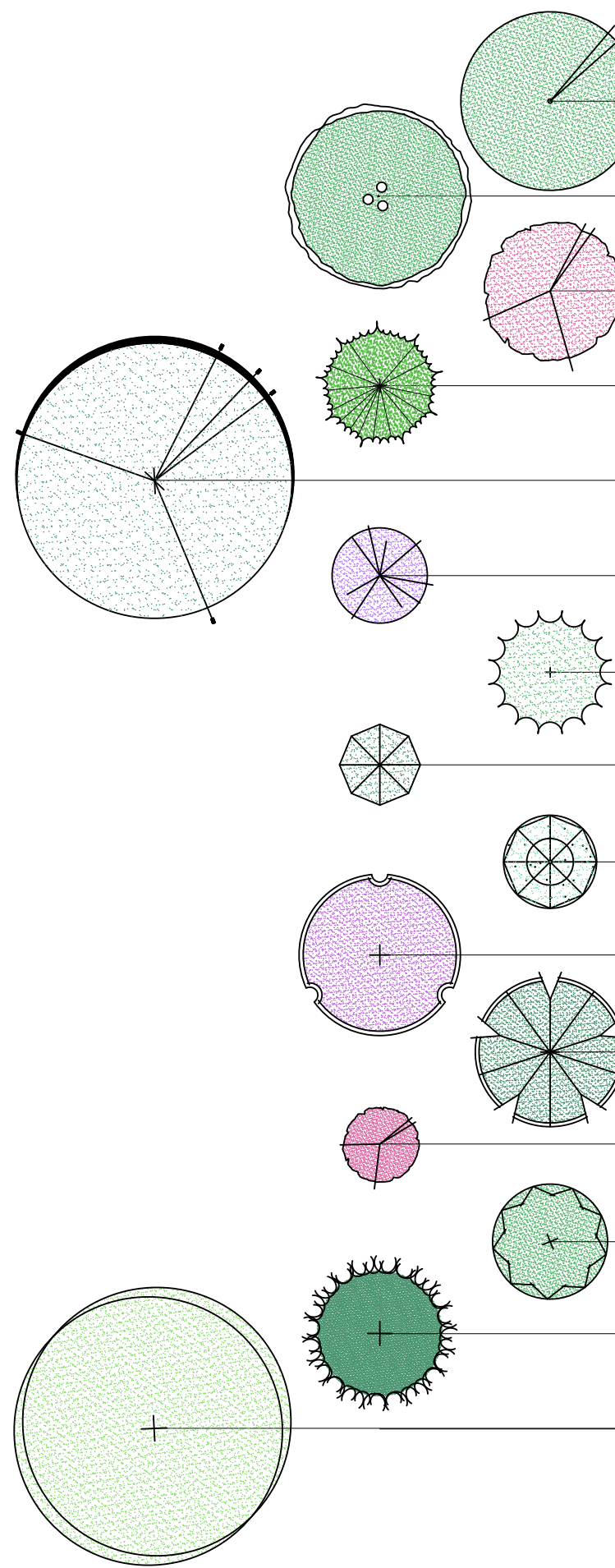
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E-5		
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PLANTING SCHEDULE

TREES

ABRV	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
BP	BETULA POPULIFOLIA	GREY BIRCH	8'-10'	B&B	11
CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	6'-7'	B&B	7
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	6'-7'	B&B	4
CJ	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	6'-7'	B&B	9
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	5'-6'	B&B	7
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	5'-6'	B&B	4
IO	ILEX OPACA	AMERICAN HOLLY	5'-6'	B&B	8
JT	JUNIPERUS CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER	5'-6'	B&B	6
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5'-6'	B&B	6
LA	LAGERSTROEMIA X INDICA FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	7'-8'	B&B	2
MG	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY SOUTHERN MAGNOLIA	6'-7'	B&B	2
MR	MALUS 'RED BARON'	RED BARON CRABAPPLE	6'-7'	B&B	11
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-7'	B&B	4
PT	PINUS THUNBERGII	JAPANESE BLACK PINE	6'-7'	B&B	1
QP	QUERCUS PHELLOS	WILLOW OAK	8'-10'	B&B	9

TREE PLANTING SCHEDULE

SHRUBS

BK	BERBERIS THUNBERGII 'KASIA'	SUNJOY MINI SAFFRON BARBERRY	#1	CONT.	21
BN	BERBERIS THUNBERGII 'NCBT2'	SUNJOY NEO BARBERRY	#1	CONT.	17
CA	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SPICEBUSH	#1	CONT.	18
CP	COMPTONIA PEREGRINA	SWEET FERN	#1	CONT.	32
DY	DEUTZIA X 'YUKI KABUKI'	YUKI KABUKI DEUTZIA	#1	CONT.	29
HP	HYDRANGEA PANICULATA 'LITTLE LIME PUNCH'	LITTLE LIME PUNCH HYDRANGEA	#5	CONT.	6
HY	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	#3	CONT.	15
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#1	CONT.	24
IGS	ILEX GLABRA 'SMNIGLA'	SQUEEZE BOX INKBERRY HOLLY	#1	CONT.	2
IT	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	#5	CONT.	13
IVB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY HOLLY (FEMALE)	#3	CONT.	17
IVM	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS WINTERBERRY HOLLY (MALE)	#3	CONT.	4
JC	JUNIPERUS COMMUNIS 'SMNJCB'	TORTUGA JUNIPER	#3	CONT.	85
JG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#3	CONT.	13
PO	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR'	GINGER WINE NINEBARK	#3	CONT.	22
RR	ROSA 'RADTKO'	DOUBLE KNOCK OUT ROSE	#3	CONT.	6
SD	SPIREA X 'DOUBLE PLAY DOOZIE'	DOUBLE PLAY DOOZIE SPIREA	#3	CONT.	18

PERENNIAL / GROUNDCOVER

AS	ALLIUM 'SERENDIPITY'	SERENDIPITY ORNAMENTAL ONION	#1	CONT.	23
AT	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	#1	CONT.	10
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	#1	CONT.	49
CE	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#1	CONT.	94
EM	ECHINACEA DOUBLE CODED 'ONE IN A MELON'	ONE IN A MELON COLOR CODED CONEFLOWER	#1	CONT.	95
ER	ECHINACEA DOUBLE CODED 'RASPBERRY BERET'	RASPBERRY BERET COLOR CODED CONEFLOWER	#1	CONT.	31
HC	HEUCHERA 'PURPLE PALACE'	PURPLE PALACE CORAL BELLS	#1	CONT.	40
HS	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1	CONT.	13
LB	LEUCANTHEMUM X SUPERBUM 'SNOWCAP'	SNOWCAP SHASTA DAISY	#1	CONT.	84
LS	LIATRIS SPICATA	BLAZING STAR	#1	CONT.	37
MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	#1	CONT.	46
NF	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	CONT.	52

NOTE: ALL LANDSCAPED AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM TO HAVE RAIN SENSOR. IRRIGATION DESIGN TO BE PROVIDED BY LANDSCAPE CONTRACTOR & SUBMITTED TO CONSTRUCTION OFFICE.

SHRUB / PERENNIAL PLANTING SCHEDULE



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E-6

REVISIONDATEBY

EDA

DATE: 08/11/25DRAWN BY: NEW

SCALE: AS NOTEDCHECKED BY: VCO

PROJECT #: CM-124SHEET: 12 OF 13