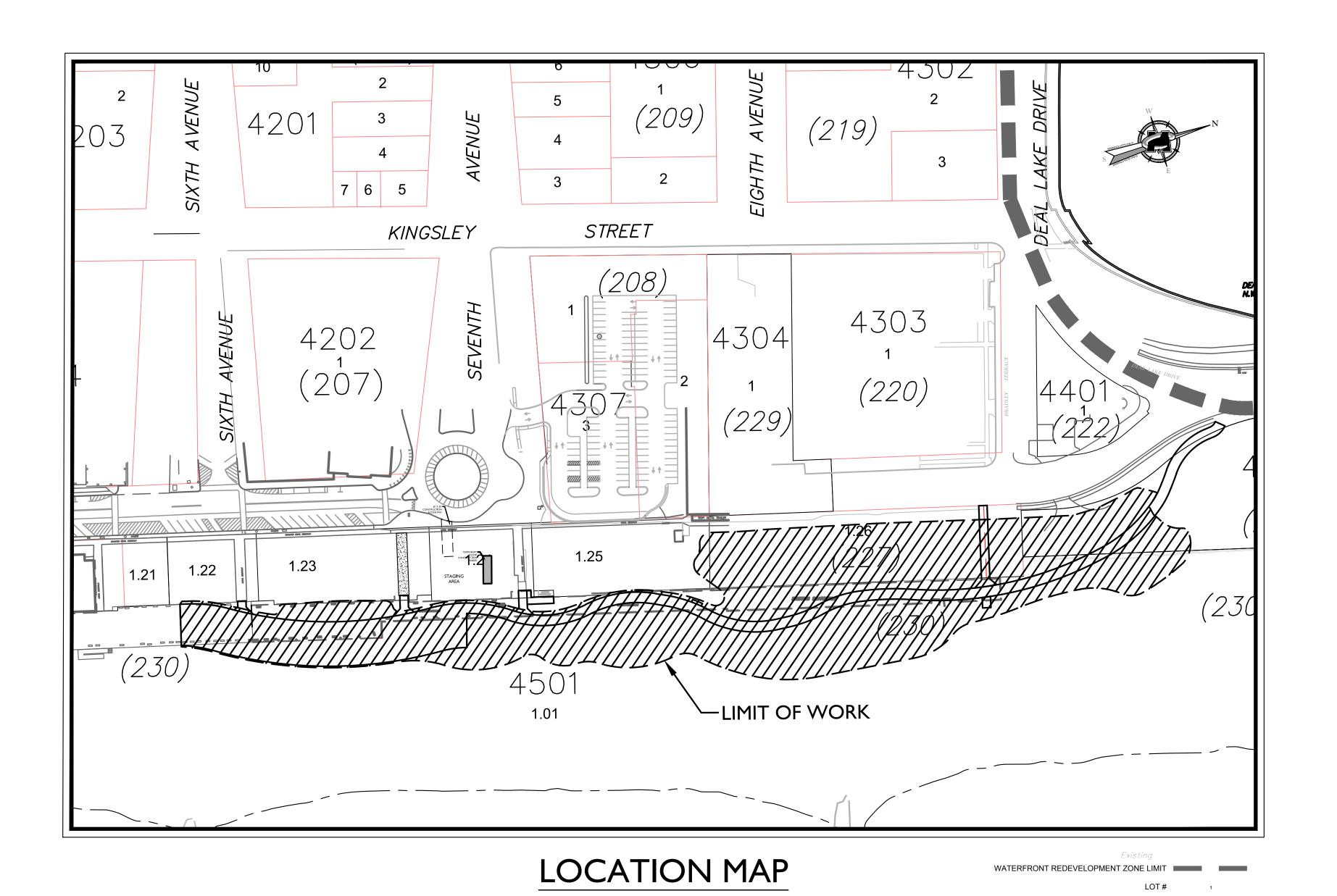
DECORATIVE DUNE AND PLANTING FOR

ASBURY PARK WATERFRONT REDEVELOPMENT

CITY OF ASBURY PARK, MONMOUTH COUNTY,
NEW JERSEY



COVER SHEET

GRADING PLAN

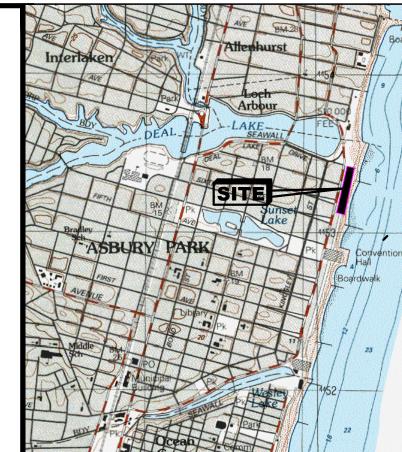
OLD BLOCK #

LANDSCAPE PLAN

CONSTRUCTION DETAILS

INDEX OF SHEETS

DESCRIPTION



KEY MAP

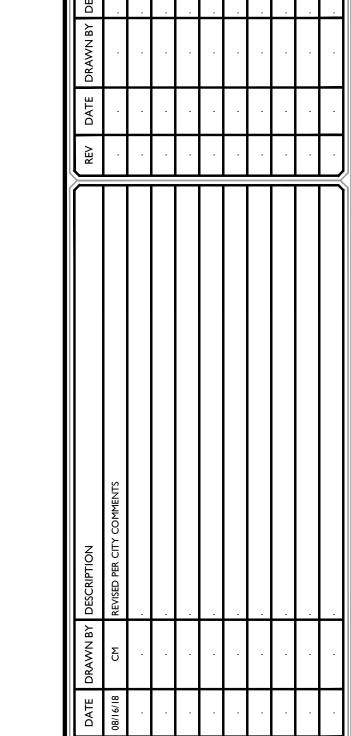
ASBURY PARK, NJ QUAD MAP

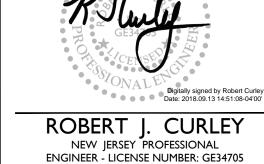
SCALE: 1" = 2000'

40074-B1-TF-024

1989

DMA 6164 II NE-SERIES V822



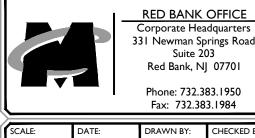


PRELIMINARY/FINAL MAJOR SITE PLAN

FOR
ASBURY PARK
WATERFRONT
REDEVELOPMENT

DECORATIVE DUNE AND PLANTINGS

CITY OF ASBURY MONMOUTH COUNTY NEW JERSEY



	<u> </u>							
	SCALE:	DATE:		DRAWN BY:	CHECKED B			
	AS SHOWN	07/19	/2017	PJC	CM/RJC			
	PROJECT NUMBER: 13000604A		DRAWING NAME:					
			C-CVER					
	\rightarrow							
	SHEET TITLE:							

COVER SHEET

l of 4

REFERENCE NOTE:

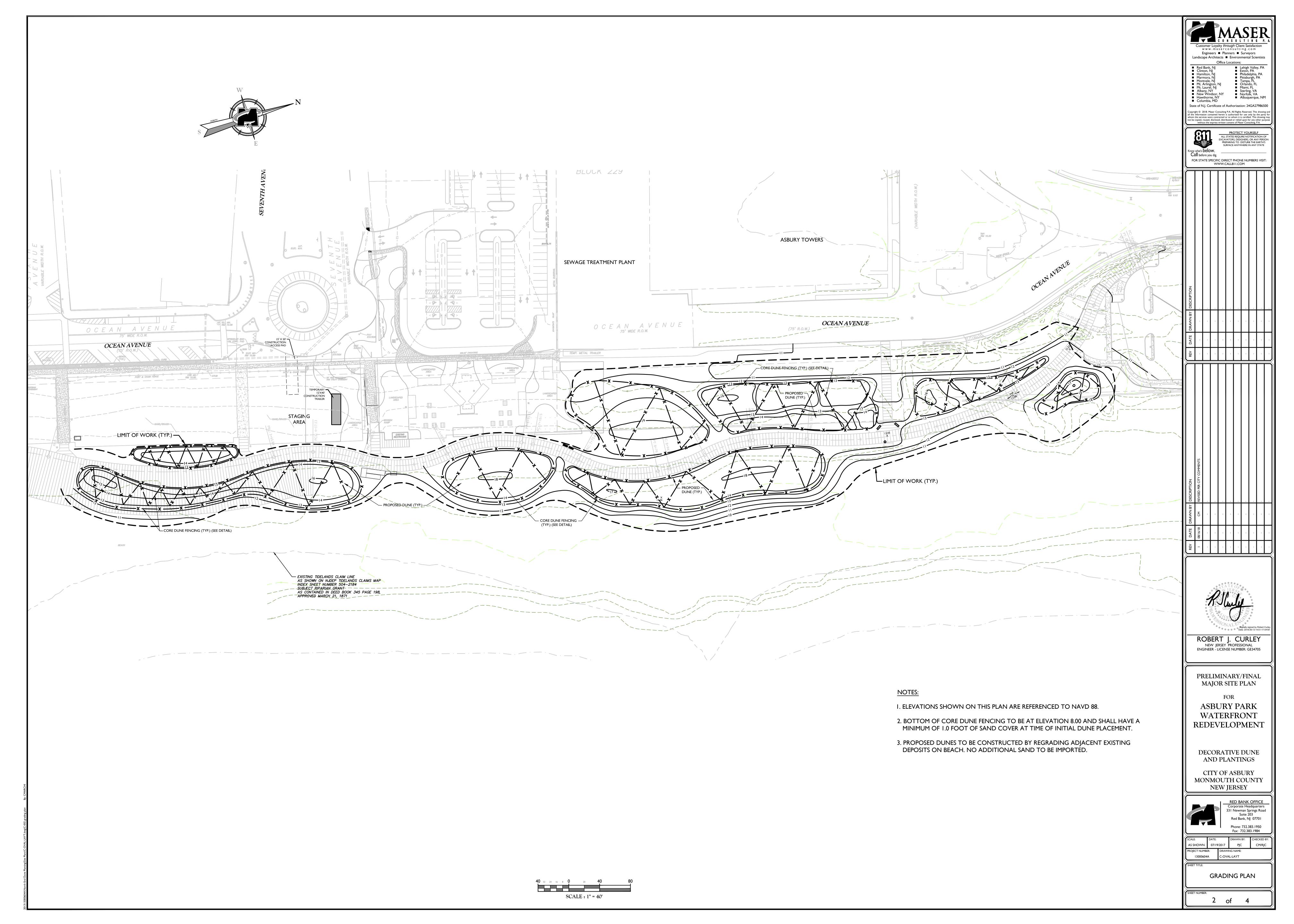
1. EXISTING BOUNDARY INFORMATION AS SHOWN HEREON IS BASED UPON A CERTAIN PLAN ENTITLED "PLAN OF SURVEY FOR ASBURY PARK REDEVELOPMENT PROJECT, ALL OF BLOCK 118, BLOCK 127, BLOCK 129.01, BLOCK 129.02, BLOCK 130, BLOCK 131, BLOCK 132, BLOCK 142, BLOCK 143, BLOCK 144.01 BLOCK 144.02, BLOCK 144.03, BLOCK 145, BLOCK 146, BLOCK 159, BLOCK 160, BLOCK 161, BLOCK 162, BLOCK 175, BLOCK 176, BLOCK 177, BLOCK 190, BLOCK 191, BLOCK 192, BLOCK 193, BLOCK 206, BLOCK 207, BLOCK 209, BLOCK 219, BLOCK 222, BLOCK 227, BLOCK 229 AND BLOCK 230, CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY SCHOOR DEPALMA, MANALAPAN, DATED NOVEMBER 12, 2002, REVISED TO JANUARY 24, 2003

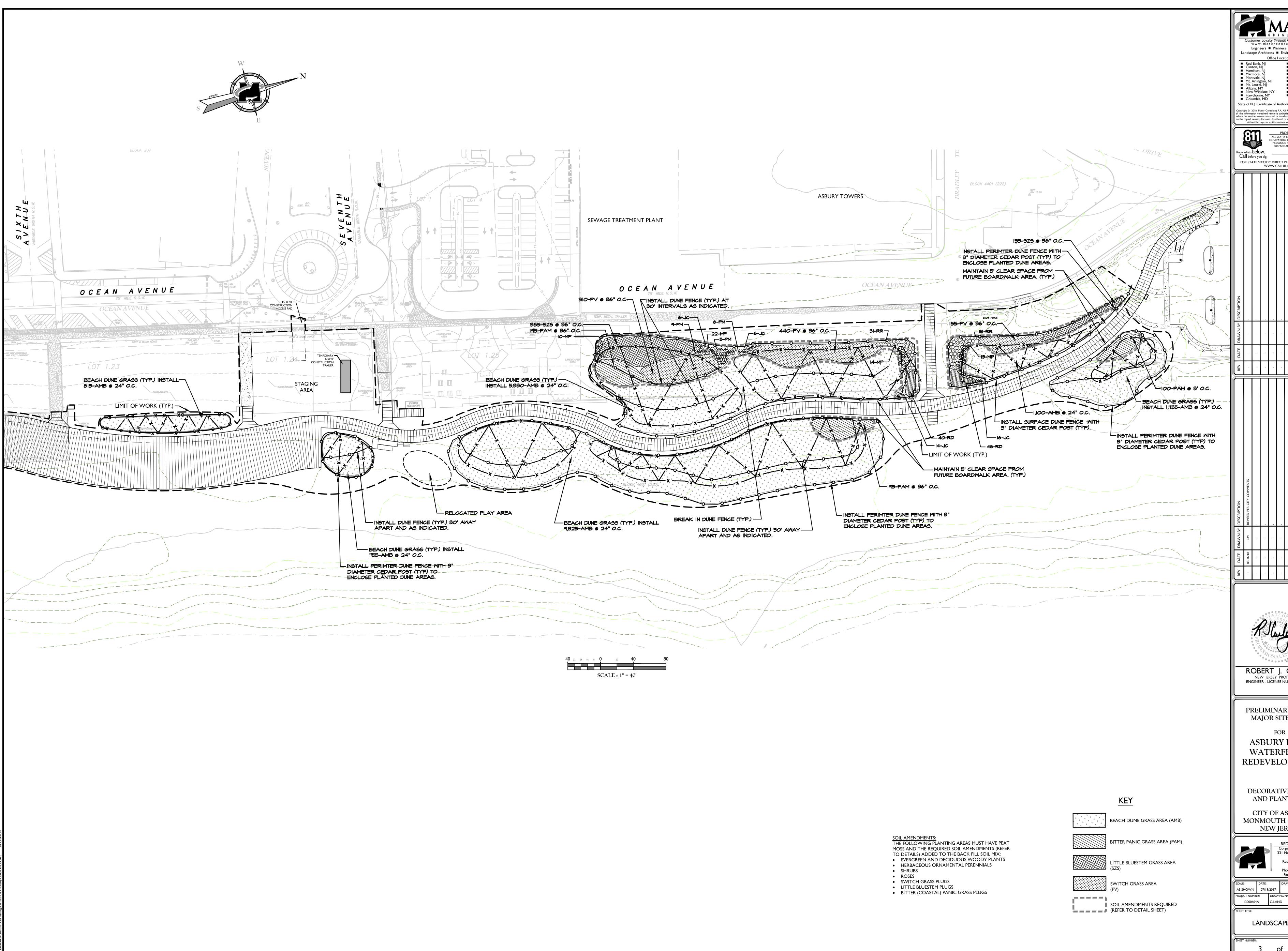
2. THE SURVEY INFORMATION SHOWN HEREON THIS PLAN IS BASED ON PLAN OF SURVEY, ASBURY

SCALE: 1" = 100'

2. THE SURVEY INFORMATION SHOWN HEREON THIS PLAN IS BASED ON PLAN OF SURVEY, ASBURY PARK REDEVELOPMENT PROJECT, CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY, BY SCHOOR DEPALMA INC. DATED 11/12/16.

ADDITIONAL TOPOGRAPHICAL SURVEY TAKEN FROM AN ASBUILT SURVEY - OCEAN AVE NORTH UPDATED ON DECEMBER 1, 2016, PREPARED BY MASER CONSULTING PA.
 LOT CONFIGURATION AND LOT NUMBER DESIGNATION INFORMATION AS SHOWN ON A PLAN ENTITLED "FINAL PLAT MAJOR SUBDIVISION PLAN FOR ASBURY PARK REDEVELOPMENT PROJECT; BLOCK 144.04 LOT 1, BLOCK 176, LOT 1.01, BLOCK 207 LOT 1.01, BLOCK 227 LOT 1, BLOCK 230 LOT 1; CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY"; DATED 11/15/02 WITH THE LATEST





www.maserconsulting.com Engineers ■ Planners ■ Surveyors Landscape Architects

Environmental Scientists State of N.J. Certificate of Authorization: 24GA27986500 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:

ROBERT J. CURLEY

NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER: GE34705

PRELIMINARY/FINAL MAJOR SITE PLAN

ASBURY PARK WATERFRONT REDEVELOPMENT

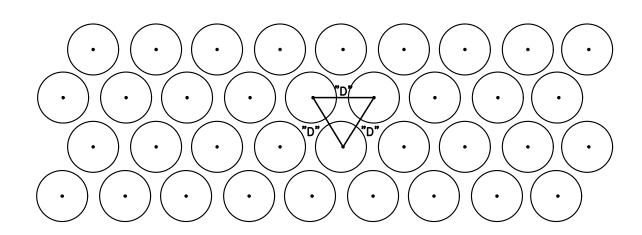
DECORATIVE DUNE AND PLANTINGS

CITY OF ASBURY MONMOUTH COUNTY

NEW JERSEY RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road

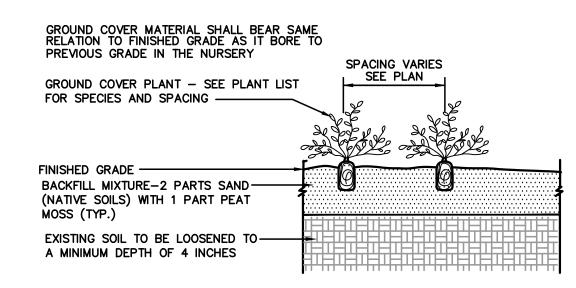
Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984

LANDSCAPE PLAN



D = DIMENSION OF PLANT SPACING (SHRUB, GROUNDCOVER, OR PERENNIAL) AS INDICATED ON PLANS.

PLANT SPACING DETAIL

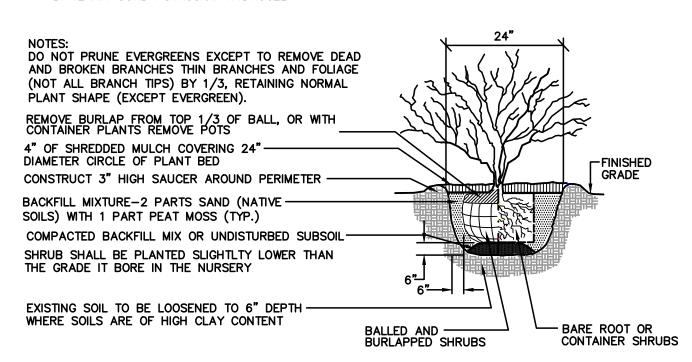


GROUNDCOVER PLANTING DETAIL

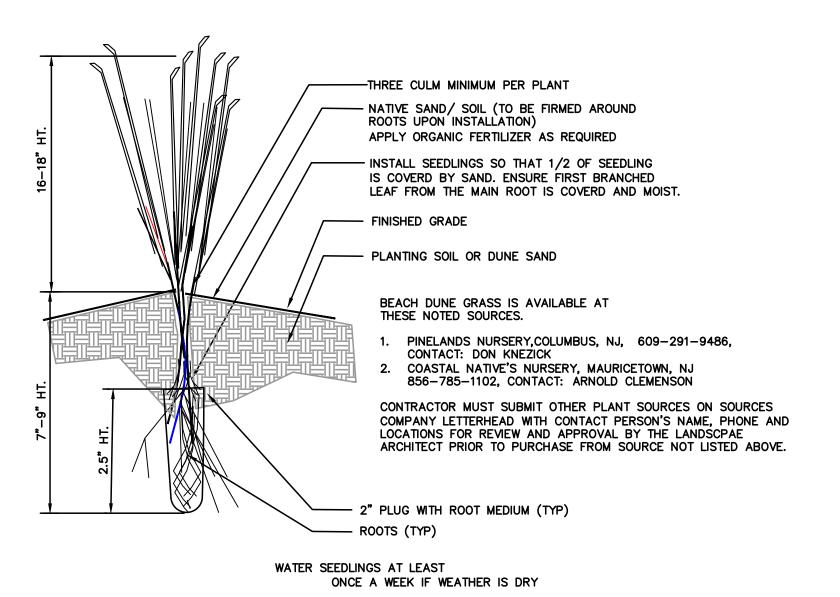
REQUIRED SOIL AMMENDMENTS:

ALL PLANTING PITS (TREES, SHRUBS AND PERENNIALS) SHALL HAVE ADDED THE FOLLOWING SOIL AMENDMENTS AS MANUFACTURED BY PLANT HEALTH CARE INC., 1—800—421—9051, OR APPROVED EQUAL. AMENDMENTS SHALL BE ADDED AS PER MANUFACTURER'S RATES AND RECOMMENDATIONS:

A. HEALTHY START ORGANIC FERTILIZER 3-4-3 WITH BENEFICIAL MYCORRHIZAL FUNGI AND BACTERIA B. TERRA-SORB POTASSIUM HYDROGEL



DUNE SHRUB PLANTING DETAIL



BEACHGRASS INSTALLATION DETAIL

BEACH GRASS PLANTING NOTES: (NOT FOR SEEDING)

- 1. PLANT BEACH GRASS SPRIGS (BARE ROOT) FROM OCTOBER 1ST TO MARCH 1ST DURING THE PLANT'S DORMANCY IN THE MID-ATLANTIC REGION (NEW JERSEY COAST).
- 2. BEACH DUNE GRASS PLUGS (CONTAINERIZED) MAY BE USED WHERE ACCEPTABLE, SUBMIT NURSERY OR PLANT SOURCES AND PLANTING SCHEDULES.
- 3. DO NOT PLANT WHEN PLANTING SOILS OR DUNE SAND IS FROZEN. DO NOT PLANT BEACH GRASS DURING THE SUMMER MONTHS.
- PANTING CAN BE DONE BY HAND WITH HAND TOOLS OR FOR LARGER AREAS WITH MECHANICAL EQUIPMENT SUITABLE FOR THIS
- 6. THE BEACH GRASS STEM OR CULMS WILL BE USED FOR THIS PLANTING. A THREE STEM MINIMUM WILL BE REQUIRED FOR EACH 7. PLANT THREE CULMS AT REQUIRED SPACING AS INDICATED IN PLANT LIST. IF SPACING IS NOT INDICATED USE THE FOLLOWING 18" ON CENTER FOR TYPICAL PLANTINGS AND SAND DUNES
- 24" ON CENTER FOR PROTECTED PLANTINGS, BACK DUNE AREAS 12" ON CENTER FOR FORE DUNE AND EXPOSED AND WINDY PLANTING AREAS. PLANTING WILL BE IN A STAGGERED, ALTERNATE ROWS. REFER TO PLANT SPACING DETAIL THIS SHEET.
- PLANT BEACH GRASS CULM AT LEAST 8" DEEP. CONTRACTORS RESPONSIBILITY TO TO KEEP CULM AND ROOT MOIST UPON PURCHASE, DELIVERY AND STORAGE OF PLANTS BEFORE
- AND DURING THE PLANTING INSTALLATION. PURCHASE PLANT STOCK THAT IS DORMANT ONLY AND DISPLAYS VERY LITTLE NEW 10. CONTRACTOR RESPONSIBLE TO PROVIDE TEMPORARY IRRIGATION, MEANS AND METHODS TO BE SUBMITTED AND REVIEWED BY THE
- FERTILIZING OF NEWLY PLANTED BEACH GRASS IS REQUIRED.
- . APPLY FERTILIZER 30 DAYS AFTER PLANTING BUT NO EARLIER THAN APRIL 1ST IN THE MID-ATLANTIC REGION (NEW JERSEY). . FERTILIZE WITH AN INORGANIC FERTILIZER HIGH IN NITROGEN CONTENT . USE FERTILIZERS WITH N-P-K ANALYSIS OF THE FOLLOWING: • 30-10-0
- 16-8-8 • 10-10-10 13. APPLY FERTILIZER AT THREE INSTANCES, ONCE IN THE SPRING, SECOND IN EARLY SUMMER AND THIRD LATE SUMMER A A RATE OF 1LB/ OF NITROGEN PER 1,000 SQ. FT FOR EACH APPLICATION.
- 14. TAKE SOIL/ SAND SAMPLES TO DETERMINE FERTILIZER REQUIREMENTS FOR BEACH GRASS. AFTER STAND OF BEACH GRASS HAS ESTABLISHED. REDUCE FERTILIZER AS INDICATED IN TESTING. FERTILIZE STAND AS REQUIRED, AND WHEN STAND APPEARS
- 15. CONTRACTOR MUST PROTECT BEACH GRASS PLANTING FROM VEHICULAR, PEDESTRIAN AND PET TRAFFIC. RETAIN APPROVED PROTECTION METHODS AS REQUIRED BY LANDSCAPE ARCHITECT. SUBMIT METHODS FOR REVIEW. 16. DUNE (SURFACE) FENCING AT PERIMETER OF NEWLY PLANTED AREAS MUST BE INSTALLED AND MAINTAINED UNTIL ACCEPTANCE
- AND DURING MAINTENANCE PERIOD. 17. ANY DUNE BLOWOUT, WASHOUT OR OTHER NATURAL AND HUMAN PRODUCED DAMAGE MUST BE REPAIRED QUICKLY AND IN A TIMELY AND WORKMAN LIKE MANNER.

PLANT LIST STM OTY SCIENTIFIC NAME COMMON NAME

_	STM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AND ROOT
t					
* n	AMB	19,080	AMOPHILIA BREVILIGULATA 'CAPE'	CAPE AMERICAN BEACHGRASS	15-18" HT., BR @ 24" O.C. MAXIMUM SPACING OR 2" PLUG
	JC	42	JUNIPEROUS CONFERTA 'EMERALD SEA'	EMERALD SEA SHORE JUNIPER	15–18" HT., 3 GAL.
n[MP	59	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18-24" HT., 3 GAL.
n[РМ	11	PRUNUS MARTIMA	BEACH PLUM	TUBELING; 15-18" HT.
n[PAM	490	PANICUM AMARUM	BITTER PANIC GRASS	15-18" HT., 2" PLUG
	PV	905	PANICUM VIRGATUM	SWITCH GRASS	15-18" HT., 2" PLUG
	RD	88	RUDBEKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM BLACK EYED-SUSAN	15-18" HT., 2" PLUG
	RR	62	ROSA RUGOSA 'WHITE OR RED'	WHITE OR RED RUGOSA ROSE	15–18" HT., 1 GAL.
n	SZS	540	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	8-12" HT., 2" PLUG
1					

n NATIVE DUNE VEGATATION * PLANT BARE ROOT, WITH 3 CULM MINIMUM. PLANT IN A DORMANT STAGE,

REQUIRED SOIL AMENDMENTS FOR SHRUBS ABD PERENNIALS:

ALL PLANTING PITS (TREES, SHRUBS AND PERENNIALS) SHALL HAVE ADDED THE FOLLOWING SOIL AMENDMENTS AS MANUFACTURED BY PLANT HEALTH CARE INC., 1-800-421-9051, OR APPROVED EQUAL. AMENDMENTS SHALL BE ADDED AS PER MANUFACTURER'S RATES AND RECOMMENDATIONS:

A. HEALTHY START ORGANIC FERTILIZER 3-4-3 WITH BENEFICIAL MYCORRHIZAL FUNGI AND BACTERIA B. TERRA-SORB POTASSIUM HYDROGEL

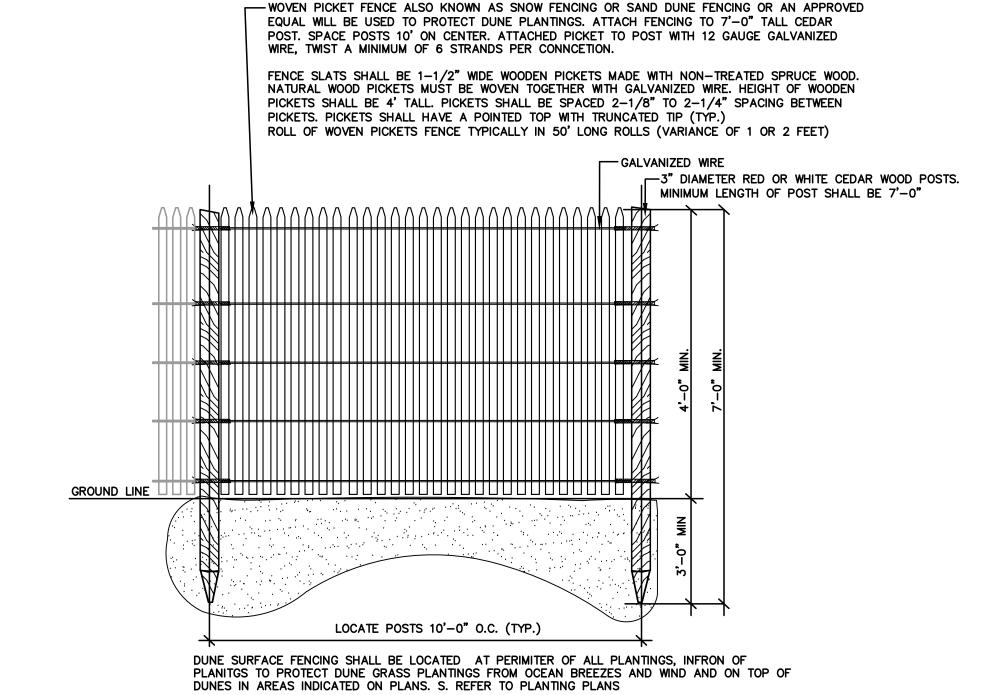
PLANTING NOTES:

- 1. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLAN TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.
- ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND
- THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL AS REQUIRED.
- 4. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE
- DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL CALL N.J. UNDERGROUND UTILITY LOCATION SERVICE UTILITY A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR
- 7. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION FOR PLANTING PITS, OTHER LOCATIONS FOR PLANTS SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, ROADWAYS, SIDEWALKS, EQUIPMENT, AND FURNISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
- 10. IN THE EVENT OF VARIATIONS BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN AND THE PLANT LIST PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING.
- 11. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.

THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.

- 12. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (AAN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED.
- 13. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE
- 14. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY
- 15. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
- 16. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- 17. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES, SHRUBS, DUNE GRASS AND PLANTS INSTALLED. CONTRACTOR WILL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS AND SAND DUNES. STAKING, AND FENCING TO STABILIZING DUNES WITH AS REQUIRED OR USE OF OTHER REVIEWED AND AGREED UPON MEANS AND METHODS MAYBE REQUIRED.
- 18. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY ON OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH 4-INCH SHREDDED HARDWOOD MULCH. MULCH
- SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS. AREAS OF DUNE GRASS DOES NOT REQUIRE MULCH. 19. ALL PLANTING BEDS ADJACENT TO LAWN, SOD, OR SEEDED AREAS SHALL BE SPADE EDGED.
- 20. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.
- 21. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- 22. ALL TREES, SHRUBS, GROUND COVERS AND DUNE GRASS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR, AS DICTATED BY THE CLIENT, MUNICIPALITY AND REVIEWING STATE AGENCY FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS WILL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS- ONE YEAR AS REQUIRED.
- 23. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER AND THEIR REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON THE SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND UNSATISFACTORY SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
- 24. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRIABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
- 25. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.

- 26. ALL SOD (IF AND WHERE REQUIRED) SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AR RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
- 27. BULBS (IF AND WHERE REQUIRED) SHALL BE IN CONFORMANCE WITH SECTION 11 OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 28. ALL PLANTING PROCEDURES SHALL CONFORM TO NJDOT SPECIFICATIONS.
- 29. SOME FIELD LOCATED PLANTS ARE NOT GRAPHICALLY SHOWN ON THIS PLAN BUT ARE WITHIN THE LIMIT OF CONSTRUCTION. ALL PLANTS (FIELD LOCATED PLANTS GRAPHICALLY SHOWN PLANTS) ARE NOTED
- 30. THIS PLAN IS TO BE USED FOR LANDSCAPING AND LIGHTING PURPOSES ONLY. THE CONTRACTOR SHALL EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS . AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK.
- 31. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE AMERICAN STANDARD OF NURSERY STOCK (LATEST VERSION) AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL. WELL-DEVELOPED BRANCHÉS & VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANTS SHALL BE GRADE "A" NURSERY STOCK.
- 32. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND. ALL TREES SHALL NOT BE LOCATED CLOSER THAN 10' OF ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES.
- 33. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY EXCEPT WHERE INDICATED IN SPECIFIC PLANTING DETAILS.
- 34. FIELD ADJUST ALL PROPOSED PLANTING LOCATIONS TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS
- 35. ALL PLANTING MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS
- 36. PRUNE NEWLY PLANTED TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PINES SHALL BE SHEARED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE.
- 37. UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED 38. ALL DISTURBED AREAS WHERE INDICATED TO BE LAWN WILL RECEIVE TOPSOIL AT A 4" THICKNESS, WITH FERTILIZER, SEED AND MULCHED WITH SMALL GRAIN STRAW. TOPSOIL MUST BE A NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL SANDY LOAM OR AS SIMILAR IN AREA. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS AND OTHER FOREIGN MATTER.
- 39. SHADE TREES LOCATED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BRANCH BELOW 7'.
- 40. ALL SHRUB MASSES WILL FORM PLANTING BEDS AND SHALL BE MULCHED. 41. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL ONLY IF NON-JUTE ROPING IS USED.
- 42. THE DEPTH OF PLANTING PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1-1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED
- BY THE LANDSCAPE ARCHITECT. 43. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- 44. THE CONTRACTOR SHALL FERTILIZE ALL PLANT MATERIAL WITH 5-10-5 FERTILIZER, OR APPROVED EQUAL AT THE RATE SPECIFIED BY THE MANUFACTURER. ALL TURF AREAS SHALL BE LIMED AND FERTILIZED APPROPRIATELY FOR THE TYPES OF SOILS ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE SOIL ACIDITY AND A SOIL TEST CONDUCTED BY THE COUNTY SOIL DISTRICT OR EXTENSION SERVICE TO ESTABLISH THE SOIL'S LIME AND FERTILIZER RATES.
- 45. ALL WATER APPLIED TO PLANTED OR DUNE AREAS SHALL BE FREE FROM IMPURITIES HARMFUL TO VEGETATION AND APPLIED AT A RATE OF 5 GALLONS OF WATER PER SQUARE YARD OF PLANT PIT IMMEDIATELY AFTER PLANTING AND INSTALLATION. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL PLANT MATERIALS AND DUNE AREAS INSTALLED AS PART OF THIS CONTRACT DURING THE CONSTRUCTION TIME PERIOD UP TO AND INCLUDING THE TIME PERIOD ESTABLISHED FOR PLANT MATERIAL SURVIVAL GUARANTEE. WATER APPLIED DURING THE GUARANTEE PERIOD SHALL BE AT THE RATE OF 1 INCH OF WATER PER WEEK, WITH AN ALLOWANCE FOR NATURAL PRECIPITATION AND
- 46. BACK FILL MATERIAL FOR RAISED PLANT BEDS SHALL SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL, AND SHALL BE OBTAINED FROM AN AREA WHICH HAS NEVER BEEN STRIPPED.
 TOPSOIL SHALL HAVE BEEN REMOVED FROM A DEPTH OF NO MORE THAN 1 FOOT, OR LESS IF SUBSOIL IS ENCOUNTERED. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY HARD PAN, SODS, PARTIALLY DISINTEGRATED STONE, LIME CEMENT, TAR RESIDUES, CHIPS OR ANY OTHER UNDESIRABLE MATERIAL.
- 47. ALL PLANTS ARE SHOWN SEMI-MATURE SIZE ON PLANS. SIZES INDICATED IN PLANT LIST ARE SIZES AT TIME OF INSTALLATION.
- 48. PLANT MATERIAL SHOWN IN A MASS OR TOUCHING EACH OTHER SHALL BE ALLOWED TO GROW TOGETHER TO PERFORM AS A SCREEN OR A HEDGE. DO NOT PRUNE OR SHEER INTO INDIVIDUAL FREESTANDING



TYPICAL DUNE FENCE DETAIL

FENCING QUANTITIES

DUNE FENCING = 3,185 LF CORE FENCING = 2,438 LF

Engineers ■ Planners ■ Surveyors Landscape Architects ■ Environmental Scientists ■ Red Bank, N Lehigh Valley, PAExton. PA

Montvale, N

■ Mt. Laurel, NJ Albany, NYNew Windsor, NY Sterling, VANorfolk, VA Hawthorne, NY Albuquerque, NN ■ Columbia, MD State of N.J. Certificate of Authorization: 24GA27986500 Copyright © 2018, Maser Consulting P.A. All Rights Reserved. This drawin PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT

WWW.CALL811.COM



ROBERT |. CURLEY NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE34705

PRELIMINARY/FINAL MAJOR SITE PLAN

ASBURY PARK WATERFRONT REDEVELOPMENT

DECORATIVE DUNE AND PLANTINGS

CITY OF ASBURY MONMOUTH COUNTY **NEW JERSEY**



Fax: 732.383.1984 07/19/2017

CONSTRUCTION DETAILS