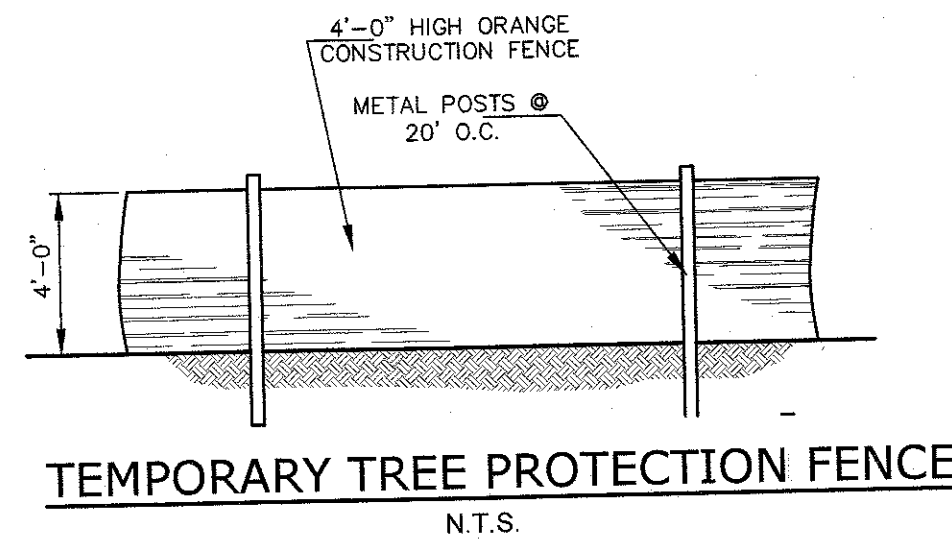


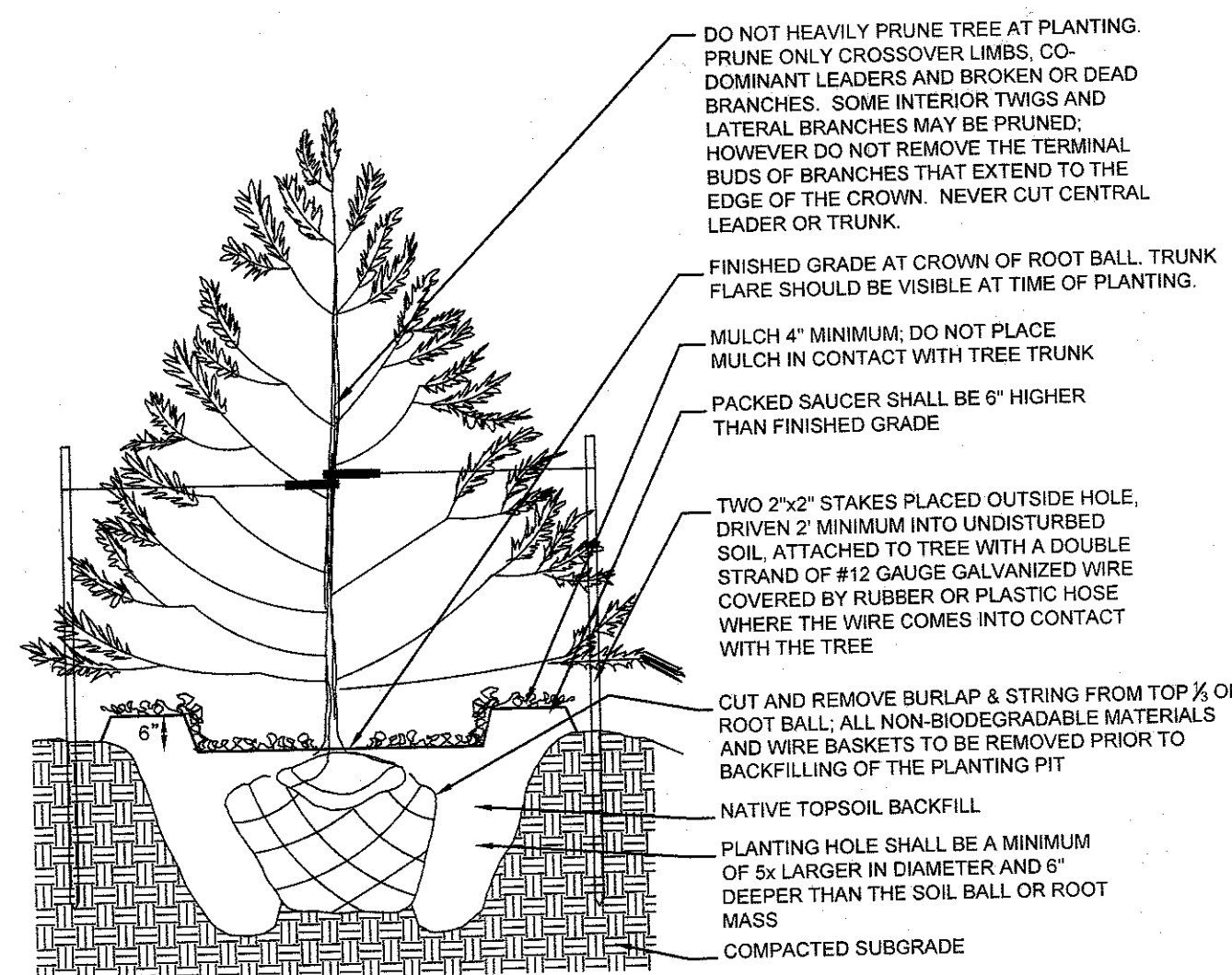
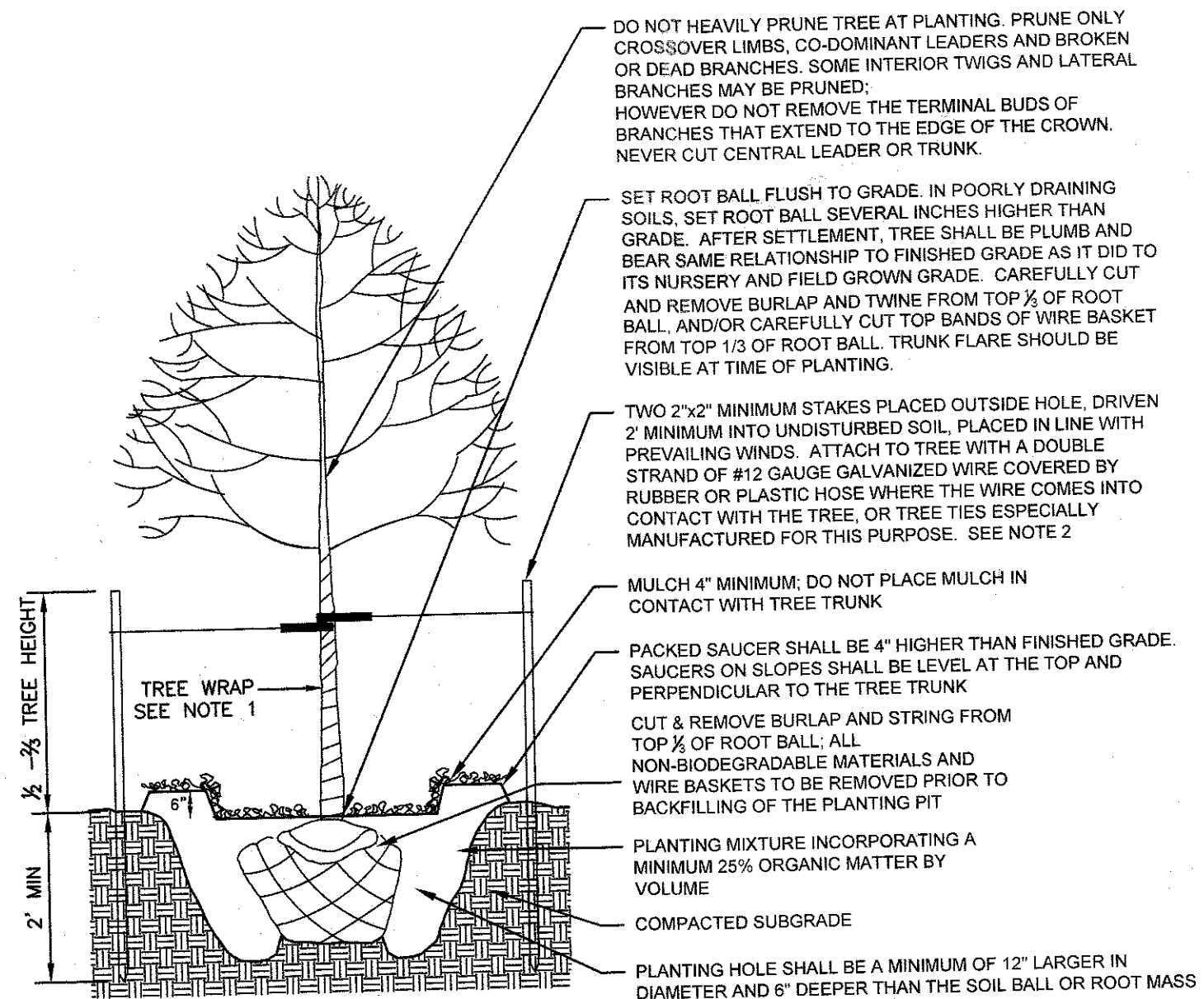
**TRUNK STRUCTURE**

NOTE  
ALL LANDSCAPE TREES SHALL CONFORM TO THE "BEST QUALITY" TREE TRUNK STRUCTURE SHOWN AT THE "PLANTING TREES IN LANDSCAPES" WEB SITE BY DR. ED GILMAN. REFER TO IMAGE AT [HTTP://HORT.IFAS.UFL.EDU/WOODYPLANTING/](http://hort.ifas.ufl.edu/woodyplanting/). ILLUSTRATIONS (OR PHOTOS) BY EDWARD F. GILMAN, PROFESSOR, ENVIRONMENTAL HORTICULTURE DEPARTMENT, IFAS, UNIVERSITY OF FLORIDA.



**TEMPORARY TREE PROTECTION FENCE**

N.T.S.  
NOTE:  
TEMPORARY TREE PROTECTION FENCE TO BE INSTALLED AT THE DRIPLINE OF THE TREES INTENDED TO BE PRESERVED.



**EVERGREEN TREE PLANTING**

N.T.S.

NOTE:  
1. EACH TREE SHALL BE WRAPPED WITH AN EXPANDABLE PAPER OR CLOTH TREATED TO LAST ONE YEAR. THE WRAP SHALL EXTEND FROM THE GROUND LEVEL UP THE TRUNK TO THE FIRST BRANCHES. THE WRAP SHALL BE ATTACHED OR FASTENED AT EACH END WITH A MATERIAL THAT WILL PERMIT TREE GROWTH.  
2. THE LOOP IN CONTACT WITH THE TREE SHALL BE LOOSE ENOUGH TO PERMIT GROWTH AND PREVENT GIRDLING FOR TWO YEARS, BUT SHALL BE TIGHTLY BOUND TO THE STAKE TO PREVENT SLIPPING.  
3. ALL TREE PLANTING IS TO BE IN CONFORMANCE WITH SECTION §244-193 OF THE JACKSON TOWNSHIP ORDINANCE.

**TREE PLANTING**

N.T.S.

**LANDSCAPE ARCHITECTURAL NOTES**

**1. GENERAL NOTES:**

- A. THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
- B. CONTRACTOR SHALL EXAMINE DRAWINGS AND REQUEST A MARKOUT OF FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY, IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
- C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
- D. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF THE TOWNSHIP OF JACKSON AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN THE EVENT OF CONFLICT BETWEEN A.A.N. AND MUNICIPAL STANDARDS, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
- E. ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, PUBLIC WALKWAYS OR OTHER EXISTING OR PROPOSED STRUCTURES. ALL PLANT MATERIAL PROPOSED WITHIN THE REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLES ARE SELECTED SO AS TO NOT EXCEED A MATURE GREATER THAN 30' ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES/SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 8'-0" ABOVE GRADE. AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUNDCOVERS, ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB. NO STREET TREES TO BE PLANTED IN SIGHT TRIANGLE EASEMENTS IN ACCORDANCE WITH JACKSON TOWNSHIP ORDINANCE SECTION 109-168c(2).
- F. NO LANDSCAPE INSTALLATION OR CONSTRUCTION WILL BE PERMITTED WITHOUT FIRST MEETING WITH TREE SPECIALIST. PRE-CONSTRUCTION MEETING IS REQUIRED.

**2. PLANT MATERIAL:**

- A. NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT PRIOR PERMISSION IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE APPROVING AUTHORITY. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.
- C. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
- D. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; PLANTS PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
- E. ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES AND SPECIFIED VARIETY OR CULTIVAR.

**3. PLANTING:**

- A. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
- B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 33% SCREENED TOPSOIL, 33% NATIVE SOIL AND 33% PEAT. TOPSOIL SHALL MEET NJDOT 1989 STANDARD SPECIFICATIONS SECTION 909.10, AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MARL, NOR ANY LARGE STONES.
- C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE ARCHITECT, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.
- D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER 1/3 OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON- DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
- E. ALL WIRE BASKETS MUST BE REMOVED PRIOR TO PLANTING.
- F. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. EXCEPT AS NOTED ALL OTHER TYPES OF PLANTINGS SHALL BE SET IN CONTINUOUS, MASSED PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH FREE FROM ANY OBJECTIONABLE OR FOREIGN MATERIALS.
- G. THE MULCH AT THE OUTER PERIMETER OF PLANTING PITS AND BEDS SHALL BE PREPARED SO THAT A 2" HIGH RIM TO RETAIN MOISTURE IS CONSTRUCTED. THE THICKNESS OF THE MULCH SHALL BE FEATHERED WITHIN 3" OF THE STEMS OR TRUNK, SO THAT NO MULCH IS IN DIRECT PHYSICAL CONTACT WITH THE PLANTS BRANCHING OR TRUNKS.
- H. IF, AND WHERE REQUIRED BY THE MUNICIPALITY, TREES GREATER THAN FIVE FEET IN HEIGHT MAY BE STAKED AND GUYED PER § 244-193A(4)(d).
- I. ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**4. MAINTENANCE**

- A. ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON, TO ENSURE THEIR PROPER ESTABLISHMENT. THE DEVELOPER IS RESPONSIBLE TO ADEQUATELY WATER ALL PLANTINGS UNTIL OCCUPANCY OF THE LOT WHERE THE PLANTS ARE LOCATED. AT THAT POINT THE HOMEOWNER IS RESPONSIBLE FOR MAINTENANCE.
- B. IN GENERAL SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES.
- C. REQUIRED OR DESIRABLE WHERE DEAD OR CONFLICTING BRANCHING DEVELOPS, IT SHOULD BE PRUNED OUT.
- D. STAKING AND GUYING, IF AND WHERE USED, SHALL BE REMOVED AFTER THE FIRST GROWING SEASON, TO ENSURE UNENCUMBERED GROWTH.
- E. ALL BUFFER AREAS SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JACKSON TOWNSHIP LAND USE ORDINANCE SECTION 244-193B.

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NO.	DATE	DESCRIPTION	BK	BY
1	12/8/2021	REVISED PER JTZB OCPB AND OCSD		

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**PRELIMINARY & FINAL MAJOR SUBDIVISION**  
**LANDSCAPE DETAILS**

OF  
**BLOCK 3601 - LOTS 19, 33, 34, 35 & 40**

(TAX MAP SHEET 36)

OCEAN COUNTY NEW JERSEY

SCALE:	AS SHOWN	DATE:	1/28/2021	JOB NUMBER:	19027	SHEET	13
DRAWN BY:	BK	DESIGNED BY:	GJM	CHECKED BY:	GJM		25