

1. GENERAL NOTES

A. THIS PLAN IS TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.

B. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE APPROPRIATE DESIGN PROFESSIONAL IMMEDIATELY, IN WRITING, 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 OCEAN 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 OR 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 HEIGHT 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 OR SIGHT-TO-SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 8'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED.

F. ALL LAWN AREAS ARE TO BE HYDRO-SEEDED.

2. PLANT MATERIAL:

A. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.

B. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.

C. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING NATURAL GROWTH HABIT OF THE CENTRAL LEADER SHALL NOT BE CUT; PLANTS PLANTED. THE PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. PRUNING CUTS SHALL BE POSITIONED JUST OUTSIDE THE BRANCH COLLAR AND THE BOTTOM OF THE CUT SHALL BE SLANTED SLIGHTLY AWAY FROM THE TRUNK.

D. 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 1/3 NATIVE SOIL, 1/3 TOPSOIL AND 1/3 PEAT OR OTHER ORGANIC MATERIAL.

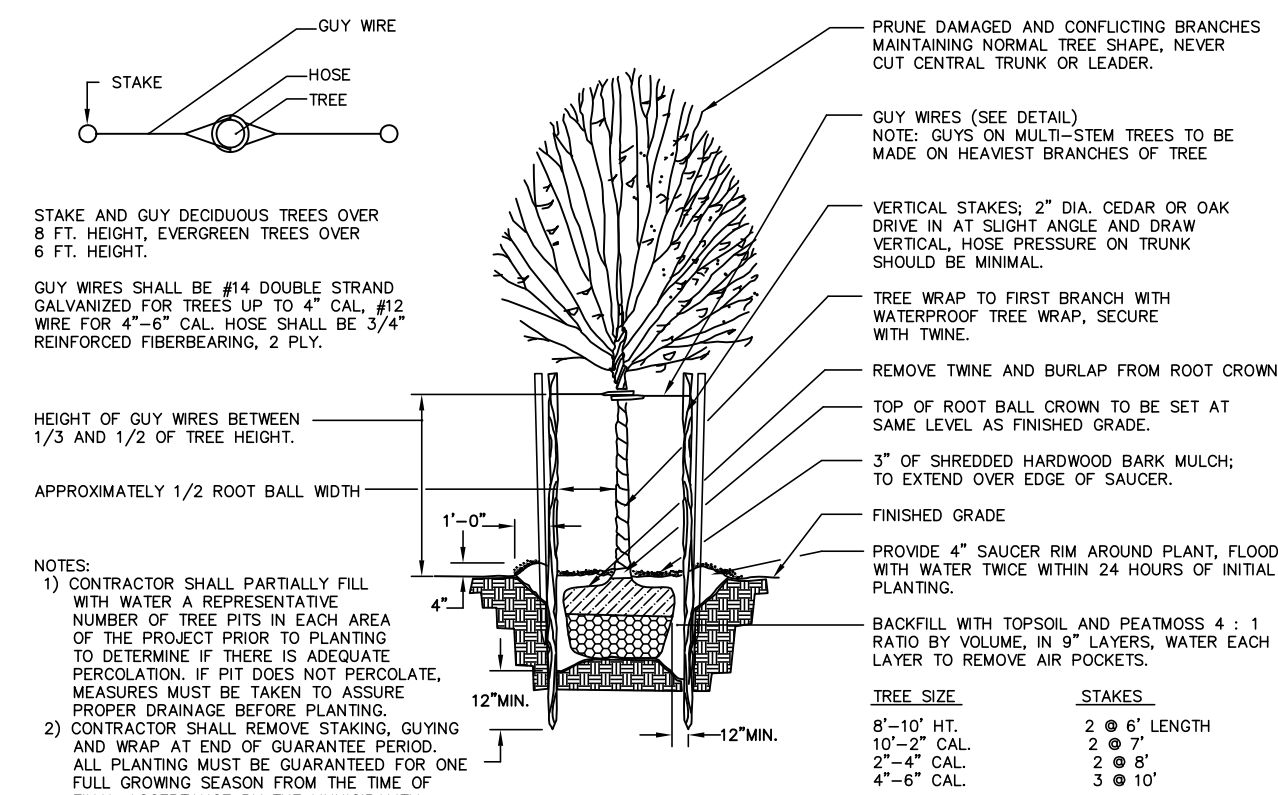
C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE ARCHITECT, PLANTS SHALL BE SET 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. BURLAPPED (B&B)

D. THE CORD BINDING THE BALL OF ALL BALLED AND PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER 1/3 OF THE ROOT BALL SHALL BE REMOVED. SYNTHETIC, NON-ROOT BALL WRAPS SHALL BE REMOVED ENTIRELY.

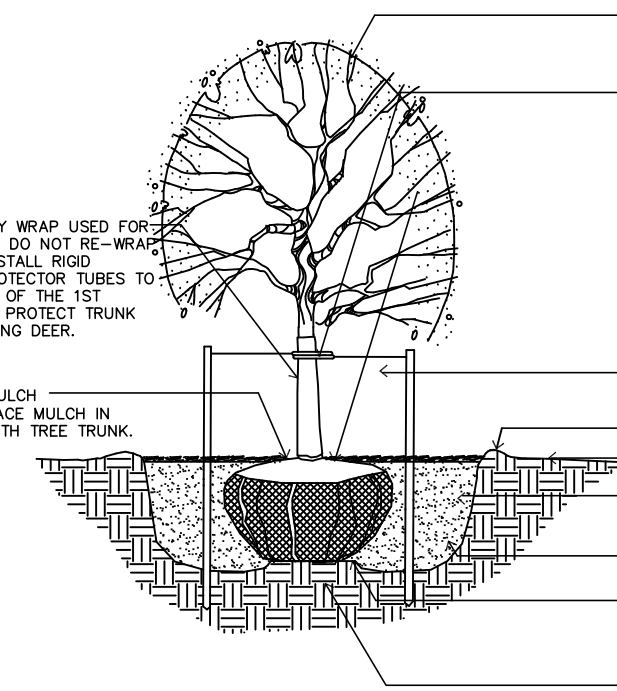
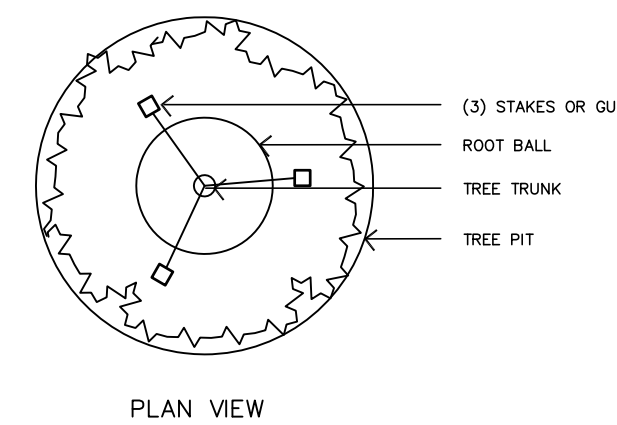
E. ALL PROPOSED TREES SHALL BE SET IN BEDS OR MULCHED TO THE LIMIT OF THEIR PLANTING PITS. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS, MASSES PLANTING GROUPS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 4" THICK APPLICATION OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

4. MAINTENANCE:

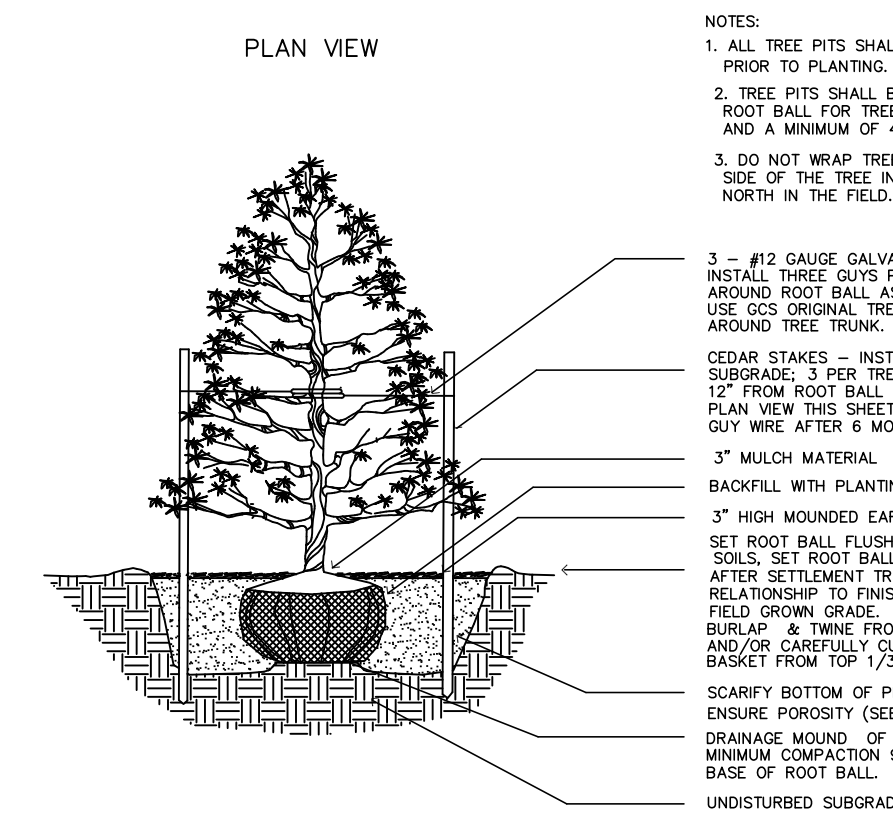
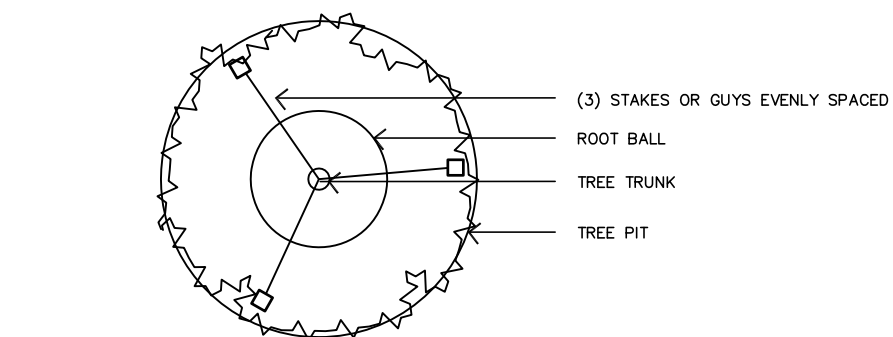
A. ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON, TO ENSURE THEIR PROPER ESTABLISHMENT.



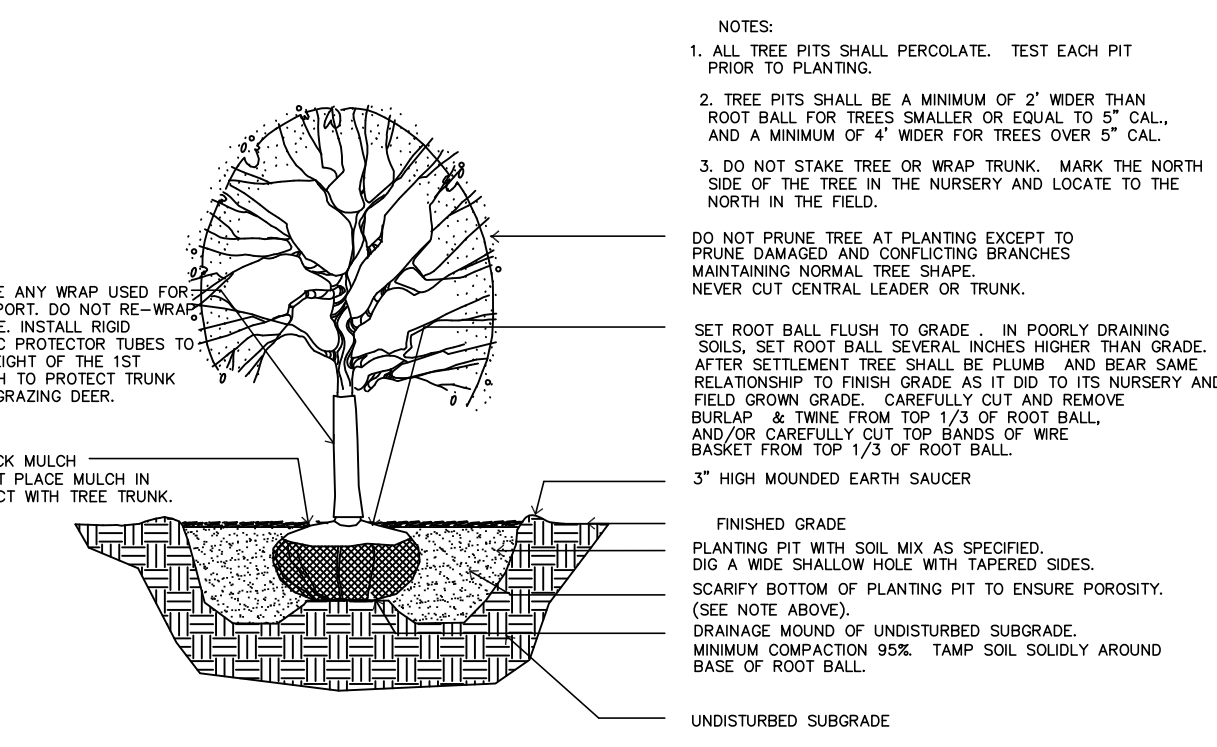
PLANTING AND GUYING DETAIL
(DECIDUOUS AND EVERGREEN TREES)
N.T.S.



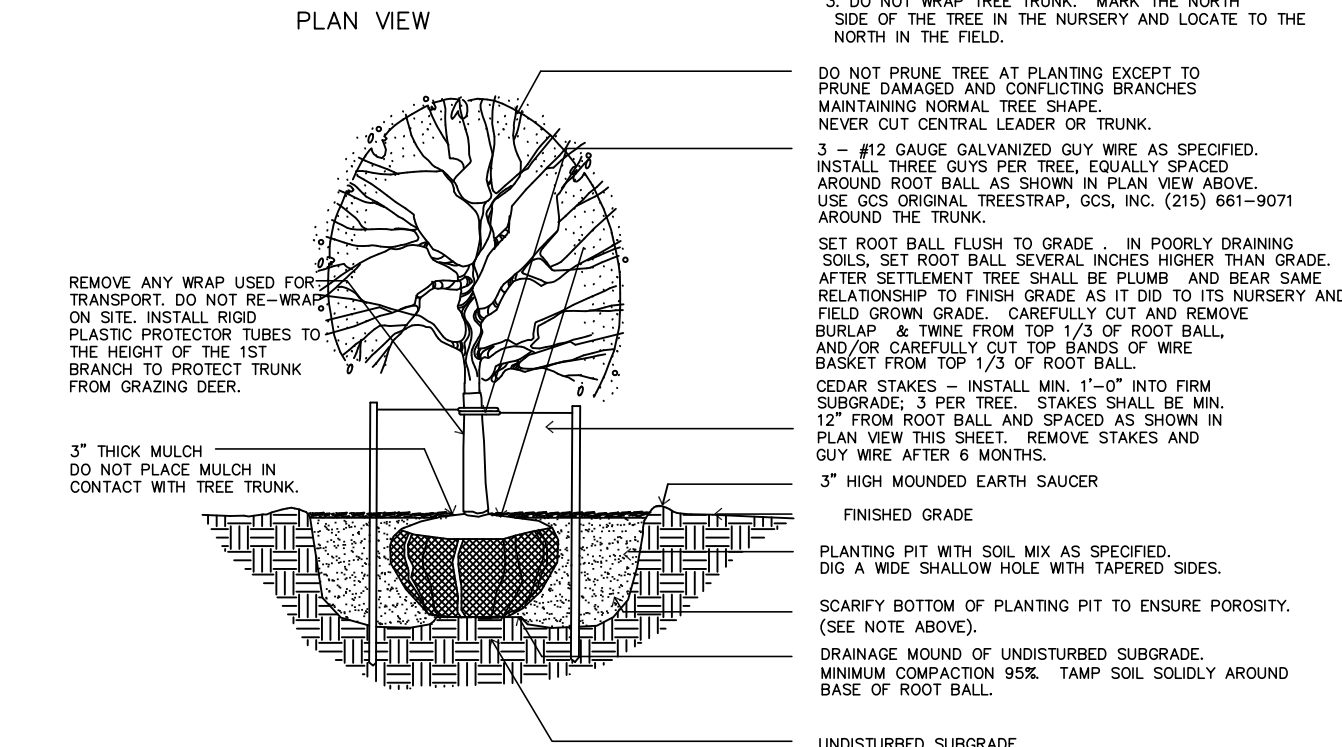
PLANTING DETAIL DECIDUOUS TREES < 4.0" CAL.
N.T.S.



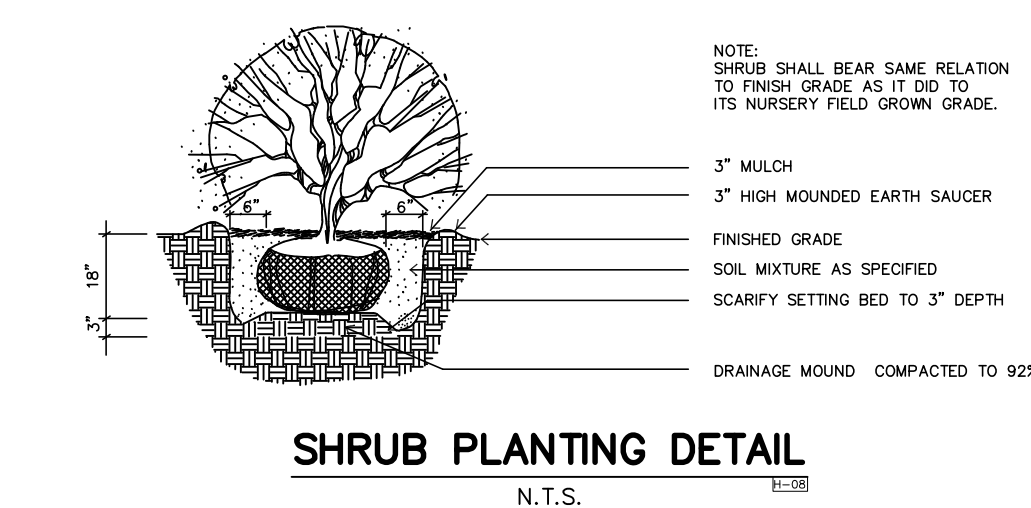
EVERGREEN TREE PLANTING DETAIL
N.T.S.



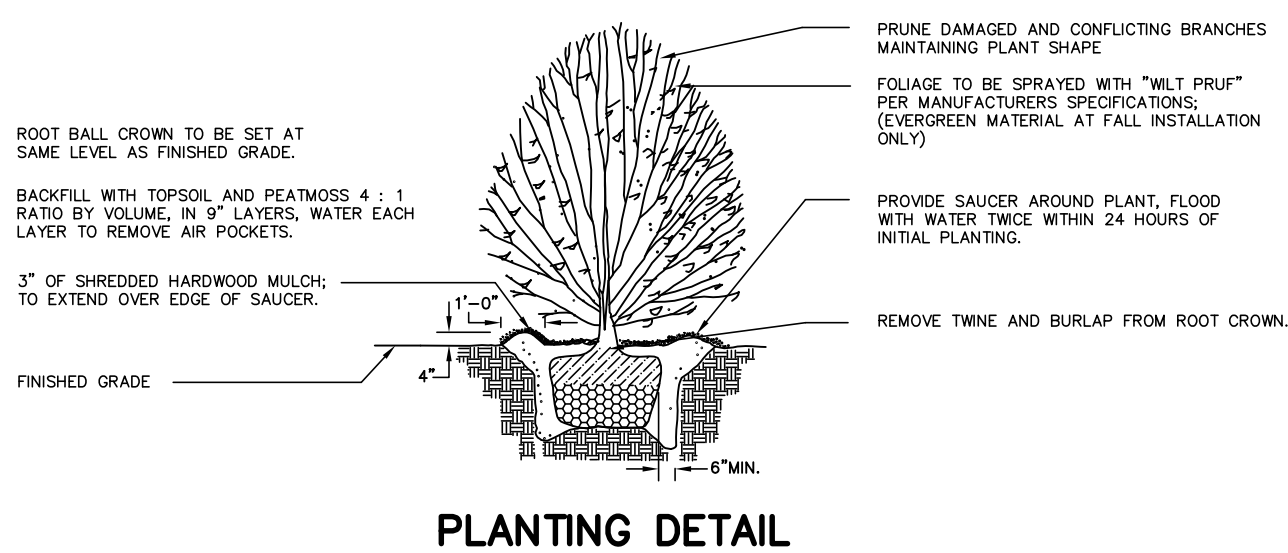
PLANTING DETAIL DECIDUOUS TREES < 4.0" CAL.
N.T.S.



PLANTING DETAIL DECIDUOUS TREES > 4.0" CAL.
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



PLANTING DETAIL
(DECIDUOUS AND EVERGREEN SHRUB)
N.T.S.

PLANT SCHEDULE

Plant Key	QTY.	Latin Name	Common Name	Size	Spacing	Notes
Shade Trees						
AR'OG'	4	Acer Rubrum 'October Glory'	October Glory Red Maple	2.5-3" Cal.	N/A	B&B
QP	4	Quercus phellos	Willow Oak	2.5-3" Cal.	50' O.C.	B&B
Ornamental Trees						
PS'O'	10	Prunus serrulata 'Okame'	Okame Cherry	2.5-3" Cal.	N/A	B&B
AC	4	Amelanchier canadensis	Shadblow Serviceberry	8-10'	N/A	Clump
Evergreen Trees						
TGG'	46	Thuja 'Green Giant'	Green Giant Arborvitae	10'-12'	5' O.C.	B&B
Shrubs						
EAC	36	Euonymus alatus Compactus	Dwarf Burning Bush	24-30"	AS SHOWN	B&B
BS	87	Buxus sempervirens	American Boxwood	24-30"	AS SHOWN	B&B
ILEX	82	ILEX CRENTA COMPACTA	Evergreen Compact Japanese Holly	18-24"	AS SHOWN	7 Gal.
Ground Covers						
R'DR'	4	Rosa x 'Drift Rose'	Red Drift Rose	2 Gal.	2' O.C.	POT
JCP'N'	255	Juniperus chinensis procumbens 'Nana'	Dwarf Japanese Juniper	2 Gal.	2' O.C.	POT
EP'C'	600	Euonymus fortunei 'Coloratus'	Purpleleaf Creeper	2.5" Peat Pots	12" O.C.	POT

3	REVISIONS AS PER BOROUGH BOARD MEETING OF 10/22/20	10/26/20	TG
2	REVISE AS PER BOROUGH ENGINEER AND BOROUGH PLANNER	08/31/2020	TG
1	REVISE COLUMBERIUM TO INCLUDE GAZEBO	1/31/2020	TG
REV.	DESCRIPTION	DATE	BY

LANDSCAPE DETAILS FOR
PRELIMINARY/FINAL SITE PLAN APPL
LOTS 21, 22, 23, 24, 25 & 26 BLOCK 15
113, 115, 117, 119 & 121 WALL STREET
on T.M. SHEET 9
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY NEW JERSEY

LANDMARK
SURVEYING AND ENGINEERING, INC.
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DANIEL W. CARUSO, P.E. N.J. PROFESSIONAL ENGINEER - GE35687	SCALE: AS NOTED DATE: 11/26/19
BY: SHEET # DRAWING: TG 9 OF 11 14021BOROUGH SITE PLAN 10-26-20	