

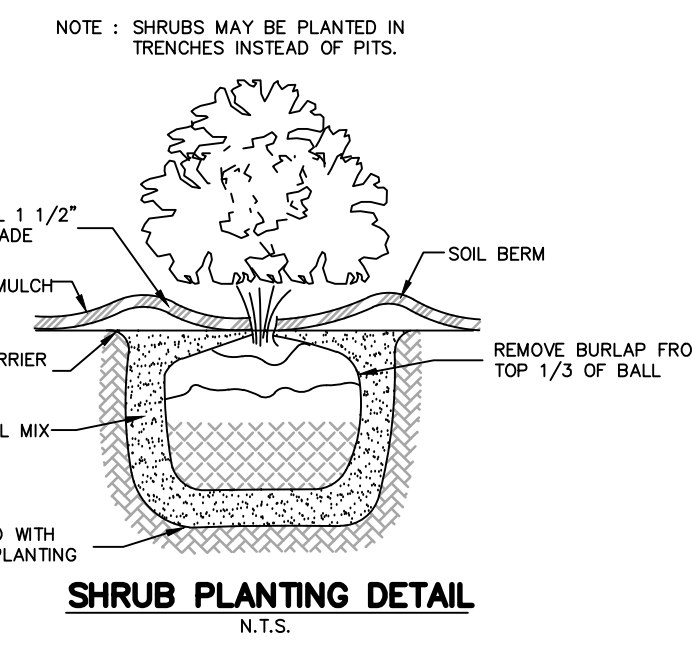


- PLANTING NOTES:**
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
 - CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
 - INsofar as it is PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
 - QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
 - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A WOODY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
 - NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
 - SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONS TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
 - ALL INJURED TREES TO REMAIN SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CAUPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
 - EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
 - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
 - NEW PLANTING AREAS AND SOO SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT, THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLANNING APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TREES TO BE REMOVED = 24 TREES
 TREE REPLACEMENT REQUIRED = 24(0.25)=6 TREES
 TREES TO BE PLANTED:
 SHADE: 28 TREES
 EVERGREEN: 75 TREES

BLOCK 21
 LOT 24.03

FINAL PLAT MAJOR SUBDIVISION
 FILED MAP #9478

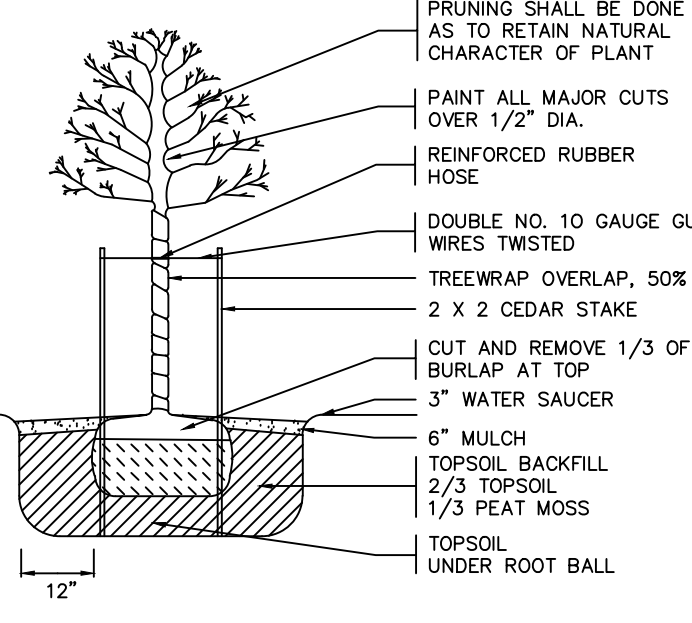


PLANTS	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

- FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON.
- | | |
|--------------------------|-------------------------|
| ACER RUBRUM | POPULUS VARIETIES |
| BETULA VARIETIES | PRINUS VARIETIES |
| CARPINUS VARIETIES | QUERCUS VARIETIES |
| KRATEGIUS VARIETIES | QUERCUS VARIETIES |
| KOELREUTERIA | SALIX WEEPING VARIETIES |
| LIQUID AMBER STRACHIFLUA | TILIA TOMENTOSA |
| LIQOEDORON TULIPIFERA | ZELKOVA VARIETIES |
| PLATANUS ACERIFOLIA | |

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SOODING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH 4" TOPSOIL & SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES



TOWNHOUSE PLANTINGS							
PLANT LIST							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
SHADE TREE							
SM	7	ACER SACCHARUM	SUGAR MAPLE	3-3 1/2" CAL.	B&B	AS SHOWN	BRANCHED AT 7 FT. MIN.
AR	8	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	3-3 1/2" CAL.	B&B	AS SHOWN	BRANCHED AT 7 FT. MIN.
LL	1	TILIA CORDATA GREENSPIRE	GREENSPIRE LITTLE LEAF LINDEN	3-3 1/2" CAL.	B&B	AS SHOWN	BRANCHED AT 7 FT. MIN.
LP	7	PLATANUS ACERIFOLIA	LONDON PLANE TREE	3-3 1/2" CAL.	B&B	AS SHOWN	BRANCHED AT 7 FT. MIN.
QP	5	QUERCUS PALUSTRIS	RED OAK	3-3 1/2" CAL.	B&B	AS SHOWN	BRANCHED AT 7 FT. MIN.
ORNAMENTAL EVERGREEN TREES							
AB	49	THUJA PLICATA STANSHIL	GREEN GIANT ARBORVITAE	7-8" ht.	B&B	AS SHOWN	
PP	5	PICEA PUNGENS	COLORADO BLUE SPRUCE	7-8" ht.	B&B	AS SHOWN	
NS	21	PICEA ABIES	NORWAY SPRUCE	7-8" ht.	B&B	AS SHOWN	
PS	-	PINUS STROBUS	EASTERN WHITE PINE	7-8" ht.	B&B	AS SHOWN	
PM	-	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7-8" ht.	B&B	AS SHOWN	
SHRUBS							
CH	-	CEPHALOTAKUS HARRINGTONIA	JAPANESE PLUM YEW	18-24" SPR.	5 GAL. CONT.	3.5' O.C.	
IG	-	ILEX GALBRA "SHAMROCK"	INKBERRY	18-24" SPR.	5 GAL. CONT.	3.5' O.C.	
FS	-	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	18-24" SPR.	5 GAL. CONT.	3.5' O.C.	
B	-	BUXUS MICOPHYLLA	JAPANESE BOXWOOD	15-18"	IN CANS		
SJ	-	JUNIPERUS CHINENSIS	SARGENT JUNIPERS	15-18"	IN CANS		
IA	-	ILEX AQUIPERYM	DRAGON LADY HOLLY	4-5" ht.	B&B	8' O.C.	

NATIVE GRASS MIX SPECIFICATIONS
 Specialized Wetland Mix for Shaded OBL-FACW Areas - ERNMX-137

Botanical Name	Common Name	Price/lb
25.00% <i>Poa polystris</i>	Fowl Bluegrass	10.00
19.00% <i>Elymus riparius, PA Ecotype</i>	Riverbank Wildrye, PA Ecotype	7.52
17.00% <i>Carex lurida, PA Ecotype</i>	Lurid (Shallow) Sedge, PA Ecotype	64.00
10.00% <i>Carex vulpinoidea, PA Ecotype</i>	Fox Sedge, PA Ecotype	24.00
5.00% <i>Cyma arundinacea, PA Ecotype</i>	Wood Sedgegrass, PA Ecotype	120.00
4.00% <i>Carex lasiocoma, PA Ecotype</i>	Hoop Sedge, PA Ecotype	72.00
4.00% <i>Carex scoparia, PA Ecotype</i>	Blunt Broom Sedge, PA Ecotype	72.00
4.00% <i>Spartanium eurycarpum, PA Ecotype</i>	Giant Bur Reed, PA Ecotype	80.00
3.00% <i>Scirpus cespitosus, PA Ecotype</i>	Wood Bulrush, PA Ecotype	148.00
2.50% <i>Juncus effusus</i>	Soft Rush	40.00
2.00% <i>Carex intumescens, PA Ecotype</i>	Bladder Sedge, PA Ecotype	128.00
2.00% <i>Spartanium americanum</i>	Eastern Bur Reed	140.00
1.00% <i>Carex crinita, PA Ecotype</i>	Fringed (Nodding) Sedge, PA Ecotype	180.00
1.00% <i>Scirpus cespitosus, PA Ecotype</i>	Woodgrass, PA Ecotype	180.00
0.50% <i>Juncus tenuis, PA Ecotype</i>	Path Rush, PA Ecotype	66.00

100.00% **Mix Price/lb Bulk: \$46.90**

Seeding Rate: 20 lb per acre
 Wet Meadows & Wetlands

The shade-tolerant native species provide wildlife habitat near wetland borders that are surrounded by trees. Excellent for grass and herbaceous cover on bioengineering sites. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

- THE UPPER MOST 18 INCHES OF THE EXCAVATION SHALL BE BACKFILLED WITH THE ORIGINAL TOPSOIL MATERIAL, IF FEASIBLE, WITHIN WETLANDS, TRANSITION AREAS AND RIPARIAN ZONE.
- NATIVE GRASS MIX SHALL CONSIST OF FRNMX-137 AS SUPPLIED BY ERNST CONSERVATION SEEDS OR APPROVED EQUAL.
- NO CONSTRUCTION, EXCAVATION, FILLING, GRADING OR ANY ACTIVITY WHICH WILL INTRODUCE SEDIMENT TO THE STREAM OR CAUSE THE STREAM TO BECOME TURBID, SHALL BE COMPLETED IN THE CHANNEL BETWEEN MAY 1 THROUGH JULY 31.

LANDSCAPING PLAN
BLOCK 21
LOTS 21, 22, 23
FYKE BROOK ESTATES
 TOWNSHIP OF MAHWAH, BERGEN CO., N.J.

SCHWANWEDE / HALS ENGINEERING
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
 (201) 337-0053

DAVID A. HALS, PE, LS, PP **JOSEPH F. VINCE, PE, LS, PP**
 N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994 N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 0642588

DATE: JULY 31, 2020
 JOB NO: 7944-2201
 SHEET NO: 11 OF 18

SCALE
 1" = 30'
 0 30 60
 GRAPHIC SCALE

DATE	BY	DESCRIPTION

REVISIONS