



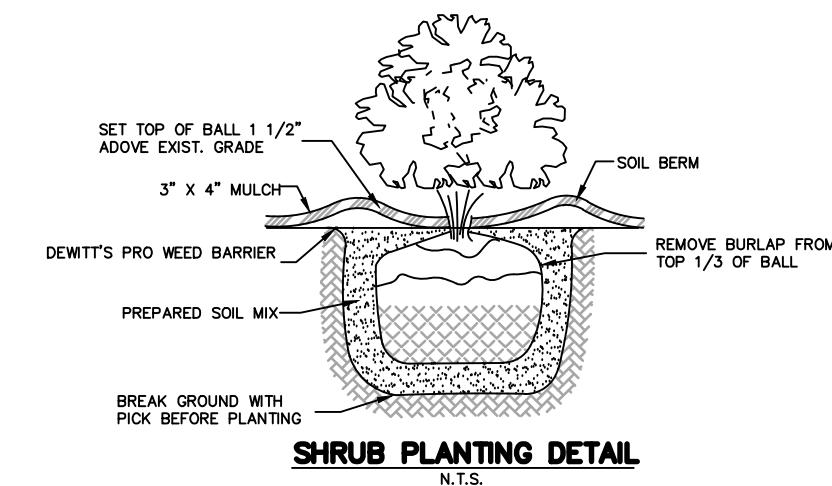
**PLANTING NOTES:**

- 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 Z601 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN AVOIDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROCESSES. 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 PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "MILT-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 RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS 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" CALIPER 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 CRIP 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 SOIL 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 PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:
 

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

TREES GREATER THAN 12" DIA. TO BE REMOVED = 32 TREES  
 TREE REPLACEMENT REQUIRED = 43(0.25)=11 TREES  
 TREES TO BE PLANTED:  
 SHADE: 28 TREES  
 EVERGREEN: 75 TREES

NOTE: SHRUBS MAY BE PLANTED IN TRENCHES INSTEAD OF PITS.

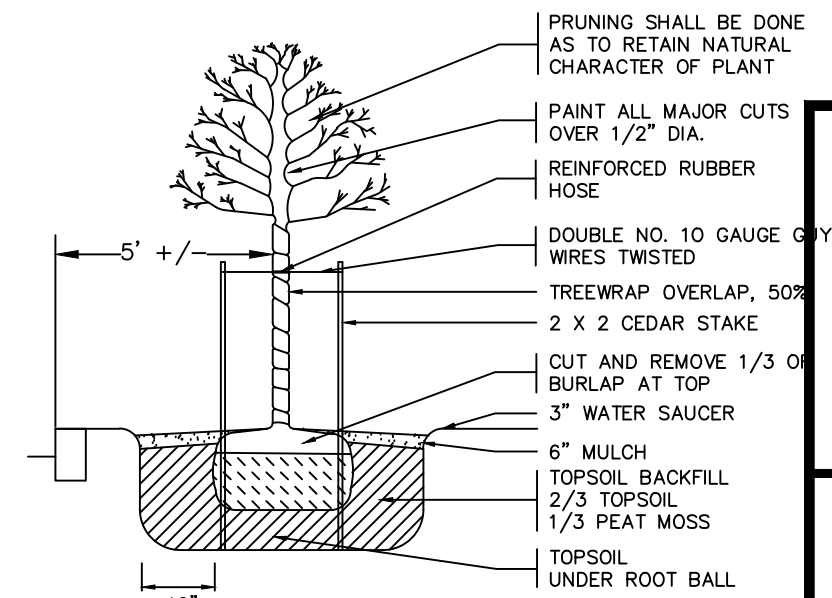


TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

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              | PRUNUS VARIETIES        |
| BETULA VARIETIES         | PRUNUS VARIETIES        |
| CARPINUS VARIETIES       | PRUNUS VARIETIES        |
| CRATAEGUS VARIETIES      | QUERCUS VARIETIES       |
| KOELREUTERIA             | SALIX WEEPING VARIETIES |
| LIQUID AMBER STYRACIFLUA | TELA TOMENTOSA          |
| LIRIODENDRON TULIPIFERA  | ZELKOVA VARIETIES       |
| PLATANUS ACERIFOLIA      |                         |

- 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 FRNMIX-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.



TREE PLANTING DETAIL

TOWNHOUSE PLANTINGS							
PLANT LIST							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
<b>SHADE TREE</b>							
SM	8	ACER SACCHARUM	SUGAR MAPLE	3-3 1/2" CAL.	B&B 12"-14' HT	AS SHOWN	BRANCHED AT 7 FT. MIN.
AR	9	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	3-3 1/2" CAL.	B&B 12"-14' HT	AS SHOWN	BRANCHED AT 7 FT. MIN.
LL	2	TILIA CORDATA GREENSPIRE	GREENSPIRE LITTLE LEAF LINDEN	3-3 1/2" CAL.	B&B 12"-14' HT	AS SHOWN	BRANCHED AT 7 FT. MIN.
LP	7	PLATANUS ACERIFOLIA	LONDON PLANE TREE	3-3 1/2" CAL.	B&B 12"-14' HT	AS SHOWN	BRANCHED AT 7 FT. MIN.
OP	7	QUERCUS PALUSTRIS	LONDON OAK	3-3 1/2" CAL.	B&B 12"-14' HT	AS SHOWN	BRANCHED AT 7 FT. MIN.
<b>ORNAMENTAL EVERGREEN TREES</b>							
SC	14	SARGENT CHERRY	PRUNUS SARGENTI	7'-8' ht.	B&B	AS SHOWN	
DW	12	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	7'-8' ht.	B&B	AS SHOWN	
AB	49	THUJA PLICATA STANISHIL	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	13	PICEA ABIES	NORWAY SPRUCE	7'-8' ht.	B&B	AS SHOWN	
<b>SHRUBS</b>							
CH	12	CEPHALOTAKUS HARRINGTONIA	JAPANESE PLUM YEW	18-24" SPR.	5 GAL. CONT.	3.5' O.C.	
IG	10	ILEX GALBRA "SHAMROCK"	INKBERRY	18-24" SPR.	5 GAL. CONT.	3.5' O.C.	
FS	14	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	18-24" SPR.	5 GAL. CONT.	3.5' O.C.	
B	84	BUXUS MICOPHYLLA	JAPANESE BOXWOOD	15-18"	IN CANS		
SJ	100	JUNIPERUS CHINENSIS	SARGENT JUNIPERS	15-18"	IN CANS		
IA	8	ILEX AQUIPERRY	DRAGON LADY HOLLY	2'-2 1/2"	IN CANS		
SP	46	SPIREA (VARIETIES)	SPIREA	15"-18" ht.	IN CANS		
SL	102	SKIP LAUREL	PRUNUS LAUROCERASUS	3-4' ht.	B&B	5' O.C.	

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

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

DATE	BY	DESCRIPTION
5-10-21	SN	3. ENGINEER'S COMMENTS
2-09-21	SN	2. NDEP COMMENTS
12-23-20	SN	1. NDEP COMMENTS
DATE	BY	DESCRIPTION

