

LANDSCAPE NOTES:

1. FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER THOROUGHLY SOAK THE TREE, ROOTBALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AS PER MAINTENANCE SPECIFICATIONS.
2. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
3. TREES WHOSE ORIENTATION IS NOT CHANGED FROM THE NURSERY ARE NOT TO BE WRAPPED EXCEPT TREES WITH VERY THIN BARK SUCH AS RED MAPLE OR AS DIRECTED BY ENGINEER. WRAPPING OF TREES IS TO BE APPROVED BY THE ENGINEER.
4. TREE WRAP TO BE FABRIC TYPE APPLIED FROM TRUNK FLAIR TO FIRST BRANCH. WRAP PAPER FROM BOTTOM UP WITH SUFFICIENT OVERLAP TO COVER ALL BARK. USE BIOPHOTO-DEGRADABLE PLASTIC OR MASKING TAPE TREE WRAP TO BE REMOVED WHEN DIRECTED BY ENGINEER BUT NO LATER THAN 12 MONTHS AFTER PLANTING.
5. NORTH SIDE OF TREE TO BE IDENTIFIED ON TREE TRUNK WITH SEMI-PERMANENT MARKING POINT PRIOR TO DIGGING. NORTH ORIENTATION OF TREE TO BE MAINTAINED. ANY TREE WITHOUT NORTH ORIENTATION MARK WILL BE REJECTED BY ENGINEER.
6. ROOT FLAIR/COLLAR IS TO BE EXPOSED AT TIME OF PLANTING. CONTRACTOR TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLAIR/COLLAR. ROOT FLAIR/COLLAR TO BE VISIBLE AFTER PLANTING.
7. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE DESIGN ENGINEER IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z600.1. THE PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CURED/DISEASE AND INSECT FREE. THE ENGINEER RESERVES THE RIGHT TO REJECT PLANT MATERIAL WHEN DELIVERED TO THE SITE AND UP TO THE TIME OF FINAL ACCEPTANCE.
9. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE ENGINEER. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE PROVIDED.
10. LOCATION AND SPACING FOR PROPOSED VEGETATION IS AS SHOWN ON LANDSCAPE PLANS. FINAL ADJUSTMENTS TO BE MADE AS DIRECTED BY PROJECT ENGINEER.
11. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
12. ALL PLANT MATERIAL SHALL BE PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GROUND. CUT AND REMOVE BURLAP FROM THE TOP ONE-THIRD OF THE ROOT BALL. OTHERWISE, INTERFERES TO REPAIR THE PLANTING HOLE.
13. ENGINEER SHALL HAVE FINAL ACCEPTANCE OF PLANT MATERIAL.
14. SO/DIODE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANT PITS WITH SUITABLE PLANTING TOPSOIL.
15. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PRODUCTIVE SOIL OF A GOOD LOAM TYPE. IT SHALL BE FREE OF STONES OR OTHER FOREIGN MATTER THAT MAY BE DELETERIOUS TO VIGOROUS PLANT GROWTH. TOPSOIL SHALL NOT BE PLACED IN MUDDY OR VGT CONDITIONS.
16. PLANT ROOT FLAIR SHALL BE EXPOSED AT TIME OF PLANTING. PLANTS SHALL BE INSTALLED AT SAME GRADE AS IN NURSERY.
17. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF PLANTS.
18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
19. ALL PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD BARK MULCH. MULCH TO BE INSTALLED TO EXTENTS OF PLANTING PIT/BED.
20. ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY STABILIZATION PER COUNTY EROSION CONTROL SPECIFICATIONS.
21. ALL DISTURBED AND NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL.
22. PROVIDE SUSTAINED RELEASE 5-10-5 FERTILIZER FOR ALL PLANT MATERIAL IN QUANTITIES AS PER MANUFACTURER'S RECOMMENDATIONS. THOROUGHLY MIX IN TOP 12" OF ALL PLANTING AREAS.
23. THE FINAL LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO REFLECT EXISTING SITE CONDITIONS AND AS DIRECTED BY PROJECT ENGINEER.
24. ALL PLANTS ARE SHOWN SEMI-MATURE SIZE ON PLANS. SIZE INDICATED IN PLANT LIST ARE SIZES AT TIME OF INSTALLATION.
25. TREES TO BE HANDLED BY ROOT BALL ONLY. TREES WILL BE REJECTED IF STRAPS ARE PLACED AROUND TRUNK AND TREES LIFTED.
26. TREES ARE TO BE LABELED WITH PERMANENT TAG. LABEL TO INCLUDE BOTANICAL NAME AND DATE OF INSTALLATION.
27. ALL DISTURBED TURF AREAS TO BE RESTORED AT THE DIRECTION OF THE PROJECT ENGINEER.
- 28.

NOTES:

1. ALL CONSTRUCTION DESIGN OF FOUNDATIONS, SUPPORTS, WALL STRUCTURALS, ETC TO BE PREPARED, ANALYZED AND WITNESSED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
2. SEE DRAWING ENTITLED "TREE LOCATION MAP FOR CALIBER BUILDERS BOROUGH OF HILLSDALE BLOCK 506, LOT 1 AND TWP OF WASHINGTON BLOCK 2101, LOTS 3 AND 7, BERGEN COUNTY, NEW JERSEY", PREPARED BY LAPATKA ASSOCIATES, DATED 6-03-02, LAST REVISED 4-25-17 FOR LOCATION AND DESCRIPTION OF THE EXISTING TREES (DWG. 7 OF 10).

3. TREE COUNTS:
 NUMBER OF TREES 6-15" DIAMETER TO BE REMOVED = 91
 NUMBER OF TREES 16-24" DIAMETER TO BE REMOVED = 9
 NUMBER OF TREES 25-36" DIAMETER TO BE REMOVED = 1
 TOTAL NUMBER OF TREES TO BE REMOVED = 101
 REQUIRED TO BE REPLACED WITH 202 TREES








202 TREES AND 200 SHRUBS TO BE PLANTED WITHIN THE SITE AS PART OF PROPOSED IMPROVEMENTS (SEASONAL PLANTS/FLOWERS TO BE ALSO PLANTED IN FOCAL AREAS) IF ADDITIONAL TREES ARE APPROVED TO BE PLANTED WITHIN NORTHGATE TOWNHOUSE DEVELOPMENT, THE TOTAL NUMBER OF TREES TO BE PLANTED AS INFILL IN ENVIRONMENTALLY SENSITIVE AREAS TO BE REDUCED BY THE SAME NUMBER.

4. REPLANTED TREES SHALL BE AT LEAST 2.5 INCHES IN DIAMETER/CALIPER, MEASURED AT CHEST HEIGHT AND MUST BE NURSERY STOCK, BALLED IN BURLAP AND STAKED UPON PLANTING.
5. TREES ARE SURVEYED ONLY WITHIN POTENTIAL LIMITS OF DISTURBANCE. TREES WITHIN WETLAND AREAS AND BUFFER EASEMENT LINES ARE TO REMAIN AND WERE NOT SURVEYED. THESE NUMBERS REPRESENT ONLY TREES WITHIN THE TOWNSHIP OF WASHINGTON. TREE REPLACEMENT WITHIN THE BOROUGH OF HILLSDALE WERE CALCULATED UNDER PHASE ONE OF THIS PROJECT.

6. BASED UPON US FISH AND WILDLIFE SERVICE REVIEW, NO TREES SHALL BE REMOVED FROM THE WETLAND AND TRANSITION AREAS ON SITE OUTSIDE THE LIMITS OF DISTURBANCE. IN ADDITION, NEW TREES AS SPECIFIED IN A LIST PROVIDED BY THE US FISH AND WILDLIFE SERVICE, ARE TO BE PLANTED THROUGHOUT THE SITE AND AS IN-FILL IN WETLAND AND TRANSITION AREAS. THE EXISTING WALKING TRAILS CAN BE USED FOR PISH AND WILDLIFE RECREATION AND CAN BE MAINTAINED AND CLEARED TO PREVENT VEGETATIVE OVERGROWTH. HOWEVER, IMPROVEMENTS TO THE EXISTING WALKING TRAILS SUCH AS ADDING WOOD CHIPS OR STONE DUST MAY REQUIRE A PERMIT FROM THE NUDEP. ALL TREES SPECIFIED TO BE PLANTED IN THE WETLAND AND BUFFER AREAS TO BE FIELD LOCATED AS PER EXISTING CONDITIONS.

6. THE TREE CLEARING THROUGHOUT THE SITE TO BE MANAGED TO PRESERVE AS MANY EXISTING TREES AS POSSIBLE.

LEGEND:

-  LARGE DECIDUOUS TREE
-  LARGE EVERGREEN TREE
-  LARGE DECIDUOUS TREE
-  LARGE EVERGREEN TREE
-  SMALL DECIDUOUS TREE
-  SMALL DECIDUOUS TREE
-  SMALL DECIDUOUS TREE

PLANT LIST

KEY QUAN.	BOTANICAL NAME	COMMON NAME	HT	ROOT	COMMENTS
	TREES				
SB 25	SALIX BABYLONICA	BABYLON WEeping WILLOW	11-13'	B&B	
AS 14	ACER SACCHARUM	SUGAR MAPLE	11-13'	B&B	
BPA 8	BETULA Papyrifera	PAPER WHITE BIRCH	11-13"	B&B	CLUMP 3
PE 55	PICEA EXCELSA	NORWAY SPRUCE	7-8'	B&B	
PP 41	PICEA PUNGENS	COLORADO SPRUCE	6-7'	B&B	
QA 3	QUERCUS ALBA	WHITE OAK	11-13'	B&B	
QS 21	QUERCUS STELLATA	POST OAK	10-12'	B&B	
QR 5	QUERCUS RUBRA	NORTHERN RED OAK	10-11'	B&B	
FP 4	FRAXINUS PENNSYLVANICA	PENNSYLVANIA ASH	11-13'	B&B	
COT 21	CARYA OVATA	SHAGBARKHICKORY	10-11'	B&B	
UR 5	ULMUS RUBRA	SLIPPERY ELM	11-13'	B&B	

NUMBER OF PROPOSED TREES TO BE PLANTED = 202

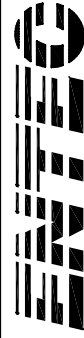
	SHRUBS				
CA 23	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	18-24"	BR	
HP 22	HYDRANGEA PANICULATA	GRANDIFLOR PEE GEE HYDRANGEA	18-24"	BR	
BS 30	BUXUS SEMPERVIRENS	COMMON BOXWOOD	18-24"	BR	
WF 13	WEIGELIA FLORIDA	PINK WEIGELIA	2-3'	BR	
LA 10	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	15-18"	BR	
KJ 43	KERRIA JAPONICA	'PLENTIFLORA' DOUBLE KERRIA	18-24"	BR	
CAA 17	CORNUS ALBA ELEGANTISSIMA	VARIGATED DOGWOOD	3-4'	B&B	
PF 10	PIERIS FLORIBUNDA	MOUNTAIN ANDROMEDA	18-24"	B&B	
KL 14	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3'	BR	
IG 13	ILEX GLABRA COMPACTA	INKBERRY	18-24"	BR	
CAP 5	COTONEASTER APICULATA	CRANBERRY COTONEASTER	18-24"	BR	

NUMBER OF PROPOSED SHRUBS TO BE PLANTED = 200

LANDSCAPE NOTES/PLANT LIST
EXCERPT OF DRAWING 6 OF 10

MAJOR SUBDIVISION AND
SITE PLAN FOR
THE RESERVE AT ARDEN PLACE
AN ACTIVE ADULT COMMUNITY PROJECT
(AKA PHASE 2 OF GOLDEN ORCHARDS DEVELOPMENT)
PLANNED BY
TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY

Own. by	Y.M.	Scale	N.T.S.	Date	11/03/20	Dwg. No.	1 OF 8	Proj. No.	00-058.9
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NO.	DATE	DESCRIPTION	REVISIONS
2.	1/5/21	REVISED TO SHOW ADDITIONAL PLANTS WITHIN NORTHGATE PROPERTY	
1.	12/4/20	REVISED AS PER ZBA MEETING DISCUSSIONS	