THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES OF HEREIN DELINEATED PROPERTY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY. SUBJECT TO AN ACCURATE TITLE SEARCH. UNDERGROUND UTILITIES-UNDERGROUND TANKS-TREES-LANDSCAPE FEATURES-HAZARDOUS WASTE-FRESHWATER WETLANDS-FLOOD-RIPARIAN DELINEATIONS, IF ANY. ARE NOT SHOWN HEREIN.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.141C45 B-36.3) AND N.J.A.C. 13:40-5.1 (d).

ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION.

THIS MAP OR ANY PART THEREOF NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF GB ENGINEERING, LLC AND/OR OVN ©COPYRIGHT.

NOTE: BOROUGH ENGINEER
SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE DELIVERY OF ANY PLANT MATERIAL SO THAT A REPRESENTATIVE OF OUR OFFICE MAY VERIFY THAT THE QUALITY AND SIZING OF THE PLANTS CONFORM TO THE PLANS.

LANDSCAPE SPECIFICATIONS AND PLANTING NOTES

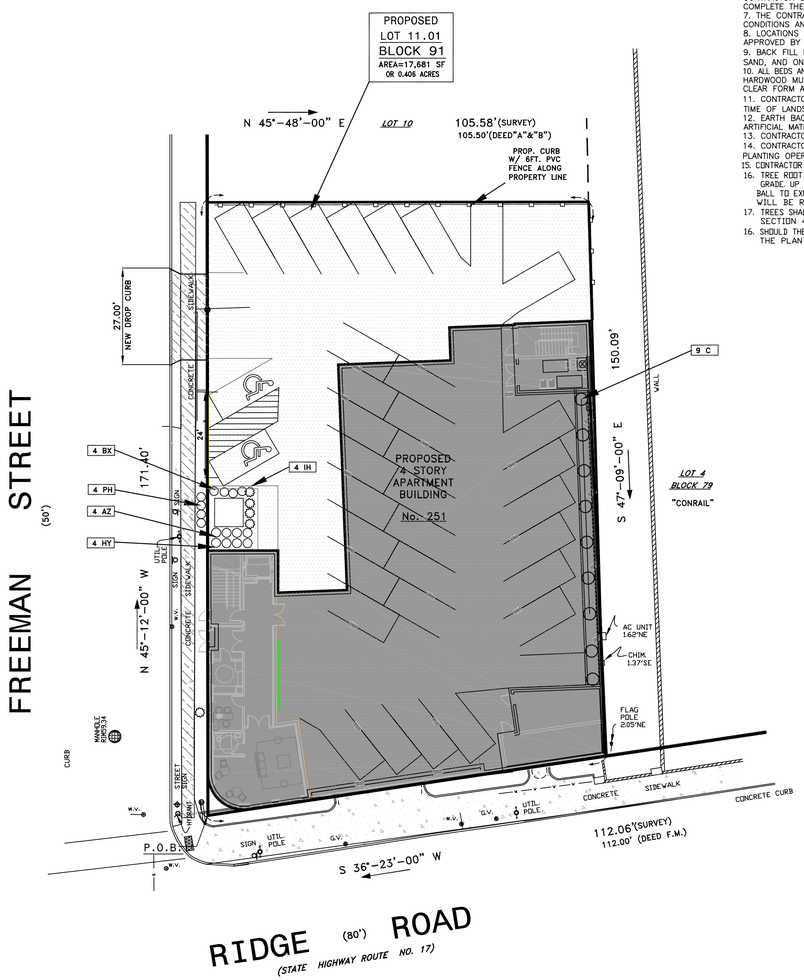
1. THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE LANDSCAPE ARCHITECT THAT HE IS WORKING FROM THE MOST CURRENT PLAN AND OR LATEST REVISION THEREOF, PRIOR TO ORDERING PLANTS AND BEGINNING WORK.
2. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
3. USE EXTREME CAUTION TO PROTECT UTILITIES.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED, AND WHERE NECESSARY RELOCATE PLANTS AT THE DIRECTION OF THE ARCHITECT.
6. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
7. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
8. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
9. BACK FILL FOR PLANTINGS SHALL BE THREE (3) PARTS TOPSOIL ONE (1) PART SAND, AND ONE (1) PART PEAT MOSS.
10. ALL BEDS AND TREE SAUCERS SHALL RECEIVE 2"-3" INCHES MINIMUM OF SHREDDED HARDWOOD MULCH, DARK IN COLOR. MULCH SHALL BE MAINTAINED AT 2"-3" CLEAR CLEAR FORM ALL TREE TRUNKS AND SHRUB CANES.
11. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
12. EARTH BACK FILL SHALL BE FREE FROM RUBBISH, DEBRIS, SOD, ROOTS, OR ARTIFICIAL MATERIAL.
13. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE
14. CONTRACTOR TO REPAIR ALL LAWN AREAS DAMAGED FROM CONSTRUCTION AND PLANTING OPERATIONS.
15. CONTRACTOR TO SPACE GROUNDCOVER EVENLY IN AREAS SHOWN FOR GROUNDCOVER
16. TREE ROOT FLAIRS SHALL BE EXPOSED AT OR ONE INCH HIGHER THAN FINISHED GRADE. UP TO TWO INCHES OF SOIL MAY BE REMOVED FROM THE TOP OF THE ROOT BALL TO EXPOSE ROOT FLAIR. IF THE ROOT FLAIR IS BURIED MORE THAN TWO INCHES WILL BE REJECTED.
17. TREES SHALL BE MEASURED AT FOUR FEET ABOVE GRADE PER CLIFTON ORDINANCE SECTION 433-32.
16. SHOULD THERE BE A DISCREPANCY BETWEEN THE PLANT SIZE AND THE ROOT SIZE, THE PLANT SIZE TAKES PRECEDENCE.

PLANTING LIST

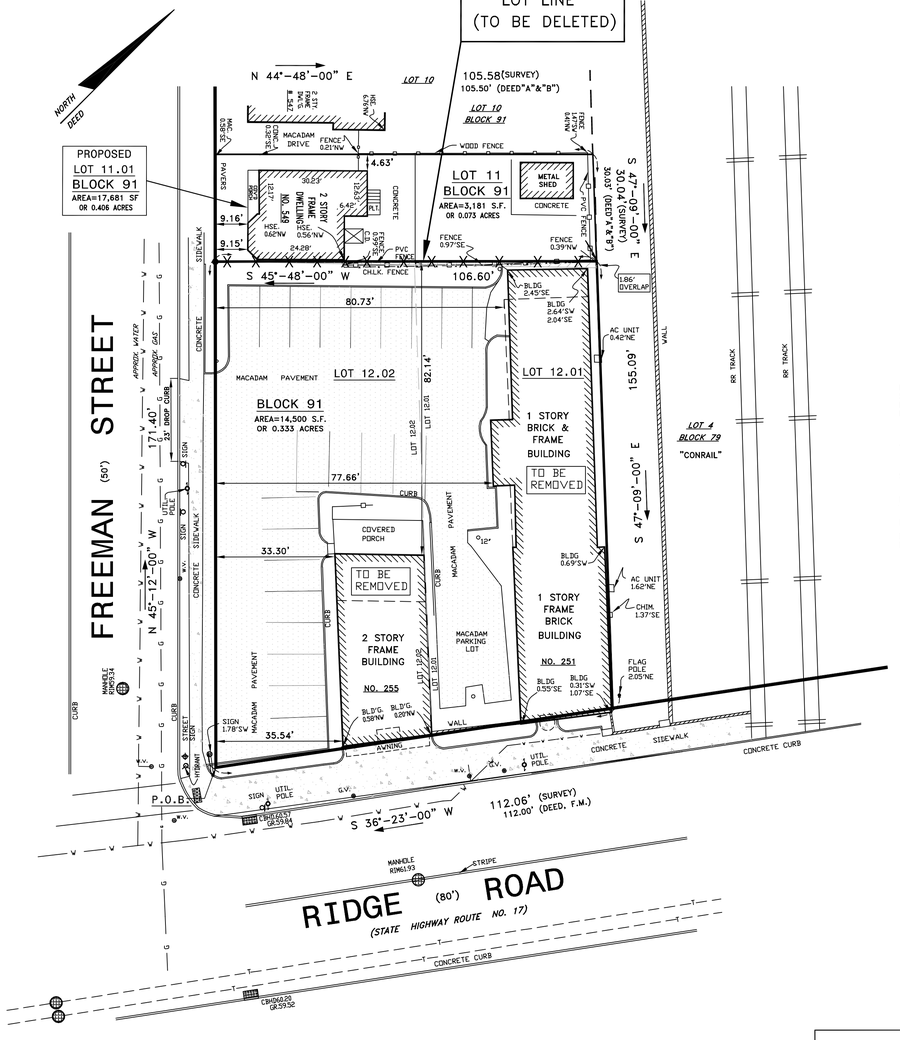
KEY	BOTANICAL NAME	COMMON NAME	QUANITY	SIZE	REMARKS	(MATURE PLANTING HT.)
AZ	Azalea x'Hino-Crimson' (Kurume hybrid)	Hino-Crimson Azalea	4	3 GAL.	B & B	2 1/2 ft. 3 GAL.
HY	Juniperus horizontalis 'Compacta'	Andorra Compact Juniper	4	3'-3.5'HT.	B & B	2 1/2 ft.
IH	ILEX GLABRA	INKBERRY HOLLY	4	3 GAL.	B & B	3 ft.
C	Thuja occidentalis 'Emerald'	Emerald Arborvitae	7	2'-3'HT	B & B	12 ft.
PT	Platanus x acerifolia	London Planetree	1	10'-12'HT	B & B	6 ft.
BX	Buxus sempervirens	AMERICAN BOXWOOD	4	2'-3'HT	B & B	3 ft.
PH	Privet Hedge	Ligustrum amurense	4	2'-3'HT	B & B	3 ft.

MAP REFERENCE:

1. BEING LOT 12.01 & 12.02 IN BLOCK 91, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LYNDHURST.
2. BEING LOTS 1-5 IN BLOCK E AS SHOWN ON A MAP: "MAP OF A PART OF KINGSLAND MANOR", FILED IN THE B.C.C.O. ON JUNE 12, 1889 AS MAP NO. 412.
3. DEED BOOK 5830, PAGE 184.

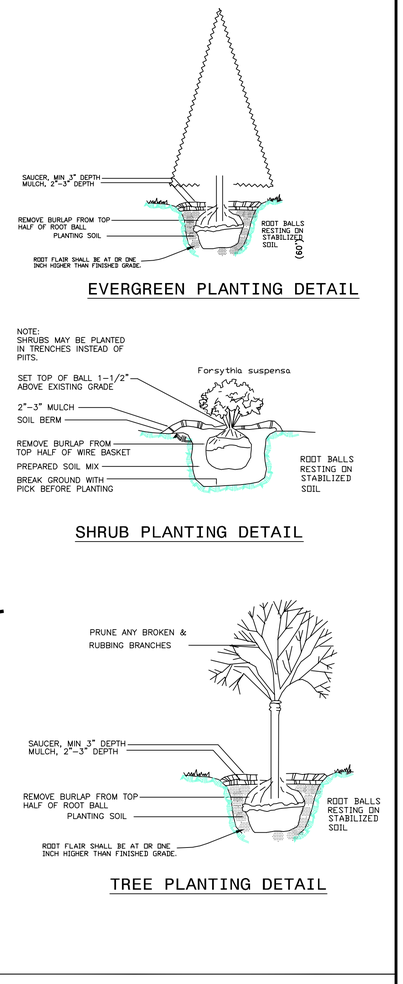


LIGHTING/LANDSCAPING



LOT CONSOLIDATION PLAN
BOUNDARY & TOPOGRAPHY

JUNE 8, 2020



EVERGREEN PLANTING DETAIL

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

0 10 20 40 80
GRAPHIC SCALE 1"= 20'

CERTIFIED TO: BAHNHOF 225 LLC;

THOMAS G. STEARNS III - LIC. NO. GB40959
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

LIGHTING/LANDSCAPING
BOUNDARY & TOPOGRAPHY

LOTS 11, 12.01 & 12.02 IN BLOCK 91 TAX MAP

BOROUGH OF LYNDHURST
BERGEN COUNTY NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO: 24GA-28110300

NO.	DATE	REVISION
1	1/27/22	ADD ADDITIONAL LOT 11 TO PLANS

GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015

SCALE: 1"= 20'-0"
DATE: FEBRUARY 14, 2021
SHEET NO. 3 OF 3
FILE NO. 2020/0461