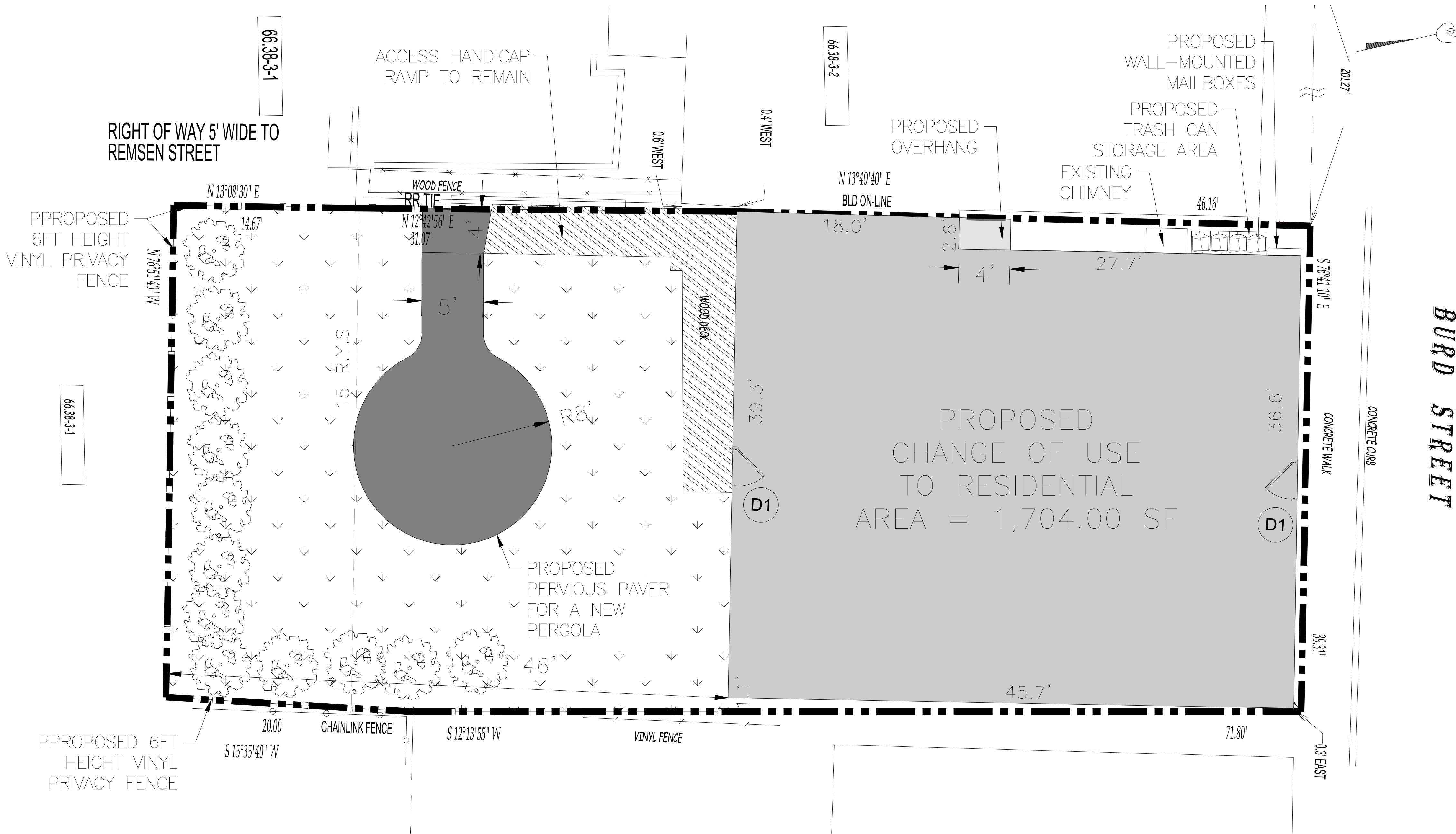




ZONING BULK REQUIITEMENTS			
USE: DMU-2-MIXED USES-2 DISTRIC			
	CODE PERMITTED	EXISTING	PROPOSED
LOT AREA	N/A	3,683.33 SQ.FT.	3,683.33 SQ.FT.
LOT WIDTH	N/A		
STREET FRONTAGE	50 FT.	39.5 FT.	39.5 FT.
F.A.R	2.0X3,683.33=7,366.66	3,918SQ.FT.	4,973 SQ.FT.
BUILDING HEIGHT	3 STORIES.	3 STORIES=24.6FT	3 STORIES=24.10FT
REQ. FRONT YARD	15FT(5FT)	.3 FT.	.3 FT.
REQ. SIDE YARD	N/A FT.	2.6/1.1' FT	2.6/1.1' FT
TOTAL SIDE YARDS	N/A FT	3.7 FT	3.7 FT
REQ. REAR YARD	15 FT	44 FT	44 FT
MAX. DENSITY	50D.U/ACRE(43,560)=871SQ.FT 3683.33/871=4.3	EXISTING 8 OFFICES	7 APARTMENTS
DWELLING UNIT SIZE	600 FT	N/A	465S.F=1B;619S.F.=2B
SUSTAINABLE BUILDING(360-4.14D).		8 OFFICES	7 APARTMENTS
ENERGY SOLAR 10% PERMEABLE SURFACE-PAVERS 5% BUILDING ENVELOP 5% AFFORDABLE HOUSING UNITS= 10% 5.683X30%=1,045SQ.FT 3,683+1,045=4,728/871=5.44DU.	5.49DU.		
USE	1 PRINCIPAL RES./LOT	1 PRINCIPAL RES./LOT	1 PRINCIPAL RES./LOT
PARKING REQUIRED	1.25(2)1BR/1.7X5)BR=11.25CARS	5	0
FOR VARIANCE *			

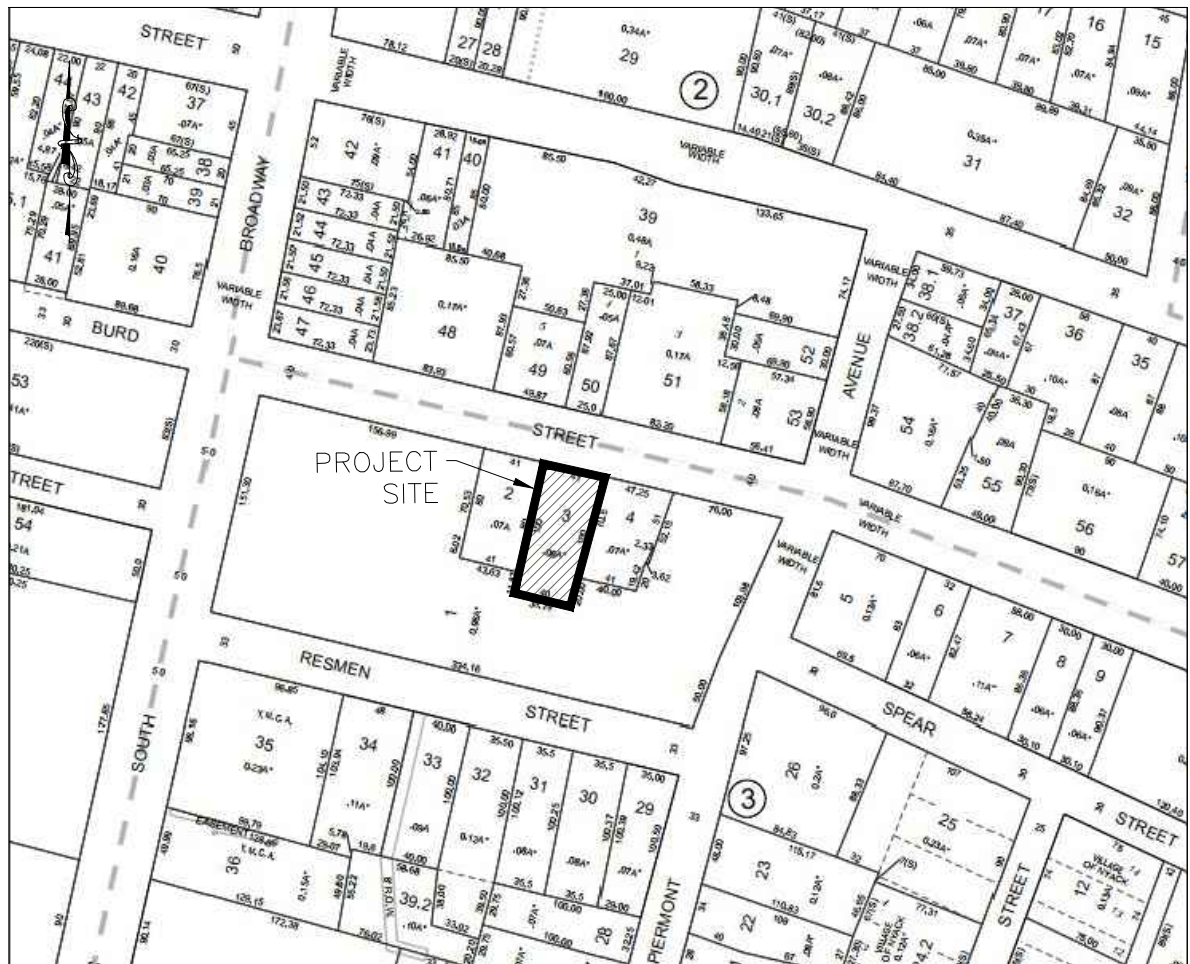
SHEET INDEX:
1. SITE PLAN
2. LOCATION MAP
3. LANDSCAPING PLAN

DOOR SCHEDULE:

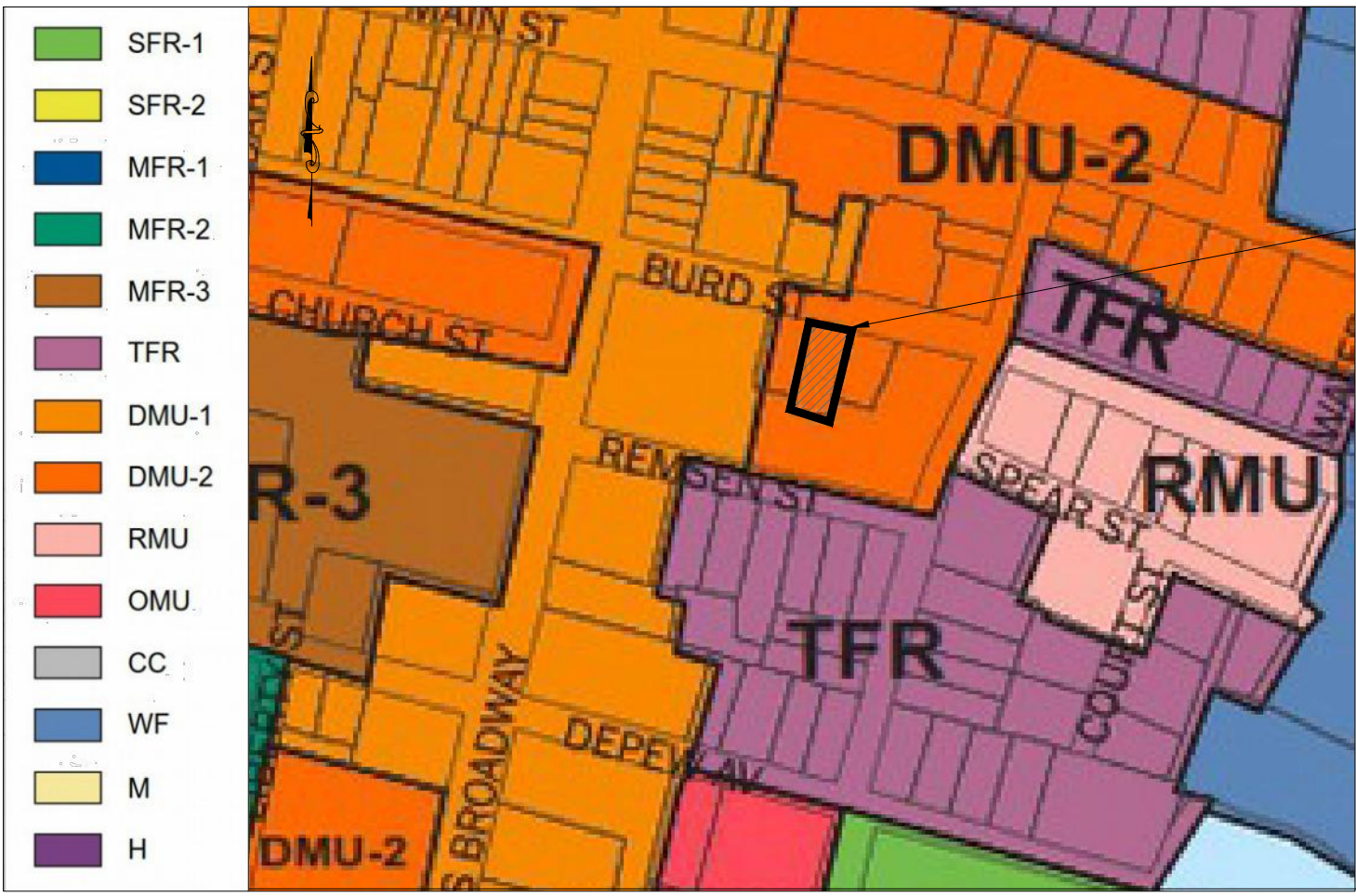
D1 DOOR TO THE FIRST FLOOR

- NOTES:
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY ANTHONY R. CELENTANO P.L.S. LIC# 50633, DATED JUNE 30, 2022.
 - THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE EXISTING GAS AND ELECTRIC UTILITIES MUST BE LOCATED AND MARKED BEFORE CONSTRUCTION CAN START.
 - IT IS RECOMMENDED TO USED LEAF GUARD OR A SIMILAR PRODUCT ON ALL GUTTERS.
 - FOR ALL UTILITY CONSTRUCTION & IMPROVEMENTS, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.
 - EXISTING BUILDING CORNERS AND CONNECTION POINT TO BE VERIFIED IN THE FIELD.
 - EXISTING UTILITY AND DRAINAGE CONNECTIONS TO BE UTILIZED.
 - THE GRADE OF THE PROPOSED PAVEMENT WILL MATCH EXISTING ELEVATIONS.

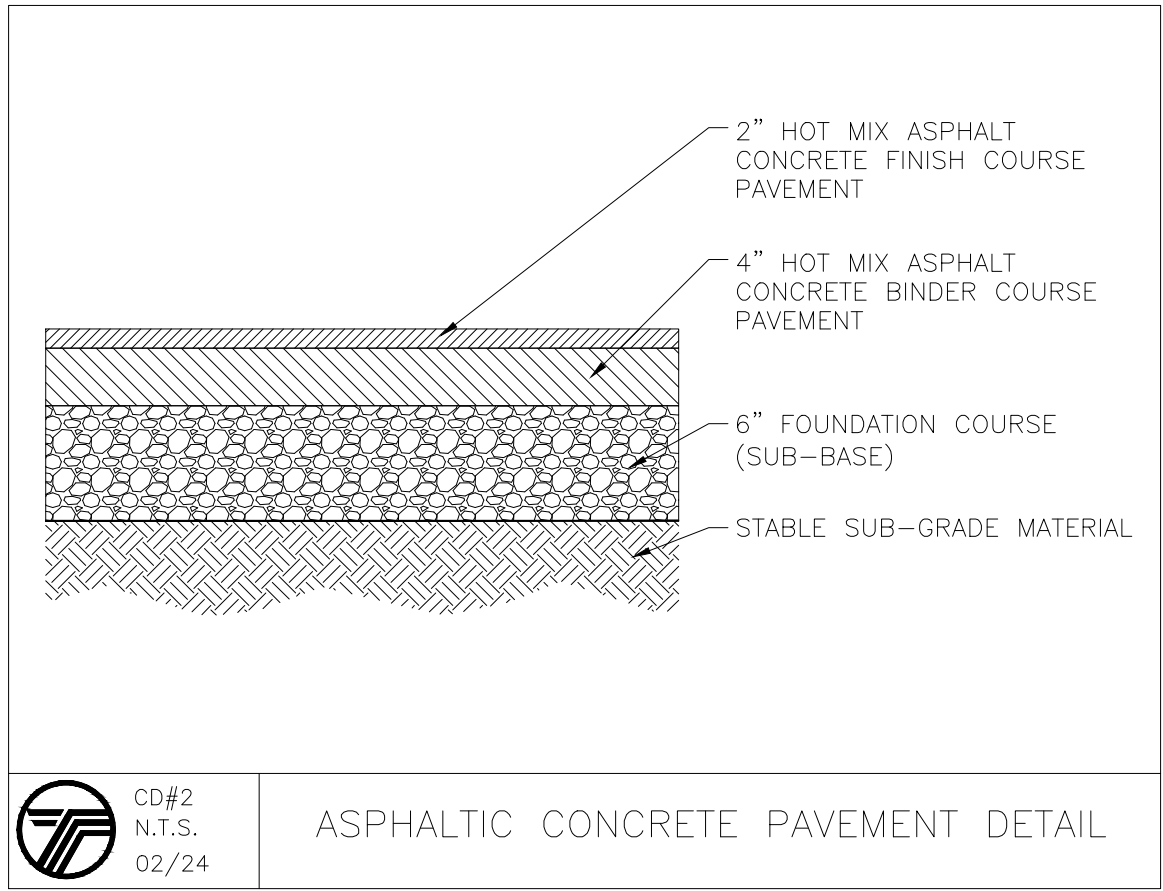
- NOTE:
- THE EXISTING LATERAL SEWER CONNECTION HAS BEEN VERIFIED TO HAVE SUFFICIENT CAPACITY FOR THE 7 PROPOSED UNITS; REFER TO SEWER CAPACITY REPORT.



VICINITY MAP
NTS



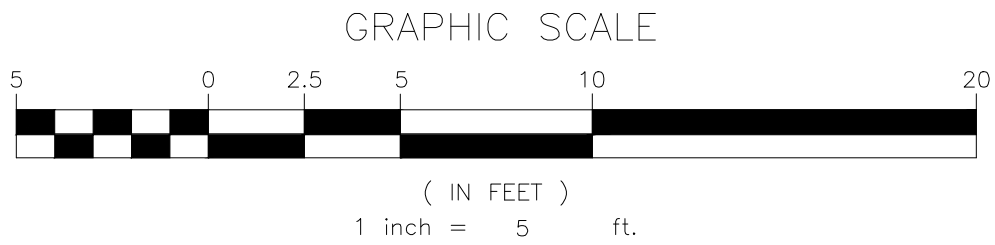
ZONE MAP
NTS



CD#2
N.T.S.
02/24

ASPHALTIC CONCRETE PAVEMENT DETAIL

Dig Safely. New York
Call 811
before you dig



NO.	REVISION	DATE	DR/CK
	GENERAL REVISIONS	05/27/2026	AB/YB
	GENERAL REVISIONS	05/23/2026	ER/YB
	GENERAL REVISIONS	03/23/2026	AB/YB
	GENERAL REVISIONS	02/18/2026	ER/YB
	GENERAL REVISIONS	11/17/2025	AB/YB
	GENERAL REVISIONS	11/03/2025	AB/YB

JOSIP MEDIC, PE



JOSIP MEDIC, P.E. LIC. 103757 DATE 06/03/2026

379 BROOKFIELD DR.
JACKSON, NJ 08527
LIC. 103757
NY 845-666-0155
NJ 732-523-2289
E-MAIL INFO@TERRANVC.COM

SITE PLAN

DESIGN BY:

DRAWN BY:

CHECKED BY:

53 BURD ST

53 BURD STREET, VILLAGE OF NYACK,
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK 10960
SBL 66,38-3-3

DRAWING NUMBER:
01 OF **03**

SCALE:

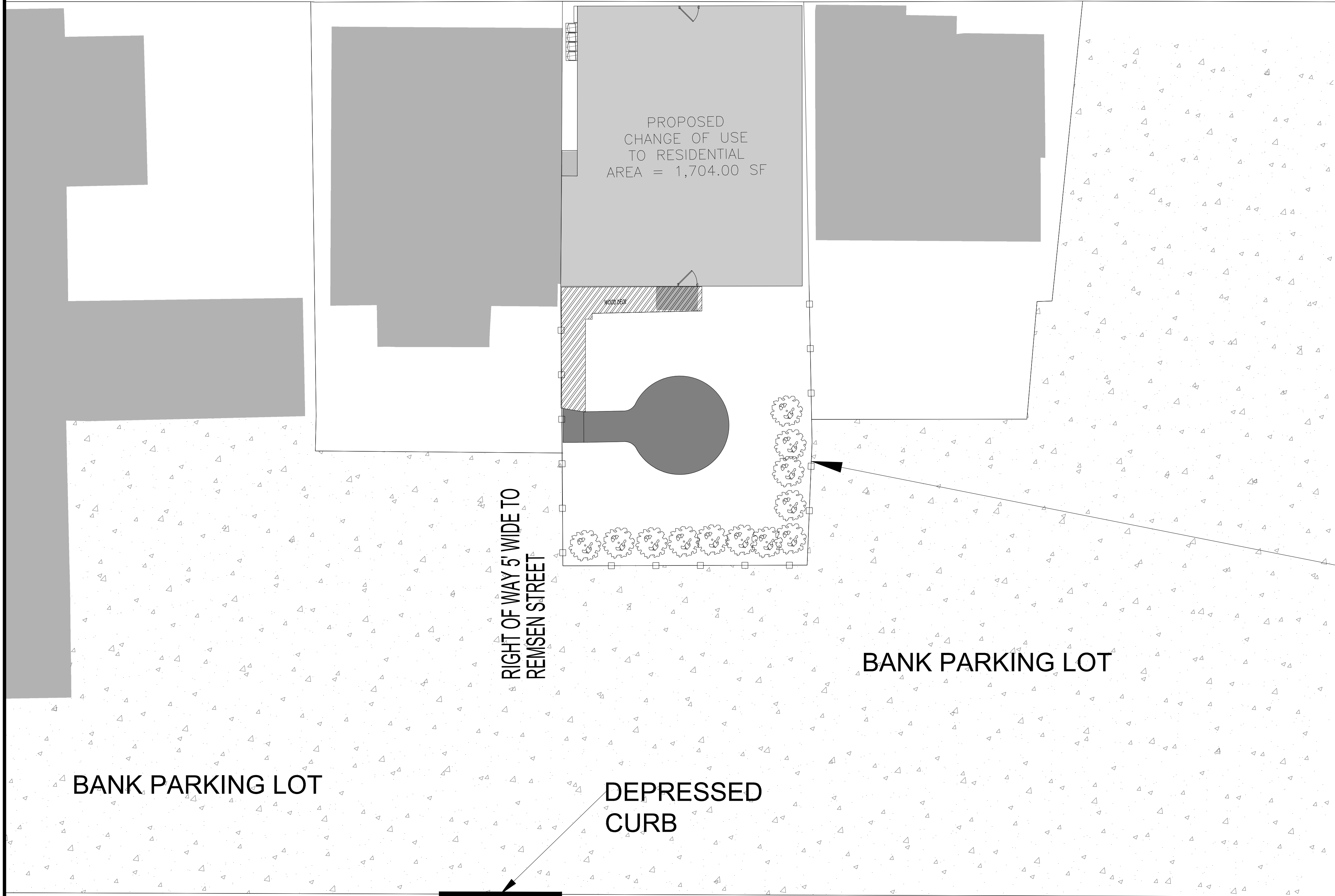
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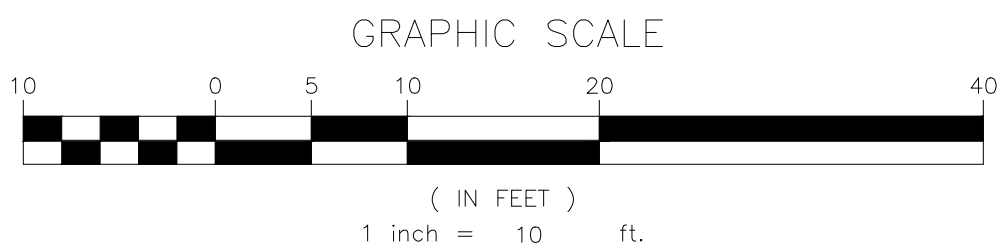
24283

DATE:

12/12/2024



RESMEN STREET



NO.	REVISION	DATE	DR/CK
1	GENERAL REVISIONS	05/27/2026	AB/YB
2	GENERAL REVISIONS	05/23/2026	ER/YB
3	GENERAL REVISIONS	04/14/2026	JA/YB
4	GENERAL REVISIONS	03/23/2026	AB/YB
5	GENERAL REVISIONS	02/18/2026	ER/YB
6	GENERAL REVISIONS	11/17/2025	AB/YB
7	GENERAL REVISIONS	11/03/2025	AB/YB

JOSIP MEDIC, PE

379 BROOKFIELD DR.
JACKSON, NJ 08527
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NY 845-666-0155
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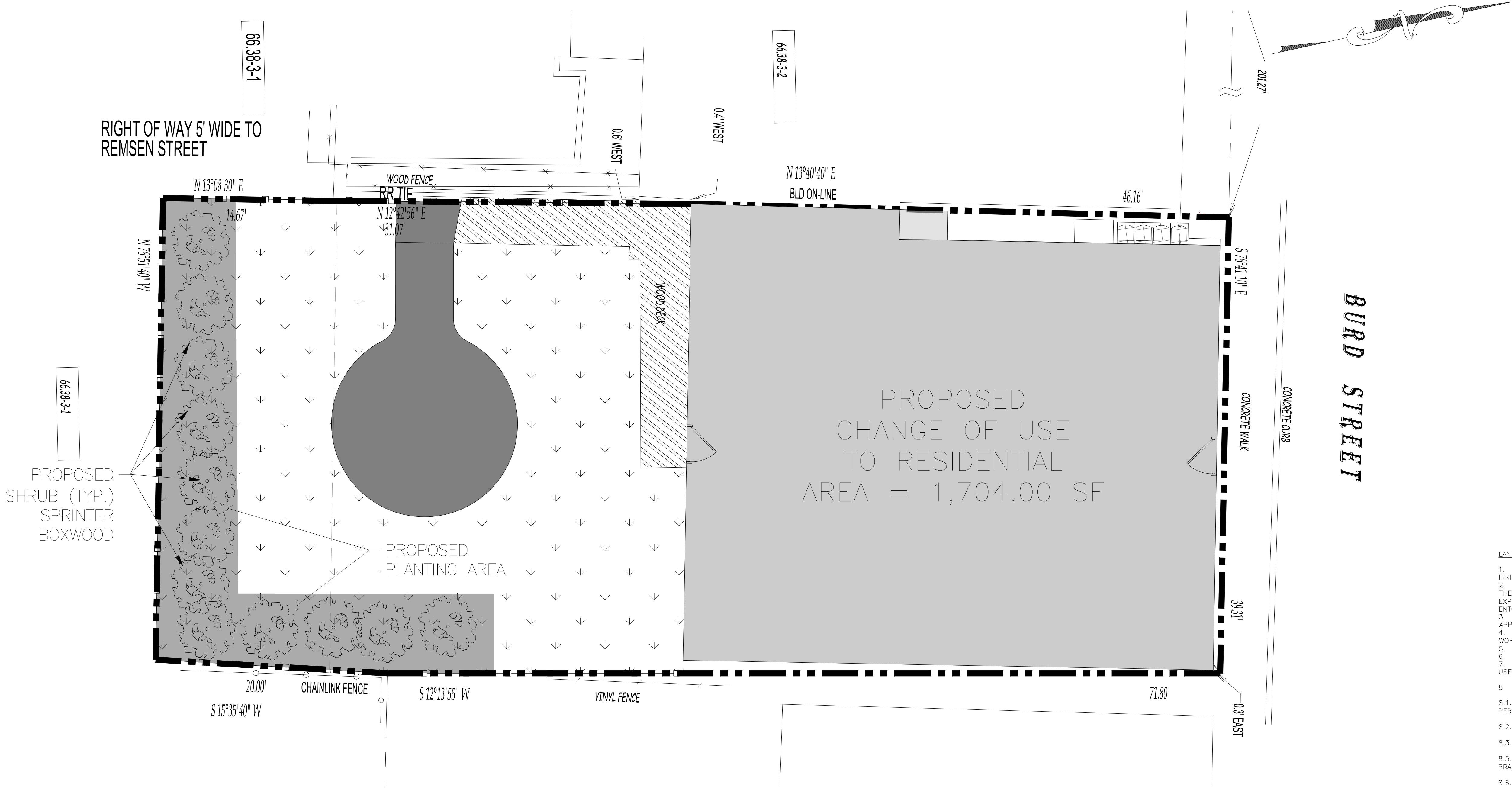
JOSIP MEDIC, P.E. LIC. 103757 DATE 06/03/2026

LOCATION MAP		
DESIGN BY: YB	DRAWN BY: ER	CHECKED BY: JM

53 BURD ST
53 BURD STREET, VILLAGE OF NYACK,
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK 10960
SBL 66.38-3-3

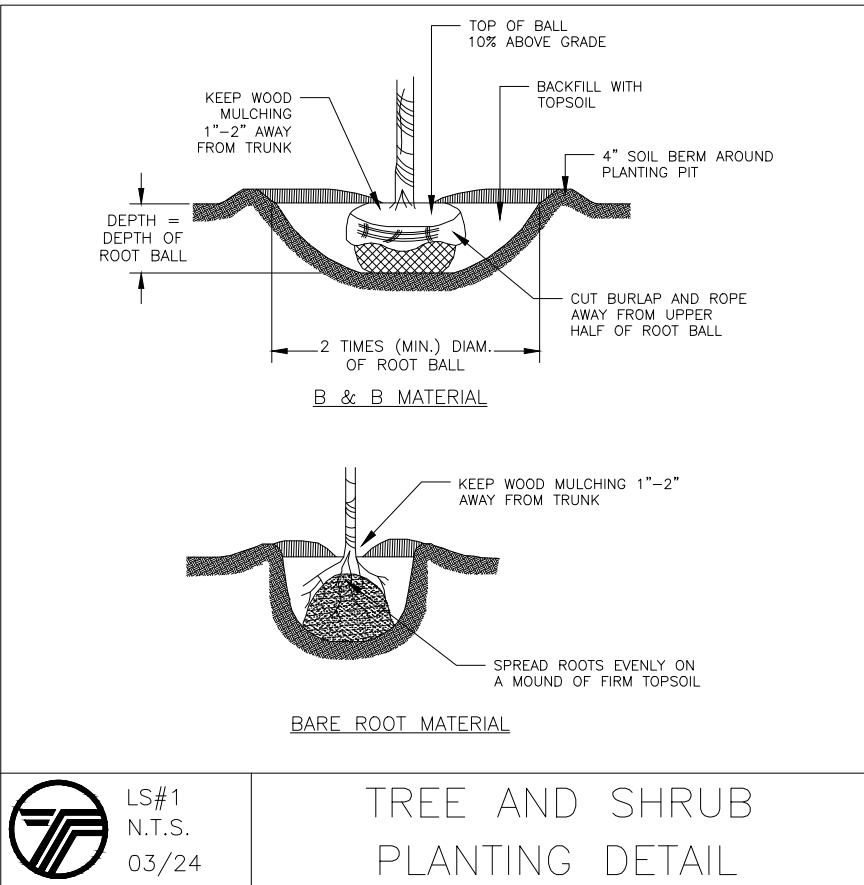
DRAWING NUMBER: 02 OF 03	SCALE: 1"=5'	FILE NO.: 24283	DATE: 12/12/2024
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Sprinter Boxwood (<i>Buxus microphylla</i>)			
Glossy foliage that stays attractive year-round. The compact rounded habit is suitable for low hedging, containers and for edging pathways and borders			
Light	Height/Spread (ft)	Spacing	Zone
Full sun to Full shade	2'-4/2'-4'	2'-4'	5-9

TOTAL NUMBER OF BOXWOODS (12)



LANDSCAPING SHRUB DETAIL
TOTAL NUMBER OF SHRUBS (12)

- LANDSCAPE MAINTENANCE NOTES:**
1. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
 2. LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL-TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
 3. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
 4. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
 5. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
 6. NO USE OF ANTI-DESSICANT IS PERMITTED ON ANY PLANT.
 7. WOUND DRESSINGS SUCH AS TAR, ASPHALT, PAINT OR OTHER PETROLEUM SOLVENTS ARE NOT PERMITTED TO BE USED ON TREES IN ANY CIRCUMSTANCE.
8. PRUNING:
- 8.1. NO PRUNING IS NECESSARY FOR FORBS AND GRAMINOIDS. IF CUTTING BACK IS DESIRED FOR AESTHETIC REASONS, PERENNIALS MAY BE CUT IN APRIL TO MAY LEAVING BETWEEN 8-24" OF STALKS INTACT FOR STEM-NESTING INSECTS.
 - 8.2. LATE-BLOOMING PERENNIALS MAY BE TRIMMED 25-75% IN LATE SPRING FOR HEIGHT CONTROL.
 - 8.3. HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS, BUT LEFT IN IT'S NATURAL FORM.
 - 8.5. NO PRUNING SHALL BE DONE AT THE TIME OF INSTALLATION, EXCEPT TO REMOVE DEAD OR BROKEN BRANCHES/STEMS.
 - 8.6. ALL ADDITIONAL PRUNING SHOULD BE CONDUCTED BY A CERTIFIED ARBORIST TO DETERMINE PRUNING GOALS, BEST PRACTICES AND LONG TERM PRUNING MAINTENANCE NEEDS OF THE SELECTED SPECIES.
 - 8.6.1. ACCEPTABLE PRUNING OBJECTIVES INCLUDE BUT ARE NOT LIMITED TO PROVIDING CLEARANCE, MAINTAINING HEALTH, RESTORATION FROM WEATHER DAMAGE, RISK MANAGEMENT, AND MANAGING WILDLIFE HABITAT.
 - 8.6.2. PRIOR TO PRUNING OF MATURE TREES, A WRITTEN PRUNING SPECIFICATION SHALL BE PRESENTED TO THE OWNER CLEARLY DEMONSTRATING PRUNING SYSTEMS (TYPE OF PRUNING), OBJECTIVES, LOCATION OF CUT, AMOUNT TO REMOVE, PLAN FOR DISPOSAL OF DEBRIS, TIME FRAME FOR COMPLETION OF WORK AND RE-INSPECTION OR PRUNING INTERVAL.
9. REMOVE LEAVES FROM LAWN AND SHRED TO USE AS MULCH IN GARDEN BEDS. EXCESS LEAVES SHOULD BE COMPOSTED. DO NOT REMOVE LEAVES FROM GARDEN BEDS.
10. DO NOT MOW UP TO THE TRUNK OF NEW OR PREVIOUSLY EXISTING TREES. MAINTAIN A BUFFER OF 3 TO 5 FEET FROM THE BASE OF THE TRUNK TO EITHER BE MANAGED BY HAND OR PROTECTED WITH MULCH OR VEGETATION.
11. FERTILIZER SHOULD NOT BE USED AT THE TIME OF PLANTING OR WITHIN THE FIRST YEAR OF INSTALLATION. ANY FUTURE USE MUST BE DOCUMENTED ACCORDING TO #3 AND THE ADDITIONAL REQUIREMENTS LISTED BELOW.

12. LANDSCAPE CONTRACTOR SHALL: SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD; MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER; SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD; LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.

SODDING AREA

DESIGN CRITERIA

1. SOD SHALL BE BLUEGRASS OR A BLUEGRASS/RED FESCUE MIXTURE OR A PERENNIAL RYEGRASS FOR AVERAGE SITES. (CAUTION: PERENNIAL RYEGRASS HAS LIMITED COLD TOLERANCE AND MAY WINTER KILL.) USE TURF TYPE CULTIVARS OF TALL FESCUE FOR SHADY, DROUGHTY, OR OTHERWISE MORE CRITICAL AREAS. FOR VARIETY SELECTION, CONTACT CORNELL COOPERATIVE EXTENSION TURF SPECIALIST.
2. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
3. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
4. SOD SHALL BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. WILD NATIVE OR PASTURE GRASS SOD SHALL NOT BE USED UNLESS SPECIFIED.
5. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
6. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED BY THE CONTRACTING OFFICER OR HIS DESIGNATED REPRESENTATIVE PRIOR TO ITS INSTALLATION.

SITE PREPARATION

FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST AND THE CONTRACTING OFFICER AGREES, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN IN SUBSECTION 2 BELOW. SLOPE LAND SUCH AS TO PROVIDE GOOD SURFACE WATER DRAINAGE, AVOID DEPRESSIONS OR POCKETS.

1. PRIOR TO SODDING, THE SURFACE SHALL BE SMOOTHED AND CLEARED OF ALL TRASH, DEBRIS, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
2. THE SOIL SHOULD BE TESTED TO DETERMINE THE AMOUNTS OF AMENDMENTS NEEDED. WHERE THE SOIL IS ACID OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD TO RAISE THE PH TO 6.5. IF THE SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 20 LBS. OF 8-5-5-10 (OR EQUIVALENT) AND MIX INTO THE TOP 3 INCHES OF SOIL WITH THE REQUIRED LIME FOR EVERY 1,000 SQUARE FEET. SOIL SHOULD BE MOIST PRIOR TO SODDING. ARRANGE FOR TEMPORARY STORAGE OF SOD TO KEEP IT SHADED AND COOL.

SOD INSTALLATION

1. FOR THE OPERATION OF LAYING, TAMPING, AND IRRIGATING FOR ANY AREAS, SOD SHALL BE COMPLETED WITHIN EIGHT HOURS. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE, THE SOIL SHALL BE LIGHTLY MOISTENED IMMEDIATELY PRIOR TO LAYING THE SOD.
2. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO, AND TIGHTLY WEDGED AGAINST, EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS.
3. SECURE THE SOD BY TAMPING AND PEGGING, OR OTHER APPROVED METHODS. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE.
4. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. KEEP SOD MOIST FOR AT LEAST TWO WEEKS.

SOD MAINTENANCE

1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY, OR AS OFTEN AS DEEMED NECESSARY BY THE INSPECTOR, DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHOULD BE DONE IN THE MORNING. AVOID EXCESSIVE WATERING DURING APPLICATIONS.
2. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.
3. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. AVOID HEAVY MOWING EQUIPMENT FOR SEVERAL WEEKS TO PREVENT RUTTING.
4. IF THE SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY FERTILIZER THREE TO FOUR WEEKS AFTER SODDING, AT A RATE OF 1 POUND NITROGEN/1,000 SQ.FT. USE A COMPLETE FERTILIZER WITH A 2-1-1 RATIO.
5. WEED CONTROL: TARGET HERBICIDES FOR WEEDS PRESENT. CONSULT CURRENT CORNELL PEST CONTROL RECOMMENDATIONS FOR COMMERCIAL TURFGRASS MANAGEMENT OR CONSULT THE LOCAL OFFICE OF CORNELL COOPERATIVE EXTENSION.
6. DISEASE CONTROL: CONSULT THE LOCAL OFFICE OF THE CORNELL COOPERATIVE EXTENSION.

PLANTING AREA

DESIGN CRITERIA

1. PRESERVE EXISTING TOPSOIL IN PLACE WHERE POSSIBLE, THEREBY REDUCING THE NEED FOR ADDED TOPSOIL.
2. CONSERVE BY STOCKPILING TOPSOIL AND FRIABLE FINE TEXTURED SUBSOILS THAT MUST BE STRIPPED FROM THE EXCAVATED SITE AND APPLIED AFTER FINAL GRADING WHERE VEGETATION WILL BE ESTABLISHED. TOPSOIL STOCKPILES MUST BE STABILIZED. STOCKPILE SURFACES CAN BE STABILIZED BY VEGETATION, GEOTEXTILE OR PLASTIC COVERS. THIS CAN BE AIDED BY ORIENTATING THE STOCKPILE LENGTHWISE INTO PREVAILING WINDS.
3. REFER TO USDA NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEYS OR SOIL INTERPRETATION RECORD SHEETS FOR FURTHER SOIL TEXTURE INFORMATION FOR SELECTING APPROPRIATE DESIGN TOPSOIL DEPTHS.

SITE PREPARATION

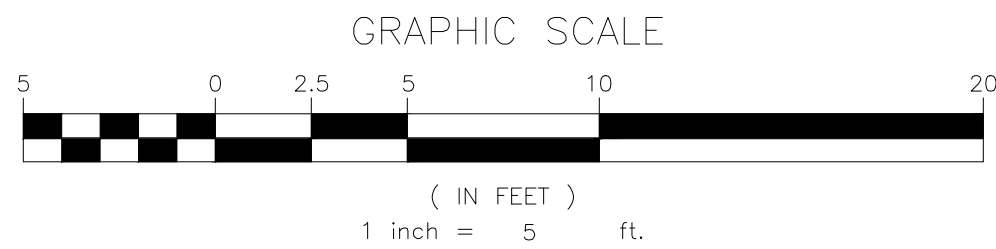
1. AS NEEDED, INSTALL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, CHANNELS, SEDIMENT TRAPS, AND STABILIZING MEASURES, OR MAINTAIN IF ALREADY INSTALLED.
2. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
3. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5 PERCENT. AREAS THAT HAVE BEEN OVERLY COMPACTED SHALL BE DECOMPACTED IN ACCORDANCE WITH THE SOIL RESTORATION STANDARD.
4. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS

1. TOPSOIL SHALL HAVE AT LEAST 6 PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20 PERCENT MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL.
2. TOPSOIL SHALL HAVE NOT LESS THAN 20 PERCENT FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15 PERCENT CLAY.
3. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.
4. TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1 1/2 INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10 PERCENT GRAVEL.
5. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OF A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST.

- APPLICATION AND GRADING**
1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.
 2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5 PERCENT SHALL BE PROMPTLY FERTILIZED, SEED, MULCHED, AND STABILIZED BY TRACKING WITH SUITABLE EQUIPMENT.
 3. APPLY TOPSOIL IN THE AMOUNTS SHOWN IN TABLE 4.7 BELOW:

Table 4.7 - Topsoil Application Depth		
Site Conditions	Intended Use	Minimum Topsoil Depth
1. Deep sand or loamy sand	Mowed lawn	6 in.
	Tall legumes, unmowed	2 in.
	Tall grass, unmowed	1 in.
2. Deep sandy loam	Mowed lawn	5 in.
	Tall legumes, unmowed	2 in.
	Tall grass, unmowed	none
3. Six inches or more: silt loam, clay loam, loam, or silt	Mowed lawn	4 in.
	Tall legumes, unmowed	1 in.
	Tall grass, unmowed	1 in.



NO.	REVISION	DATE	DR/CK
7	GENERAL REVISIONS	05/22/2026	AB/YB
6	GENERAL REVISIONS	05/23/2026	ER/YB
5	GENERAL REVISIONS	05/23/2026	ER/YB
4	GENERAL REVISIONS	03/23/2026	AB/YB
3	GENERAL REVISIONS	11/17/2025	AB/YB
2	GENERAL REVISIONS	11/03/2025	AB/YB
1	GENERAL REVISIONS		

JOSIP MEDIC, PE

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NJ 732-523-2289
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JOSIP MEDIC, P.E. LIC. 103757 DATE 06/03/2026

LANDSCAPING PLAN

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	ER	JM

53 BURD ST
53 BURD STREET, VILLAGE OF NYACK,
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK 10960
SBL 66,38-3-3

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
03 OF 03	1"=5'	24283	12/12/2024

ZONING BULK REQUIREMENTS				
USE: DMU-2-MIXED USES-2 DISTRIC				
	CODE PERMITTED	EXISTING	PROPOSED	
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F.A.R	2.0X3,683.33=7,366.66	3,918SQ.FT.	4,973 SQ.FT.	
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REQ. SIDE YARD	N/A FT.	2.6/1.1' FT	2.6/1.1' FT	*
TOTAL SIDE YARDS	N/A FT	3.7 FT	3.7 FT	*
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SUSTAINABLE BUILDING(360-4.14D).	5.49DU.	8 OFFICES	7 APARTMENTS	*
ENERGY SOLAR 10%. PERMEABLE SURFACE-PAVERS 5%. BUILDING ENVELOP 5%. AFFORDABLE HOUSING UNITS= 10%. 3,683X30%=1,104SQ.FT. 3,683+1,104=4,787/871.2SQ.FT.=5.49DU.				
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FOR VARIANCE *				