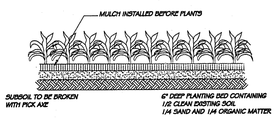
Survey No. 6073

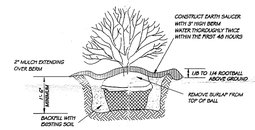
PLANTING & LANDSCAPING NOTES

1. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. PLANTS SHALL CONFORM TO THE SPECIES, VARIETY, SIZE, NUMBER AND CONDITIONS AS STATED IN THE PLANT LIST SHOWN ON THE LANDSCAPE PLAN. ALL PLANTS TO BE PLACED
2. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
3. PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND ALL AREA NOT PAVED OR BUILT UPON.
4. PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS; ONE PART DEHYDRATED COW MANURE; AND FOUR PART TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ. PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
5. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
6. MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK OR OTHER SHREDDED BARK. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
7. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS. LAWN AREAS SHALL BE SEEDED AT 5 LBS. PER 1000 SQUARE FEET, WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUE GRASS, AND 20% YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT. MULCH NEWLY SEEDED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
8. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4 FOOT HIGH SNOW FENCE PLACED AT DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TRUNK.
9. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. CHANGES TO THE SITE PLAN FROM THAT SHOWN ON THE PLANTING PLAN THAT CAUSE DIFFERENT SITE AREAS AVAILABLE FOR PLANTING SHALL HAVE PLANTINGS ADJUSTED ON SITE BY NURSERY STOCK AVAILABILITY. THE QUANTITIES OF PLANTS SHOWN ON THE PLANT LIST ARE NOT GUARANTEED. THE QUANTITIES OF PLANTINGS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.
10. PLANTING TIME FOR DECIDUOUS TREES AND SHRUBS SHOULD BE BETWEEN APRIL 1 TO JUNE 1 AND OCTOBER 15 TO DECEMBER 15. PLANTING TIME FOR CONIFEROUS TREES AND SHRUBS SHOULD BE BETWEEN APRIL 1 TO JUNE 1 AND SEPTEMBER 1 TO NOVEMBER 15. ALL PLANTS TREES AND SHRUBS SHALL BE THOROUGHLY WATERED ON THE SAME DAY OF PLANTING. PLANTS THAT HAVE SETTLED SHALL BE RESET TO GRADE. MULCH DISTURBED AREAS AROUND INDIVIDUAL TREES AND SHRUBS WITH A 2-3" LAYER OF WOOD CHIPS. PULL WOOD CHIPS 1 INCH AWAY FROM BASE OF SHRUBS TO AVOID FUNGUS DEVELOPMENT.
11. EXISTING PRIVIT HEDGE SHALL BE REMOVED, DISTURBED AREAS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYEGRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET THUJA OCCIDENTALIS (ARBORVITAE) SHALL BE PLANTED IN A CONTINUOUS TRENCH EAST OF THE UTILITY POLES 4 TO 5 FEET APART AND SHALL BE THOROUGHLY WATERED ON THE SAME DAY OF PLANTING.



GROUND COVER PLANTING DETAIL

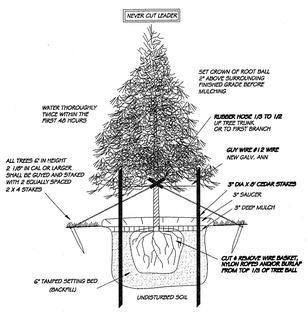
NOT TO SCALE



SHRUB & HEDGE PLANTING DETAIL

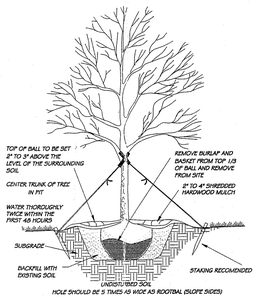
NOT TO SCALE

LANDSCAPE PLANTING SCHEDULE:



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE DETAILS

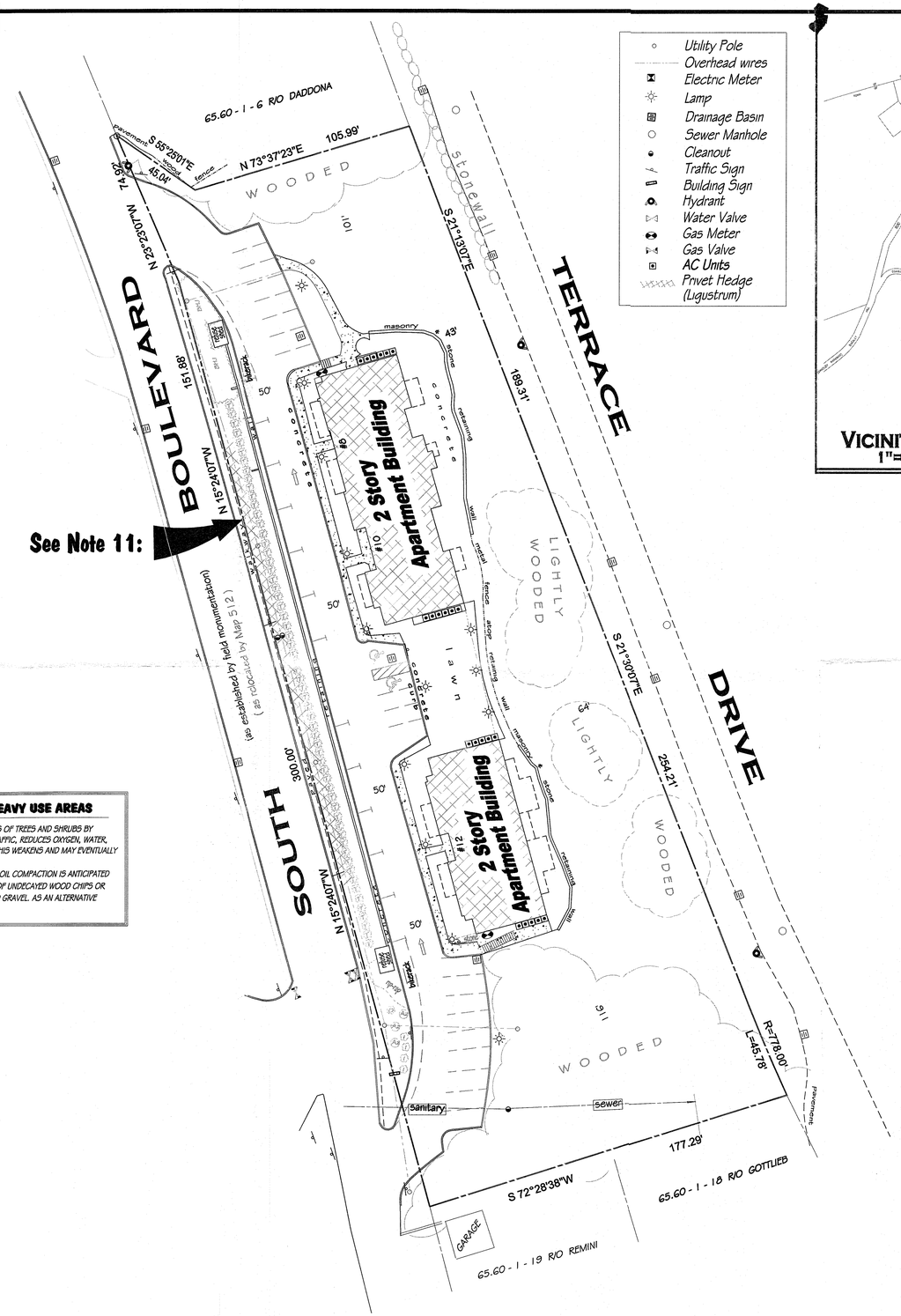
LANDSCAPE PLANTING SCHEDULE:

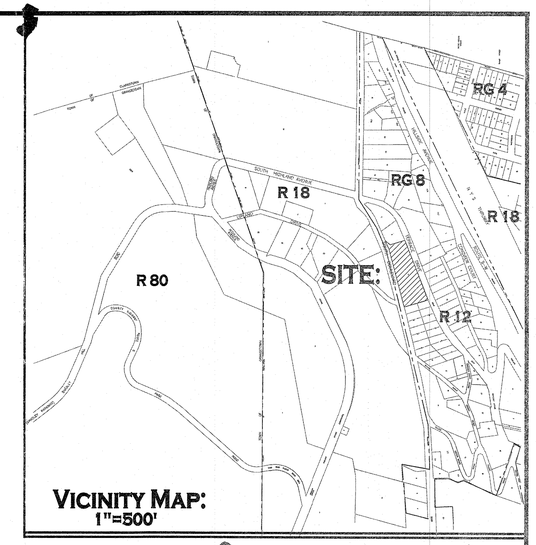
Quantity	Symbol	Botanical Name	Common Name	Size	Distance
60	T	thuja occidentalis	Arborvitae	4' to 5'	4' o/c
175	JH	juniperus horizontalis	Bar Harbor Juniper	24"	staggard
4	I	ilex crenata "hellen"	Japanese Holly	18" to 24"	5' o/c
3	A2	azalea kurume	Hinodeagin Azalea	2' to 3'	as indicated
1	D	cornus florida	Flowering Dogwood	4' to 5'	as indicated

PROTECTING TREES IN HEAVY USE AREAS

THE COMPACTION OF SOIL OVER THE ROOTS OF TREES AND SHRUBS BY TRAMPLING, VEHICULAR AND PEDESTIAN TRAFFIC, REDUCES OXYGEN, WATER, AND NUTRIENT UPTAKE BY FEEDER ROOTS. THIS WEAKENS AND MAY EVENTUALLY KILL THE PLANT, TREE OR SHRUB

WHERE AREAS OF HEAVY COMPACTION OF SOIL COMPACTION IS ANTICIPATED APPLY AND MAINTAIN A 3 TO 4 INCH LAYER OF UNDECAYED WOOD CHIPS OR 2 INCHES OF NUMBER 2 WASHED, CRUSHED GRAVEL AS AN ALTERNATIVE BEDDING MATERIAL.





VICINITY MAP:
1"=500'

RECEIVED
TOWN OF ORANGETOWN LAND USE BOARDS

Town of Orangetown MEETING OF: DEC 5 2024 ARCHITECTURE & COMMUNITY APPEARANCE BRD OF REVIEW

GRID NYSPE Nad 83

REFERENCE:

" Nyack Heights South Nyack NY "
filed in the Rockland County clerk's office 07 - 14- 1914
Map No. 947A Book 34 Page 164

" Revised Map a Portion of Alliance Property "
filed in the Rockland County clerk's office 01 - 03 - 1929
Map No. 1269 Book 39 Page 943

" Cession of South Boulevard "
filed in the Rockland County clerk's office 06 - 30 - 1933
Map No. 512 Book 25 Page 473

Insrument No. 2021 - 9499
Liber 1026 Page 486
Liber 1063 Page 1022

TAX MAP NO. 65.68 - 1 - 5
AREA = 73990 SF +/- or 1.698 Acres

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A BIRGSORD LIEN SCHEDULE "B" SECTION 1 ALTA/ACSM LAND TITLE SURVEY. THE PURPOSE OF THIS TRANSACTION LIEN SCHEDULE "B" SECTION 1 ALTA/ACSM LAND TITLE SURVEY. THE PURPOSE OF THIS TRANSACTION
THIS MAP MAY NOT BE FOR SURVEY INSPECTION UPDATED IS STRICTLY PROHIBITED
THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART
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THIS MAP MAY NOT BE MODIFIED, BUILD UPON, ENGINEERED OR TRANSFORMED TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WITH SIGNATURE & SEAL, APPROVED HEREON

CERTIFIED TO:
YESHIVATH VIZNITZ DKHAL TORATH CHAIM

STATE OF NEW YORK

ROBERT R. RAHNEFELD, P.L.S.
NOTE: **N.Y. LIC No. 49459**

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THE LAND SURVEYOR HAS PREPARED THIS MAP IN ACCORDANCE WITH THE INTENDED PURPOSE INDICATED HEREON ANY EXTENSION OF USE BEYOND THE PURPOSE INDICATED HEREON IS PROHIBITED WITHOUT THE REVIEW AND CONSENT OF THE LAND SURVEYOR. ANY USE OF THIS MAP FOR PURPOSES DEEMED TO BE OUTSIDE THE SCOPE OF THE ENGAGEMENT VOIDS THE SURVEYOR'S LIABILITY AND THE SURVEYOR DISCLAIMS RESPONSIBILITY FOR UNAUTHORIZED USE AND REMAINS THE SURVEYOR MAY REVISE & VOID
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE

SURVEY MAP
of lot 65.50 - 1 - 5
8-12 SOUTH BOULEVARD
for
YESHIVATH VIZNITZ DKAHL TORATH CHAIM INC.
SOUTH NYACK
TOWN OF ORANGETOWN * ROCKLAND COUNTY
AUGUST 16, 2024 **NEW YORK** SCALE: 1" = 30'

*** Robert R. Rahnefeld ***
* Land & Boundary Consultant *
P.O. BOX 881, PEARL RIVER, N.Y., 10965
PHONE:(845) 735-9216 FAX 620-0752
* Arizona * * Colorado * * Florida * * New Hampshire * * New Jersey * * New York *
Land Surveyor Land Planner Global Positioning Wetland Delineation Subdivision Design

Z 60

THIS MAP WAS CREATED TO BE VIEWED IN A DWG FORMAT, IF IT IS REPRODUCED IN A PDF OR OTHER ELECTRONIC FORMAT, THE SCALE MAY NOT BE ACCURATE

Legend: ● Property Corner Set ○ Property Corner Found — Property Corner Monuments were not placed as part of this survey

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