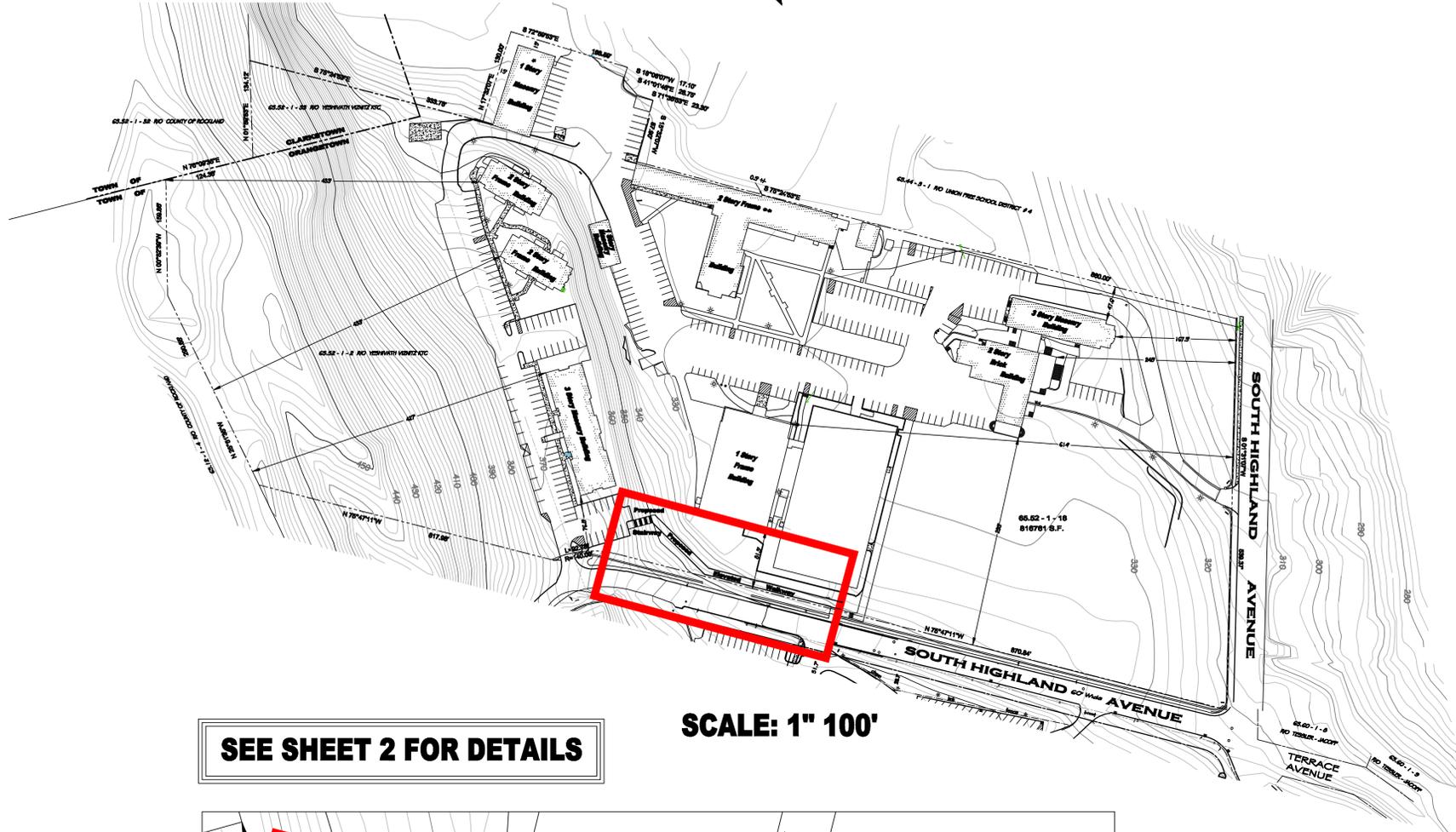
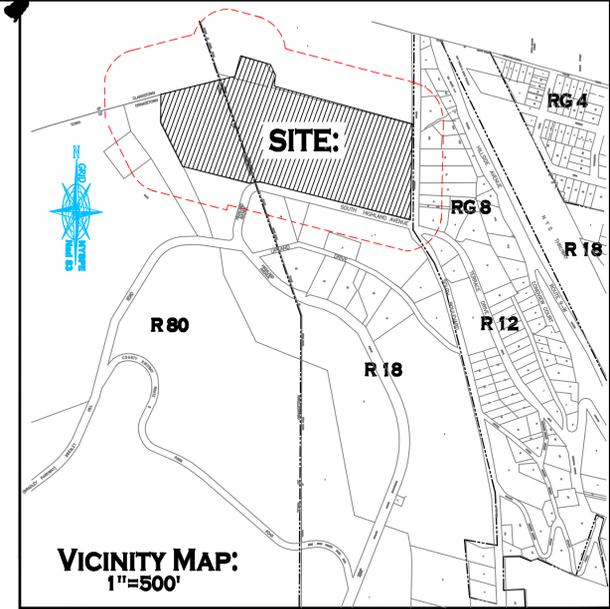


Underground Utilities and Improvements are not shown or certified



- Utility Pole
- Overhead wires
- ⊛ Lamp
- ⊞ Drainage Basin
- Sewer Manhole
- ⊞ Traffic sign
- ⊞ Building sign
- ⊞ Hydrant
- ⊞ Offset
- ⊞ Spot Elevation

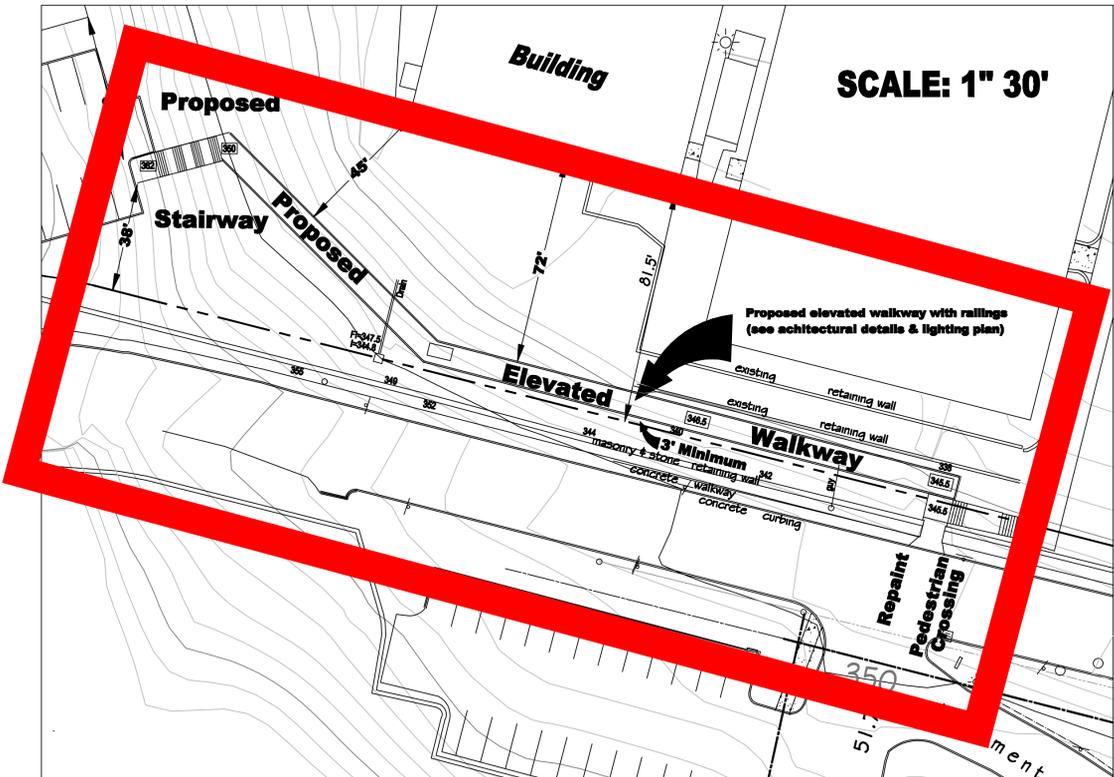


**GENERAL NOTES**

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 18 ON MAP 65.52 BLOCK 1
2. PROPERTY ADDRESS: 170 SOUTH HIGHLAND AVE, NYACK, NY
3. RECORDOWNER: YESHIVATH VIZNITZ DKAHL TORATH CHAIM 15 ELYON ROAD MONSEY, NY 10952
4. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 233LM OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
5. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
6. FIRE DISTRICT - NYACK FIRE DISTRICT
7. SCHOOL DISTRICT - NYACK UNION FREE DISTRICT
8. WATER DISTRICT - NYACK WATER SUPPLY
9. SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
10. ZONING DISTRICT - R18
11. ALL EXISTING UTILITIES TO BE FIELD VERIFIED.
12. ALL UNDERGROUND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION AND MUST BE FIELD VERIFIED.
13. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND EMPLOYMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
14. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
15. THE UNDERSIGNED OWNER AND/OR APPLICANT AS A CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. APPLICANT OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
16. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

SEE SHEET 2 FOR DETAILS

SCALE: 1" 100'



SCALE: 1" 30'

346.5 indicates proposed walkway elevation (see architectural plan)

**Bulk Regulations**  
Zone - R-18 Private Educational Campus

MINIMUM	REQUIRED	EXISTING
Lot Area 1	10000 SF	816716 S.F.
Street Frontage	100 FT	1508 FT
Lot Coverage	30%	26%
Front Yard S. Boulevard	35 FT	160 FT
Front Yard S. Highland	35 FT	35 FT
Near Yard	30 FT	15 FT
Side Yard	20 FT	0.5 FT
Total Side Yard	40 FT	30 FT
Stories	3	3
Blip Height w.	30 FT	<30 FT
Parking	1 space per 4 students	(270 Total)

BULK TABLE BASED ON 816761 SF LOT

**REVISIONS:**  
Revised 01-17-2025  
Revised 06-11-2025  
Revised 06-23-2025

PLANNING BOARD APPROVAL

**Districts**

SCHOOL DISTRICT.....	NYACK
FIRE DISTRICT.....	NYACK
WATER DISTRICT.....	NYACK
LIGHT DISTRICT.....	ORANGETOWN
SEWER DISTRICT.....	ORANGETOWN
AMBULANCE DISTRICT.....	NYACK

**REFERENCE:**  
" Nyack Heights South Nyack NY " filed in the Rockland County clerk's office 07-14-1914 Map No. 847 Book 34 Page 194  
" Revised Map a Portion of Alliance Property " filed in the Rockland County clerk's office 01-03-1929 Map No. 1289 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  
Instrument No. 2021-8490 Liber 1028 Page 486  
TAX MAP NO. 65.52 - 1 - 18

**OWNERS APPROVAL**

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFIED TO:**  
YESHIVATH VIZNITZ DKAHL TORATH CHAIM

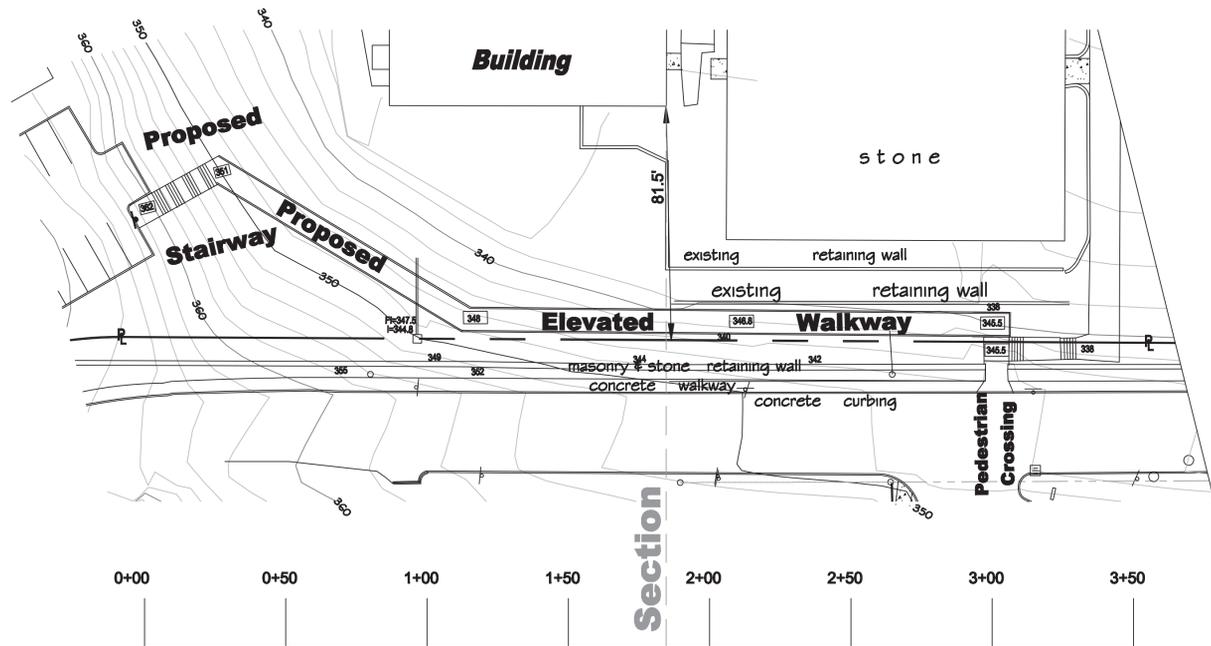
**ROBERT R. RAHNEFELD, P.L.S.**  
N.Y. LIC NO. 49459

**NOTE:**  
THIS MAP IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE PAID TO HIM OR HER.

**OWNER'S APPROVAL:**  
YESHIVATH VIZNITZ DKAHL TORATH CHAIM INC.  
170 SOUTH HIGHLAND AVE  
SOUTH NYACK  
TOWN OF ORANGETOWN \* ROCKLAND COUNTY  
NEW YORK  
Revised 01-17-2025  
MARCH 22, 2024 Revised 05-23-2025 SCALE: AS NOTED

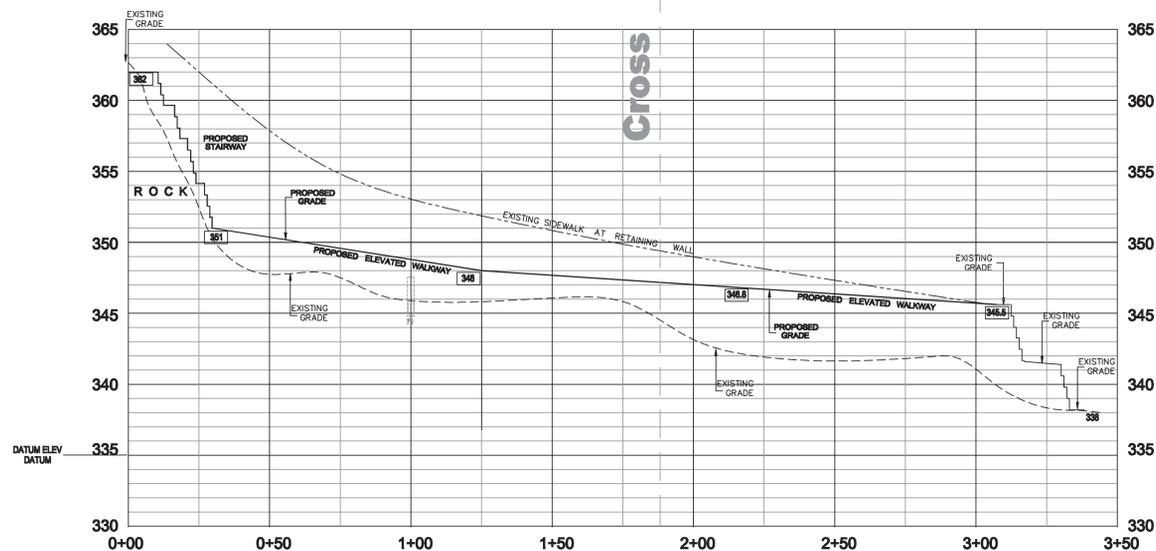
**\* Robert R. Rahnefeld \***  
P.O. BOX 6011, PEARL RIVER, N.Y., 10965  
PHONE: (845) 735-9216 FAX: 630-0792  
Land Surveyor, Land Planner, Global Positioning System, Wetland Delineation, Subdivision Design

Underground Utilities and Improvements are not shown or certified



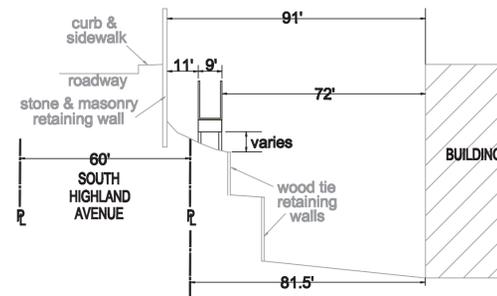
**Plan View 1"= 30'**

348 PROPOSED ELEVATION  
338 EXISTING ELEVATION

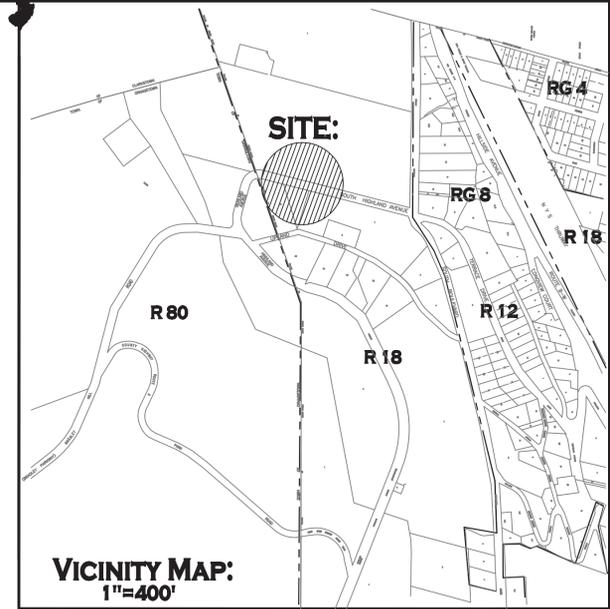


**Profile View**  
**Horizontal 1"= 30'**  
**Vertical 1"= 60' (5)**

**Cross Section**  
**Horizontal 1"= 30'**  
**Vertical 1"= 60' (5)**



○	Utility Pole
—	Overhead wires
*	Lamp
⊠	Drainage Basin
○	Sewer Manhole
+	Traffic sign
■	Building sign
▲	Hydrant



**GENERAL NOTES**

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 1 B ON MAP 65.52 BLOCK 1
2. PROPERTY ADDRESS: 106-170 SOUTH HIGHLAND AVE. NYACK, NY
3. RECORDOWNER: YESHIVATH VIZNITZ DKAHL TORATH CHAIM  
15 ELYON ROAD  
MONSEY, NY 10952
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**1-800-962-7962**

Note:  
Contractor shall verify the location of all utilities  
in the field prior to construction

OWNERS APPROVAL	
APPLICANT	DATE
OWNER	DATE

PLANNING BOARD APPROVAL	

ELEVATED WALKWAY  
SURVEY MAP SHEET 2  
for  
**YESHIVATH VIZNITZ  
DKAHL TORATH CHAIM INC.**  
SOUTH NYACK  
TOWN OF ORANGETOWN \* ROCKLAND COUNTY  
NEW YORK  
MAY 23, 2023 SCALE: 1" 30'

**\* Robert R. Rahnefeld \***  
\* Land & Boundary Consultant \*  
P.O. BOX 881, PEARL RIVER, N.Y., 10965  
PHONE: (845) 795-9216 FAX: 620-0752  
\* Licensed Professional Engineer  
\* Licensed Professional Land Surveyor  
\* Licensed Professional Surveyor  
\* Licensed Professional Geomatics Engineer  
\* Licensed Professional Surveying Design

Legend: ● Property Corner Set  
○ Property Corner Found

Property Corner Measurements  
are not placed  
as part of site survey