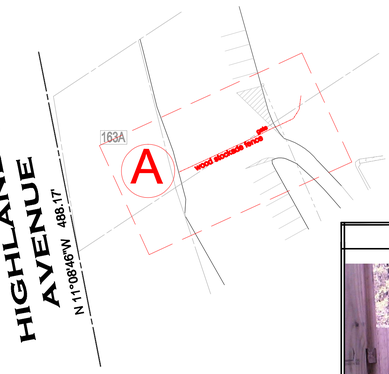
Survey No. 6021



SCALE: 1"=50'

A

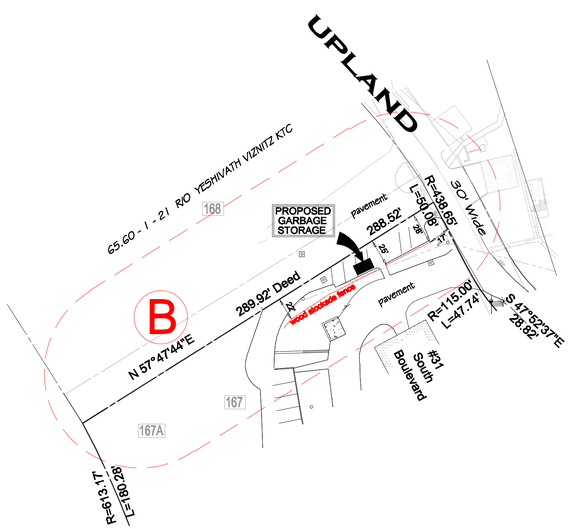
EXISTING wood stockade fence

104 L.F. 6'High Wood Stockade Fence

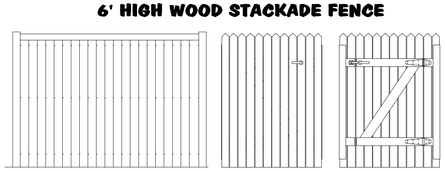
B

EXISTING wood stockade fence

PROPOSED Garbage & Dumster
with wood stockade fence



6' HIGH WOOD STACKADE FENCE



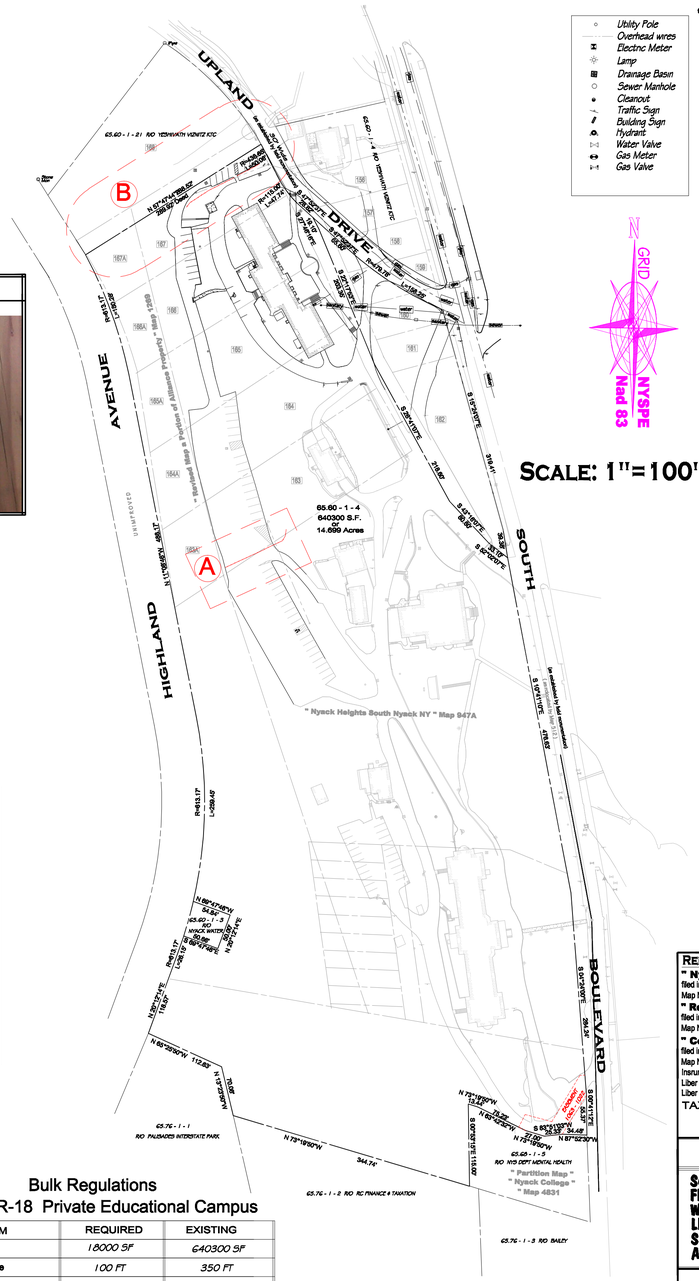
SIDE & BACK VIEW GATE FRONT & BACK

GARBAGE STORAGE DUMSTER DETAIL

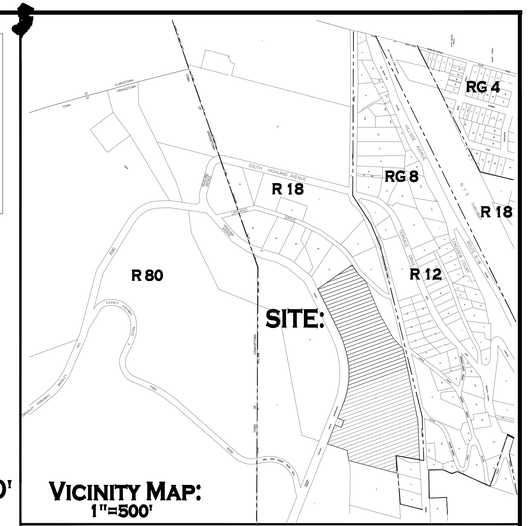
(NOT TO SCALE)

155 L.F. 6'High Wood Stockade Fence

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



SCALE: 1"=100'



VICINITY MAP:
1"=500'

GENERAL NOTES

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 4 ON MAP 65.68 BLOCK 1
2. PROPERTY ADDRESS: 1 SOUTH BOULEVARD, NYACK, NY
3. RECORDOWNER: YESHIVATH VIZNITZ DKHAL 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 239L&M 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 ENFORCEMENT. 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 TEH 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 REQURIED 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 LEASE 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSAD SANITARY SEWER FACILITIES.

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. 1259 Book 38 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 - 8499
Liber 1026 Page 486
Liber 1063 Page 1022

TAX MAP NO. 65.68 - 1 - 4

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE OR PURPOSES AS INDICATED BELOW AND MAY NOT BE SUFFICIENT FOR THE TRANSACTION THAT MAY BE CONTEMPLATED BY THE PARTIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THIRD PARTIES TO WHOM THIS SURVEY MAY BE DELIVERED OR ASSIGNED.

CERTIFIED TO:

YESHIVATH VIZNITZ DKHAL TORATH CHAIM

STATE OF NEW YORK
ROBERT R. RAHNEFELD
049459
LICENSED LAND SURVEYOR

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

NOTE: IT IS A VIOLATION OF THE STATE EDUCATION LAW TO ALTER THIS DOCUMENT UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR. ADDITIONS OR ALTERATIONS TO A SURVEY MAP MAY BE MADE ONLY BY A LICENSED LAND SURVEYOR WHEN ADDITIONAL INFORMATION IS OBTAINED THAT MAY AFFECT THE ORIGINAL WORK OR OPINION. ALTERATIONS TO A SURVEY MAP BY ANYONE OTHER THAN A LICENSED LAND SURVEYOR MAY BE MADE ONLY UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR WHO SHALL ASSUME RESPONSIBILITY FOR THE WORK. ADDITIONS OR ALTERATIONS TO A SURVEY MAP BY A LICENSED LAND SURVEYOR SHALL BE IDENTIFIED AS SUCH. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE

Districts

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

WOOD STOCKADE FENCE

PLANNING BOARD APPROVAL

OWNERS APPROVAL

APPLICANT DATE

OWNER DATE

Bulk Regulations
Zone - R-18 Private Educational Campus

MINIMUM	REQUIRED	EXISTING
Lot Area 1	18000 SF	640300 SF
Street Frontage	100 FT	350 FT
Lot Coverage	35%	22%
Front Yard S. Highland	35 FT	200 FT
Front Yard Upland Dr.	35 FT	44 FT
Rear Yard	30 FT	N/A
Side Yard	20 FT	32 FT
Total Side Yard	40 FT	N/A
Stories	3	3
Bldg. Height a.	30 FT	< 30 FT
Parking	1 space per 4 students	50 + 5 HC (55 Total)

BULK TABLE BASED ON 172173 SF LOT

SURVEY MAP
of a portion of lot 65.68-1-4
31 SOUTH BOULEVARD
for
YESHIVATH VIZNITZ DKAHL TORATH CHAIM INC.
SOUTH NYACK
TOWN OF ORANGETOWN • ROCKLAND COUNTY NEW YORK
APRIL 23, 2025 SCALE: AS NOTED

Legend: ● Property Corner Set ○ Property Corner Found

Property Corner Monumentation work completed as part of this survey

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

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