



Town of Orangetown
MEETING OF:
DEC 10 2025
PLANNING BOARD

Tax Lot Desig.: Section 71.05 Block 1 Lot 26
76 OLD MOUNTAIN ROAD
NYACK NY 10960

Land Survey
For
CHAD PIERCE

Upper Grandview
Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 0.43 Ac.

March 18, 2024
February 3, 2025 - Revised
February 14, 2025 - Revised

RECEIVED

DEC 10 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



Robert E. Sorace
Robert E. Sorace, PLS
P.O. Box 605
New City, NY 10956
845-638-1498
Lic. 49162

NOTES:

- Elevation Datum = (NAVD 88) Benchmark-SMH Rim Elevation 353.44 shown on Filed Map # 6172.
- 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 preconstruction 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.
- Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.
- No existing trees to be removed.

* STEEP SLOPES

Slopes Greater than 25% - 2,385 sf @ 50%=1,193 sf
Lot Area - 18,741 sf
Buildable Area - (18,741 sf) - (1,193 sf)=17,548 sf

Existing:	
basement (incl doghouse)	= 790
outside area under deck	= 132
first floor	= 1027
second floor	= 784
shed	= 96
total	= 2829 / 17,548 = 0.16 F.A.R.

RO 8079