



ZONING SCHEDULE
 ZONE: R3/O SINGLE FAMILY RESIDENCE / MUNICIPAL WATER

- GENERAL NOTES**
- OWNER/APPLICANT:
CAROL LEE SAGER
9951 PALMAROSSA WAY
FORT MYERS, FL 33919
 - EXISTING HOUSES SERVICED BY INDIVIDUAL SEPTIC AND CITY OF NEWBURGH MUNICIPAL WATER
 - A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY APPROVED BY THE PLANNING BOARD ATTORNEY MUST BE FILED CONSECUTIVELY WITH THE FILING OF THIS MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

REQUIRED	PROPOSED	EXISTING	PROPOSED	EXISTING
15,000sqft	24,811sqft	16,295sqft	17,316sqft	25,833sqft
100'±	100'±	100'±	100'±	100'±
125'	291'±	165'±	175'±	261'±
40'	59.6'	59.6'	141'	57'
15'	7.5'±	7.6'±	21.7'	21.7'
30'	64'±	64'±	38'±	38'±
40'	131'±	41'±	92'±	92'±

*PRE-EXISTING

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE
 CAROL LEE SAGER
 9951 PALMAROSSA WAY
 FORT MYERS, FL 33919

1. HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE ELEVATIONS, EMBLEMEN, BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN. UNAUTHORIZED ALTERATIONS TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 209.12 OF THE FLORIDA STATUTES. THIS CERTIFICATION IS NOT AN EXPRESSION OF OPINION OR GUARANTEE. IT IS PURELY A STATEMENT OF FACTS AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING OR SURVEYING DESIGN. INFORMATION AND BELIEF, BASED ON EXISTING FIELD SURVEY DATA, IS NOT TRANSFERRED TO ANY OTHER PARTY. ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 220.08 OF THE NEW YORK STATE EDUCATION LAW, SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

MAP REFERENCE:

- ALL EXISTING FEATURES SHOWN INCLUDING PROPERTY LINE EASEMENTS AND BUILDINGS ARE PART A SURVEY ENTITLED CAROL LEE SAGER PERFORMED BY DARREN J STANDIRON L3. LAST REVISED 03/14/13.

- SURVEY REFERENCES:**
- TOWN OF NEWBURGH TAX MAP SECTION 97.
 - DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
 LIBER 2690 PAGE 115
 LIBER 2222 PAGE 193
 LIBER 2274 PAGE 230
 LIBER 4518 PAGE 230
 LIBER 4518 PAGE 230
 - MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
 FILED MAP NO. 7758

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY-- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-2982 (IN ALL OTHER AREAS OF THE STATE.)

PROJECT# 2015-06
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC
 1 GARDENVIEW ROAD
 NEWBURGH, NY 10954
 (845)-569-8400
 (761)(845)-569-4583
 TALCOTTDESIGN2@GMAIL.COM

CHARLES T. BROWN, P.E.
 P.O. BOX 4420
 NEW WINDSOR, N.Y. 12553

REV.	DATE	BY	DESCRIPTION

DATE	SCALE	JOB NUMBER	SHEET NUMBER
03/18/13	1"=20'	13029-R1S	1 OF 1

LOT LINE CHANGE PLAN LANDS OF
CAROL LEE SAGER
 473 & 475 LITTLE BRITAIN ROAD, SBL 97-1-35.1 & 35.
 TOWN OF NEWBURGH, ORANGE COUNTY, NY