



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
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Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: MOZO PROPERTIES SITE PLAN
PROJECT NO.: 16-11
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 55
REVIEW DATE: 15 JULY 2016
MEETING DATE: 21 JULY 2016
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. Attached is a copy of our 10 July 2015 comments for a previous application on the site. These comments continue to be valid for the resubmission. Project requires variances for front yard for existing structure and side yard for frame garage proposed to be converted to office.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal



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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: MOZO PROPERTIES, LLC
PROJECT NO.: 15-17
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 55
PROJECT REPRESENTATIVE: STEVEN P. DRABICK, P.L.S.
REVIEW DATE: 10 JULY 2015
MEETING DATE: 16 JULY 2015

1. Existing framed garage proposed for an office does not meet side yard setback. A variance for existing condition is required.
2. Structures proposed to be removed require a demolition permit. Notes requiring a demolition permit should be added to the plans.
3. The Planning Board should discuss the need for paved access and parking areas.
4. Compliance with Town of Newburgh Design Guidelines should be documented on the site. Parking in front yard setback, site lighting, landscaping are items which must be addressed on the plan.
5. Water service to the parcel should be addressed on the plans.
6. Water and sewer service to the proposed office should be addressed.
7. Handicap accessibility, in addition to the paved parking, should be addressed on the site.
8. Compliance with Town of Newburgh and NYSDEC Storm Water Management must be documented on the site. Site was apparently re-graded, disturbed previously with additional re-grading and disturbance proposed exceeding the 1 acre threshold.
9. Gerry Canfield's comments as to classifying the use within the B zone should be received.

10. Quantity of landscaping material should be identified on the plans.
11. Landscaping tool rental area should be further defined for Planning Board's use.
12. NYSDOT approval for access drive is required.
13. Orange County Planning Board review of the site plan is required.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

Talcott Engineering

DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

July 14, 2016

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Mozo Properties, LLC
Town Project No. 2016-11
S-B-L: 34-2-55
Job No. 16073-MZP

MOZO PROPERTIES, LLC SITE PLAN PROJECT NARRATIVE

The subject parcel is 3.05 acres, owned by Mozo Properties, LLC, located at 286 North Plank Road. The property is located in the B (Business) Zone, and contains an existing single family 3 bedroom residence which is serviced by an existing well and onsite septic system. The parcel also contains 2 frame garages, a frame shed and a steel storage container.

The applicant/owner, Mozo Properties, LLC., proposes to convert the existing front garage (20' x 25') into an office, which is permitted in the B Zone.

As this proposal is a change of use, this project may require an area variance from the ZBA (front yard) for the existing residence.

Project plans include an area for storage of landscape supplies. Details for the above are on project plans. Please note that the area of disturbance for this project, as proposed, is less than 1.0 acres.

Attached please find 14 sets of prints, applications, and EAF Short Form along with the applicants' checks for escrow (\$3,200.00), application fees (\$ 1,750.00), and public hearing fee (\$ 150.00). One set will be mailed to Mike Donnelly and one set will be dropped off to Pat Hines.

Please note that the owner's signature is not signed on the application forms. We will submit them upon receipt.

Respectfully yours,

Charles T. Brown, P.E. – President
Talcott Engineering Design, PLLC

Pc: Pat Hines, w/one set
Mike Donnelly, w/one set

16-11

16073 MZP

TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

DATE RECEIVED: _____ TOWN FILE NO: _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
MOZO PROPERTIES LLC SITE PLAN

2. Owner of Lands to be reviewed:
Name MOZO PROPERTIES, LLC
Address P.O. Box 2699
Newburgh NY 12550
Phone (845) 234-2452

3. Applicant Information (If different than owner):
Name Monica + Jose Mozo
Address 43 Taft Avenue,
Newburgh NY 12550

Representative Talcott Engineering Design, PLLC / CHARLES T. BROWN, PE
Phone (845) 569-8400
Fax (845) 569-4583
Email talcottdesign12@gmail.com

4. Subdivision/Site Plan prepared by:
Name Talcott Engineering Design, PLLC / CHARLES T. BROWN, PE
Address 1 Gardnertown Road
Newburgh NY 12550
Phone/Fax (845) 569-8400 / Fax (845) 569-4583

5. Location of lands to be reviewed:
286 NORTH PLANK ROAD (NYS RT 32)

6. Zone B Fire District Cronomer Valley fire
Acreage 3.05 School District Newburgh

7. Tax Map: Section 34 Block 2 Lot 55

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review _____ ✓
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NONE

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature _____ Title _____

Date: _____

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. ~~JAME~~ Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. N/A Show existing or proposed easements (note restrictions)
20. N/A Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. n/a If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. Number of acres to be cleared or timber harvested
33. n/a Estimated or known cubic yards of material to be excavated and removed from the site
34. n/a Estimated or known cubic yards of fill required
35. n/a The amount of grading expected or known to be required to bring the site to readiness
36. n/a Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
- _____
37. n/a Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
- _____

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
 Licensed Professional

Date: 7/14/16

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared 8/11/05
 STATEMENT TO APPLICANTS

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

APPLICANT'S NAME (printed)

APPLICANTS SIGNATURE

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) _____, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 43 TAFT AVE, NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 286 NORTH PLANK

ROAD (S/B/L 34-2-55

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND CHARLES T. BROWN/TALCOTT ^{ENGINEERING} IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: _____

OWNERS SIGNATURE

JOHN CELA

OWNERS NAME (printed)

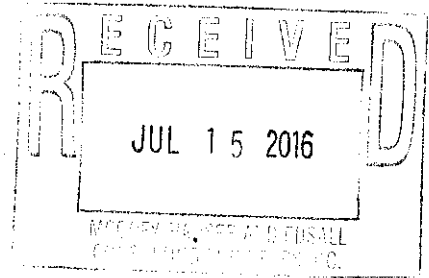
NAMES OF ADDITIONAL REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

Talcott Engineering DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583



Town of Newburgh
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Project plans include an area for storage of landscape supplies. Details for the above are on project plans. Please note that the area of disturbance for this project, as proposed, is less than 1.0 acres.

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Please note that the owner's signature is not signed on the application forms. We will submit them upon receipt.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Charles T. Brown".

Charles T. Brown, P.E. – President
Talcott Engineering Design, PLLC

Pc: Pat Hines, w/one set
Mike Donnelly, w/one set

Short Environmental Assessment Form

Part 1 - Project Information

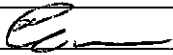
Instructions for Completing

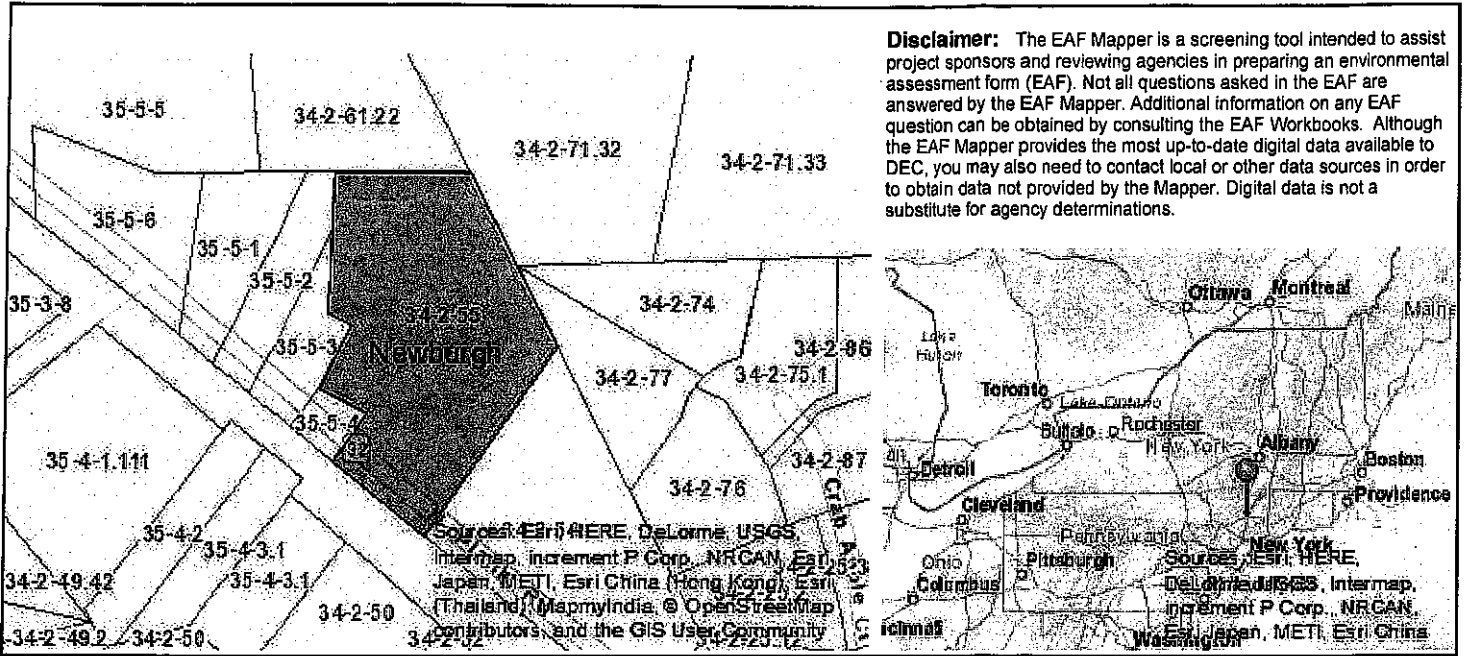
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: MOZO PROPERTIES LLC SIE PLAN		TED #16073	
Project Location (describe, and attach a location map): 286 NORTH PLANK ROAD, NEWBURGH, NY			
Brief Description of Proposed Action: ON A RESIDENTIAL PARCEL, A CHANGE OF USE TO BUSINESS. CONVERSION OF AN EXISTING 20' X 25' GARAGE TO AN OFFICE FOR A LANDSCAPING COMPANY AND CLEARING OF AN AREA FOR STORAGE OF LANDSCAPING SUPPLIES.			
Name of Applicant or Sponsor: MOZO PROPERTIES, LLC ATTN:JOSE MOZO		Telephone: 845-234-2452	
		E-Mail:	
Address: 43 TAFT AVE			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.05 acres	
b. Total acreage to be physically disturbed?		0.79 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.05 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

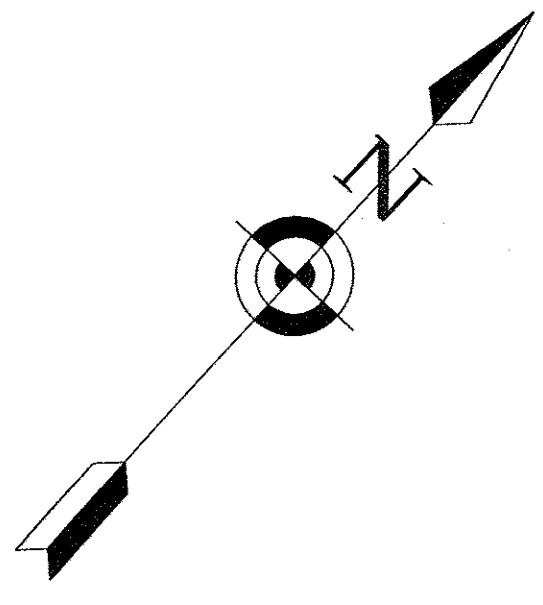
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) available at or near the site of the proposed action?		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/> <input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ NEW ON SITE SEWERAGE DISPOSAL SYSTEM	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
			<input checked="" type="checkbox"/> <input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/> <input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u></p>		<p>Date: <u>7/14/2016</u></p>
<p>Signature: <u></u></p>		

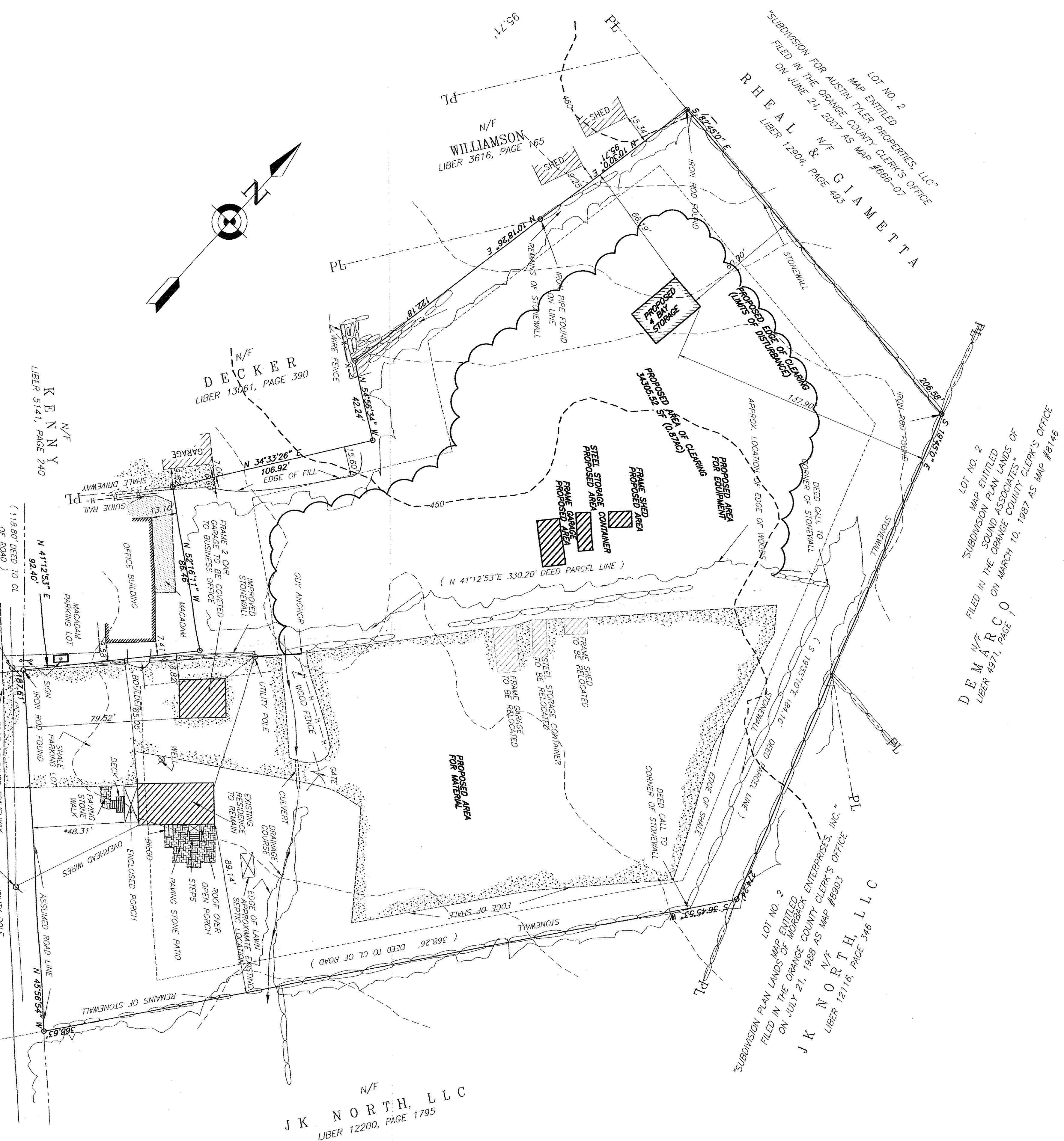


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No



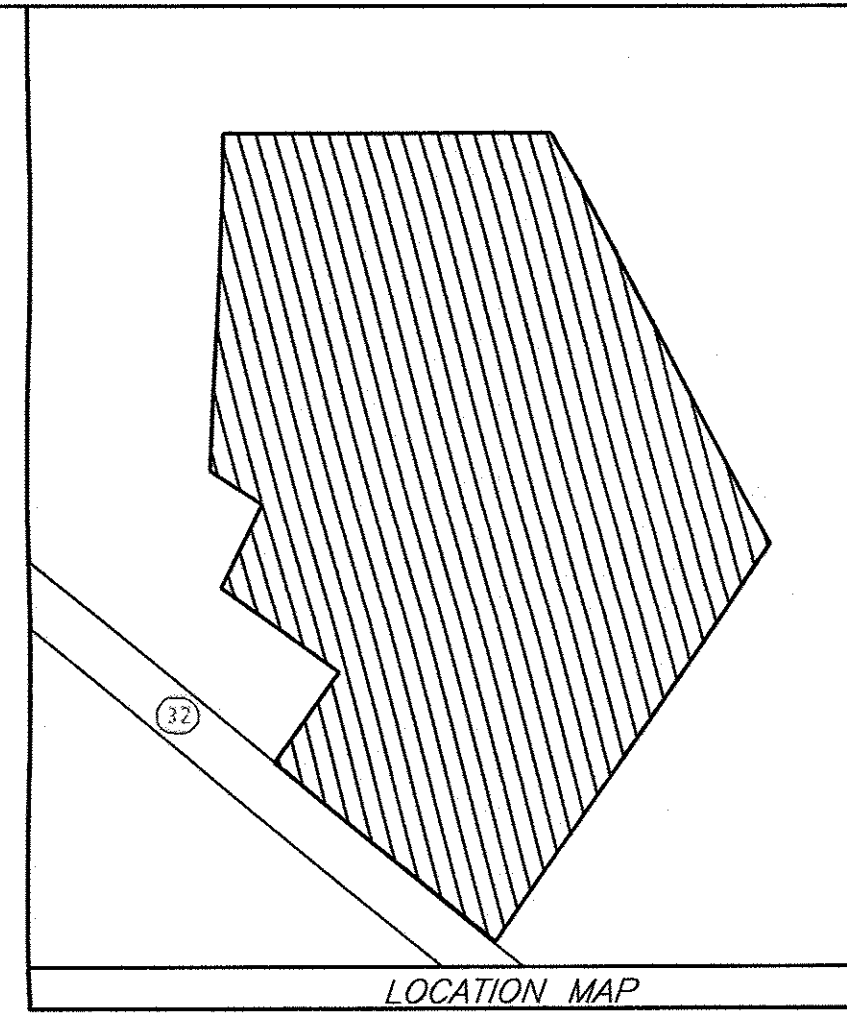
NORTH PLANK ROAD (N.Y.S. ROUTE 32)



ZONING SCHEDULE
ZONE: B (D-2)

	REQUIRED	RESIDENCE	OFFICE	STORAGE GARAGE
MINIMUM LOT AREA	15,000SF(0.34AC)	3.0 ACRES	3.0 ACRES	3.0 ACRES
MINIMUM YARDS (feet)				
FRONT	60'	*48.31'	79.52'	>100'
REAR	30'	267'	296'	60.90'
SIDE				
ONE	15'	65.05'	*13.82'	66.19'
BOTH	30'	154.19'	156.17'	204.09'
MINIMUM LOT WIDTH (feet)	100'	179'MIN.	179'MIN.	179'MIN.
MINIMUM LOT DEPTH (feet)	125'	368'MIN.	368'MIN.	368'MIN.
MAXIMUM LOT SURFACE COVERAGE (%)	80-85%	60%	60%	60%
MAXIMUM HEIGHT				
HEIGHT (feet)	35'	>35'	>35'	>35'

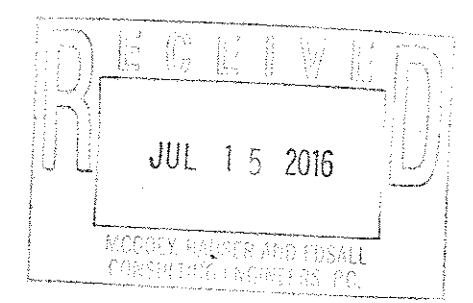
* EXISTING NON CONFORMING



- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE ADJOINING
 - - - EXISTING CONTOURS (2') COUNTY GIS
 - - - EXISTING CONTOURS (10') COUNTY GIS
 - - - SETBACKS
 - - - SILT FENCE
 - - - WATER/POND/STREAM
 - UTILITY POLE
 - ⊕ WELL EXISTING
 - ▨ BUILDING EXISTING
 - ▨ BUILDING PROPOSED

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

MONICA & JOSE MOZO
43 TAFT AVENUE
NEWBURGH, NY 12550



THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

	ENGINEER TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (945)-589-8400 (FAX)(945)-569-4583 TALCOTTDESIGN12@GMAIL.COM	
	SITE PLAN FOR: MOZO PROPERTIES SBL: 34-2-55 TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE: _____ SCALE: 1"=30' JOB NUMBER: 16073-MZP SHEET NUMBER: 1 OF 1	CHARLES T. BROWN, P.E.	

REVISIONS

REV.	DATE	BY	DESCRIPTION

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, 811

MAP REFERENCE
EXISTING FEATURES EXCLUDING PROPERTY LINES, BUILDINGS, DRIVEWAYS AND STONE WALLS ARE PER A SURVEY PERFORMED BY STEVEN P. DRABICK, PLS ENTITLED "MOZO PROPERTIES, LLC" DATED NOVEMBER 13 2014.