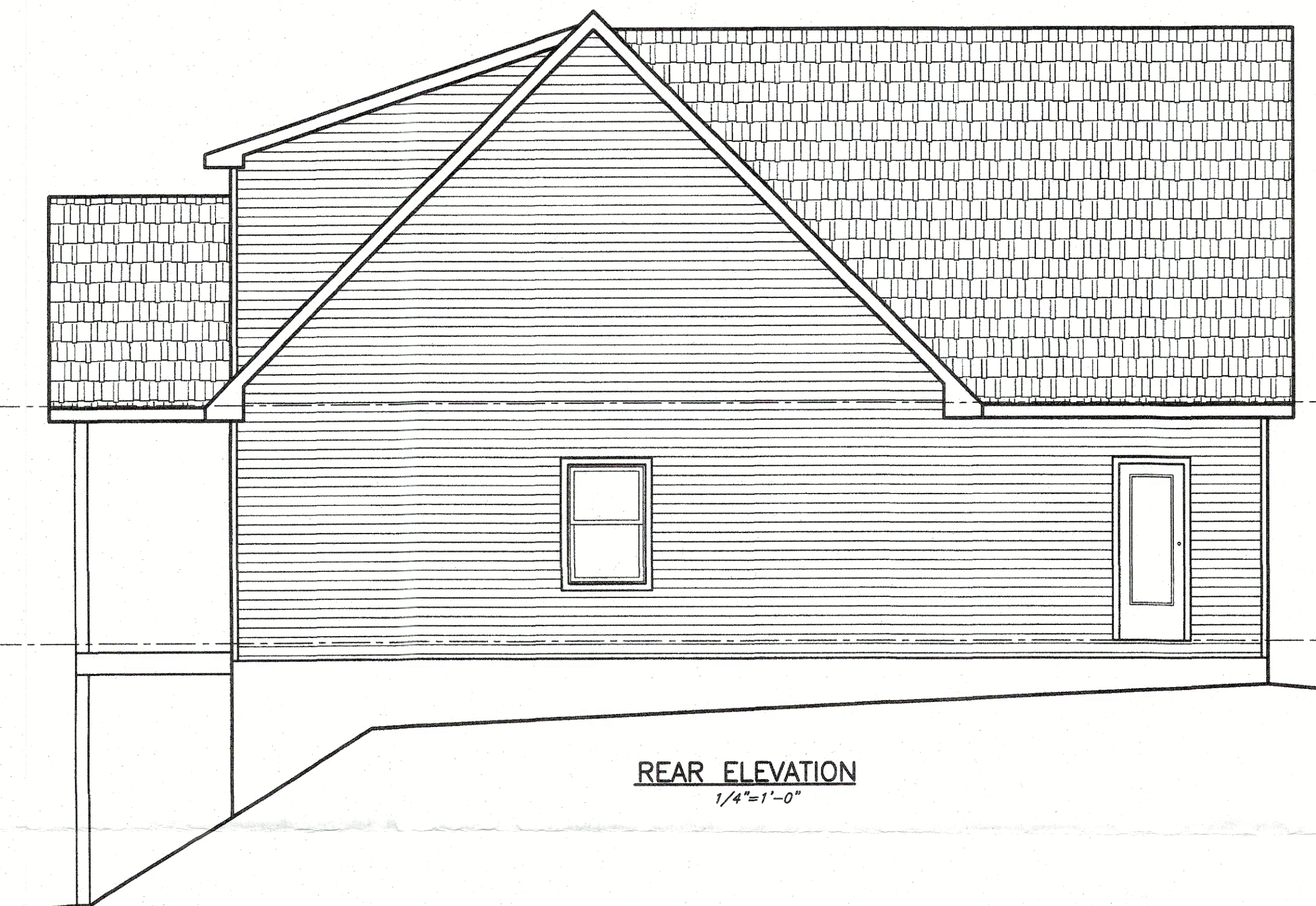


BABCOCK RESIDENCE

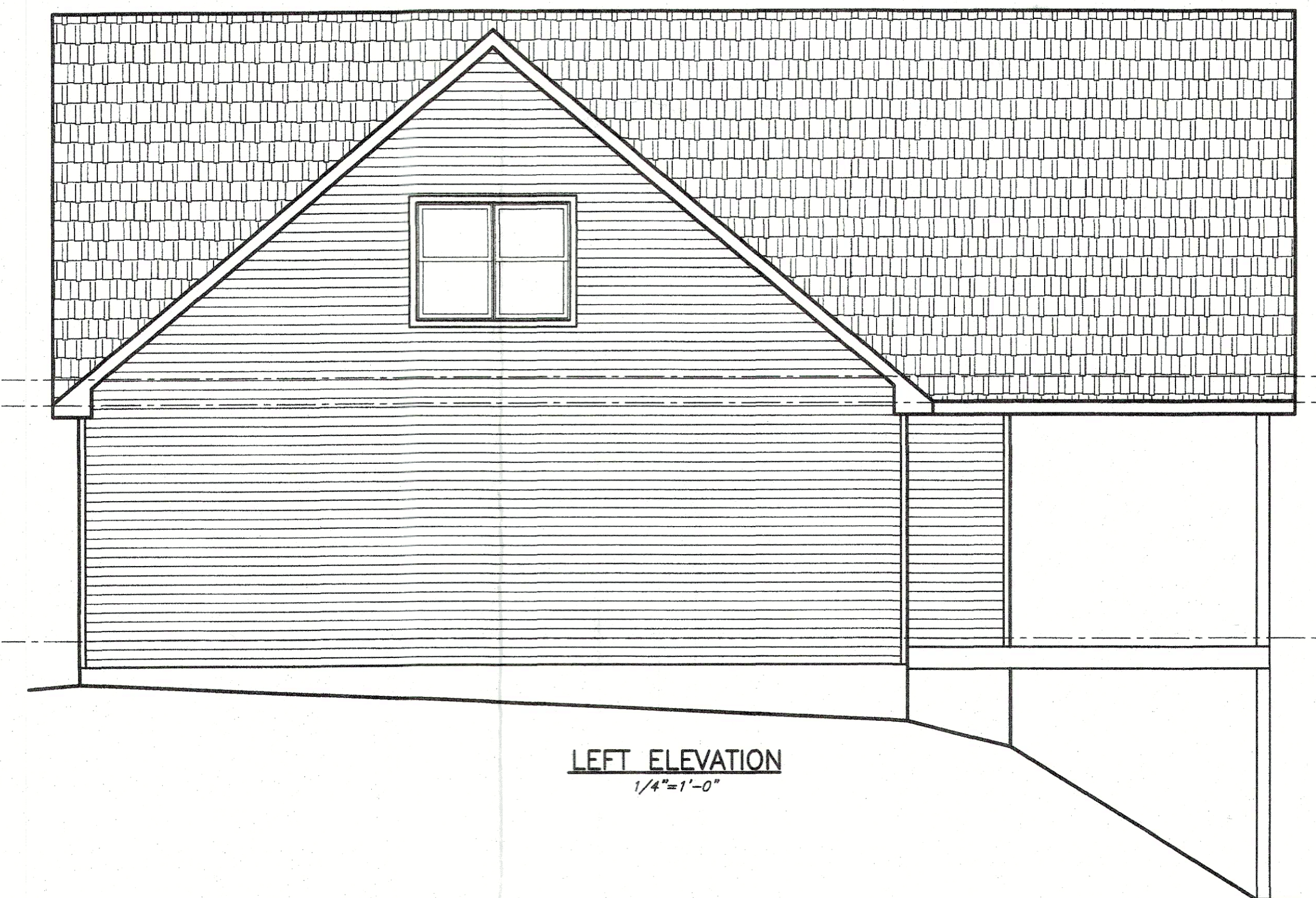
COMMONWEALTH AVENUE, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



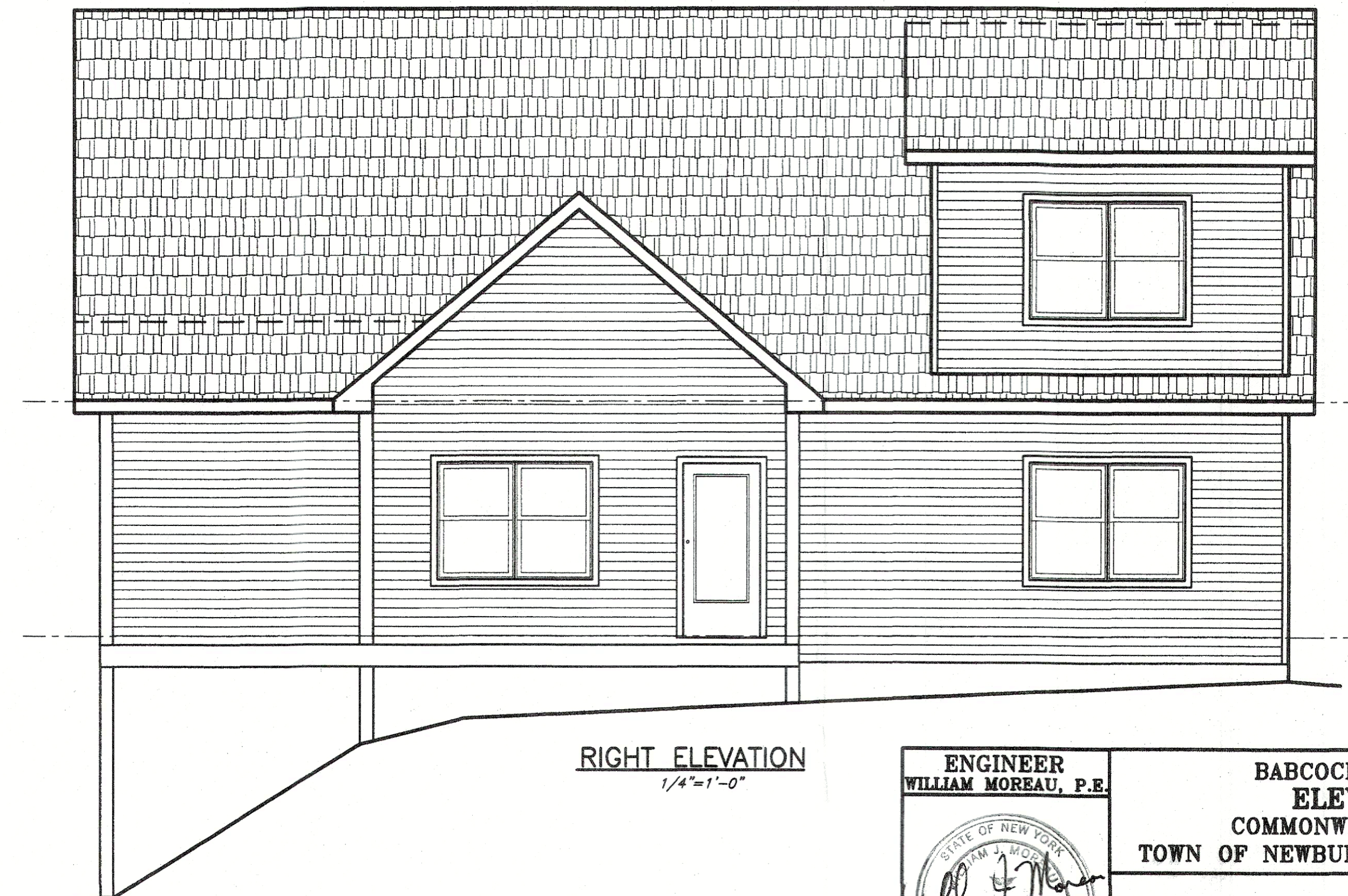
REAR ELEVATION
1/4"=1'-0"



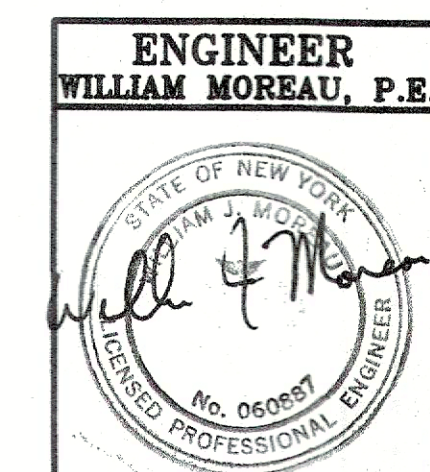
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

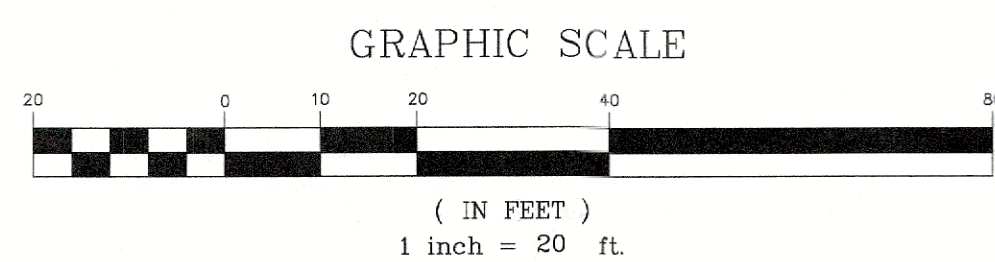
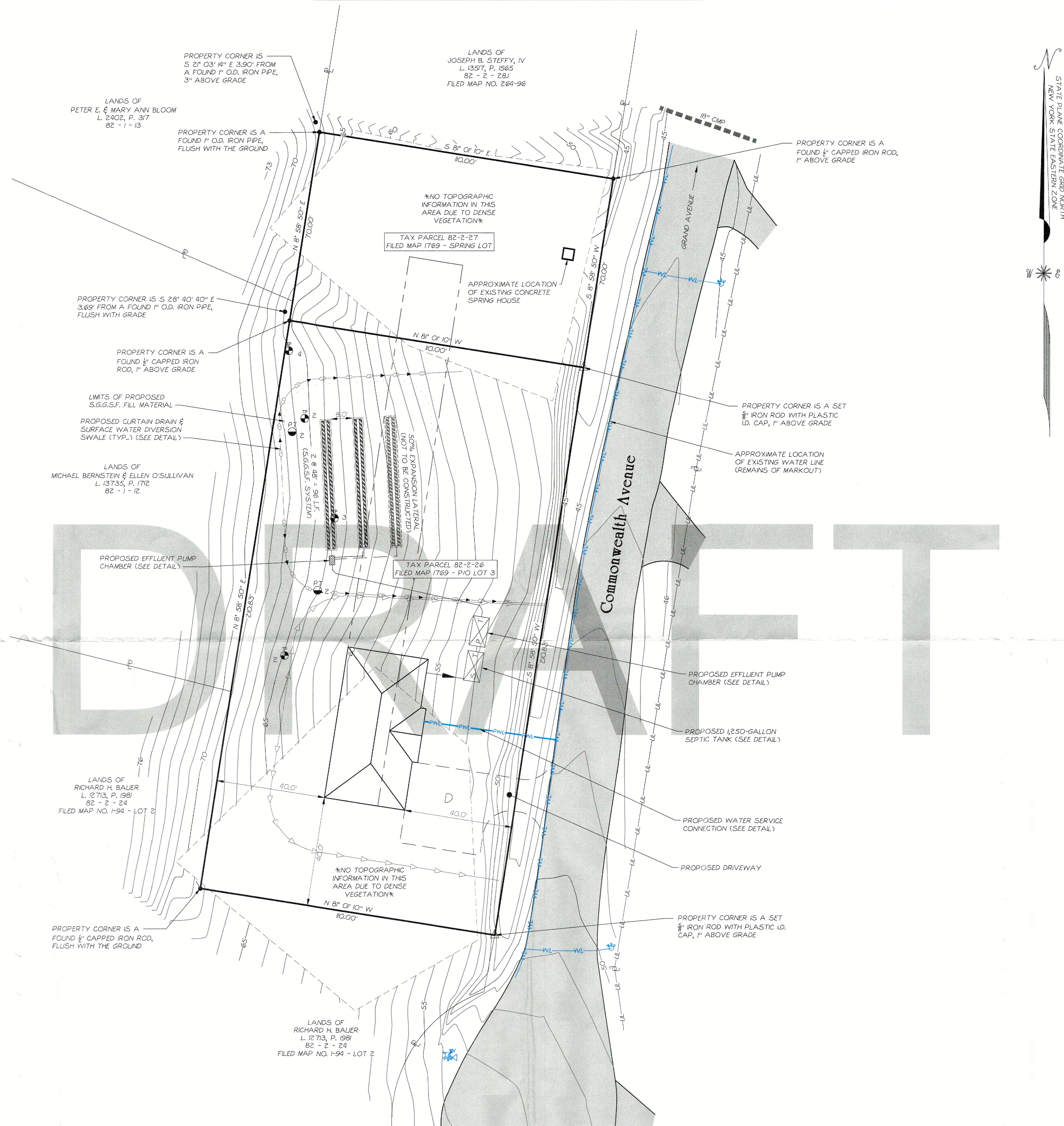


ENGINEER WILLIAM MOREAU, P.E.				BABCOCK RESIDENCE ELEVATIONS COMMONWEALTH AVENUE TOWN OF NEWBURGH, ORANGE COUNTY	
DATE 07/12/2026	SCALE 1/4"=1'-0"	JOB NUMBER 26-034-KBA	SHEET NUMBER 1 OF 6		

<u>SINGLE-FAMILY DWELLING</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA	90,000 S.F.	-
MINIMUM LOT WIDTH	150'	-
MINIMUM LOT DEPTH	125'	-
MINIMUM FRONT YARD	50'	-
MINIMUM REAR YARD	40'	-
MINIMUM SIDE YARD (ONE)	30'	-
MINIMUM SIDE YARD (BOTH)	80'	-
MINIMUM HABITABLE FLOOR AREA	1,500 S.F.	-
MAXIMUM LOT BUILDING COVERAGE	10%	-
MAXIMUM BUILDING HEIGHT	35'	-
MAXIMUM LOT SURFACE COVERAGE	20%	-

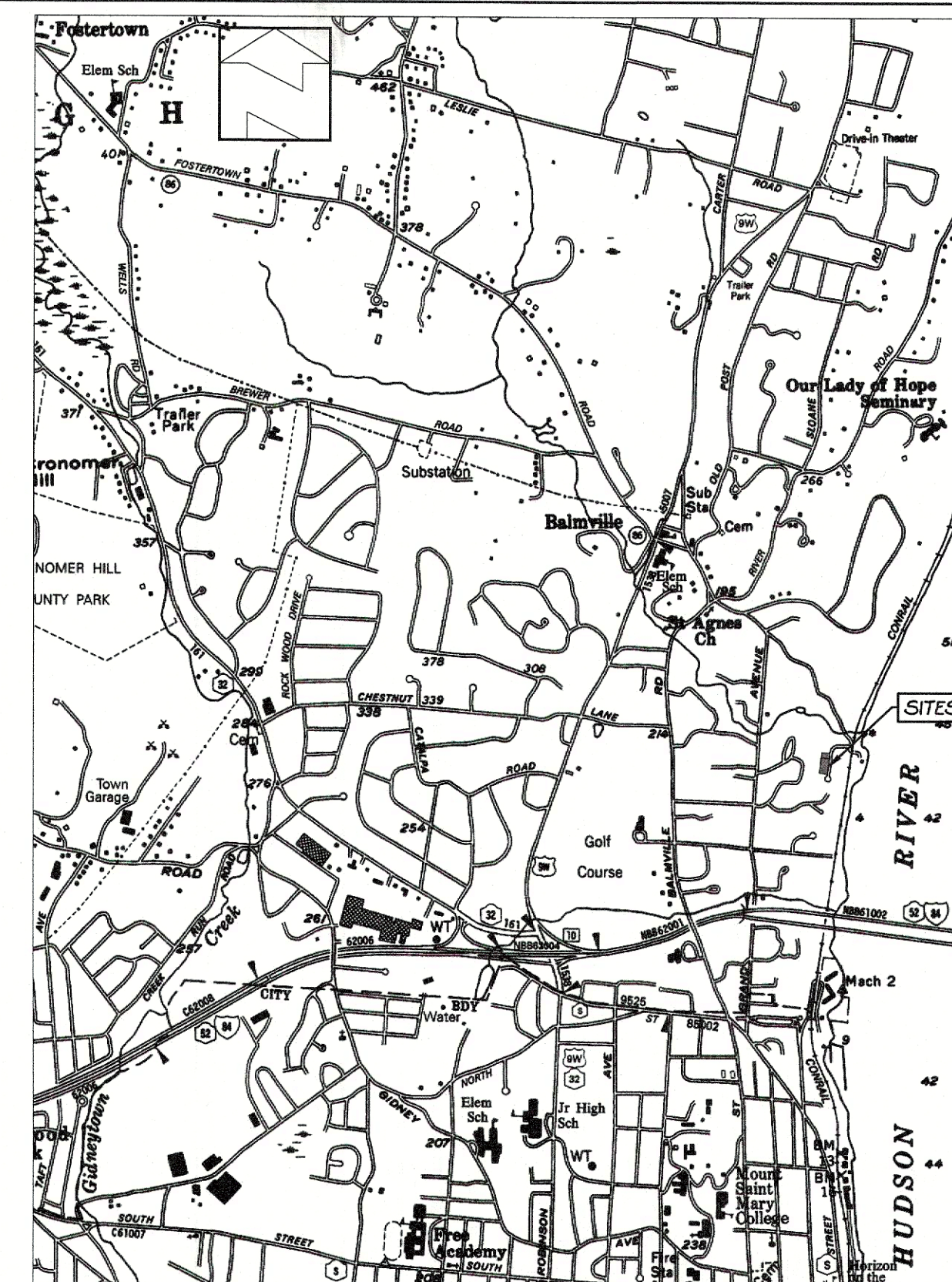
	PROPERTY LINE & CORNER SET 5/8" IRON ROD WITH PLASTIC ID CAP AT PROPERTY CORNER
	ADJOINER PROPERTY LINE
	DEED LIBER, PAGE
	TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
	EXISTING UTILITY POLE & LINE
	EXISTING CONTOUR LINE

- 1.) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIU-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. ON SEPTEMBER 20, 2002.
- 2.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 3.) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF COMMONWEALTH AVENUE FOR USE AS A PUBLIC HIGHWAY.
- 5.) VERTICAL DATUM IS NAVD83.
- 6.) THE SUBJECT PARCEL IS KNOWN AS SPRING LOT AND A PORTION OF LOT 3 ON A MAP ENTITLED "LANDS OF EDWARD G O'NEILL" PREPARED BY EUSTANCE E. HOROWITZ, ENGINEERS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 6, 1938 AS MAP NO. 1769. SUBJECT TO ALL NOTES AND DETAILS ON SAID FIELD MAP.
- 7.) REFERENCE IS MADE TO MAP ENTITLED "LOT LINE CHANGE FOR EDWARD L. FARRELL & KATHRYN V. FARRELL" PREPARED BY PATRICK T. KENNEDY L.S. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 10, 1994 AS MAP NO. 1594.
- 8.) REFERENCE IS MADE TO A MAP ENTITLED "LOT LINE CHANGE DANIEL P. KELLY, JOANN N. KELLY, JESS F. WILLIAMS, BEVERLY WILLIAMS" PREPARED BY GREVAS & HARRIS, L.L.C. SURVEYORS & LAND SURVEYORS FILED IN THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 8, 1996 AS MAP NO. 264-96.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
Bearing a LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A
VIOLATION OF SECTION 7207, SUB-DIVISION 2, OF THE NEW
YORK STATE EDUCATION LAW:"
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY
MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL
SHALL BE CONSIDERED VALID, TRUE COPIES."
CERTAIN LAND SURVEYORS SIGNIFY THAT THIS SURVEY
WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF
PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK
STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
SUCH CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED
INDIVIDUALS OR INSTITUTIONS TO WHOM THE SURVEY
WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS
AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

-	-	-	-		
NO.	DATE	REVISION	BY	GARY R. RICH	L.S. #050359



Location Map

TAX PARCEL:	82 - 2 - 26
AREA:	0.532 ACRES (23,91 SQ. FT.)
RECORD OWNER:	JOSEPH B. STEFFY, IV 9 COMMONWEALTH AVENUE NEWBURGH, NY 12550
DEED REFERENCE:	LIBER 14430 PAGE 1026
MAP REFERENCE:	P10 LOT 3 - FILED MAP 1769 (SEE NOTE 6)

TAX PARCEL:	82 - 2 - 27
AREA:	0.177 ACRES (7,700 SQ. FT.)
RECORD OWNER:	JOSEPH B. STEFFY, IV 9 COMMONWEALTH AVENUE NEWBURGH, NY 12550
DEED REFERENCE:	LIBER 14430 PAGE 1029
MAP REFERENCE:	SPRING LOT - FILED MAP 1769 (SEE NOTE 6)

Survey Map & Site Plan
for Lands of
Joseph B. Steffy, IV



THIS MAP IS INCOMPLETE
AND INVALID WITHOUT ALL
SHEETS IN THE PLAN SET.

TAX MAP PARCEL:
82 - 2 - 26 & 27

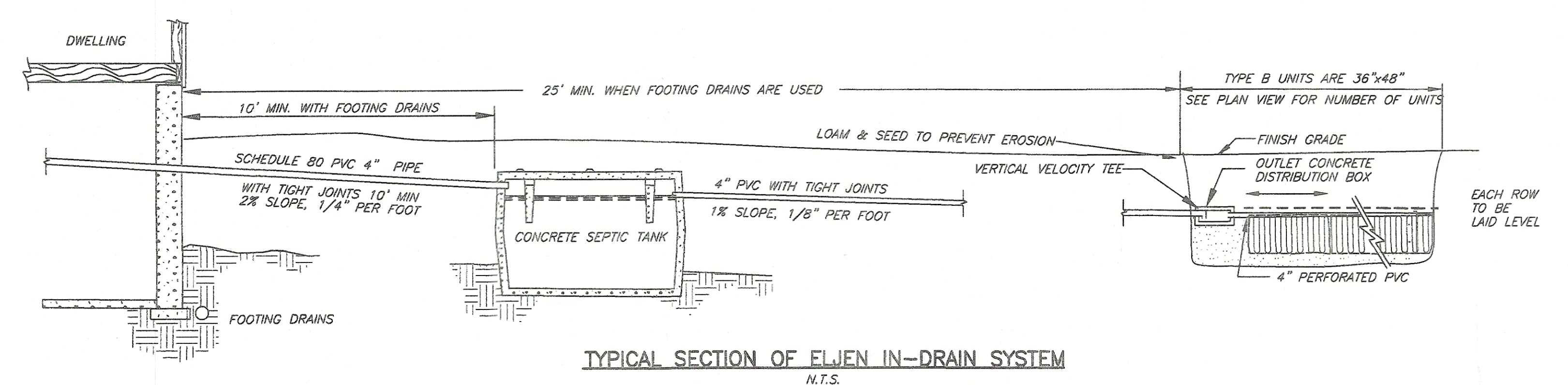
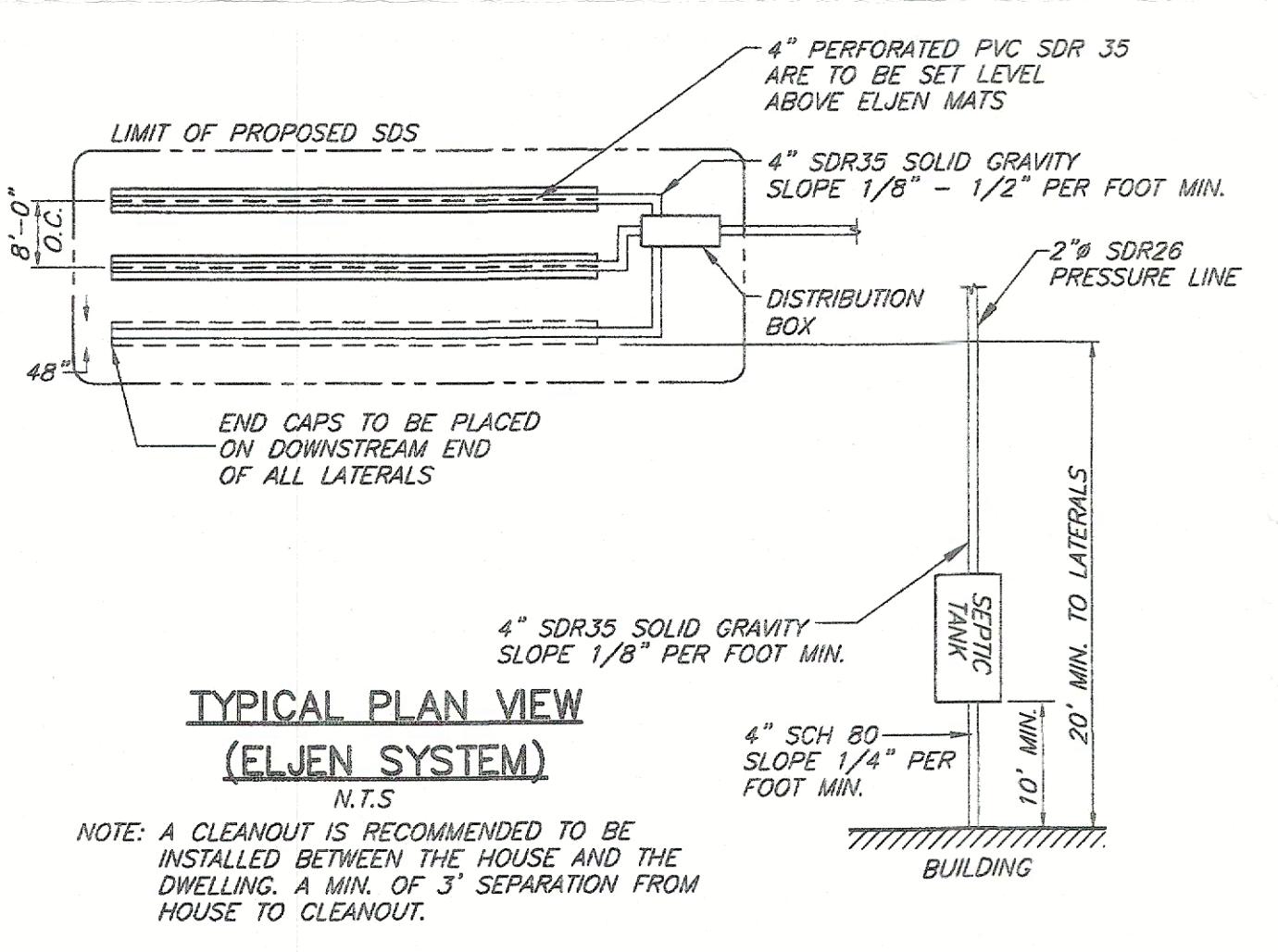
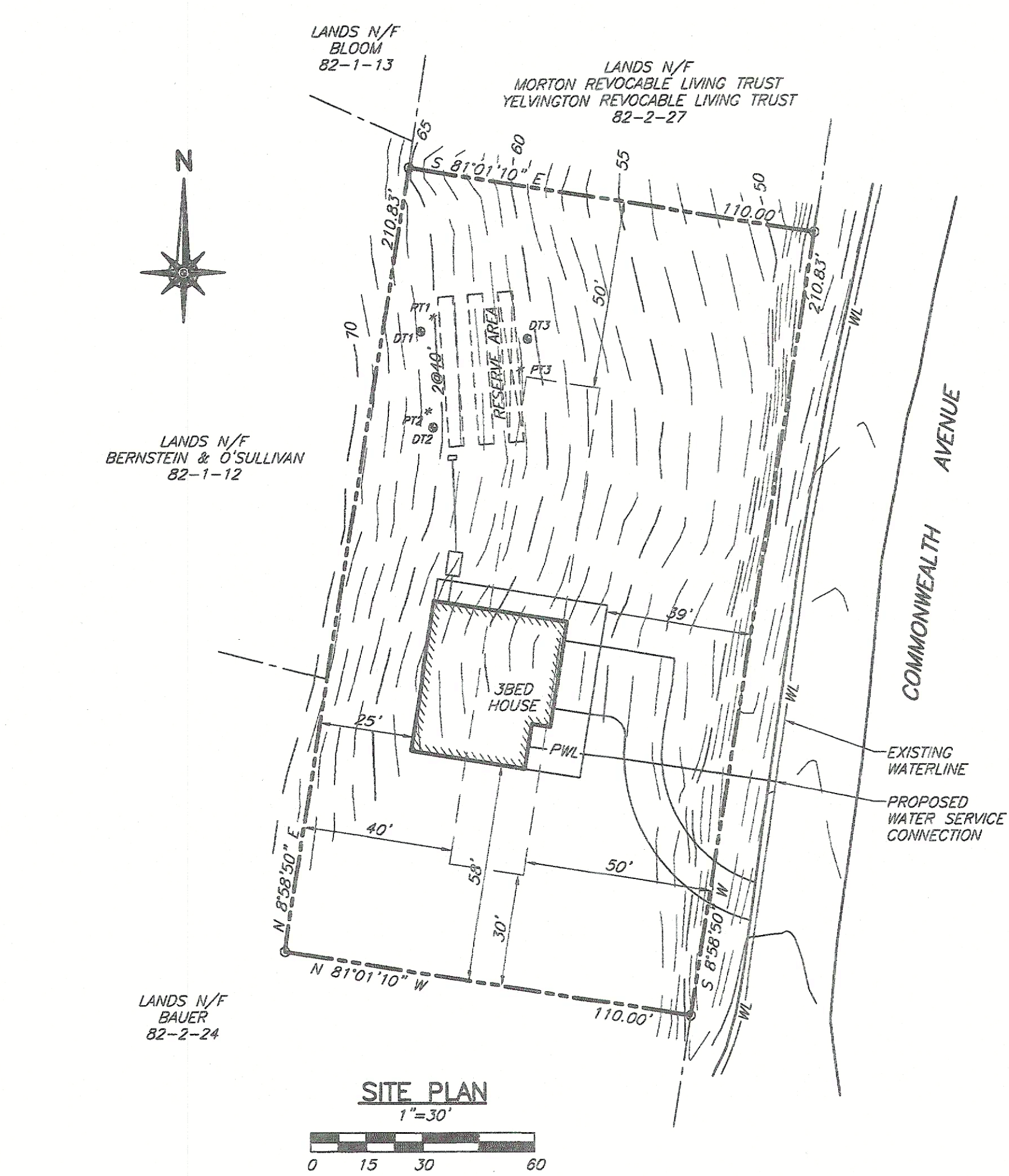
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

DRAFTED BY: NAM

DATE: SEPTEMBER 20, 2021

PROJECT: 4850

SHEET: 1 / 2



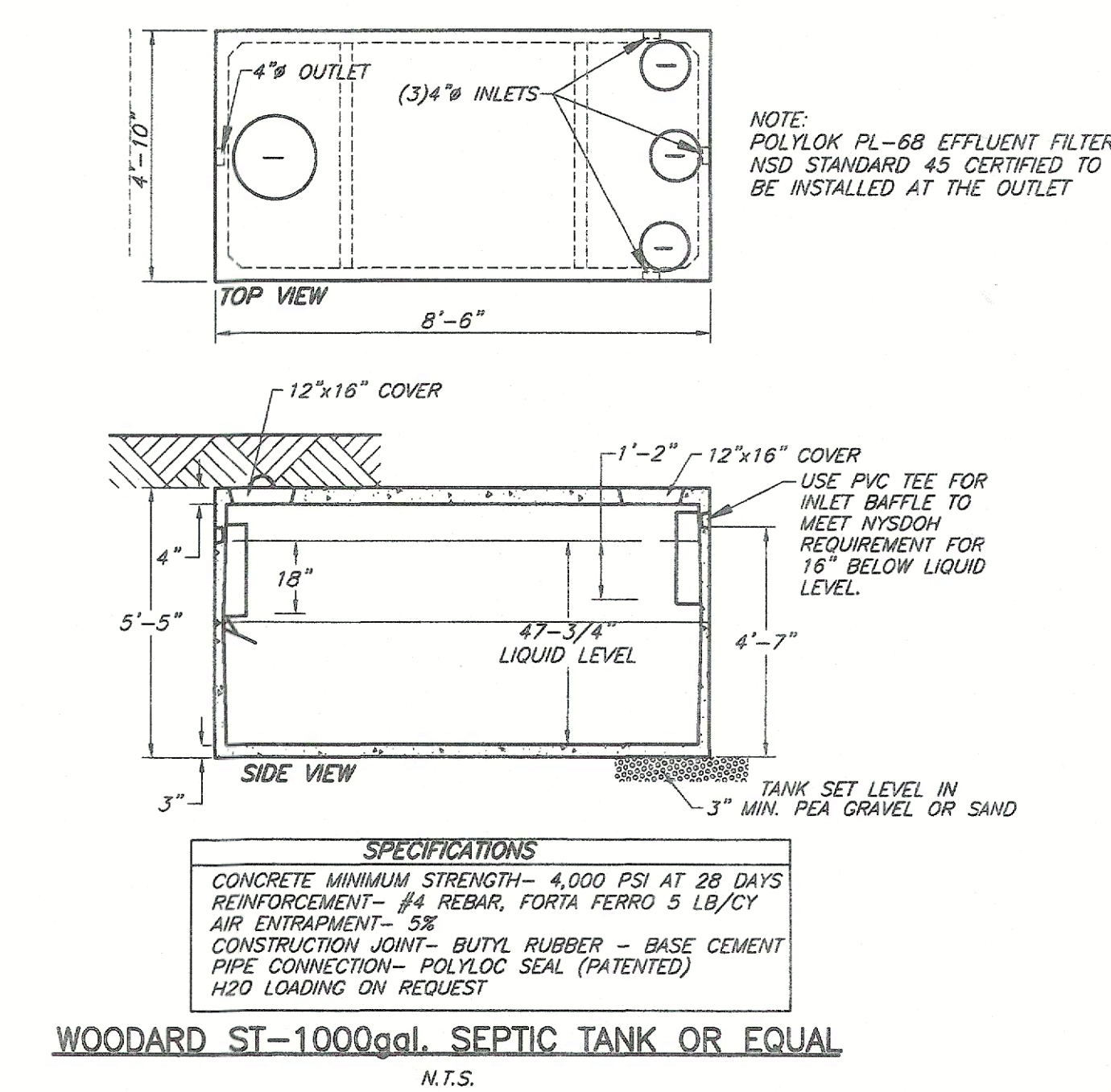
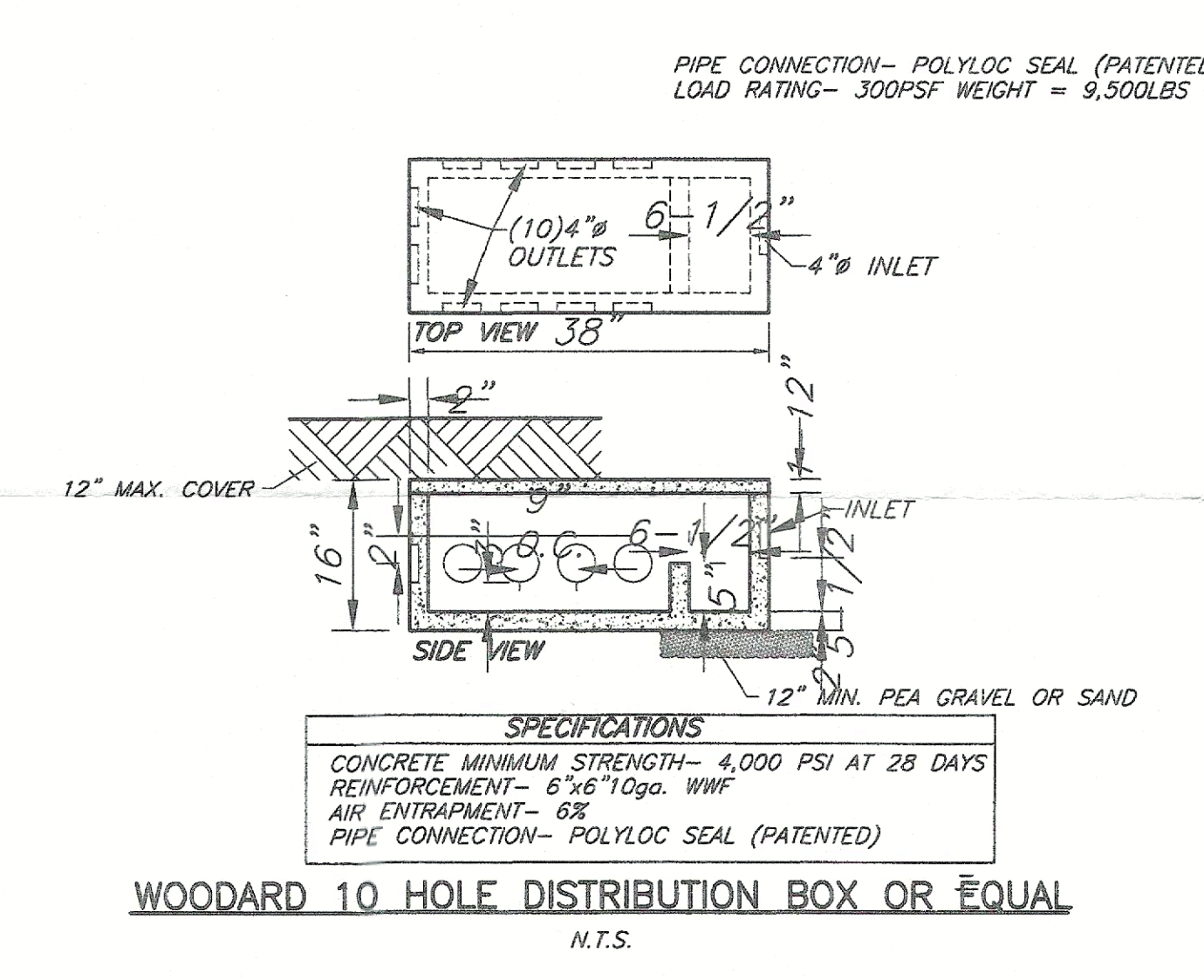
NOTES:
1. DESIGNER SHALL BE NOTIFIED OF ANY CONDITIONS CONTRARY TO THOSE DEPICTED ON THIS PLAN.

SEPTIC SYSTEM DESIGN DATA:

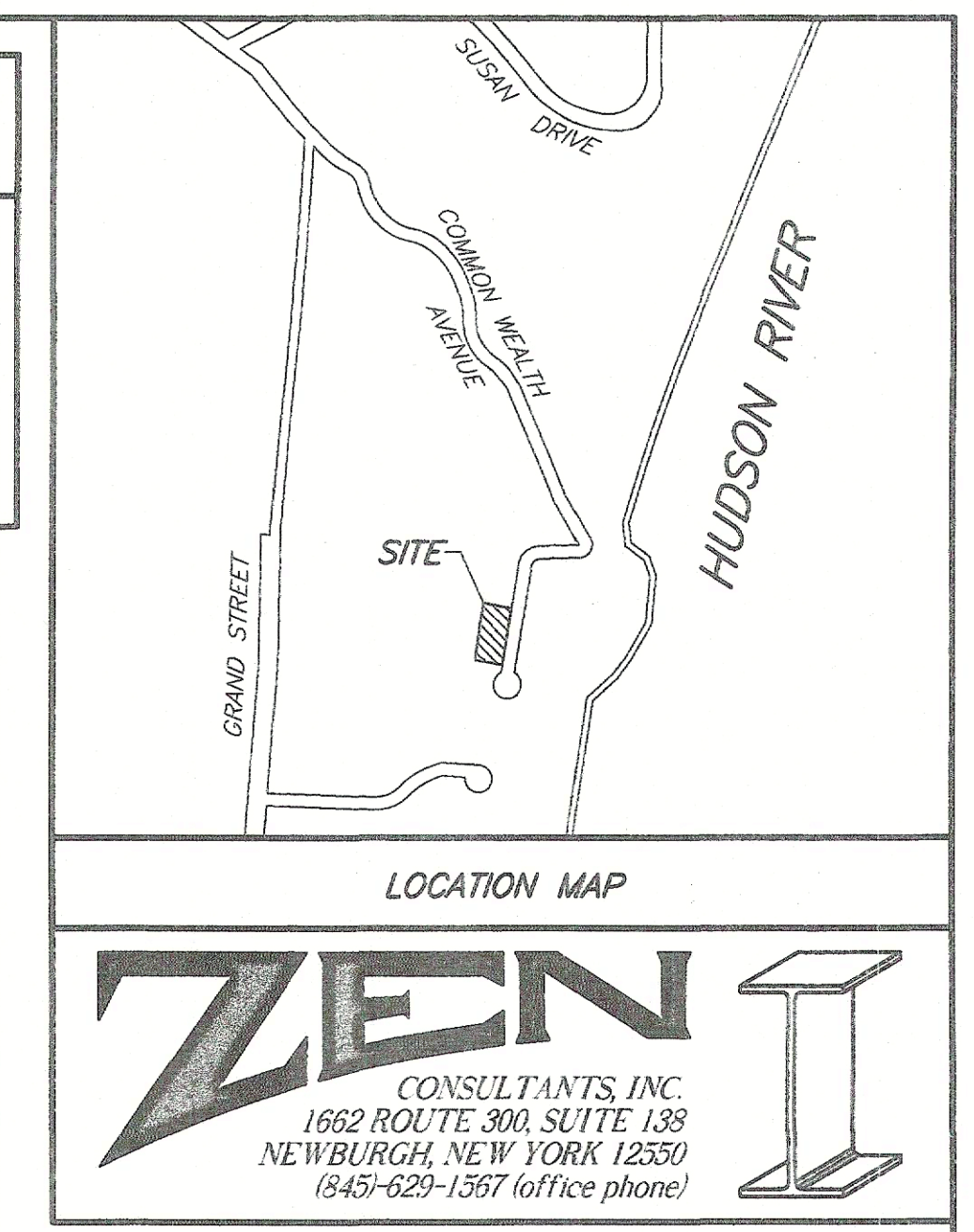
PERCOLATION DATA *	PT1 24" DEEP 05/19/2026 STABILIZED RATE- 2 MIN/INCH PT2 24" DEEP 05/16/2026 STABILIZED RATE- 2 MIN/INCH
DEEP PIT DATA	DT1 72" DEEP 05/19/2026 0'-12" TOP SOIL 12'-72" SAND NO MOTTILING/ROCK/WATER DT2 70" DEEP 05/19/2026 0'-5" TOP SOIL 5'-16" CLAY LOAM 16'-70" SAND W/ COBBLES NO MOTTILING/ROCK/WATER DT3 65" DEEP 05/19/2026 0'-9" TOP SOIL 9'-65" SAND WATER SEEPAGE AT 65" NO MOTTILING/ROCK
DESIGN DATA	1. NO OF BEDROOMS - 3(MAX) 2. DAILY FLOW - *330 G.P.D. 3. SEPTIC TANK CAPACITY - 1,000 GAL 4. STABILIZED PERCOLATION RATE- 2 MIN/INCH PRIMARY AREA SYSTEM 5. ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 60 L.F. PROVD- 30'40LF =120 L.F. 6. FILL REQUIRED - NONE ELJEN TRENCH SYSTEM RESERVE AREA SYSTEM 7. ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 60 L.F. PROVD- 30'40LF =120 L.F. 8. FILL REQUIRED - NONE ELJEN TRENCH SYSTEM

*LOW FLOW FIXTURES TO BE USED PER OCDOH. REGULATIONS. RESERVE AREA SYSTEM REQUIREMENTS ARE AS NOTED IN THE ABOVE TABLE.

ASTM C33 SAND SPECIFICATION		
SIEVE SIZE	SIEVE SO. OPNG. SIZE	SPEC. % PASSING (WET SIEVE)
0.375"	9.5 mm	100.0-100.0
#4	4.75 mm	95.0-100.0
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0



SBL: 82-2-26 TOWN OF NEWBURGH ZONE: R1 TOTAL AREA EXISTING: 23,191±SF		
MINIMUM LOT AREA (sf)	REQUIRED	EXISTING
MINIMUM YARDS	40,000	*23,191
FRONT	50'	*39'
REAR	40'	*25'
SIDE/BOTH	30'/80'	30'/80'
MINIMUM LOT WIDTH	150'	210'
DEPTH	150'	*110'



- SEPTIC SYSTEM GENERAL NOTES:**
- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
 - SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
 - CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
 - NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
 - NO TRENCHES TO BE INSTALLED IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
 - GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
 - DISTRIBUTION LINE ARE TO BE CAPPED FOR IN GROUND AND SHALLOW TRENCH SYSTEMS. LINES TO BE TIED TOGETHER WITH NON-PERFORATED PIPE IN FILL SYSTEMS.
 - THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
 - ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
 - NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 20' OF ANY WATER COURSE DRAINAGE DITCH.
 - ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
 - BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
 - THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
 - HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
 - THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
 - THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
 - THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
 - THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETE DISPOSAL FACILITY.

- STANDARD NOTES:**
- THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
 - "RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK 2012 EDITION."
 - "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."
- "THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."
- ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE.
- ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
- TRENCH BOTTOMS TO BE SET LEVEL AND PARALLEL TO EXISTING CONTOURS.

- NOTES:**
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
 - SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
 - DISTRIBUTION BOXES / DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

MAP REFERENCE:
BOUNDARY INFORMATION BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-VORTON-TAROLLO-MARSHALL ENGINEERING & LAND SURVEYING, P.C. ON SEPTEMBER 20, 2022.

WILLIAM J. MORRIS, P.E.
ENGINEER

STATE OF NEW YORK
No. 060897
LICENSED PROFESSIONAL ENGINEER

BABCOCK
SBL: 82-2-26
SEPTIC SYSTEM DESIGN & DETAILS
COMMONWEALTH AVENUE
TOWN OF NEWBURGH, ORANGE COUNTY

DATE: 07/01/2026
SCALE: 1"=30'
JOB NUMBER: 26-006-KBA
SHEET NUMBER: 1 OF 2