



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

**PROJECT NAME:** ATHBOY ROAD 4-LOT SUBDIVISION  
**PROJECT NO.:** 24-36  
**PROJECT LOCATION:** SECTION 8, BLOCK 1, LOT 105  
**REVIEW DATE:** 9 JULY 2025  
**MEETING DATE:** 17 JULY 2025  
**PROJECT REPRESENTATIVE:** CM TERRIZZI ENGINEERING, PLLC

1. The Orange County Planning Department issued a local determination on 7 June 2025.
2. On 1 July 2025, this office submitted the project to the Town of Marlborough and the Town of Marlborough Planning Board.
3. Notes must be added to the subdivision plan regarding construction timeframe restrictions for mitigation regarding Bald Eagles as identified by the New York State Department of Conservation.
4. A Construction Stormwater Permit from the New York State Department of Environmental Conservation is required.
5. Compliance with the Town's Tree Preservation Ordinance has been documented.
6. Driveway Access and Maintenance Agreement are required.
7. A Public Hearing is required.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kmm

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.  
Principal

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor  
**RANDY SIMONS**  
Commissioner Pro Tempore

April 16, 2025

Patrick Hines  
MHE Engineering  
33 Airport Center Drive  
New Windsor, NY 12553

Re: DEC  
Athboy Road Four Lot Subdivision  
Orange County, NY  
25PR00486

Dear Patrick Hines:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the materials submitted in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the sightline profiles and typical proposed elevation drawing submitted to our office on March 19, 2024. Based upon our review, it is OPRHP's opinion that the proposed work will have No Adverse Impact on historic resources.

If you have any questions, feel free to call me at (518) 818-4592.

Sincerely,

Ashley Barrett  
Historic Site Restoration Coordinator  
Ashley.barrett@parks.ny.gov

cc: B. Sherman, MHE Engineering

via e-mail only



VIA EMAIL

May 19, 2025

Chris Terrizzi  
11 Terrizzi DR  
Wallkill, NY 12589

**Re: GID-003608**  
**Article 11 Threatened and Endangered Species**  
**Athboy Subdivision**  
**Town of Newburgh, Orange County**

**Jurisdictional Determination**

Dear Chris Terrizzi,

The New York State Department of Environmental Conservation (DEC or Department) received the project materials for 4-lot residential subdivision located at Athboy Road, in the Town of Newburgh, Orange County, on March 31, 2025. This request specifically inquires whether a permit pursuant to Article 11 (Threatened and Endangered Species) of the Environmental Conservation Law would be required for the proposed project.

**Article 11 Threatened and Endangered Species**  
**Bald eagle (*Haliaeetus leucocephalus*) (Threatened)**

Non-breeding Bald Eagles have been documented in proximity to the project location. Impacts to this species should be assessed following the Conservation Plan for Bald Eagles in New York State ([https://www.dec.ny.gov/docs/wildlife\\_pdf/nybaldeagleplan.pdf](https://www.dec.ny.gov/docs/wildlife_pdf/nybaldeagleplan.pdf)). If project related impacts cannot be fully avoided or minimized, a permit for incidental take may be needed. The acceptable work window that would not result in any impacts to non-breeding eagles in the area would be April 1<sup>st</sup> to November 30<sup>th</sup>. For work proposed outside of this window, additional information is needed including when construction activities are proposed to take place, the duration of those activities, what equipment would be used, noise levels from construction and operational activities as compared to ambient noise levels.

**Re: GID-003608**  
**Article 11 Threatened and Endangered Species**  
**Athboy Subdivision**  
**Town of Newburgh, Orange County**

**Other**

Be aware of the following additional DEC jurisdictions:

**SPDES Sanitary**

Discharges of wastewater to surface water and groundwater are regulated and may require a permit. A discharge is regulated if it includes any pollutant, including sewage, industrial by-product, and heat from coolant systems. All discharges to surface waters require a permit. All discharges of industrial pollutants require a permit. Industrial pollutants include agriculture-related by-products from brewing, distilling, canning, and silage. Sewage discharges to groundwater do not require a SPDES permit if they are less than 1,000 gallons per day; residencies of less than 5 bedrooms will not require a permit. For more information, please visit <https://dec.ny.gov/regulatory/permits-licenses/wastewater-stormwater-water-withdrawal/spdes-permit-program>. If you have a question which cannot be answered using information from the website, please contact the Division of Water at [DOW.R3@dec.ny.gov](mailto:DOW.R3@dec.ny.gov).

Please be advised that, prior to construction of any new or modified waste disposal system for a discharge authorized under a SPDES permit, the permittee must submit to DEC an approvable engineering report, plans, and specifications prepared by NYS-licensed engineer and developed in accordance with standards accepted by the Department. Please submit a complete Application for Approval of Plans for a Wastewater Disposal System along with the design documents to [DOW.R3@dec.ny.gov](mailto:DOW.R3@dec.ny.gov). Copies of this Application for Approval of Plans form must be requested from the Division of Water via email.

**SPDES Construction**

Stormwater discharges require a State Pollutant Discharge Elimination System (SPDES) Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR
- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed



**Re: GID-003608**  
**Article 11 Threatened and Endangered Species**  
**Athboy Subdivision**  
**Town of Newburgh, Orange County**

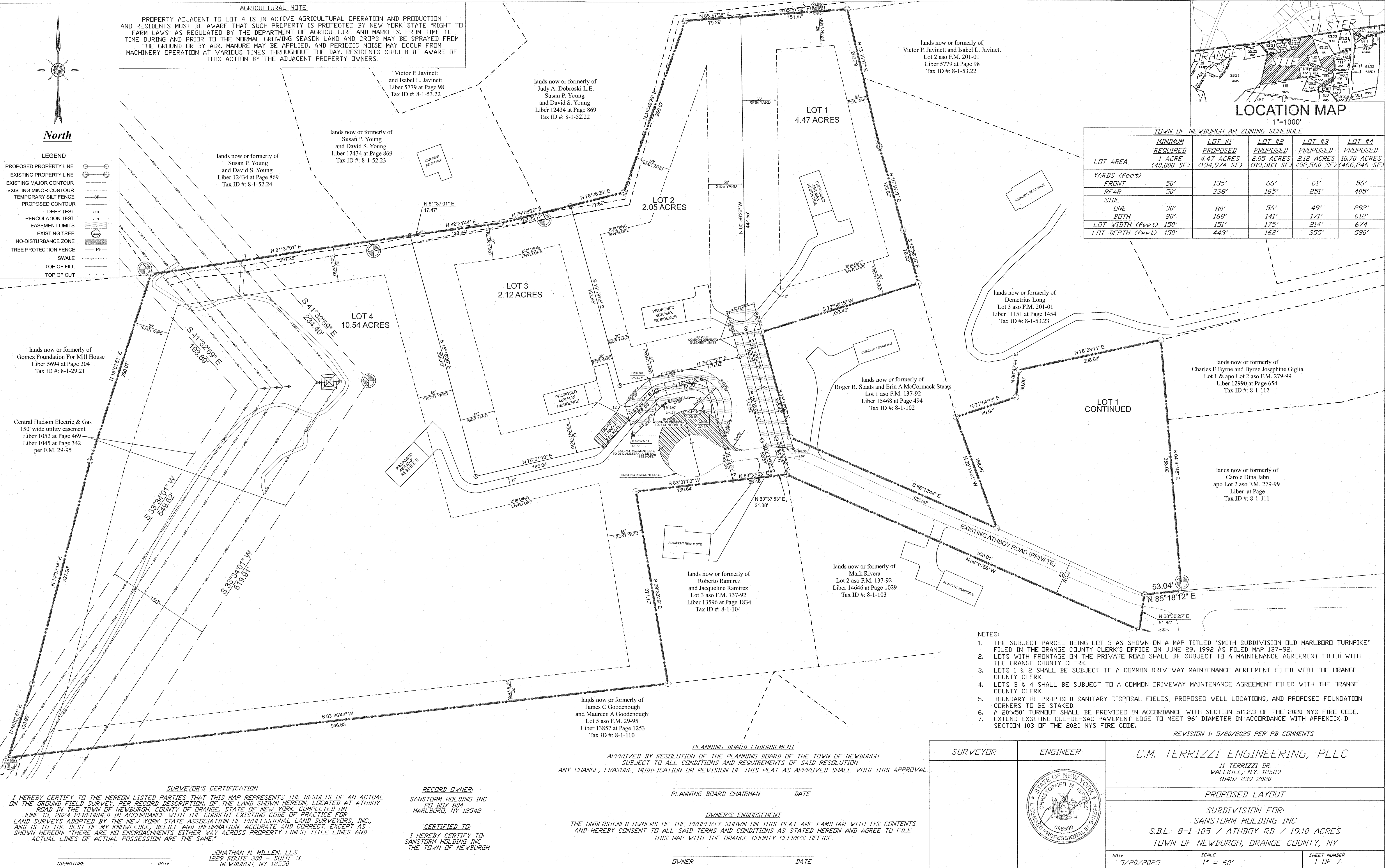
Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at <https://dec.ny.gov/environmental-protection/water/water-quality/stormwater>. For questions, please contact the Division of Water at [DOW.R3@dec.ny.gov](mailto:DOW.R3@dec.ny.gov).

For construction permits, this site is within an MS4 area. The stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department.

Please contact me if you have questions regarding the above information.

Sincerely,

Tiernan Darcy  
Division of Environmental Permits  
Region 3, Telephone No. (845) 256-3809  
[Tiernan.Darcy@dec.ny.gov](mailto:Tiernan.Darcy@dec.ny.gov)

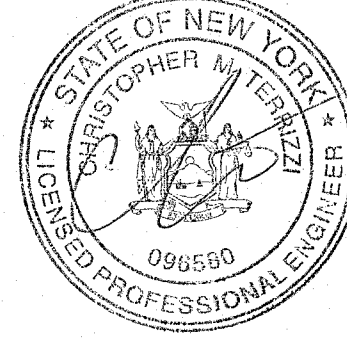






NOTES:

1. BOUNDARY OF PROPOSED SANITARY DISPOSAL FIELDS, PROPOSED WELL LOCATIONS, AND PROPOSED FOUNDATION CORNERS TO BE STAKED.

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALKILL, N.Y. 12589 (845) 239-2020	
	PROPOSED GRADING & SEPTICS	
	SUBDIVISION FOR: SANSTORM HOLDING INC S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE 5/20/2025	SCALE 1" = 60'	SHEET NUMBER 2 OF 7





Existing Tree Table (within Disturbance Limits)		
Tag #:	Diameter	Type
701 - Significant	16"	Grey Poplar (Remove)
702	10"	Green Ash
703	13"	Butternut
704 - Specimen	24"	Sugar Maple (Excluded)
705 - Significant	22"	Common Oak (Excluded)
706 - Significant	14"	Grey Poplar (Excluded)
707	10"	Red Maple
708 - Significant	14"	White Oak (Remove)
709 - Protected	33"	Sugar Maple (Protect)
710 - Significant	14"	Shag Bark Hickory (Protect)
711 - Protected	32"	(Double) Pignut Hickory (Protect)
712	13"	White Oak
713	13"	Pignut Hickory
714 - Significant	19"	Pignut Hickory (Protect)
716 - Significant	15"	Pignut Hickory (Undisturbed)
717 - Protected	28"	Crown Ash (Protect)
718 - Significant	15"	Black Cherry (Protect)
719 - Significant	16"	Sour Cherry (Protect)
720 - Significant	15"	Black Cherry (Protect)
721	11"	American Hop Horn Beam
722 - Significant	19"	Common Oak (Remove)
723 - Specimen	28"	Black Cherry (Remove)
724 - Significant	17"	Black Cherry (Remove)
725 - Significant	15"	Black Cherry (Protect)
726 - Significant	14"	Black Cherry (Protect)
727 - Specimen	24"	Black Walnut (Protect)
728 - Significant	12"	Eastern Red Cedar (Protect)
729 - Specimen	29"	Common Oak (Remove)
730 - Specimen	30"	Common Oak (Remove)
731 - Significant	22"	White Oak (Protect)
732 - Significant	23"	White Oak (Protect)
733	12"	Pignut Hickory
734	12"	Sour Cherry
735 - Significant	12"	White Oak (Remove)
736 - Significant	12"	Eastern Red Cedar (Remove)
737	12"	Swamp Oak
738	12"	Black Cherry
739	12"	Black Cherry
740 - Specimen	24"	Black Walnut (Remove)
741 - Specimen	30"	(Double) White Oak (Protect)
742 - Specimen	29"	White Oak (Protect)
743 - Significant	15"	Black Walnut (Protect)
744	12"	White Oak
745 - Significant	14"	White Oak (Protect)
746 - Specimen	41"	Water Oak (Remove)
747 - Specimen	26"	Common Oak (Protect)
748	13"	Waver Oak
749 - Significant	14"	Black Cherry (Remove)
750 - Significant	17"	(Double) Northern Red Oak (Protect)
751 - Specimen	24"	Red Maple (Protect)
752 - Significant	22"	White Oak (Protect)
753 - Significant	17"	White Oak (Remove)
754 - Significant	19"	Black Cherry (Remove)
755 - Specimen	26"	White Oak (Protect)
756 - Significant	14"	Eastern Red Cedar (Protect)
757	11"	White Oak
758 - Specimen	24"	White Oak (Remove)
759 - Specimen	30"	White Oak (Remove)
760 - Significant	22"	White Oak (Remove)
761 - Significant	23"	Red Spruce (Remove)
762 - Specimen	24"	Bass Wood (Remove)
763 - Specimen	30"	(Double) Bass Wood (Remove)
764	10"	Pignut Hickory
765 - Significant	18"	Pignut Hickory (Excluded)
766 - Significant	18"	Pignut Hickory (Excluded)
767 - Significant	16"	White Oak (Excluded)
768	11"	Larch
769	10"	Pin Oak
770 - Significant	10"	Pin Oak (Protect)
771 - Significant	15"	(Double) Black Cherry (Protect)
772 - Significant	12"	Eastern Red Cedar (Protect)
773	10"	White Oak
774	13"	Black Cherry
775 - Significant	16"	Pignut Hickory (Protect)
776	12"	American Hop Horn Beam
777 - Significant	20"	White Oak (Protect)
778	12"	White Oak
779 - Significant	22"	White Oak (Protect)
780 - Significant	23"	Pin Oak (Protect)
781 - Significant	23"	White Oak (Remove)
782	10"	Black Ligstro
783	10"	Northern Red Oak
784	11"	(Double) Black Cherry
785	10"	Black Cherry
786	13"	Pignut Hickory
787	10"	Black Poplar
788	12"	White Oak
789	12"	White Oak
790 - Significant	15"	White Oak (Protect)
791 - Significant	20"	White Oak (Protect)
792 - Significant	13"	Eastern Red Cedar (Protect)
793	13"	White Oak
794 - Significant	21"	White Oak (Remove)
795	11"	White Oak
796 - Significant	15"	Northern Maple (Remove)
797	11"	Black Cherry
798 - Significant	16"	White Oak (Remove)
799 - Significant	15"	White Oak (Remove)
800	13"	White Oak
801 - Significant	18"	White Oak (Remove)
802 - Significant	18"	White Oak (Remove)
803 - Significant	14"	White Oak (Remove)
804 - Significant	20"	White Oak (Remove)
805 - Significant	13"	White Oak (Remove)
806 - Significant	12"	Eastern Red Cedar (Remove)
807	10"	Red Maple
808 - Significant	19"	White Oak (Remove)
809 - Dead/D/D	12"	Undersirable
810 - Dead/D/D	10"	Black Cherry
811 - Dead/D/D	10"	Black Cherry
812 - Dead/D/D	10"	Undersirable
813 - Dead/D/D	10"	Undersirable
814 - Dead/D/D	14"	Black Cherry
815 - Dead/D/D	11"	Black Cherry

- NOTES:
- SEE SHEET 5 FOR TREE PROTECTIVE FENCE DETAILS.
  - TREE SURVEY PERFORMED BY JONATHAN N. MILLER LAND SURVEYOR, P.C.
  - TREE SURVEY PERFORMED WITHIN THE LIMITS OF DISTURBANCE SHOWN, APPROXIMATELY 4.02 ACRES.
  - TREE REMOVAL CALCULATIONS PERFORMED ON THE EXISTING TREES AND PROPOSED TREES TO BE REMOVED WITHIN THE DISTURBANCE LIMITS (4.02 ACRES).

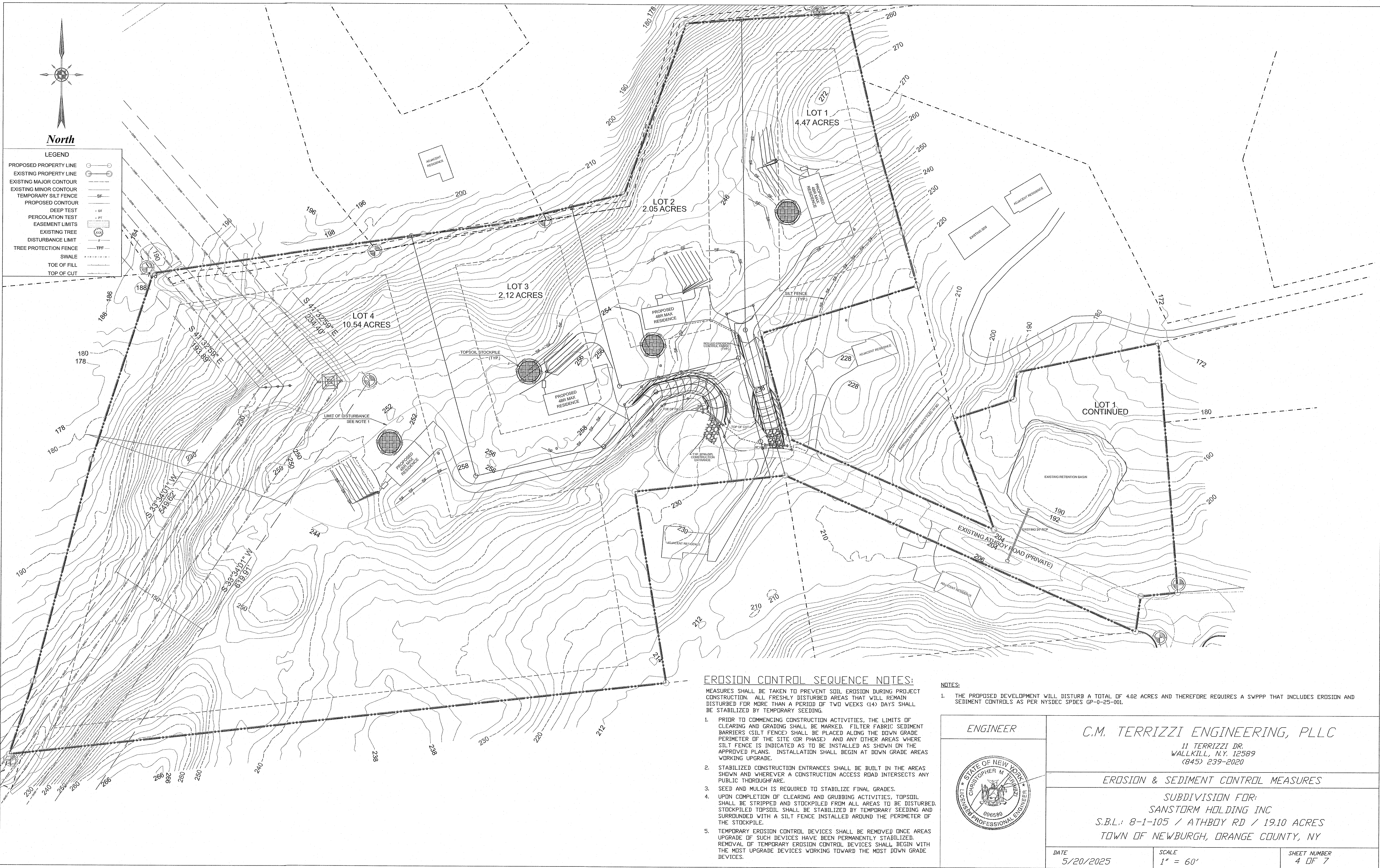
816 - Dead/D/D	17"	Undersirable
817 - Dead/D/D	15"	Eastern Red Oak
818 - Dead/D/D	12"	Black Cherry
819 - Dead/D/D	10"	Black Cherry
820 - Dead/D/D	12"	Butternut
821 - Dead/D/D	12"	Black Cherry
822 - Dead/D/D	10"	Butternut
823 - Dead/D/D	12"	Black Cherry
824 - Dead/D/D	12"	Black Cherry
825 - Dead/D/D	11"	Black Cherry

TOTAL SIGNIFICANT TREE INCHES: 835"  
SIGNIFICANT TREES REMOVED: 401" (48%)

TOTAL SPECIMEN TREE INCHES: 521"  
SPECIMEN TREES REMOVED: 269" (51%)

SURVEYOR	ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
		TREE SURVEY & PRESERVATION PLAN	
		SUBDIVISION FOR: SANSTORM HOLDING INC S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE 5/20/2025	SCALE 1" = 60'	SHEET NUMBER 3 OF 7	





**EROSION CONTROL SEQUENCE NOTES:**

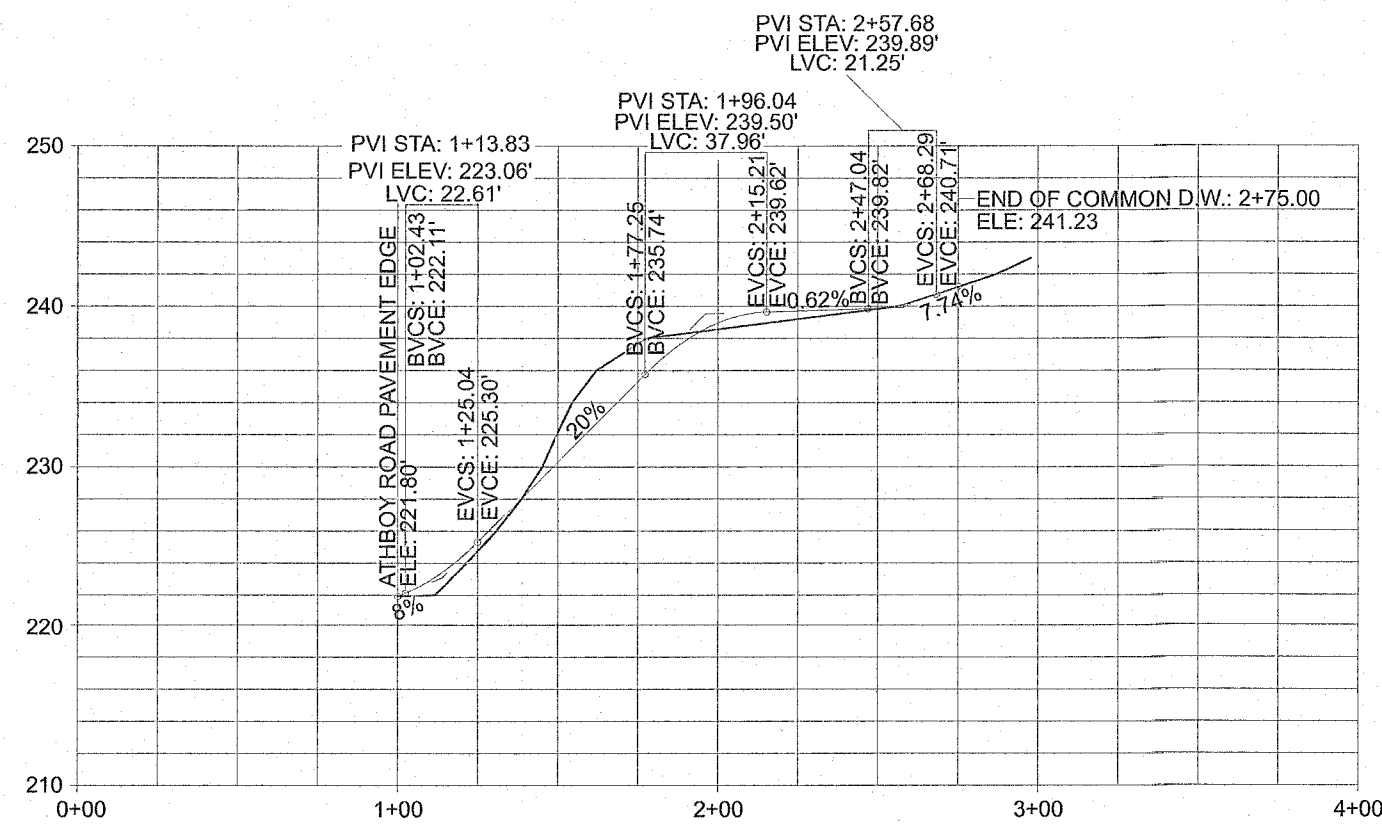
- MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF TWO WEEKS (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING.
1. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENT BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWN GRADE PERIMETER OF THE SITE (OR PHASE) AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED AS SHOWN ON THE APPROVED PLANS. INSTALLATION SHALL BEGIN AT DOWN GRADE AREAS WORKING UPGRADE.
  2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THOROUGHFARE.
  3. SEED AND MULCH IS REQUIRED TO STABILIZE FINAL GRADES.
  4. UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A SILT FENCE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
  5. TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE AREAS UPGRADE OF SUCH DEVICES HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPGRADE DEVICES WORKING TOWARD THE MOST DOWN GRADE DEVICES.

**NOTES:**

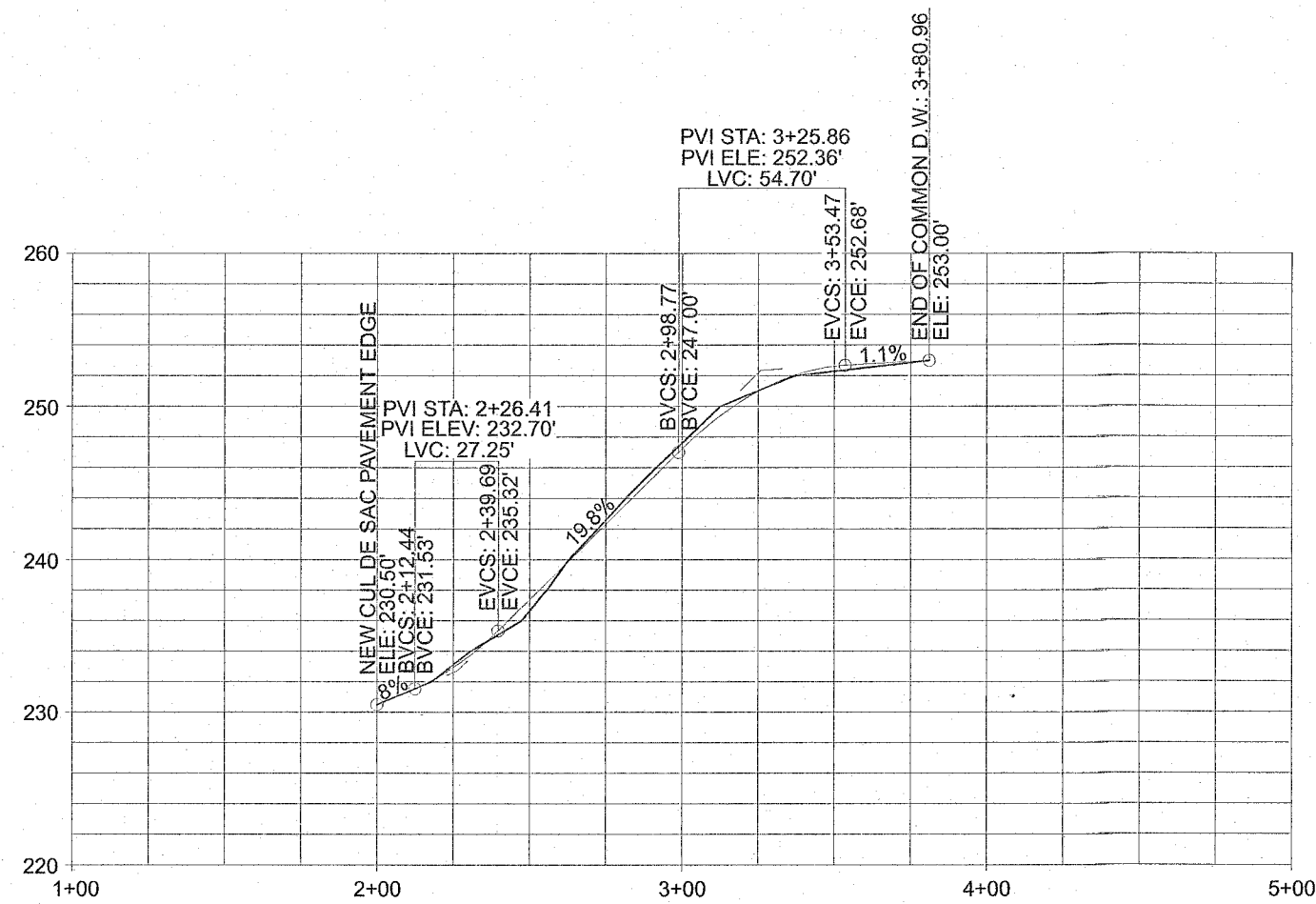
1. THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 4.02 ACRES AND THEREFORE REQUIRES A SWPPP THAT INCLUDES EROSION AND SEDIMENT CONTROLS AS PER NYSDEC SPDES GP-0-25-001.

ENGINEER		C.M. TERRIZZI ENGINEERING, PLLC	
		11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
		EROSION & SEDIMENT CONTROL MEASURES	
		SUBDIVISION FOR: SANSTORM HOLDING INC S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE 5/20/2025		SCALE 1" = 60'	SHEET NUMBER 4 OF 7

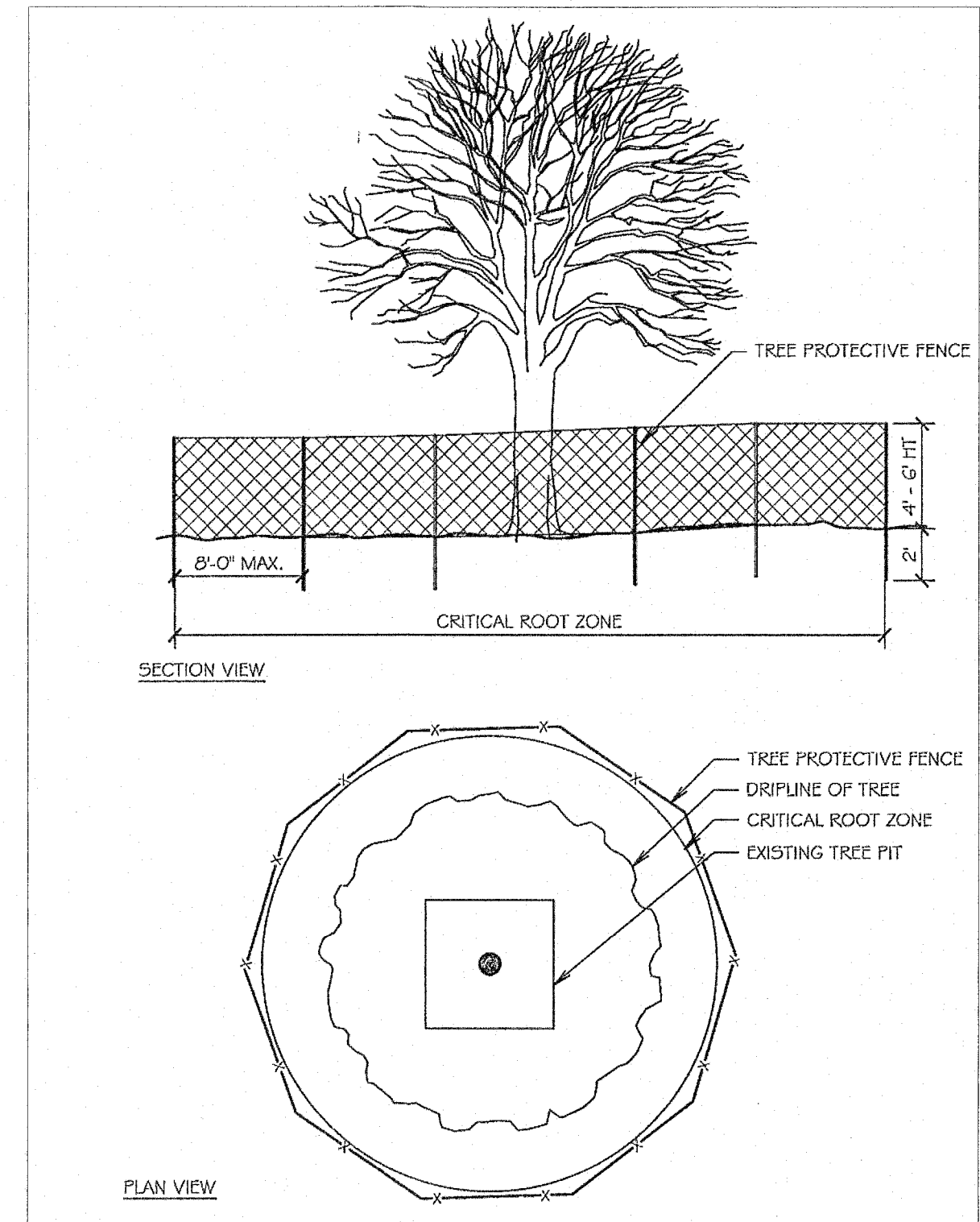
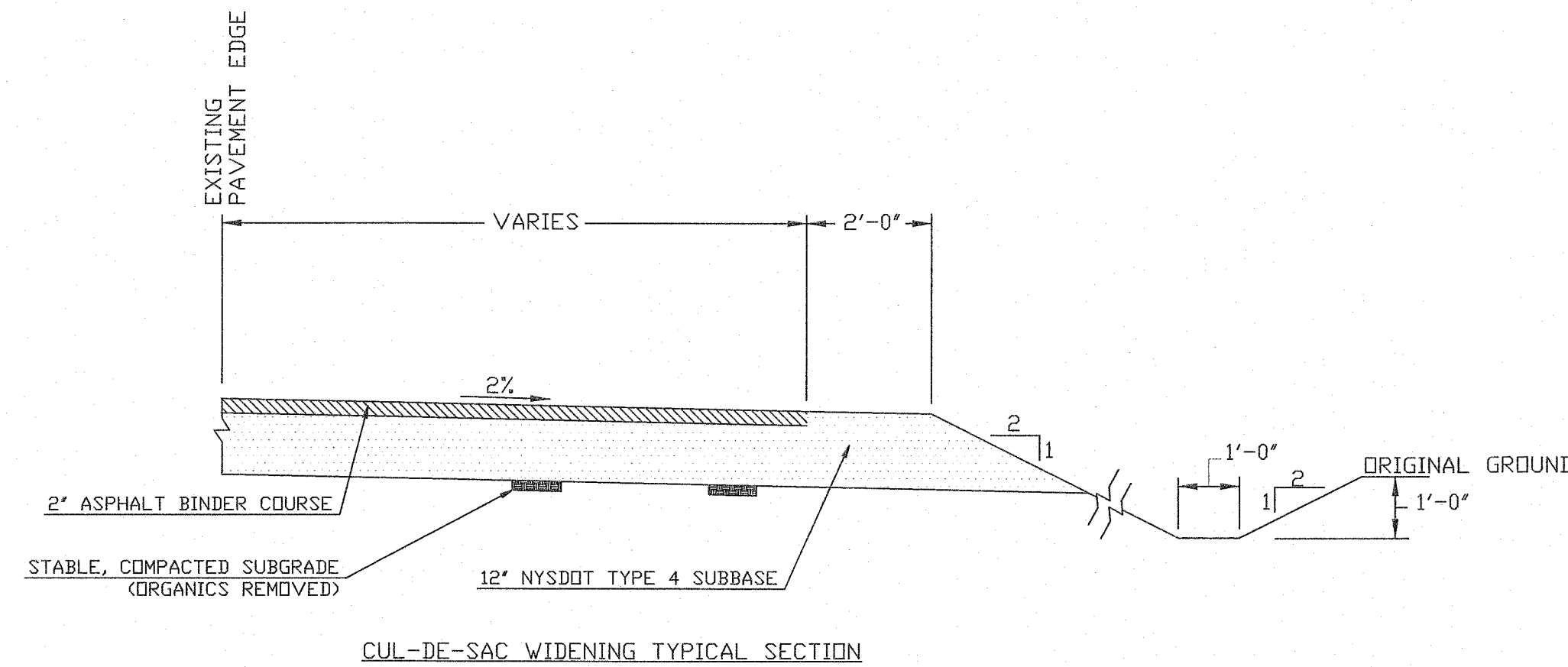
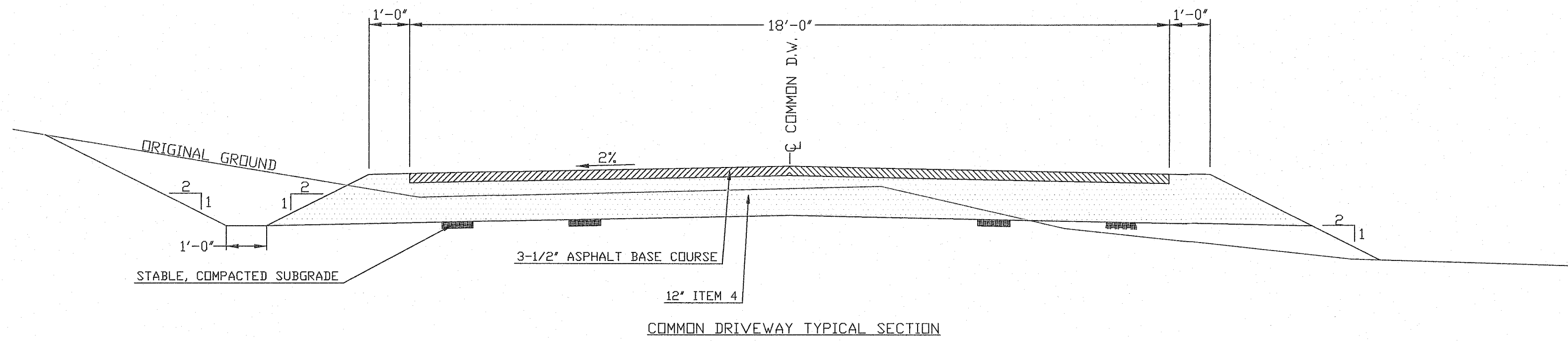




LOTS 1 & 2 COMMON DRIVEWAY PROFILE  
VERTICAL: 1" = 50'  
HORIZONTAL: 1" = 10'

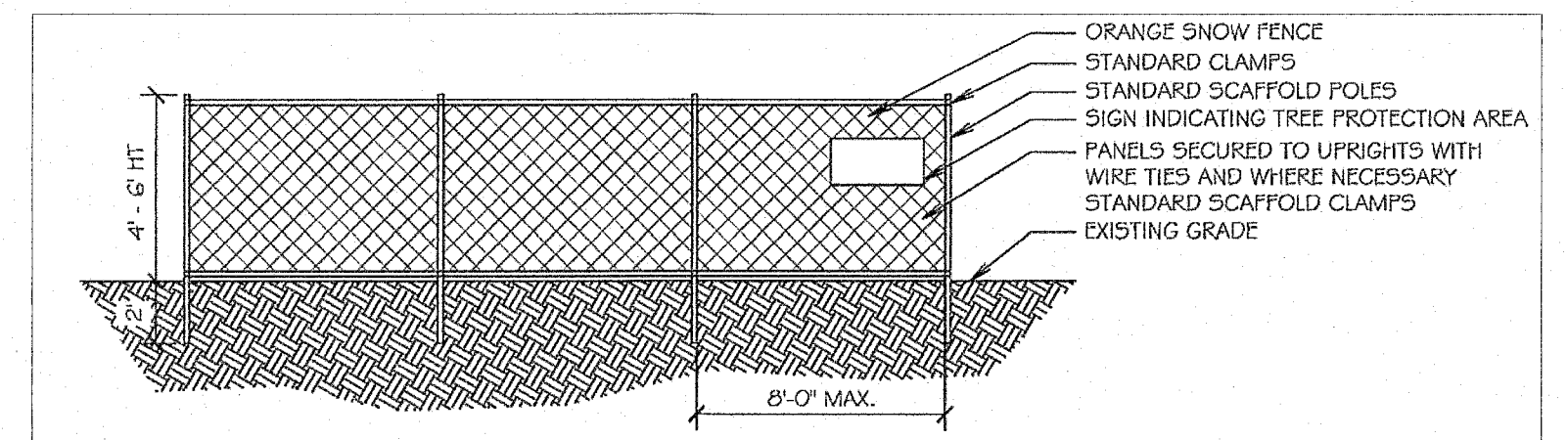


LOTS 3 & 4 COMMON DRIVEWAY PROFILE  
VERTICAL: 1" = 50'  
HORIZONTAL: 1" = 10'



NOTES:

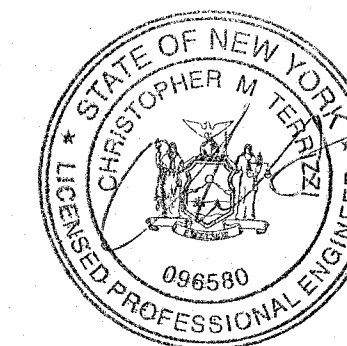
1. CRITICAL ROOT ZONE DEFINED AS THE CIRCULAR AREA MEASURED OUTWARD FROM THE TREE TRUNK ONE-FOOT RADIUS FOR EACH ONE-INCH OF DIAMETER OF THE TREE MEASURED 4.5 FEET ABOVE THE EXISTING GRADE AT THE BASE OF THE TREE AS PER TOWN CODE SECTION 172-2.



NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL AFTER THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING ON THE SITE.
2. IN ADDITION TO THE TREE PROTECTION FENCING, SILT FENCE SHALL BE INSTALLED AT THE DRIPLINE OF ALL SIGNIFICANT OR PROTECTED TREES WHICH ARE LOCATED DOWN GRADE OF ANY CLEARING, EXCAVATION AND/OR CONSTRUCTION ACTIVITY.

ENGINEER



C.M. TERRIZZI ENGINEERING, PLLC

11 TERRIZZI DR.  
WALLKILL, N.Y. 12589  
(845) 239-2020

PROFILES, TYP SECTIONS & TREE PROTECTION DETAILS

SUBDIVISION FOR:  
SANSTORM HOLDING INC  
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE  
5/20/2025

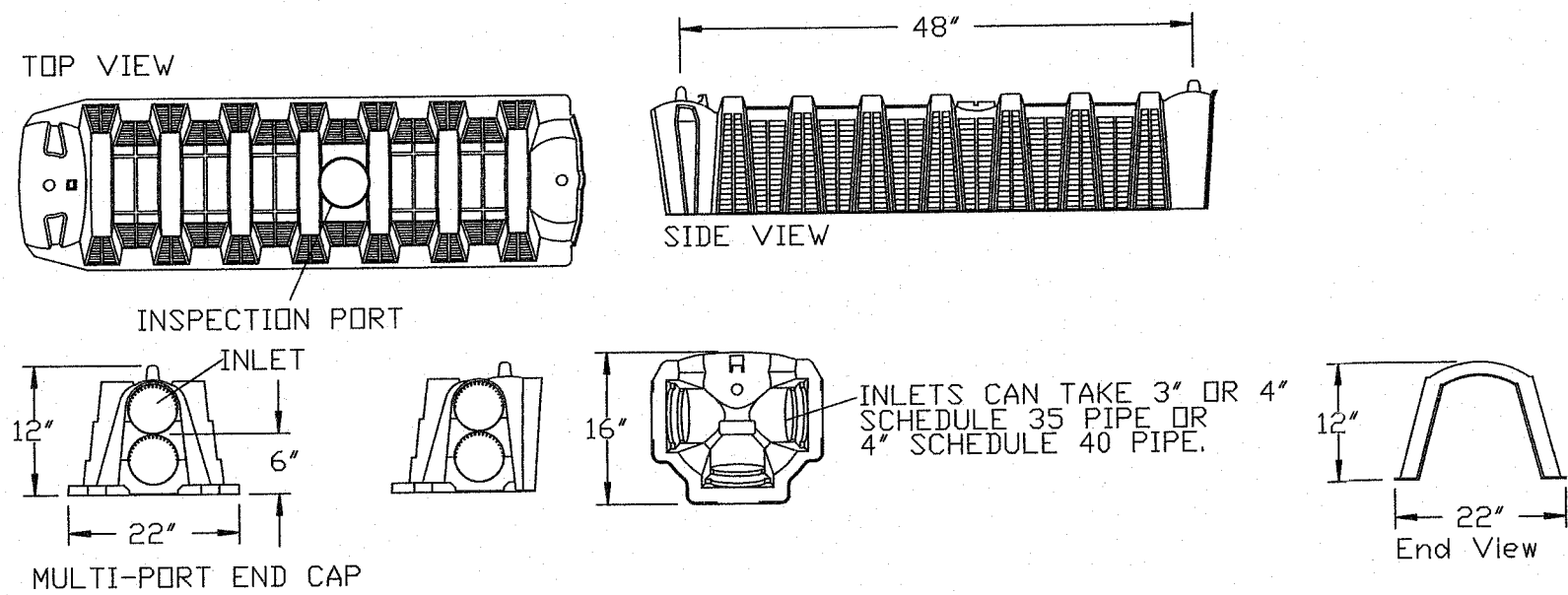
SCALE  
N.T.S.

SHEET NUMBER  
5 OF 7

DEEP HOLE TESTS	
ALL DEEP SOILS TESTS PERFORMED ON JULY 4, 2024.	
LOT #1 TEST HOLE #: DT1	LOT #1 TEST HOLE #: DT2
DEPTH SOIL TYPE	DEPTH SOIL TYPE
0'-12" TOPSOIL	0'-8" TOPSOIL
12'-72" SANDY LOAM	8'-72" SANDY LOAM
MOTTILING OBSERVED AT: N/A	MOTTILING OBSERVED AT: N/A
WATER OBSERVED AT: N/A	WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A	BEDROCK OBSERVED AT: N/A
LOT #2 TEST HOLE #: DT3	LOT #2 TEST HOLE #: DT4
DEPTH SOIL TYPE	DEPTH SOIL TYPE
0'-8" TOPSOIL	0'-9" TOPSOIL
8'-60" SANDY LOAM	9'-53" SANDY LOAM
MOTTILING OBSERVED AT: N/A	MOTTILING OBSERVED AT: N/A
WATER OBSERVED AT: N/A	WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 60"	BEDROCK OBSERVED AT: 53"
LOT #3 TEST HOLE #: DT5	LOT #3 TEST HOLE #: DT6
DEPTH SOIL TYPE	DEPTH SOIL TYPE
0'-12" TOPSOIL	0'-10" TOPSOIL
12'-36" SANDY LOAM	10'-40" SANDY LOAM
MOTTILING OBSERVED AT: N/A	MOTTILING OBSERVED AT: N/A
WATER OBSERVED AT: N/A	WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 36"	BEDROCK OBSERVED AT: 40"
LOT #4 TEST HOLE #: DT7	LOT #4 TEST HOLE #: DT8
DEPTH SOIL TYPE	DEPTH SOIL TYPE
0'-8" TOPSOIL	0'-9" TOPSOIL
8'-68" SILT LOAM	9'-70" SILT LOAM
MOTTILING OBSERVED AT: N/A	MOTTILING OBSERVED AT: N/A
WATER OBSERVED AT: N/A	WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A	BEDROCK OBSERVED AT: N/A

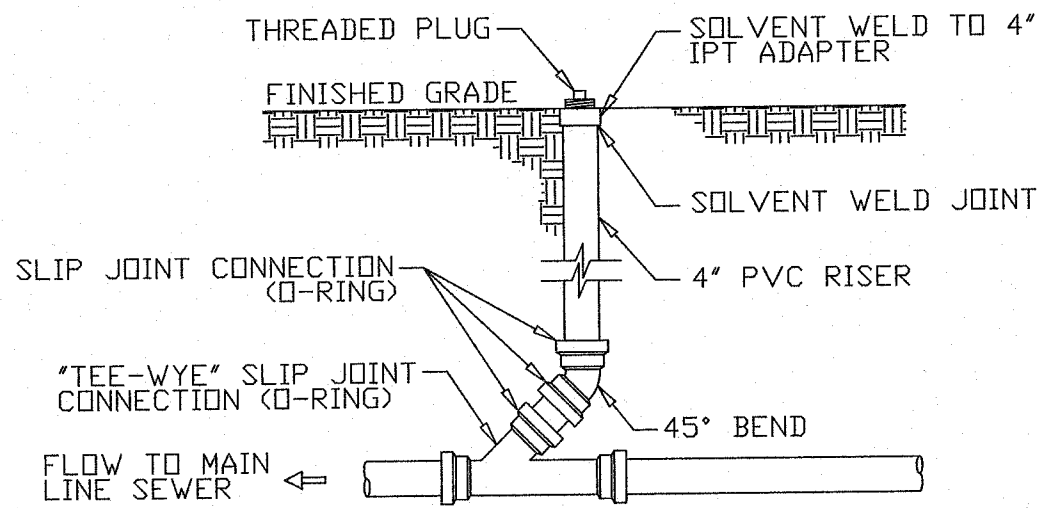
WASTEWATER TREATMENT DESIGN CRITERIA								
LOCATION	PERC NO.	DEPTH OF PERC HOLE	STABILIZED PERC RATE	DESIGN PERC RATE	SYSTEM TYPE	DEPTH BELOW ORIGINAL GRADE TO TRENCH BOTTOM	DESIGN MINIMUM TRENCH LENGTH FOR 4 BEDROOM HOUSE (MAX) AT 110 GPD PER BEDROOM	
							REQUIRED	PROVIDED
PROPOSED LOT 1	PT1	24"	51 MINUTES	46-60 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBER*	24"	367 LF*	384 LF
	PT2		40 MINUTES					
PROPOSED LOT 2	PT3	24"	57 MINUTES	46-60 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBER*	24"	367 LF*	384 LF
	PT4		40 MINUTES					
PROPOSED LOT 3	PT5	12"	36 MINUTES	31-45 MINUTES	SHALLOW OPEN BOTTOM GRAVELLESS CHAMBER*	12"	330 LF*	336 LF
	PT6		40 MINUTES					
PROPOSED LOT 4	PT7	24"	28 MINUTES	31-45 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBER*	24"	330 LF*	336 LF
	PT8		32 MINUTES					

\*QUALIFIES FOR 25% TRENCH LENGTH REDUCTION PER APPENDIX 75-A.  
PT1, PT2, PT3, PT4, PT5 & PT6 PERFORMED ON JULY 20, 2024. PT7 & PT8 PERFORMED ON OCTOBER 13, 2024.

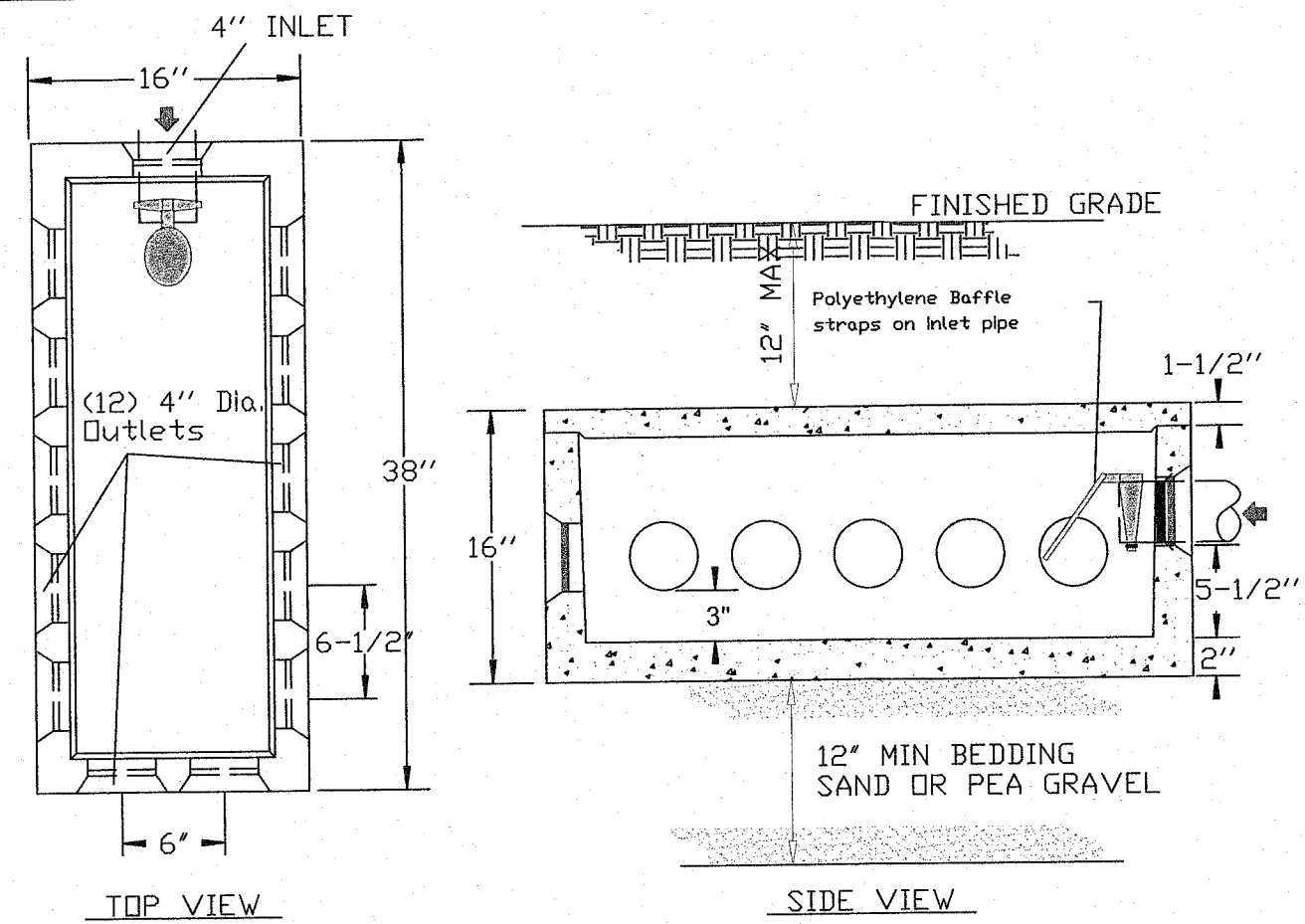


INFILTRATOR CHAMBER DETAILS  
EQUALIZER QUICK4-36 OR EQUAL

NOTES:  
1. END CAPS SHALL BE INSTALLED AT EACH TRENCH END.

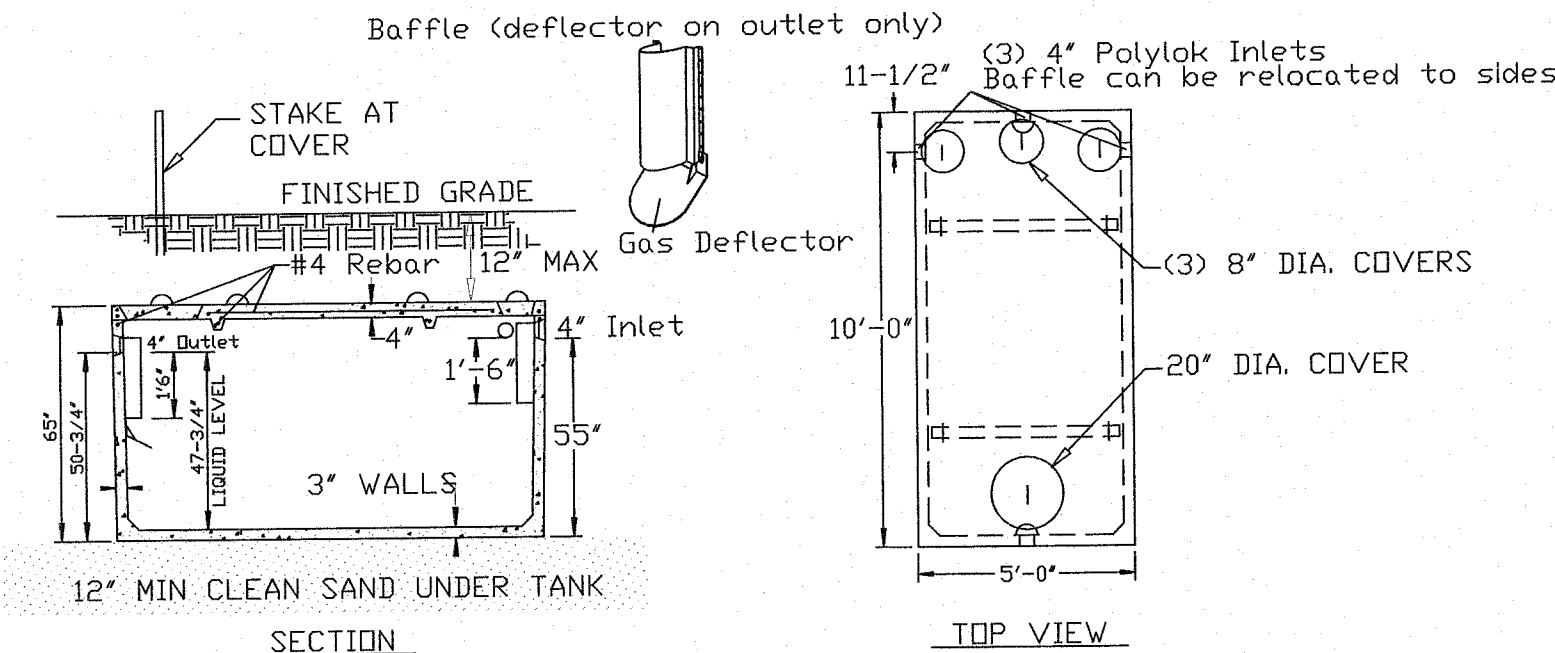


STANDARD CLEANOUT  
CONNECTION DETAIL  
(NOT TO SCALE)



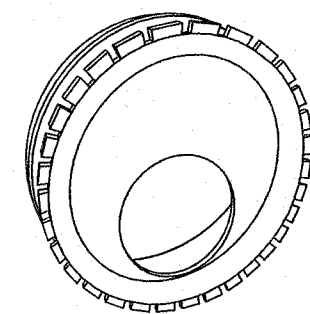
12 HOLE DISTRIBUTION BOX DETAIL  
(NOT TO SCALE)

D-BOX NOTES:  
1. DISTRIBUTION BOX SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL NO. DB-12 (12-HOLE), OR EQUAL.  
2. POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.  
3. INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL. FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS. TUF-TITE SPEED LEVELERS OR EQUIVALENT.  
4. BAFFLE TEE OR ELBOW REQUIRED FOR ALL PUMP SYSTEMS AND WHEN INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.



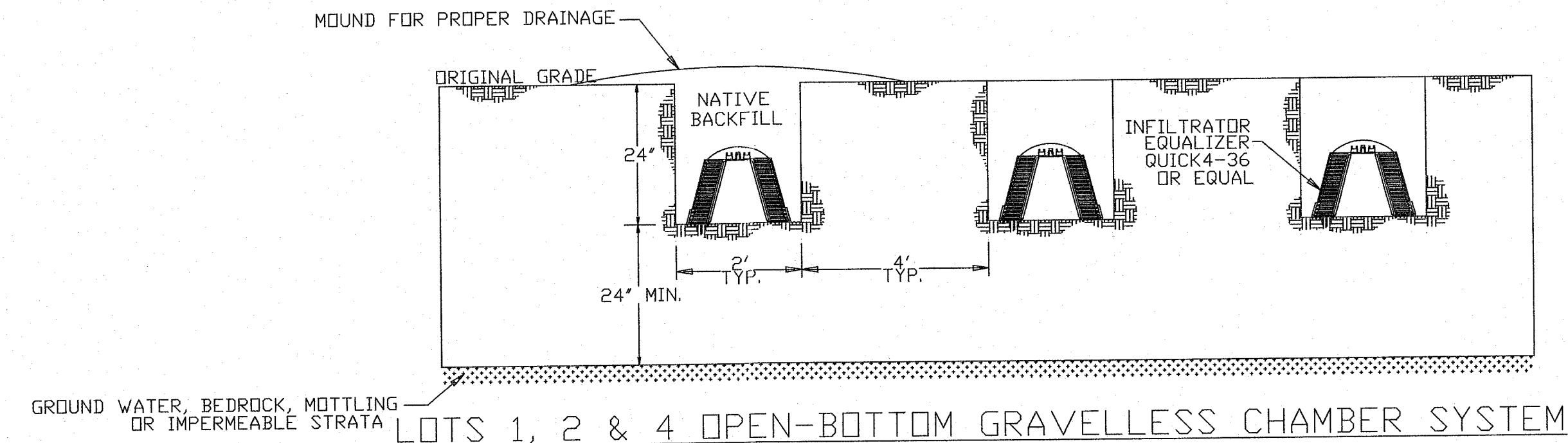
1,250 GAL SEPTIC TANK DETAIL  
(NOT TO SCALE)

NOTES:  
1. SEPTIC TANK SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL ST-1250 OR EQUAL.  
2. CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS.  
3. STEEL REINFORCEMENT: #4 BAR GR.60, FORTA FERRO 5LB/CY.  
4. CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.  
5. POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.



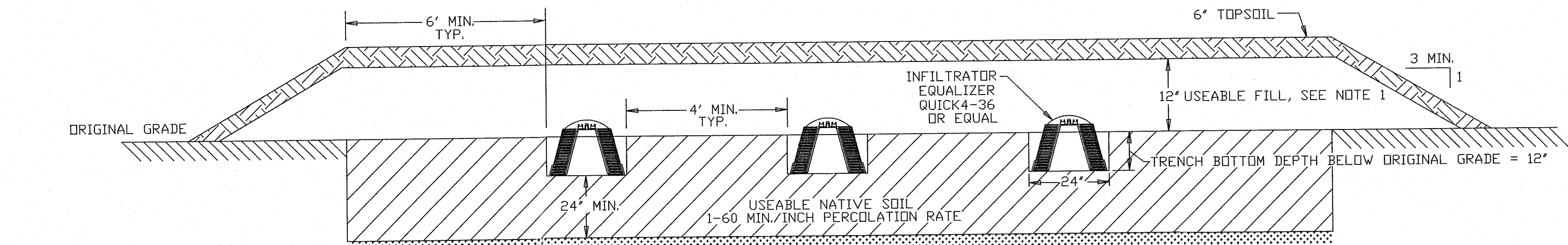
TUF-TITE SPEED LEVELER DETAIL  
(NOT TO SCALE)

• INSERT LEVELER IN THE END OF ALL OUTLET PIPES IN THE D-BOX.  
• ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.  
• FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.



LOTS 1, 2 & 4 OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM

NOTES:  
1. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL.  
2. SIDES AND BOTTOMS OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO INSTALLATION.  
3. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS AND TRENCH BOTTOMS SHALL BE LEVEL.

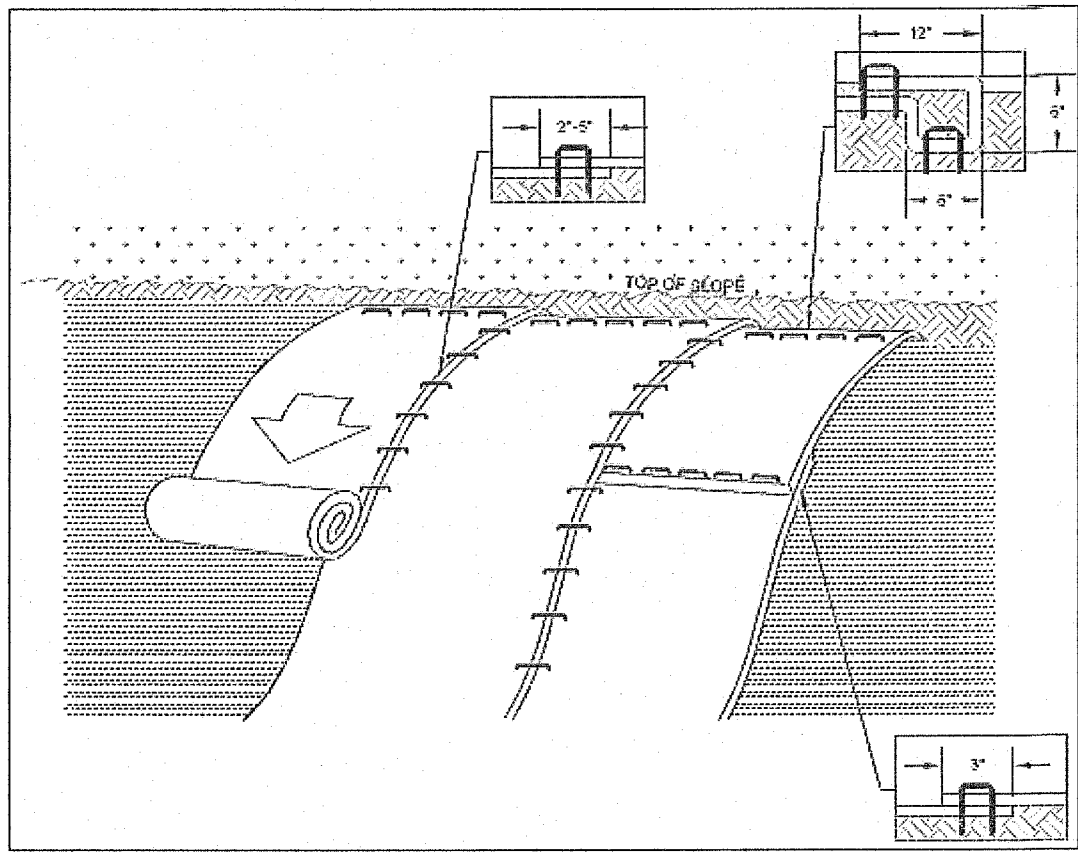


LOT 3 SHALLOW OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM

NOTES:  
1. USEABLE FILL SHALL HAVE A PERC RATE SIMILAR TO BUT NOT FASTER THAN THAT OF THE USEABLE SOIL.

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	SEPTIC DESIGN CRITERIA & DETAILS		
	SUBDIVISION FOR: SANSTORM HOLDING INC S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 5/20/2025	SCALE N.T.S.	SHEET NUMBER 6 OF 7





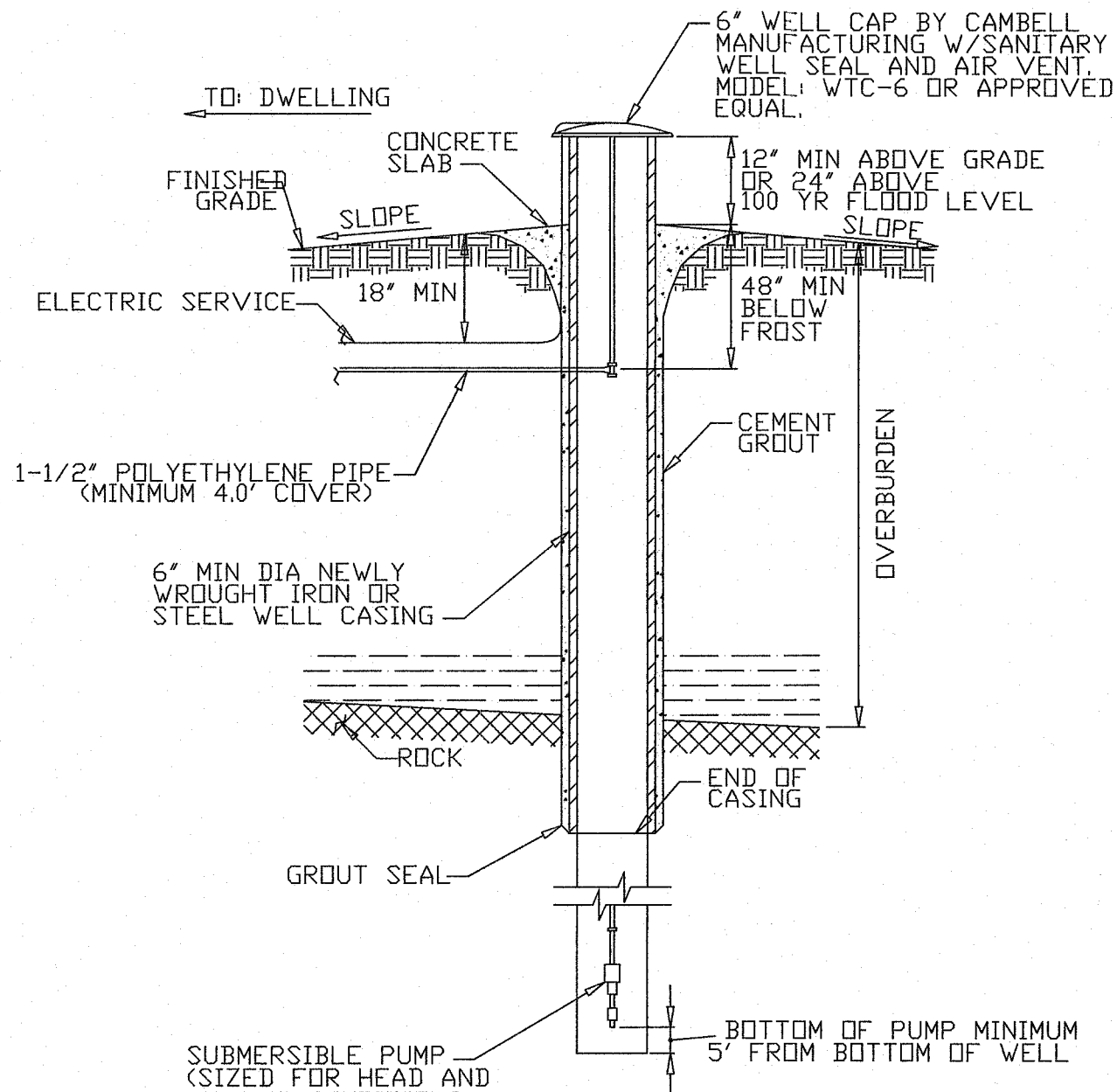
### ROLLED EROSION CONTROL PRODUCT

(NOT TO SCALE)

1. ROLLED EROSION CONTROL PRODUCT SHALL BE USED ON ALL CONSTRUCTED SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL.
2. PREPARATION OF THE SOIL INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED SHALL BE COMPLETED PRIOR TO INSTALLATION.
3. INSTALL MUTUAL INDUSTRIES #17685-1-48 OR APPROVED EQUAL. BEGIN AT TOP OF SLOPE AND SECURE PRODUCT OVER COMPACTED SOIL WITH A ROW OF STAPLES APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE PRODUCT. ROLL PRODUCT DOWN THE SLOPE AND FASTEN TO THE SOIL SURFACE WITH STAPLES.
4. EDGES OF PARALLEL ROLLS MUST BE SECURED WITH A 6" OVERLAP.
5. CONSECUTIVE ROLLS DOWN THE SLOPE MUST BE OVERLAPPED 3".

### SEPTIC SYSTEM GENERAL NOTES:

1. ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
2. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
3. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
4. ALL TREES ARE TO BE CUT AND REMOVED FROM THE AREA OF THE SEWAGE DISPOSAL SYSTEM IN A MANNER THAT WILL NOT SIGNIFICANTLY DISTURB THE VIRGIN SOIL.
5. NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
6. THE PERIMETER OF THE ABSORPTION FIELD SHALL BE GRADED TO DIVERT SURFACE RUNOFF.
7. ALL TRENCHES SHALL BE EQUAL LENGTH.
8. SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARDS CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
9. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL SUBMIT AN AS-BUILT PLAN AND CERTIFY TO THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED & TESTED FOR WATER TIGHTNESS.
10. THIS SEPTIC DISPOSAL SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS (OVER 100 GAL.) OR WATER SOFTENERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEPTIC DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND APPROVED BY THE ULSTER COUNTY HEALTH DEPARTMENT.
11. NO GRADING CUTS ARE TO BE MADE IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM. NO FILL IS TO BE PLACED IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM, UNLESS SO INDICATED ON THE PLANS.
12. PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
13. 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. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHOWN SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE ENGINEER.
15. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS. DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THEY ARE LEVEL AND OPERATING PROPERLY. PUMP CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND PHYSICAL DAMAGE.
16. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
17. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
18. DISCHARGING BRINE BACKWASH FROM WATER SOFTENING EQUIPMENT TO THE SEPTIC SYSTEM MAY SHORTEN THE LIFE OF THE ABSORPTION FIELD.

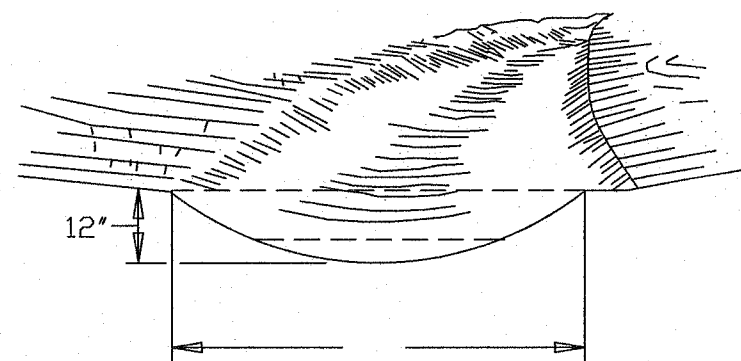


### WELL DETAIL

(NOT TO SCALE)

#### NOTES:

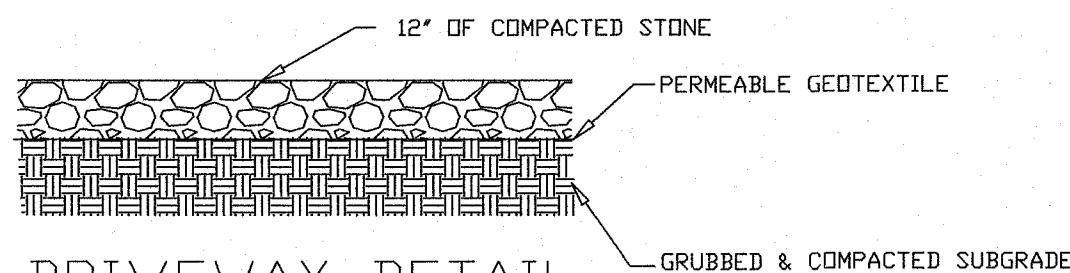
1. WELL SHALL BE CONSTRUCTED PER NYSDOH APPENDIX 5-B, "STANDARDS FOR WATER WELLS, LATEST EDITION."
2. DRILL HOLE SHALL BE THE DIAMETER OF THE CASE PLUS 4", WITH 20" MINIMUM OF GROUT AND CASING INTO ROCK. GROUT MIXTURE SHALL BE 5.5 GALS OF WATER TO 1 BAG OF NEAT CEMENT
3. DRIVE CASING AT LEAST 10" IN ROCK.
4. WELL YIELD MUST BE AT LEAST 5 GPM
5. WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
6. WELL CASING SHALL BE IN COMPLIANCE WITH "10 STATE STANDARDS" AND AWWA STANDARD A-100, LATEST EDITION. A MINIMUM OF 40" OF WELL CASING SHALL BE USED. WELL CAP SHALL BE A MINIMUM OF 24" ABOVE THE 100 YR FLOOD ELEVATION.



### GRASSED SWALE

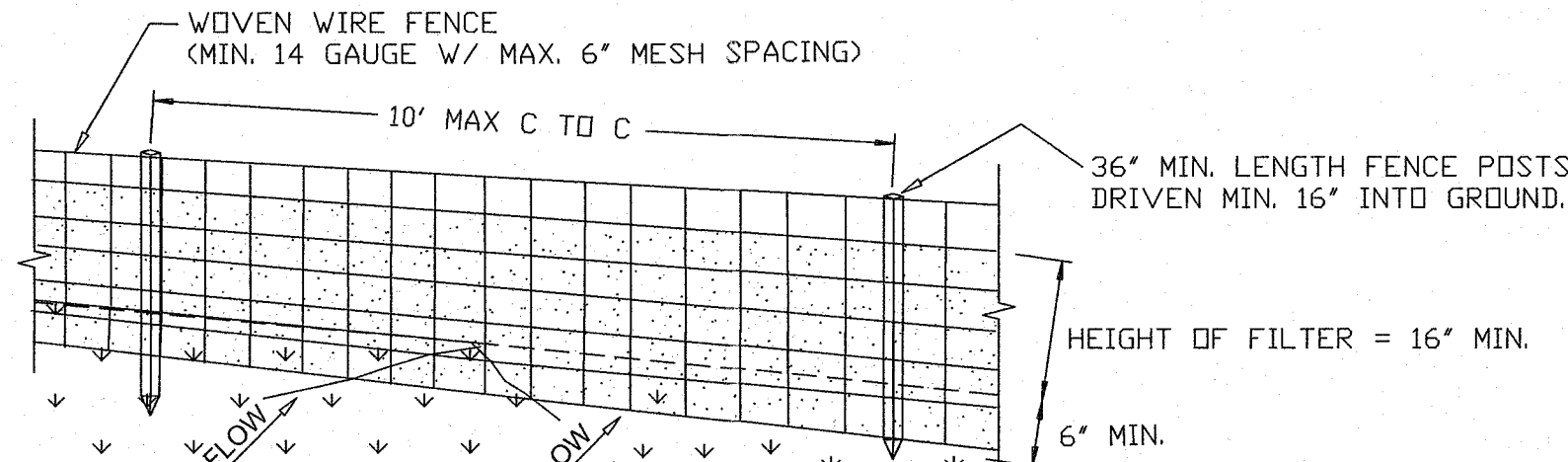
CROSS SECTION

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
  - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
  - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
  - C. STRUCTURAL - VEGETATIVE PROTECTION  
SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

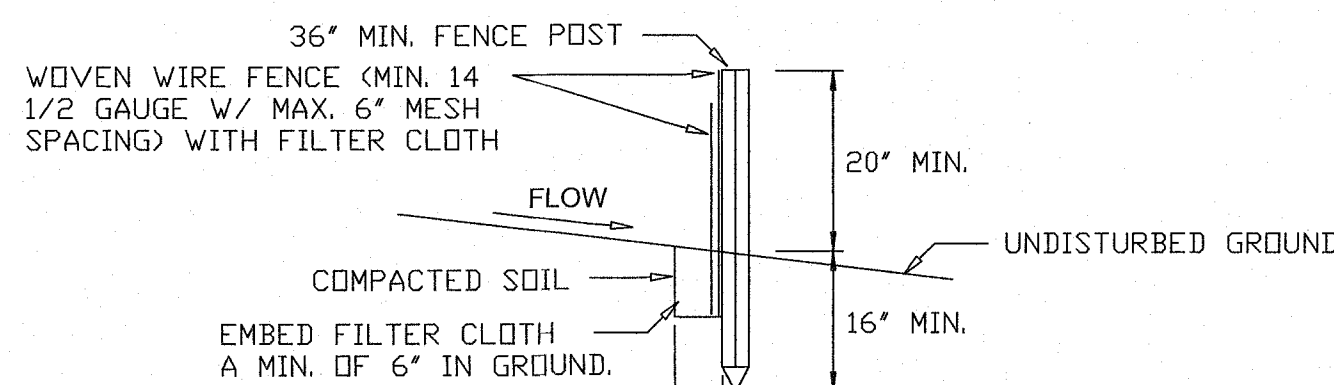


### DRIVEWAY DETAIL

(NOT TO SCALE)



#### PERSPECTIVE VIEW

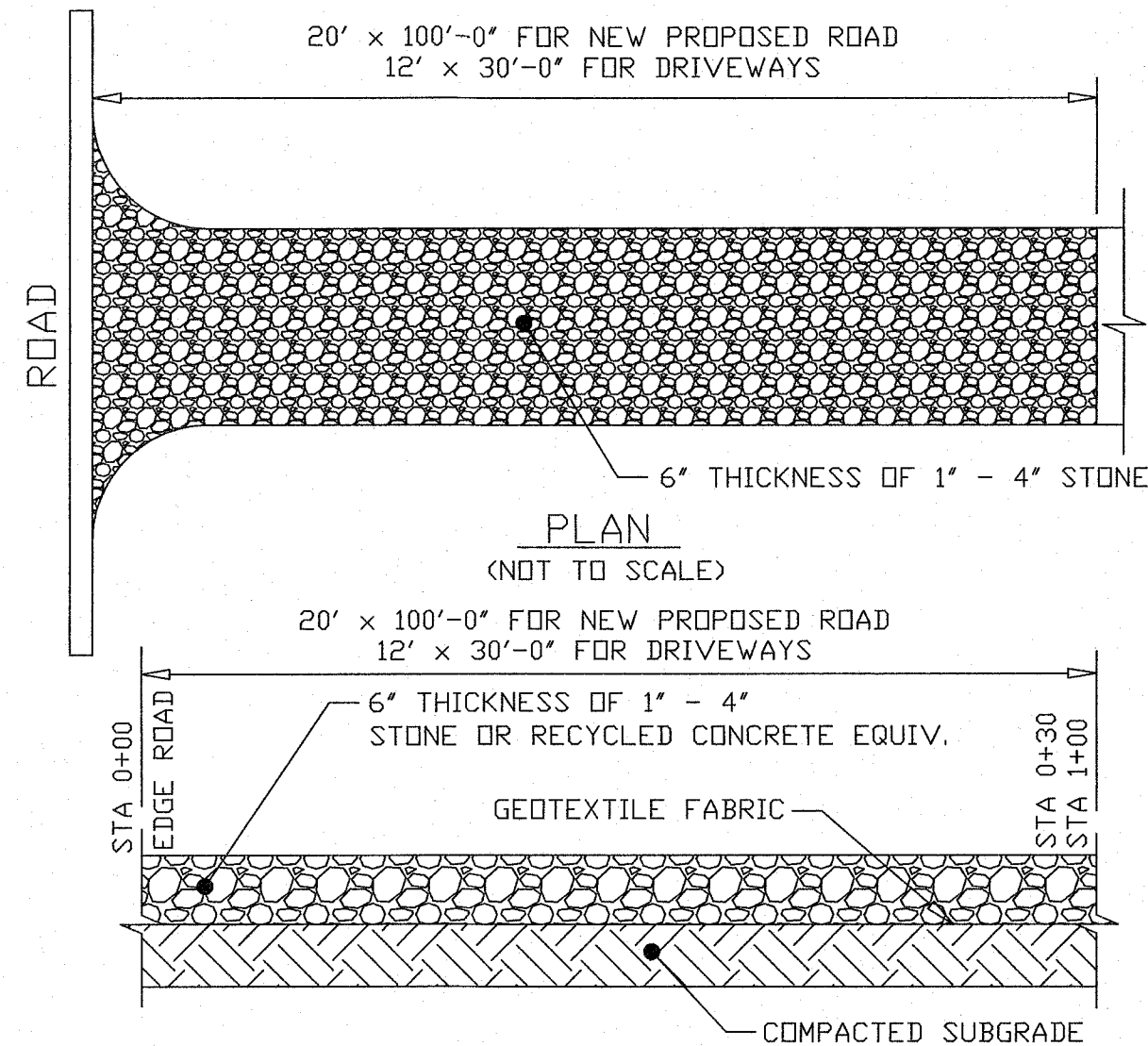


### SILT FENCE DETAIL

(NOT TO SCALE)

#### NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



### STABILIZED CONSTRUCTION

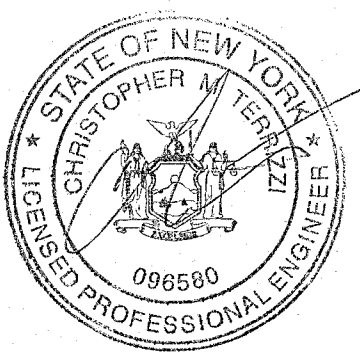
#### ENTRANCE DETAIL

(NOT TO SCALE)

#### NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.

REVISION 1: 5/20/2025 PER PB COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	MISCELLANEOUS DETAILS		
	SUBDIVISION FOR: SANSTORM HOLDING INC S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 5/20/2025	SCALE N.T.S.	SHEET NUMBER 7 OF 7