The Villages at Highland
PRRD & SEQRA Review

The Village
IN THE HUDSON VALLEY

Home Benefits Our Plan Team Updates Petition Contact

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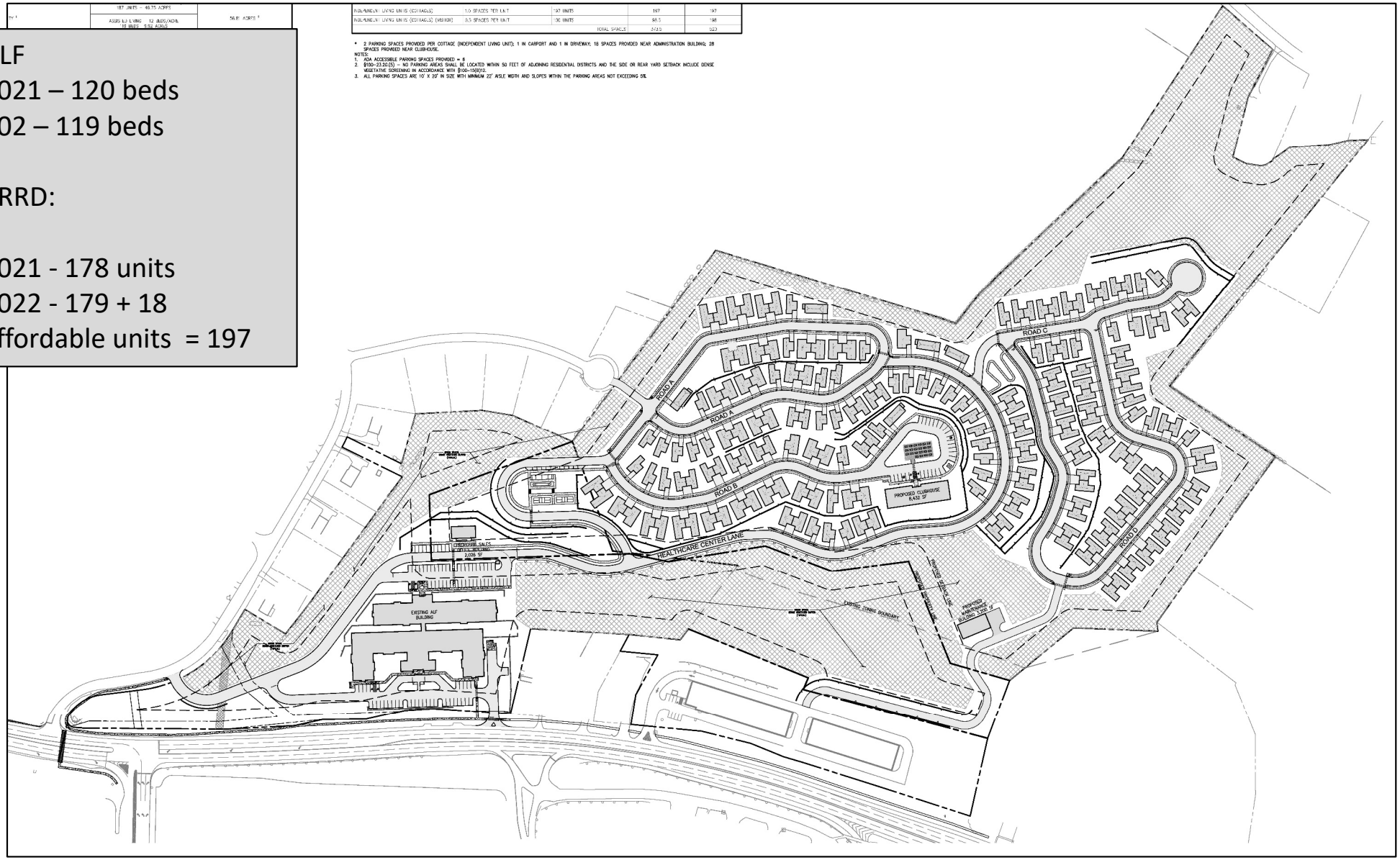
October 20, 2022

Overall Site Plan

ALF
2021 – 120 beds
202 – 119 beds

PRRD:

2021 - 178 units
2022 - 179 + 18
affordable units = 197



SEQRA Findings

SEQRA Review 2021

Negative Declaration

April 22, 2021

Town of Lloyd Planning Board

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

April 22, 2021

This notice is issued pursuant to the New York State Environmental Quality Review Act, Article 8 of the NYS Environmental Conservation Law and its implementing regulations contained in Part 617 of the New York State Code of Rules and Regulations (collectively, "SEQRA").

The Planning Board of the Town of Lloyd (the "Planning Board"), as the lead agency under SEQRA, has determined that the proposed action described below will not have a significant adverse environmental impact and a draft environmental impact statement will not be prepared.

Name of Action: Proposed Assisted Living Facility (Phase 1) and Conceptual Planned Residential Retirement Development (Phase 2) on NYS Route 9W and Mayer Drive (the "Action").

Applicant: The Village in the Hudson Valley, LLC (the "Applicant")

Location: The subject parcel is 62± acres located on NYS Route 9W and Mayer Drive in the Town of Lloyd, Ulster County, New York on tax parcels comprised of SBL ## 95.2-2-3.21; 95.2-2-9; 95.2-2-10; 95.2-2-34.110; 95.12-1-1; 95.12-1-5; and 95.12-1-15.1 (the "Project Site").

SEQR Status: Type I

Description of Action:

The Applicant has applied to the Planning Board for Special Use Permit and Site Plan approvals for an Assisted Living Facility ("ALF") with one hundred and thirty-five beds (135) as well as an Adult Day Care Center pursuant to Town of Lloyd Zoning Code ("Zoning Code") Articles VII and VIII and has provided detailed information in support of its application including but not limited to: (1) a site plan, grading plan and lighting plan prepared by Willingham Engineering dated August 25, 2020, last revised February 10, 2021; (2) a landscape plan prepared by the Chazen Companies dated September 14, 2020, revised February 8, 2021; and (3) Exterior elevations prepared by Liscum McCormack Van Voorhis LLP dated February 3, 2021; and (4) other reports and information (See, February, March and April submissions from the Applicant). The ALF is proposed to be constructed on the portion of the Project Site that is immediately adjacent to NYS Route 9W. The current application is for Phase I of the development of the Project Site.

The Applicant has also stated its intention to possibly apply for a Phase 2 development of the remainder of the subject property in the future but has not submitted a specific proposal to the

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Attorney Review

Planning Board approved a SEQRA Negative Declaration for the Village's proposed Assisted Living Facility and conceptual PRRD.

The specific SEQRA issues the Planning Board identified in its Negative Declaration for additional review of a future PRRD application from the Village:

Impacts on Land
Water/Wastewater
Wildlife/Plants
Visual Impacts
Open Space
Traffic
Lights, Odors and Noise
Residual Orchard Soil Contamination
Comprehensive Plan Consistency
Community Character Consistency

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Paul Van Cott
Of Counsel
518.487.7733 phone
pvancott@woh.com

MEMORANDUM

To: Chairman McCarthy and Members of the Town of Lloyd Planning Board

From: Paul Van Cott

Subject: The Village in the Hudson Valley, LLC (the "Village") Proposed Planned Residential Retirement District Application ("PRRD Application")

Date: July 21, 2022

I am advised by the Town Clerk that the Town Board approved the resolution on its agenda last night to accept the Village's June 28, 2022 PRRD Application and to refer it to the Planning Board for: (1) recommendations; and (2) a SEQRA determination. Pursuant to Zoning Code § 100-23.2(B)(6), the Planning Board has 60 days from its receipt of the PRRD Application to provide those recommendations to the Town Board absent an extension agreed to by the Village. The purpose of this memorandum is to provide comments for Board consideration regarding its SEQRA review of the PRRD Application.

Procedurally, you will recall that on April 22, 2021 the Board approved a SEQRA Negative Declaration for the Village's proposed Assisted Living Facility and conceptual PRRD. The Planning Board resolved, with the concurrence of the Village, that further SEQRA review and a separate determination would be needed for the PRRD based on any future application. The Planning Board also indicated that it would seek SEQRA lead agency status for that review, which the Town Board has consented to. **With the receipt of the PRRD Application from the Village, the Planning Board may want to consider recirculating to other involved and interested notice of its intention to serve as SEQRA lead agency for the PRRD Application.**

Substantively, the Planning Board may want to consider using its prior Negative Declaration as a road map for its SEQRA review of the PRRD Application in terms of: (1) information about potential impacts that it may want to confirm based on an actual, as opposed to a conceptual, proposal; (2) the specific issues the Board identified in its Negative Declaration

Impacts on Land

Impacts on Land – Because of the potential for failure of retaining walls and other engineered stormwater control measures, avoiding steep slopes should be a preferred mitigation measure for limiting the potential for erosion and other impacts, even if it requires locating development off of steep slopes or changes to the type and/or number of units in the PRRD proposal. **Explain how the applicant has avoided steep slopes to the maximum extent practicable based on the number of units required for a viable project. Discuss how design of retaining walls and stormwater controls will avoid potential for failure of those features in areas with steep slopes.**

RESPONSE:
A Steep Slopes Map and Preliminary Engineering Stormwater Report has been provided.
Cross Sections and Plan Views are provided to show the comparison between the current proposed site and the previously reviewed site.

Impacts on Land – Support Info.

PRELIMINARY STORMWATER ENGINEERING REPORT

Prepared for

THE VILLAGES IN THE HUDSON VALLEY

Located at

NYS Route 9W
Town of Lloyd, Ulster County, NY

Submitted

October 11, 2022

Prepared for

The Villages in the Hudson Valley, LLC

3180 Washington Road
West Palm Beach, FL 33405

Prepared by

LRC GROUP

Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture

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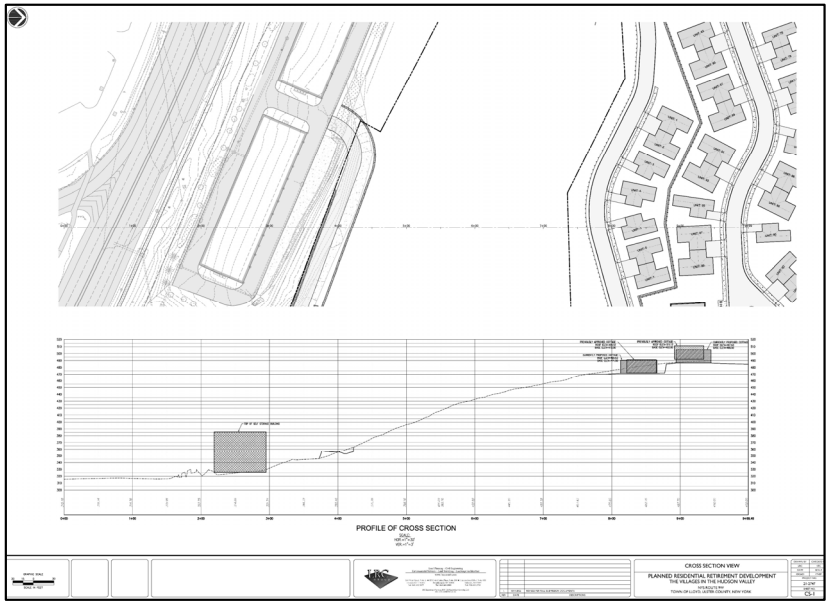
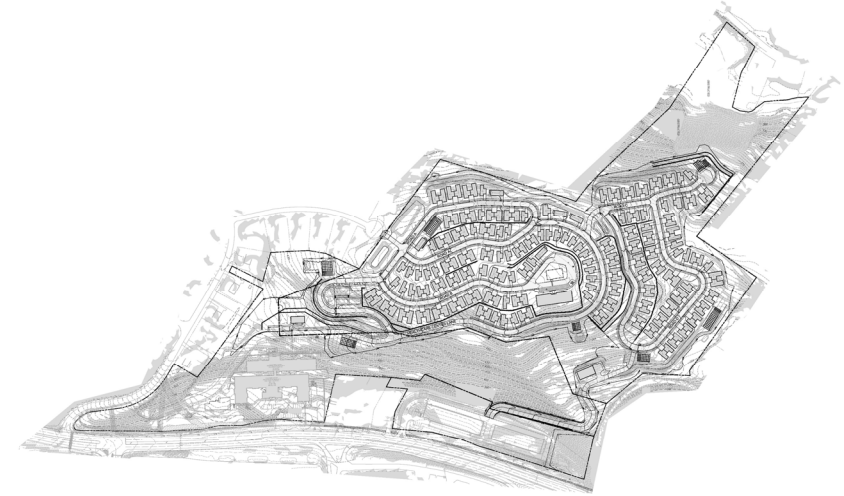
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.





Water/Wastewater

Water/Wastewater – While the Town presently has sufficient capacity to serve the water and wastewater needs of the ALF and a conceptual PRRD, review of any proposed PRRD will require the Town to review and consider any changes to the available capacity of the Town of Lloyd to serve the proposal's water and wastewater needs and/or to require additional mitigation measures to minimize impacts on these community services. **Confirmation of capacity availability and the sufficiency of planned mitigation measures from the Town is recommended.**

RESPONSE: See approved Agreement, See Ulster County DOH approval

Water/Wastewater – Support Info.

DEVELOPERS AGREEMENT

THIS DEVELOPERSAGREEMENT (the "Agreement") made the 6th day of June ____, 2022, by and between **SIXTEEN ACRES, LLC**, a domestic limited liability company organized under the laws of the State of New York, having an address of C/O Catania, Mahon & Rider, PLLC, 641 Broadway, Newburgh, New York 12550, (hereinafter "Sixteen Acres"), **TOLOMS HOLDINGS, LLC**, a domestic limited liability company organized under the laws of the State of New York having an address of 2315 Ibis Isle Road East, Palm Beach, Florida, 33480 (hereinafter "Toloms"), **THE VILLAGE IN THE HUDSON VALLEY, LLC**, a domestic limited liability company with an address of C/O Catania, Mahon & Rider, PLLC, 641 Broadway, Newburgh, New York 12550 (hereinafter the ""The Village in the HV") and the **TOWN OF LLOYD**, a municipal corporation organized and existing under the laws of the State of New York in the County of Ulster, New York, located at 12 Church St, Highland, New York 12528 (hereinafter called the "Town"):

W I T N E S S E T H :

WHEREAS, Sixteen Acres is the owner of real property in the Town Lloyd, that totals approximately 8.9 acres, located near the intersection of Mayer Drive and New York State Route 9W and is designated as three separate tax lots on the Ulster County tax map as: (1) Section 95.12, Block 1, Lot 5, (2) Section 95.12, Block 1, Lot 15.1 and (3) Section 95.2, Block 2, Lot 10 (the "Sixteen Acres Parcel'); and

WHEREAS, Toloms is the owner of real property in the Town of Lloyd, that totals approximately 16.4 acres, with frontage on New York State Route 9W and is designated on the Ulster County Tax map as Section 95.2, Block 2, Lot 9 (the "Toloms Parcel"); and

WHEREAS, only approximately 6.17 acres of the 16.4 acre Toloms Parcel is being developed at this time; and

WHEREAS, Sixteen Acres, Toloms and a related entity, The Village in the HV, (collectively referred to as the "Developers") have obtained Final Conditional Subdivision Approval from the Town of Lloyd Planning Board via resolution dated September 23, 2021 which was filed in the Town Clerk's office on September 30, 2021 (the "Subdivision Approval Resolution") to create a new 14.67 acre lot, known as Lot 2 on a certain subdivision map to be filed in the Ulster County Clerk's Office (hereinafter the "Property") which subdivision map is entitled "Map of Lot Line Adjustment of Lands of The Village in the Hudson Valley, LLC", prepared on 05 February 2021, last revised 13 September 2021 by Brooks & Brooks Land Surveyors, PC (the "Subdivision Map"); and

WHEREAS, the Subdivision Approval Resolution was extended by the Planning Board via resolution dated March 24, 2022, which resolution as filed in the Town Clerk's Office on March 25, 2022.

WHEREAS, the Developers have also obtained Final Conditional Site Plan and Special Use Permit Approval from the Planning Board via resolution dated September 23, 2021, which was filed in the Town Clerk's Office on September 30, 2021 (the "Site Approval Resolution") to allow construction and operation of an Assisted Living Facility and an Adult Day Care Center (the "Project") on the Property; and

-1-

NEW YORK STATE DEPARTMENT OF HEALTH
Bureau of Public Water Supply Protection

Approval of Plans for Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant	2. Location of Works (C, V, T)	3. County	4. Water District (Specific Area Served)
The Village in the Hudson Valley	**(T) Lloyd**	**Ulster**	**Highland Water District NY5503368**

5. Type of Project
☐ 1 Source ☐ 3 Pumping ☐ 5 Fluoridation ☒ 7 Distribution ☐ 9 Other
☐ 2 Transmission ☐ 4 Chlorination ☐ 6 Corrosion Control ☐ 8 Storage

Remarks:
The project includes the extension (approx. 1500 LF of 12" ductile iron pipe) of the existing water main south along State Route 9W toward Mayer Drive and connection (approx. 850 LF of 8" and 6" ductile iron pipe) to the existing water main on Route 9W to provide water for the new development.

By initiating improvement of the approved supply, the applicant or designated representative in responsible charge of the water supply (NY5503368) accepts and agrees to abide by and comply with the following conditions:

1 THAT the proposed works are constructed in complete conformity with the plans and specifications approved this day April 6, 2022, or approved amendments and conditions there to.
2 THAT the proposed works be constructed in accordance with all applicable Federal, State, and local regulations
3 THAT prior to approval of completed works, disinfection of water system facilities shall be conducted in accordance with applicable AWWA standards. This shall include satisfactory results from microbiological analysis of samples collected on two consecutive days at entry point to the distribution system. The results of those analyses shall be forwarded to this office upon completion.
4 THAT upon completion of works, this office shall receive a letter bearing the seal of a NYS Licensed Professional Engineer certifying that the installation is completed in compliance with approved plans and specifications.
5 That any and all construction undertaken under the terms of this approval of plans shall be completely and wholly at the risk of the applicant.
6 That the applicant shall save harmless and indemnify the County of Ulster, its officers or employees, with respect to any financial loss arising out of any claim, demand, legal action, judgement, or award, including costs assessed thereto, arising out of activities performed under or as a result of this approval of plans.
7 THAT prior to issuance of completed works approval, documentation designating an appropriate grade certified operator in responsible charge of the water system shall be provided to the Ulster County Department of Health.
8 THAT prior to placing the proposed works into service, the designated water system operator shall contact the Ulster County Department of Health to confirm all monitoring and reporting requirements.
9 THAT the proposed works are not placed into operation until such time as a Competed Works Approval is issued by this office in accordance with Part 5 of the New York State Sanitary Code.
10 THAT failure to meet any of the above conditions will automatically result in this approval being vacated and deemed null and void.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

April 11, 2022
Date

Timothy B. Rose, P.E.
Designated Representative
Timothy B. Rose, P.E.
Director of Environmental Health Services
Ulster County Department of Health

DOH-1017 (12/99) p. 1 of 2

Wildlife/Plants

Wildlife/Plants – Review of any proposed PRRD should include consideration of whether the proposal requires any additional mitigation measures to protect plants or animals on the Project Site. **Due the potential presence of Indiana Bat and NLEB habitat on the project site and the proposed removal of 12.9 acres of forest area on the Project Site, confirmation by DEC that the proposed mitigation measures in the prior report is recommended for inclusion in an updated report.**

RESPONSE:

Reference updated response from DEC dated October 3, 2022.

Wildlife/Plants – Support

-----Original Message-----
From: Lang, Christopher (DEC) <Christopher.Lang@dec.ny.gov>
To: ECOLSOL@AOL.COM <ECOLSOL@AOL.COM>
Sent: Mon, Oct 3, 2022 9:38 am
Subject: RE: The Village in the Hudson Valley – Town of Lloyd, Ulster County DEC Facility ID# 3-5132-00209/00001

Mike,

I looked up the response to this lead agency coordination that was provided, Christina's review confirmed we have no records of listed species at this location.

You or the project sponsor are free to contact Wildlife staff for any feedback but I imagine they would ask me what species we have there and the answer would be none.

The attached should serve as confirmation of DEC's position on listed species. Since Christina doesn't work in our office anymore, if you have further questions on this project please direct them to our general email (dep.r3@dec.ny.gov).

Thanks,

Chris Lang
he/him/his
Environmental Analyst, Division of Environmental Permits

New York State Department of Environmental Conservation
21 South Putt Corners Rd, New Paltz, NY 12561
845-256-3096 (p) christopher.lang@dec.ny.gov
www.dec.ny.gov

NEW YORK STATE | Department of Environmental Conservation

Visual Impacts

Visual Impacts – Review of any proposed PRRD should include consideration of avoidance or mitigation measures for potential visual impacts from the upper portions of the PRRD, including limiting development on the highest and most visible elevations of the Project Site, avoiding steep slopes, and providing landscaping capable of screening any visible development. **Updated visual simulations of the PRRD from the same location previously studied is recommended.**

RESPONSE:
The amended Site Plan reflects the modifications made to the project design to minimize development on steep slopes.
Reference updated letter prepared by LMV Architects, Cross Sections and Steep Slopes simulations prepared by The LRC Group.

Visual Impacts –Support

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS

181 Church Street
Poughkeepsie, NY 12601
Tel: 845•452•2268
Fax: 845•452•3752
www.lmvarchitects.com

October 11, 2022

Re: The Villages (The Village in the Hudson Valley), Lloyd, NY
Site Development and Visual Impact

The purpose of this letter is to provide an update regarding our previous letter on this topic, dated March 25, 2021.

In the previous letter, we provided a detailed Visual Analysis of the improvements proposed for this site. This Visual Analysis demonstrated that there was a negligible to no visual impact due to the proposed project.

Subsequently, there have been three modifications to the proposed site development:

- The regrading of the on-site topography as lowered the proposed grade by two feet.
- The location of the cottages has been redesigned to avoid locating some of the cottages on the more visible steep slopes.
- The stormwater design has been modified to remove stormwater ponds on the steep slopes by placing the systems underground. As a result less tree removal is required on the steep slopes maintaining the existing vegetation and buffers along the steep slopes.

Therefore, since the original Visual Analysis substantiated that there was no significant visual impact, and since then the two design modifications have further reduced the potential for any adverse visual impact, believe the conclusions of the original Visual Analysis remain unchanged and valid.

We trust this addresses any concerns regarding this topic.

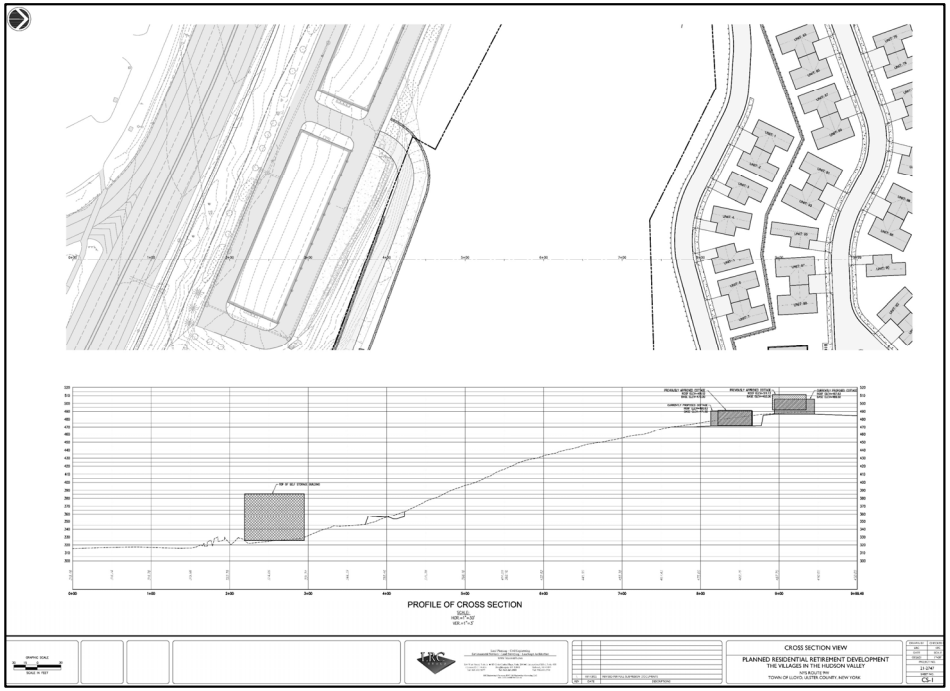
However, if you require additional information, or if you have any questions, please do not hesitate to let us know and we will be happy to address them

Thank you.

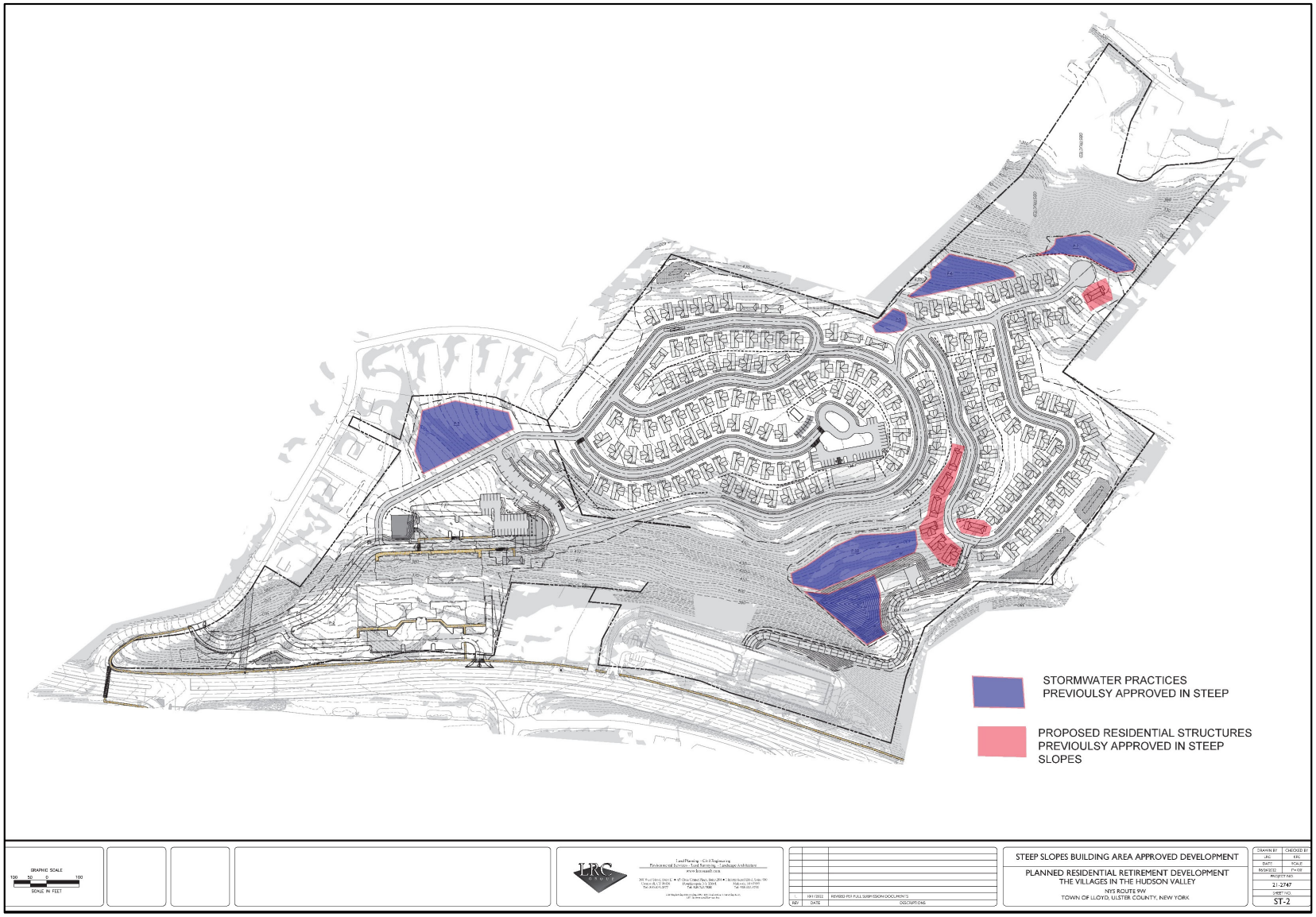
Sincerely,

LISCUM McCORMACK VANVOORHIS

Michael TJ McCormack, AIA
Principal, Liscum McCormack VanVoorhis
cc: LC / MT / File 18143



Visual Impacts – Support



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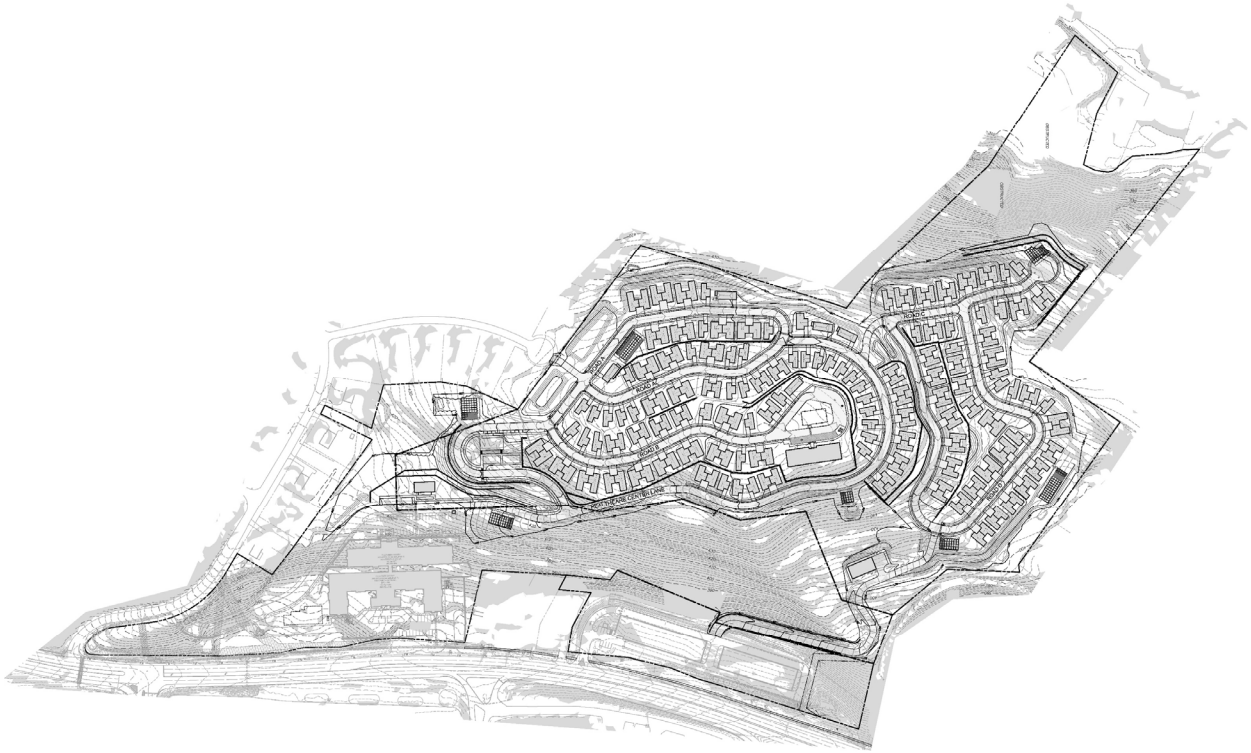
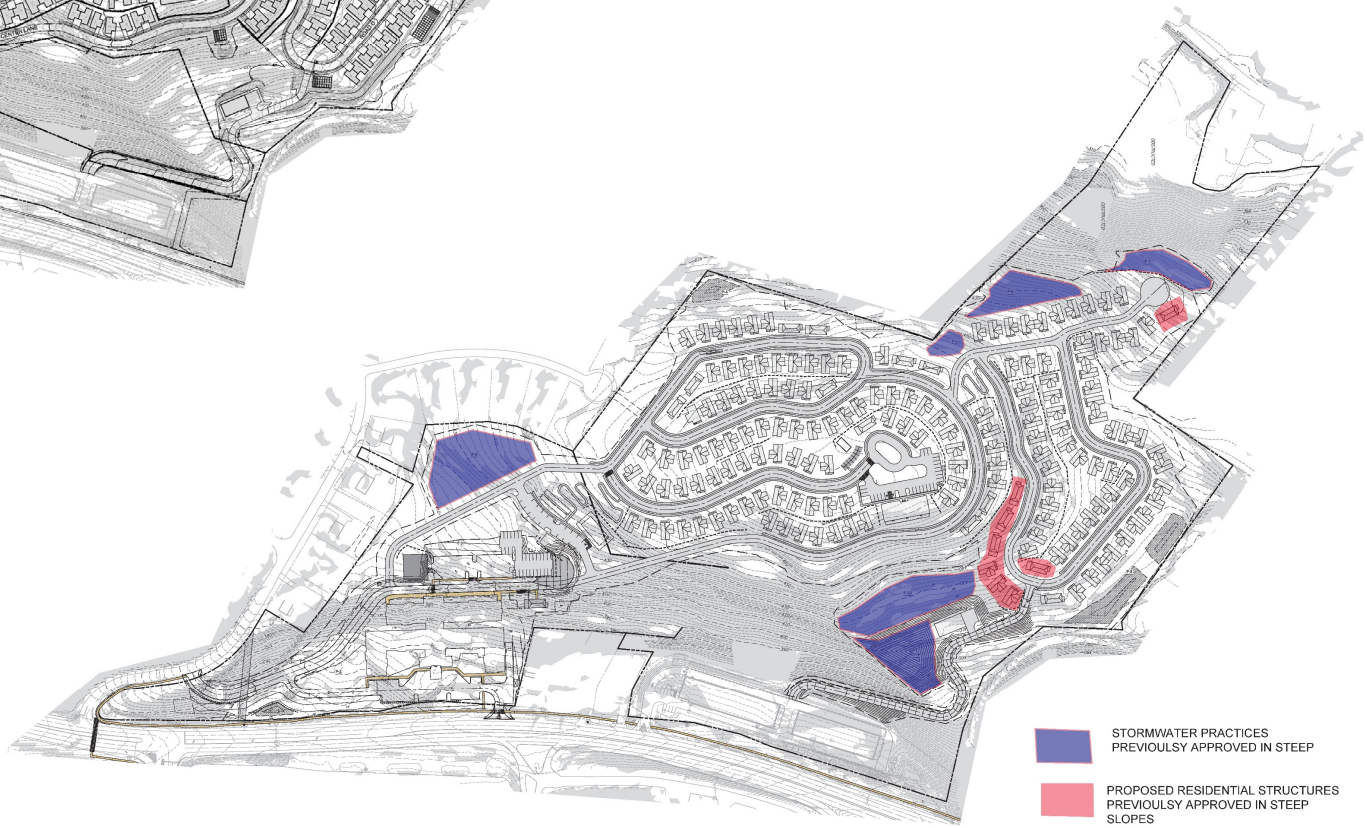
Visual Simulations – Steep Slopes





Open Space

Open Space – Review of any proposed PRRD should ensure the permanent conservation of open space on the Project Site, at a minimum, as required by the Town's PRRD regulations, including on the western portion of the Site near Twaalfskill Creek. **Proposal exceeds Zoning Code requirements for preservation of open space. Proposal for permanent conservation of the lands to be conserved should be provided by the applicant.**

RESPONSE:
The designated open space areas will be specifically identified and protected from future development by way of deed restrictions, or a conservation easement recorded in the County Clerk's Office, and notes on the approved plans These restrictions will run with the land in perpetuity.

Traffic

Traffic – The PRRD is conceptual and the status of potential cumulative traffic impacts from proposed development along the NYS Route 9W corridor in the vicinity of the Project Site is fluid. For any SEQRA determination on a proposed PRRD, the traffic generated by the proposal and any other reasonably foreseeable development would need to be considered. **An update that considers any additional "reasonably foreseeable development," the need for any additional mitigation measures and the status of NYSDOT review is recommended.**

RESPONSE:

Reference updated Traffic Assessment and Sidewalk Improvement Plans dated October 6, 2022.

Traffic Impact – Support

October 6, 2022

Mr. Scott McCarthy, Chairman
Town of Lloyd Planning Board
12 Church Street
Highland, NY 12528

RE: Traffic Assessment Update, The Villages in the Hudson Valley, US Route 9W, Town of Lloyd, Ulster County, NY; CM Project No. 117-164; NYSDOT No. AW08.04.70R; SEQRA No. 17-221

Dear Chairman and Board Members:

Creighton Manning Engineering, LLP (CM) has been following t
past several months. Most recently, we became aware that the
construction of 197 independent living units, while the assiste
135 beds to 119 beds. We offer this summary and comparison t
the PRRD.

A. Background

The 2019 version of the project included 212 independent, age
assisted living facility (ALF) and 11,000 SF urgent care building
impacts of this proposal and determined that mitigation woul
signal at Mayer Drive with a northbound left turn lane on Route
and other signal timing improvements at Chapel Hill Road.

Throughout 2019 and 2020, the applicant's team worked wit
respond to comments. In the fall of 2020, the multi-unit age
independent living portion of the site was removed, reducing
restricted units, and later increased to 175 units in November
was changed to a primary care facility and reduced to 5,000 S
remain unchanged.

A moratorium was adopted by the Town in December 2019. SEQ
site plan review of the PRRD was paused. A SEQR Negative Dec
and site plan approval granted for the ALF in April 2021. The fir
care facility and reduced the number of beds to 119. This plan h
DEC approvals for utilities.

When the moratorium was lifted, review of the PRRD resumed.
of units to 197 units through the addition of affordable age-rest

B. Trip Generation

For comparison, the trip generation summary below summariz
versions of the site plan and analyses.

reighton Manning Engineering, LLP | 2 Winners Circle | Albany

Mr. McCarthy and Board Members
October 6, 2022
Page 2 of 3

Table 1 –Trip Generation Summar

Land Use	AM Peak	
	Enter	Exit
212 PRRD Units, 135 ALF Beds, 11 KSF Urgent Care[1]	72	67
175 PRRD Units, 135 ALF Beds, 5 KSF Primary Care[2]	51	56
197 PRRD Units, 119 ALF Beds[3]	**34**	**52**

1 – Original submitted plan – 2019
2 – Most recent plan reviewed and considered in the SEQR Neg Dec (April 22, 2021)
3 – Current proposed plan - 2022

The project as proposed, including the ALF under construction, is expec
the AM peak hour and 104 vehicle trips during the PM peak hour. Thi
during the AM and PM peak hours from the previous proposal for which
of 36% less than the 2019 plan from which the traffic mitigation was
mitigation plan was developed based on a larger project, from which a
estimated 36% fewer trips.

C. Traffic Mitigation

The traffic improvements for the PRRD and ALF phases of the project a
Mayer Drive traffic light and Route 9W widening were submitted to NY
design plans are being updated and resubmitted. The 0.5 miles of side
site to Haviland Road is also under design and will be included with the

The traffic improvements to Mayer Drive and Route 9W are expected
the anticipated completion of the ALF. As such, the vehicle traffic mitigation will be complete prior to the PRRD phase being complete and occupied, while the sidewalk to Haviland Road is anticipated to be constructed during the PRRD phase.

Given the analysis to date and past approvals, the traffic impacts associated with current 197-unit PRRD proposal have been analyzed; the mitigation identified as part of those approvals will mitigate the traffic impacts of the current proposal.

Respectfully submitted,
Creighton Manning Engineering, LLP

Kenneth Wersted, P.E., PTOE
Associate

C: Mary McCullough – NYSDOT SEQRA-HWP Unit

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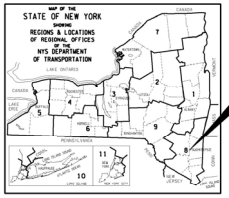
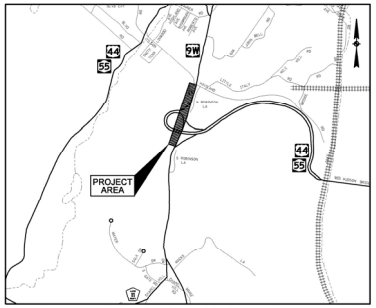


THE VILLAGES IN THE HUDSON VALLEY
PLANNED RESIDENTIAL
RETIREMENT DEVELOPMENT
SIDEWALK IMPROVEMENTS
US ROUTE 9W
TOWN OF LLOYD
ULSTER COUNTY, NEW YORK

PREPARED FOR:

The LRC Group
160 West Street, Suite E
Cromwell, CT 06416



PROJECT LOCATION
NOT TO SCALE

THE LATEST REVISIONS OF THE NYSDOT STANDARD SHEETS MAINTAINED BY THE DEPARTMENT, WHICH ARE CURRENT AS OF THE STANDARD SPECIFICATIONS ADOPTION DATE SHOWN ON THE PROPOSAL COVER, SHALL BE CONSIDERED TO BE IN EFFECT, ALL PAY ITEMS AND WORK CONTAINED IN THE CONTRACT AND ANY ADDITIONAL PAY ITEMS AND WORK ENCOUNTERED DURING THE COURSE OF THE CONTRACT SHALL BE SUBJECT TO THE APPLICABLE STANDARD SHEET(S) UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

ALL WORK CONTEMPLATED UNDER THIS CONTRACT IS TO BE COVERED BY AND IN CONFORMITY WITH THE NYSDOT STANDARD SPECIFICATIONS OR CUSTOMARY MAINTAINED BY THE DEPARTMENT WHICH ARE CURRENT ON THE DATE OF ADVERTISEMENT FOR BIDS EXCEPT AS MODIFIED BY THESE PLANS OR BY CHANGES SET FORTH IN THE CONTRACT DOCUMENTS.

CONTRACT PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH NYSDOT POLICIES AND GUIDELINES.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Creighton Manning
CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE, ALBANY, NEW YORK 12205
P 518.446.1000 F 518.446.1040 WWW.CREIGHTON.COM

SUBMISSION: ADP			OCTOBER 2022
FED. ROAD REG. NO.	STATE	SHEET NO.	TOTAL SHEETS
1	N.Y.	1	XX
CAPITAL PROJECT IDENTIFICATION NO.		N/A	CMP 122-219

KARC
PLANNING CONSULTANTS, INC.
845.594.1055 / www.karcpc.com

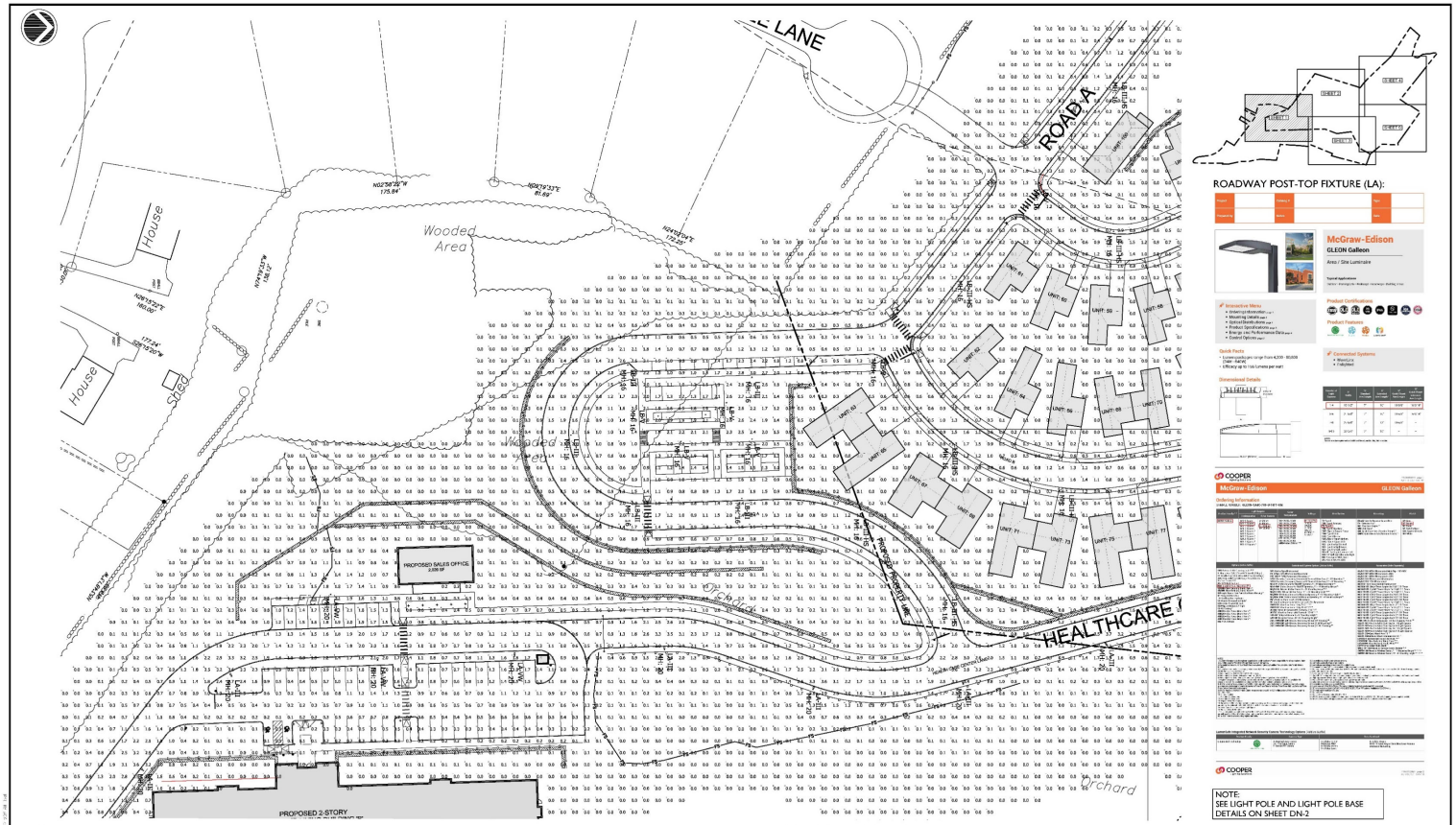
Lights, Odors and Noise

Lights, Odors and Noise – Review of any proposed PRRD would require submission of detailed lighting and landscaping plans, construction schedules, etc. intended to mitigate lighting, odor or noise impacts from the proposal. **Submission of a dark-sky compliant lighting plan, including photometric data, demonstrating compliance at a minimum with the Outdoor Lighting requirements of Zoning Code § 100-27 is recommended. Discussion of measures to limit lighting, odors and noise impacts during construction is also recommended.**

RESPONSE:

Site lighting has been updated.

Light Impact - Support



ROADWAY POST-TOP FIXTURE (LA):

NOTE:
SEE LIGHT POLE AND LIGHT POLE BASE DETAILS ON SHEET DN-2

LIGHTING SCHEDULE:

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
	11	LA-III	SINGLE	13176	108	108	1188	0.950	0.950	1.000	0.903	B2-U0-G2	GALN-SA2C-730-U-T3R
	3	LA-VW	SINGLE	13476	108	108	324	0.950	0.950	1.000	0.903	B4-U0-G2	GALN-SA2C-730-U-SWQ
	1	LB-II	SINGLE	5800	64	64	64	1.000	1.000	1.000	1.000	B1-U0-G1	RS35-120_277-CSL-M80-30K-CRI 70-2
	21	LB-III	SINGLE	6791	64	64	1344	0.950	0.950	1.000	0.903	B2-U0-G2	RS35-120_277-CSL-M80-30K-CRI 70-3
	47	LB-III-HS	SINGLE	4765	64	64	3008	0.950	0.950	1.000	0.903	B0-U0-G2	RS35-120_277-CSL-M80-30K-CRI 70-3BLS
	3	LB-IV	SINGLE	3394	64	64	192	0.950	0.950	1.000	0.903	B0-U0-G2	RS35-120_277-CSL-M80-30K-CRI 70-4BLS
	15	LB-V	SINGLE	6840	64	64	960	0.950	0.950	1.000	0.903	B3-U0-G2	RS35-120_277-CSL-M80-30K-CRI70-5S
	25	LC	SINGLE	472	12	12	300	1.000	1.000	1.000	1.000	B0-U2-G1	114-9085_us
	2	WLB	SINGLE	4885	59	59	118	0.950	0.950	1.000	0.903	B1-U0-G2	GWC-SA1C-730-U-T4FT-HSS

LIGHTING SUMMARY:

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_146_Planar	Illuminance	Fc	0.41	3.8	0.0	N.A.	N.A.
HEALTHCARE CENTER LANE	Illuminance	Fc	1.36	3.8	0.2	6.80	19.00
ROAD A	Illuminance	Fc	0.95	2.6	0.0	N.A.	N.A.
ROAD B	Illuminance	Fc	0.98	1.9	0.1	9.80	19.00
ROAD D	Illuminance	Fc	0.75	1.7	0.3	2.50	5.67

This Photometric Plan has been submitted to and Approved by the Town of Poughkeepsie, NY. For the protection of the Town of Poughkeepsie, NY, the Owner and the Engineer of Record, this photometric performance is the basis of design. The design make fixture is the style/look and quality the owner has approved. If an alternate lighting package is submitted, a similar fixture in appearance and construction quality must be furnished. Additionally, the contractor shall provide a point-by-point lighting plan for approval with the submittal. The AGI, (Third party Lighting Calculation Software by Lighting Analysts, Inc) file used to create the Town of Poughkeepsie, NY approved point-by-point will be furnished for the contractors use. This will ensure a fair and equal comparison between the design make performance and any submitted alternate product. Failure to comply with this requirement will result in the return of the submittal as rejected.

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

LRC GROUP
Land Planners · Civil Engineers
Environmental Scientists · Land Surveyors · Landscape Architects
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US Subsidiary Canada INC. 2300 Superior Ave. Cleveland, OH 44114
LRC Environmental Services

REV	DATE	DESCRIPTION
1	10/11/2022	REVISED PER FULL SUBMISSION DOCUMENTS

SITE LIGHTING PHOTOMETRY PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KPC
DATE	SCALE
09/04/21	1"=50'
PROJECT NO.	
21-2747	
SHEET NO.	
LP-1	

KARC
PLANNING CONSULTANTS, INC.
845.594.1055 / www.karcpc.com

Residual Orchard Soil Contamination

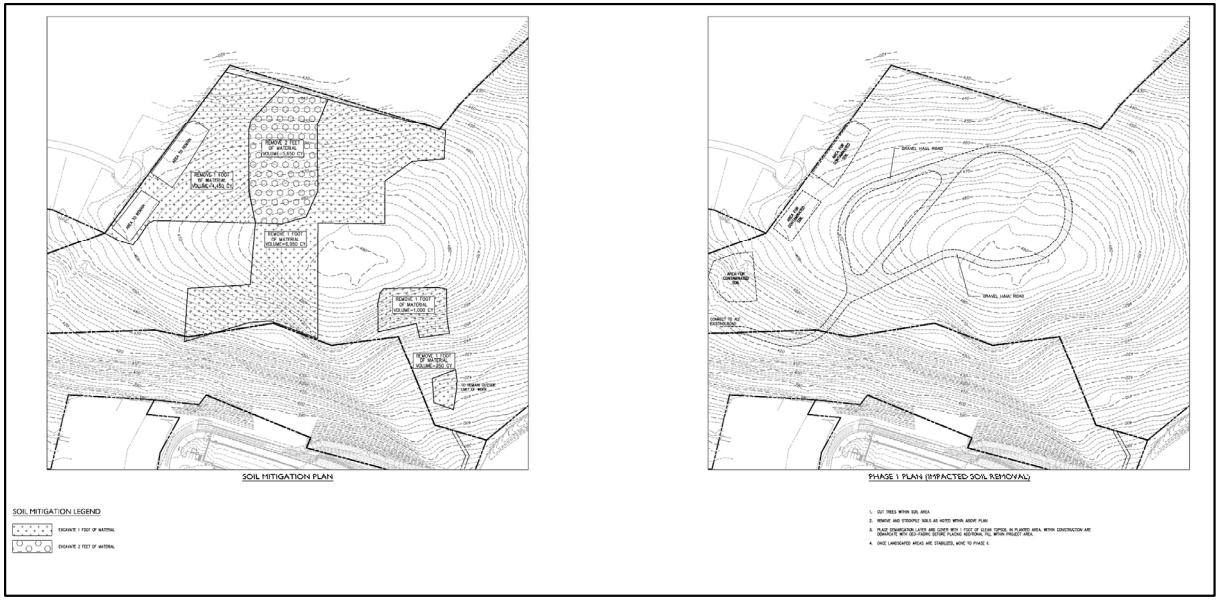
Residual Orchard Soil Contamination – Review of any proposed PRRD with specific plans should ensure the development of a specific and comprehensive soil management plan for contaminated soils on the Project Site that includes mitigation measures intended to prevent human exposure to contamination both during and after construction. **A detailed update to the Soil Management Plan to provide more specifics about mitigation measures to avoid human contact with contaminated soils based is recommended.**

RESPONSE:

An Amended Soil Report has been prepared by PVE dated 09.14.2022.

A Phasing Plan has been created to show the area of contamination.

Residual Orchard Soil - Support



PVE

845.454.2544
PVE-LLC.com

September 14, 2022

The Village in the Hudson Valley, LLC
ATTN: Owen Sanderson
3160 Washington Road
West Palm Beach, Florida 33405

Re: **Independent Living Surface Soil Investigation Report**, The Village in the Hudson Valley, Town of Highland, Ulster County, New York
Tax IDs: #95.2-2-3.210, 95.2-2-9, 95.2-2-10, & 95.12-1-5
PVE File #561234

Dear Mr. Sanderson:

Partridge Venture Engineering, PC doing business as PVE Engineering ("PVE"), has completed the surface soil investigation at the above-referenced property in accordance with our approved scope of work dated August 11, 2022. PVE understands the subject property is proposed for development into a residential community consisting of multi-family and independent living units. Portions of this proposed development are located in a former commercial orchard. PVE proposed a soil sampling program to identify impacts to surface soils from past orchard operations. These data will be used to prepare a Soil and Materials Management Plan that will be implemented during site redevelopment. Below is a summary of field activities, analytical data, and recommendations.

1.0 FIELD ACTIVITIES

PVE personnel completed a total of forty-five (45) soil borings between August 17 and August 22, 2022. Soil borings were installed using a track-mounted Geoprobe™ 54DT drill rig equipped with 4-foot long, 2 ¼-inch diameter stainless steel core barrel (macro-cores) fitted with PVC liners and/or hand tools (Figure 3). Sampling equipment was properly decontaminated prior to each sampling location. Up to four (4) soil samples were collected from each boring location at 1-foot increments below the vegetative cover. Deeper interval soil samples (1-2-feet, 2-3-feet and 3-4-feet) were placed on hold at the laboratory pending analysis and review of the 0-1-foot interval soil sample results. A total of one-hundred and sixty-six (166) soil samples were collected and submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) approved laboratory for analysis of the following:

- Pesticides via USEPA Method 8081;
- Mercury via USEPA Method 7471; &
- Arsenic and Lead via USEPA Method 6010.

Based on analytical results, and supplemental authorization by the client, a total of sixty-five (65) soil samples were analyzed at the laboratory. The remaining one-hundred-and-one (101) soil samples on hold were discarded by the laboratory. Soil boring locations were backfilled to grade with soil cuttings.

2.0 ANALYTICAL RESULTS

Soil sample results are summarized in Table 1. Soil sample results are compared to Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RRSCOs) as defined in 6 NYCRR Part 375. Analytical reports are attached.

CALIFORNIA CONNECTICUT NEW YORK PENNSYLVANIA TEXAS

Comprehensive Plan Consistency

Comprehensive Plan Consistency – Review of any proposed PRRD should include consideration of whether the proposal sufficiently supports the Comprehensive Plan's goals for housing for Town of Lloyd residents 62 years of age and older. Similarly, it should ensure that any proposed PRRD will not result in any traffic impacts that require additional mitigation measures based on reasonably foreseeable development at the time of any PRRD application. **Applicant's review of Comprehensive Plan consistency is provided in the PRRD Application. An analysis of the PRRD Application's "sufficiency" with respect Comprehensive Plan goals by Town staff is recommended.**

RESPONSE: See Part III EAF

Community Character Consistency

Community Character Consistency – Review of any proposed PRRD should include careful design and siting of proposed independent housing and other amenities, maintenance of existing trees and robust new vegetative screening, calculated to be consistent with the character of nearby residential areas. **An overall assessment of the consistency of the PRRD Application by Town staff is recommended.**

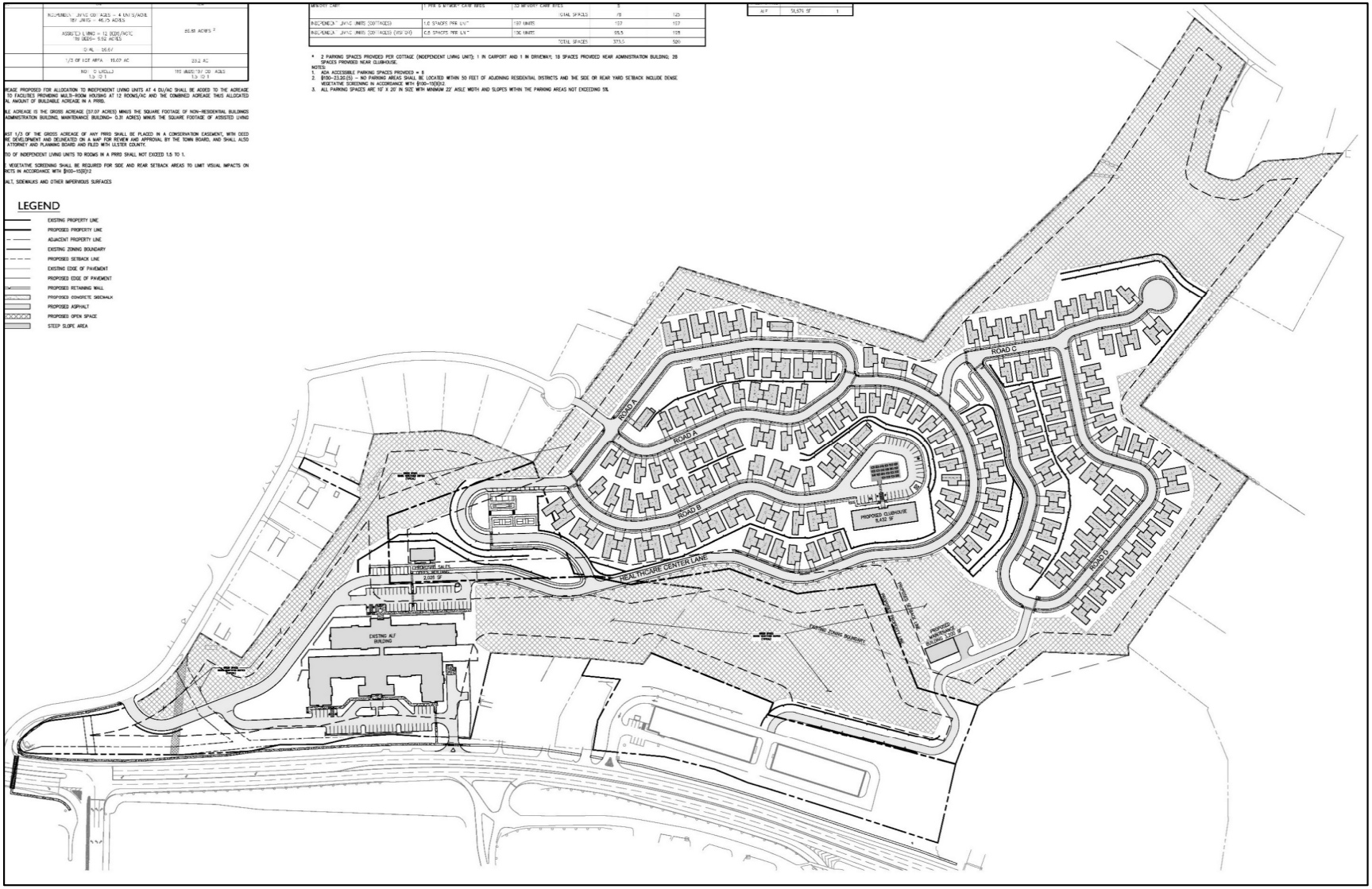
RESPONSE: See Part III EAF

Affordable Housing

Affordable housing - The Town Board specifically requests that Planning Board provide recommendations to ensure the PRRD's compliance with the Affordable Housing Regulations, including during any phasing of construction and for long-term oversight and compliance with those requirements through the Town's contractor. **A plan from the Applicant to address Town Board request is recommended and is relevant to the Planning Board's SEQRA review of Impacts to Community Services.**

RESPONSE: See Part III EAF

Overall Site Plan



Overall Utility Plan

MAINS DESIGNED TO MAINTAIN MINIMUM PRESSURE OF 20 PSI, NORMAL
NG PRESSURE 35 PSI.

BENDS, PLUGS AND HYDRANTS PROVIDED WITH REACTION BLOCKING, TIE
OR JOINTS.

E PIPE CONNECTIONS ANCHORED TO PREVENT SEPARATION.

LED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED.

LEANED, AND REPAIRED WATER MAINS TO BE DISINFECTED TO AWWA
ARD C651.

SHALL BE NO CONNECTION BETWEEN THE DISTRIBUTION SYSTEM AND ANY
PUMPS, HYDRANTS, OR TANKS WHEREBY UNSAFE WATER OR OTHER
MINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.

R STEAM CONDENSATE, COOLING WATER FROM ENGINE JACKETS, NOR
USED IN CONJUNCTION WITH HEAT EXCHANGE DEVICES SHALL BE RETURNED
ABLE WATER SUPPLY.

VAL OF REVIEWING AUTHORITY MUST BE OBTAINED FOR INTERCONNECTIONS
EN POTABLE WATER SUPPLIES.

UTILITY NOTES

PIPE SHALL BE SDR 35 OR SDR 26 PVC SEWER PIPE AS NOTED AND SHALL BE
PVC PIPE SHALL BE CERTIFIED TO CSA B182.2 AND ASTM D3034 AND SHALL
D3034. IN ADDITION, THE PIPE JOINTS MUST BE ABLE TO WITHSTAND A MINIMUM
STATIC PRESSURE OF 50 PSI WITHOUT LEAKAGE.
NIMUM RING STIFFNESS SHALL BE 46 PSI FOR SDR 35 PIPE AND 115 PSI FOR
THIS STIFFNESS WILL BE DETERMINED USING THE TEST METHODS
RIBED BY ASTM D3034
ION-MOLDED GASKETED PVC FITTINGS SHALL MEET THE REQUIREMENTS OF
3034 AND SHALL BE CERTIFIED TO CSA B182.1 OR CSA B182.2. FABRICATED
35 MUST CONFORM TO ASTM F1336 AND CSA B182.2.
PE SHALL BE TESTED FOR DEFLECTION BY PULLING A GO-NO-GO MANDREL
GH THE PIPE. THE MANDREL SHALL BE SIZED TO TEST AND VERIFY PIPE
CTION DOES NOT EXCEED 5% DEFLECTION. THE MANDREL SIZE SHALL BE 7.282"
INCH SDR 35 PIPE AND 7.114" FOR 8-INCH SDR 26 PIPE.
AVITY SEWER PIPE TO BE INSTALLED USING A PIPE LASER. PIPE ALIGNMENT
EN SANITARY SEWER MANHOLES TO BE CHECKED USING LASER BEAM OR
S.

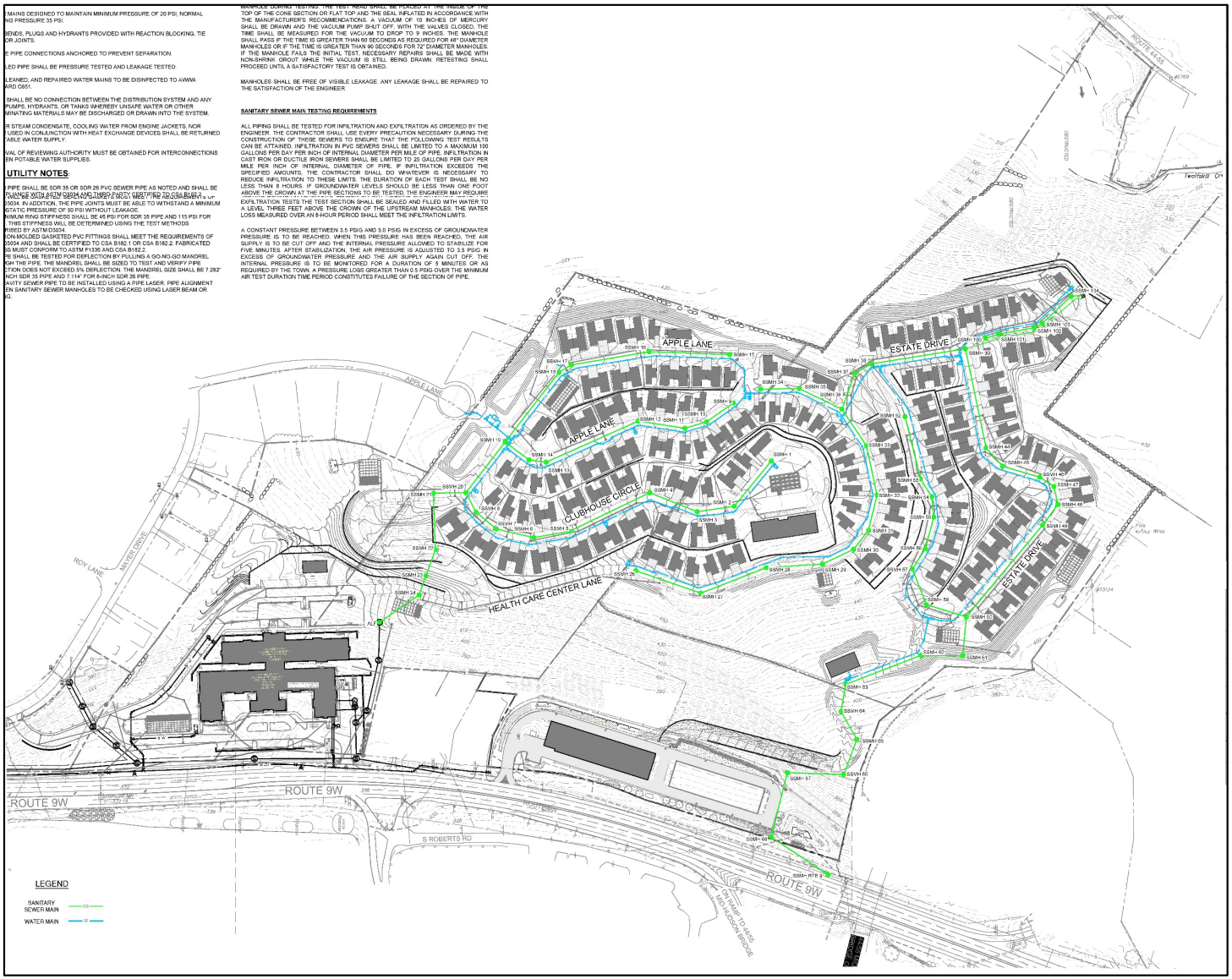
MANHOLE SEALING TESTING: THE TEST HEAD SHALL BE PLACED AT THE INSIDE OF THE TOP OF THE CONE SECTION OR FLAT TOP AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9 INCHES. THE MANHOLE SHALL PASS IF THE TIME IS GREATER THAN 60 SECONDS AS REQUIRED FOR 48" DIAMETER MANHOLES OR IF THE TIME IS GREATER THAN 90 SECONDS FOR 72" DIAMETER MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH NON-SHRINK GROUT WHILE THE VACUUM IS STILL BEING DRAWN. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED.

MANHOLES SHALL BE FREE OF VISIBLE LEAKAGE. ANY LEAKAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

SANITARY SEWER MAIN TESTING REQUIREMENTS

ALL PIPING SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION AS ORDERED BY THE ENGINEER. THE CONTRACTOR SHALL USE EVERY PRECAUTION NECESSARY DURING THE CONSTRUCTION OF THESE SEWERS TO ENSURE THAT THE FOLLOWING TEST RESULTS CAN BE ATTAINED. INFILTRATION IN PVC SEWERS SHALL BE LIMITED TO A MAXIMUM 100 GALLONS PER DAY PER INCH OF INTERNAL DIAMETER PER MILE OF PIPE. INFILTRATION IN CAST IRON OR DUCTILE IRON SEWERS SHALL BE LIMITED TO 25 GALLONS PER DAY PER MILE PER INCH OF INTERNAL DIAMETER OF PIPE. IF INFILTRATION EXCEEDS THE SPECIFIED AMOUNTS, THE CONTRACTOR SHALL DO WHATEVER IS NECESSARY TO REDUCE INFILTRATION TO THESE LIMITS. THE DURATION OF EACH TEST SHALL BE NO LESS THAN 8 HOURS. IF GROUNDWATER LEVELS SHOULD BE LESS THAN ONE FOOT ABOVE THE CROWN AT THE PIPE SECTIONS TO BE TESTED, THE ENGINEER MAY REQUIRE EXFILTRATION TESTS THE TEST SECTION SHALL BE SEALED AND FILLED WITH WATER TO A LEVEL THREE FEET ABOVE THE CROWN OF THE UPSTREAM MANHOLES. THE WATER LOSS MEASURED OVER AN 8-HOUR PERIOD SHALL MEET THE INFILTRATION LIMITS.

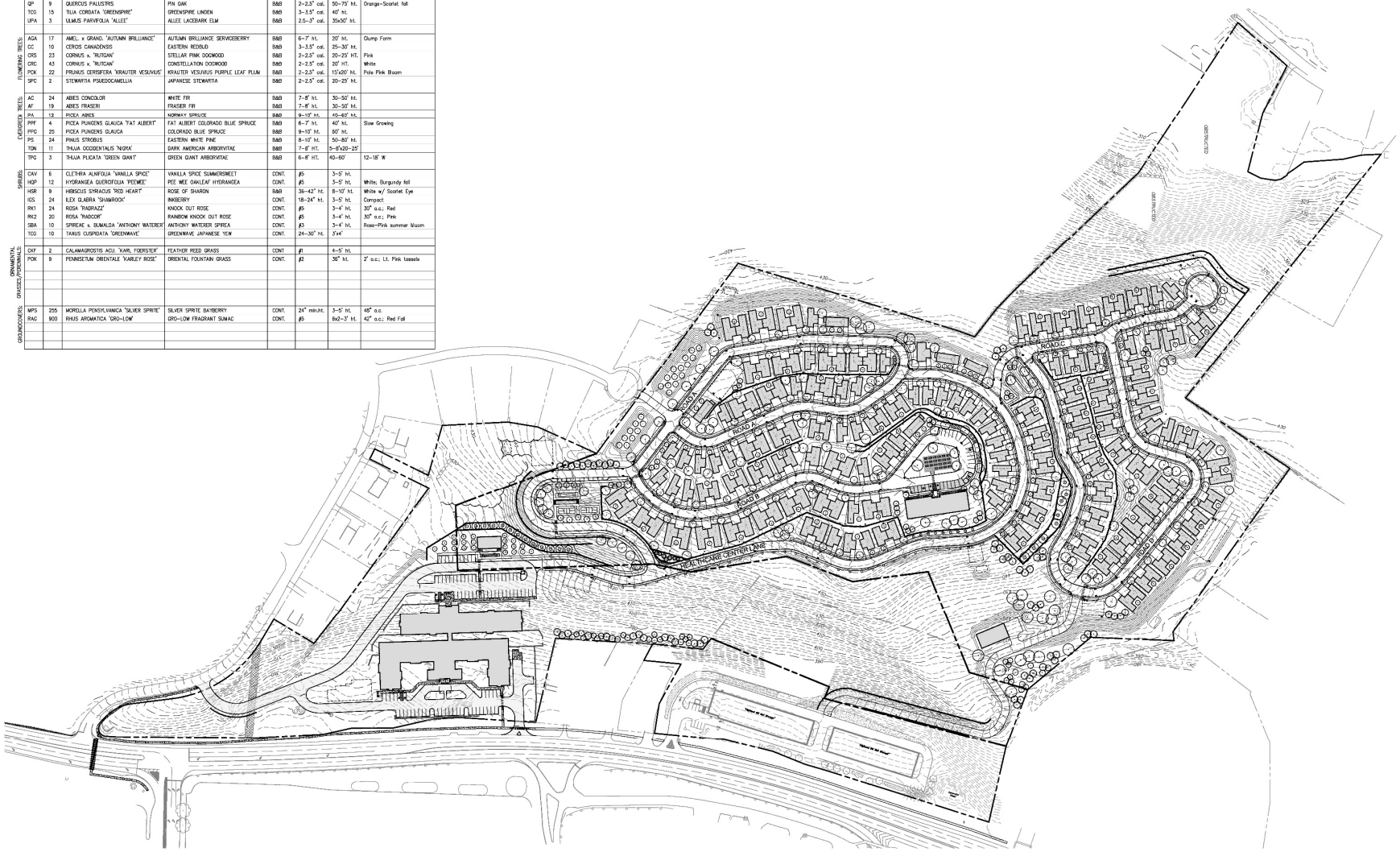
A CONSTANT PRESSURE BETWEEN 3.5 PSIG AND 5.0 PSIG IN EXCESS OF GROUNDWATER PRESSURE IS TO BE REACHED. WHEN THIS PRESSURE HAS BEEN REACHED, THE AIR SUPPLY IS TO BE CUT OFF AND THE INTERNAL PRESSURE ALLOWED TO STABILIZE FOR FIVE MINUTES. AFTER STABILIZATION, THE AIR PRESSURE IS ADJUSTED TO 3.5 PSIG IN EXCESS OF GROUNDWATER PRESSURE AND THE AIR SUPPLY AGAIN CUT OFF. THE INTERNAL PRESSURE IS TO BE MONITORED FOR A DURATION OF 5 MINUTES OR AS REQUIRED BY THE TOWN. A PRESSURE LOSS GREATER THAN 0.5 PSIG OVER THE MINIMUM AIR TEST DURATION TIME PERIOD CONSTITUTES FAILURE OF THE SECTION OF PIPE.



Overall Landscaping Plan

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
DECIDUOUS TREES:	APC	7	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	B&B	2.5–3" cal.	25x40' ht.	Broad ovol crown
	ARO	28	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	2.5–3" cal.	40' ht.	Broad ovol crown
	ASG	10	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	2.5–3" cal.	55' ht.	Upright ovol crown
	BND	23	BETULA NIGRA 'DURA HEAT'	DURAHEAT RIVER BIRCH	B&B	8–10' ht.	30–40' ht.	Multi-stem; Low Branched
	CBF	72	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATE EUROPEAN HORNBEAM	B&B	2–2.5" cal.	20–40' ht.	15–20' wide
	GBG	9	GINKGO BILOBA 'GOLDSPIRE'	GOLDSPIRE GINKGO	B&B	2.5–3" cal.	50' ht.	6' wide (ALSO SKYTOWER)
	GTH	20	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	2.5–3" cal.	60' ht.	
	LS	13	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B&B	3.5–4" cal.	60' ht.	
	NS	12	NYSSA SYLVATICA	BLACK GUM	B&B	2–2.5" cal.	40' ht.	
	PAB	20	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	2.5–3" cal.	50' ht.	Rounded crown
	QP	9	QUERCUS PALUSTRIS	PIN OAK	B&B	2–2.5" cal.	50–75' ht.	Orange-Scarlet fall
	TCG	15	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	B&B	3–3.5" cal.	40' ht.	
	UPA	3	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B&B	2.5–3" cal.	35x50' ht.	
FLOWERING TREES:	AGA	17	AMEL. x GRAND. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	6–7' ht.	20' ht.	Clump Form
	CC	10	CERCIS CANADENSIS	EASTERN REDBUD	B&B	3–3.5" cal.	25–30' ht.	
	CRS	23	CORNUS x. 'RUTGAN'	STELLAR PINK DOGWOOD	B&B	2–2.5" cal.	20–25' HT.	Pink
	CRC	43	CORNUS x. 'RUTCAN'	CONSTELLATION DOGWOOD	B&B	2–2.5" cal.	20' HT.	White
	PCK	22	PRUNUS CERISIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	B&B	2–2.5" cal.	15'x20' ht.	Pale Pink Bloom
	SPC	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2–2.5" cal.	20–25' ht.	
EVERGREEN TREES:	AC	24	ABIES CONCOLOR	WHITE FIR	B&B	7–8' ht.	30–50' ht.	
	AF	19	ABIES FRASERI	FRASER FIR	B&B	7–8' ht.	30–50' ht.	
	PA	12	PICEA ABIES	NORWAY SPRUCE	B&B	9–10' ht.	40–60' ht.	
	PPF	4	PICEA PUNGENS GLAUCA 'FAT ALBERT'	FAT ALBERT COLORADO BLUE SPRUCE	B&B	6–7' ht.	40' ht.	Slow Growing
	PPG	25	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	9–10' ht.	60' ht.	
	PS	24	PINUS STROBUS	EASTERN WHITE PINE	B&B	8–10' ht.	50–80' ht.	
	TDN	11	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	B&B	7–8' HT.	5–8'x20–25'	
	TPG	3	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B&B	6–8' HT.	40–60'	12–18' W
SHRUBS:	CAV	6	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	#5	3–5' ht.	
	HQP	12	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	#5	3–5' ht.	White; Burgundy fall
	HSR	9	HIBISCUS SYRIACUS 'RED HEART'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	White w/ Scarlet Eye
	IOS	24	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.	18–24" ht.	3–5' ht.	Compact
	RK1	24	ROSA 'RADRAZZ'	KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Red
	RK2	20	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Pink
	SBA	10	SPIREAE x. BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	CONT.	#3	3–4' ht.	Rose-Pink summer Bloom
	TCG	10	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24–30" ht.	3'x4'	
ORNAMENTAL GRASSES/PERENNIALS:	CKF	2	CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	4–5' ht.	
	POK	9	PENNISETUM ORIENTALE 'KARLEY ROSE'	ORIENTAL FOUNTAIN GRASS	CONT.	#2	36" ht.	2' o.c.; Lt. Pink tassels
GROUNDCOVERS:	MPS	255	MORELLA PENSYLVANICA 'SILVER SPRITE'	SILVER SPRITE BAYBERRY	CONT.	24" min.ht.	3–5' ht.	48" o.c.
	RAG	900	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	8x2–3' ht.	42" o.c.; Red Fall



GRAPHIC SCALE
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SCALE IN FEET

LRC GROUP
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LRC Environmental Services, LLC, LRC Engineering & Surveying, D.P.C.
All Instruments of Service

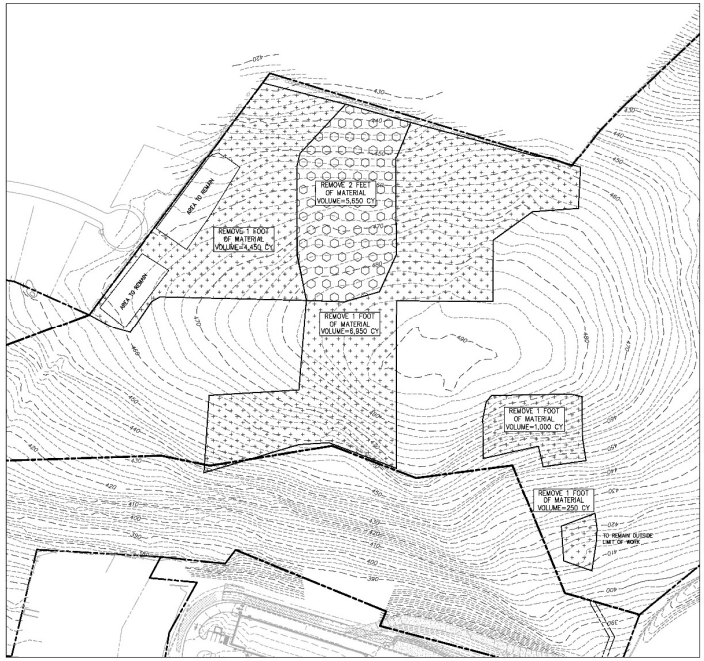
REV	DATE	DESCRIPTIONS
1	10/11/2022	REVISED PER FULL SUBMISSION DOCUMENTS

OVERALL LANDSCAPE PLAN

PLANNED RESIDENTIAL RETIREMENT DEVELOPMENT
THE VILLAGES IN THE HUDSON VALLEY
NYS ROUTE 9W
TOWN OF LLOYD, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
LRC	KPC
DATE	SCALE
06/24/2022	1"=100'
PROJECT NO.	
21-2747	
SHEET NO.	
OL-1	

Phase I Plan



SOIL MITIGATION PLAN

PHASE I PLAN (IMPACTED SOIL REMOVAL)

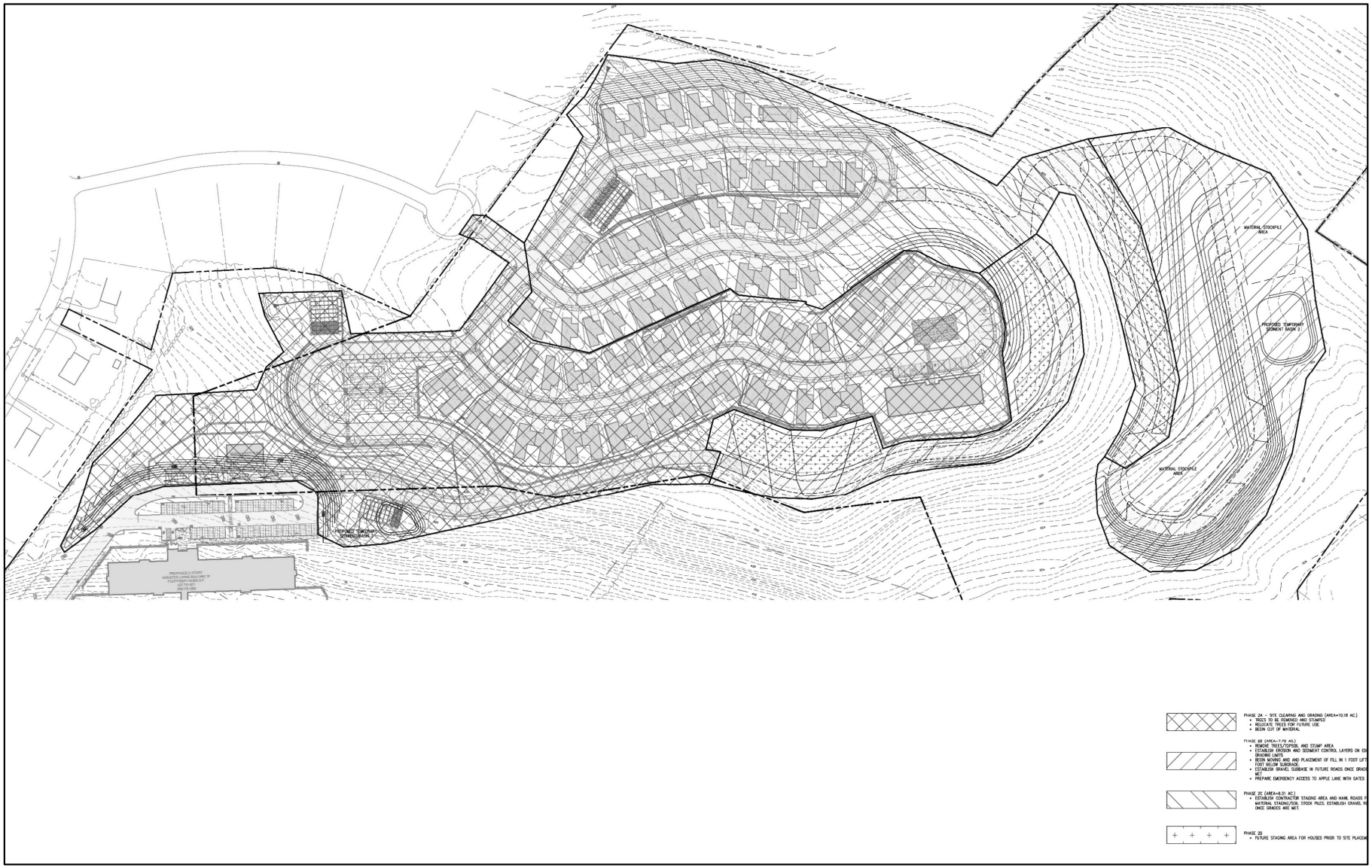
SOIL MITIGATION LEGEND

EXCAVATE 1 FOOT OF MATERIAL

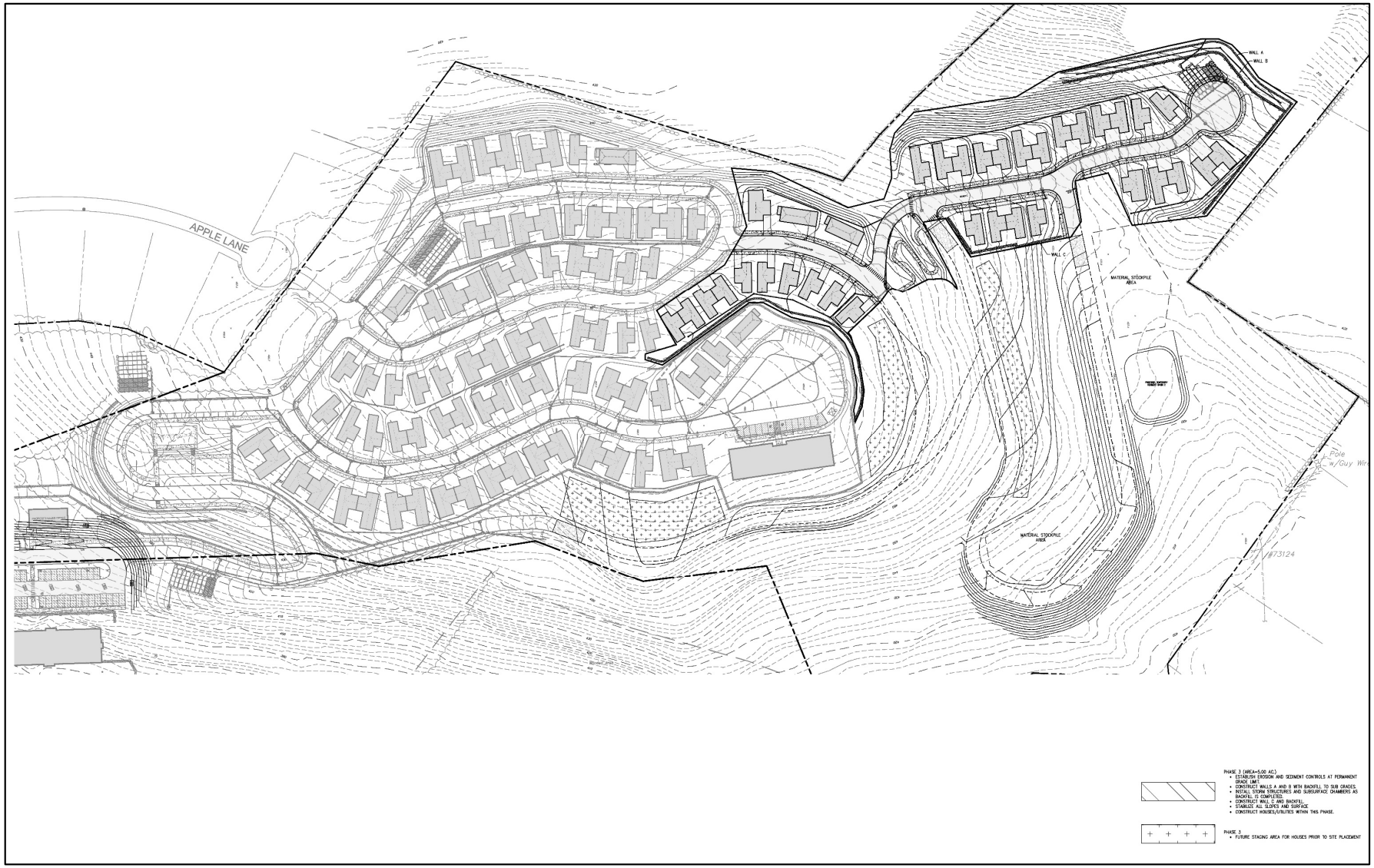
EXCAVATE 2 FEET OF MATERIAL

1. CUT TREES WITHIN SOIL AREA
2. REMOVE AND STOCKPILE SOILS AS NOTED WITHIN ABOVE PLAN
3. PLACE DEMARCATION LAYER AND COVER WITH 1 FOOT OF CLEAN TOPSOIL IN PLANTED AREA. WITHIN CONSTRUCTION ARE DEMARCATE WITH GEO-FABRIC BEFORE PLACING ADDITIONAL FILL WITHIN PROJECT AREA.
4. ONCE LANDSCAPED AREAS ARE STABILIZED, MOVE TO PHASE II.

Phase II Plan

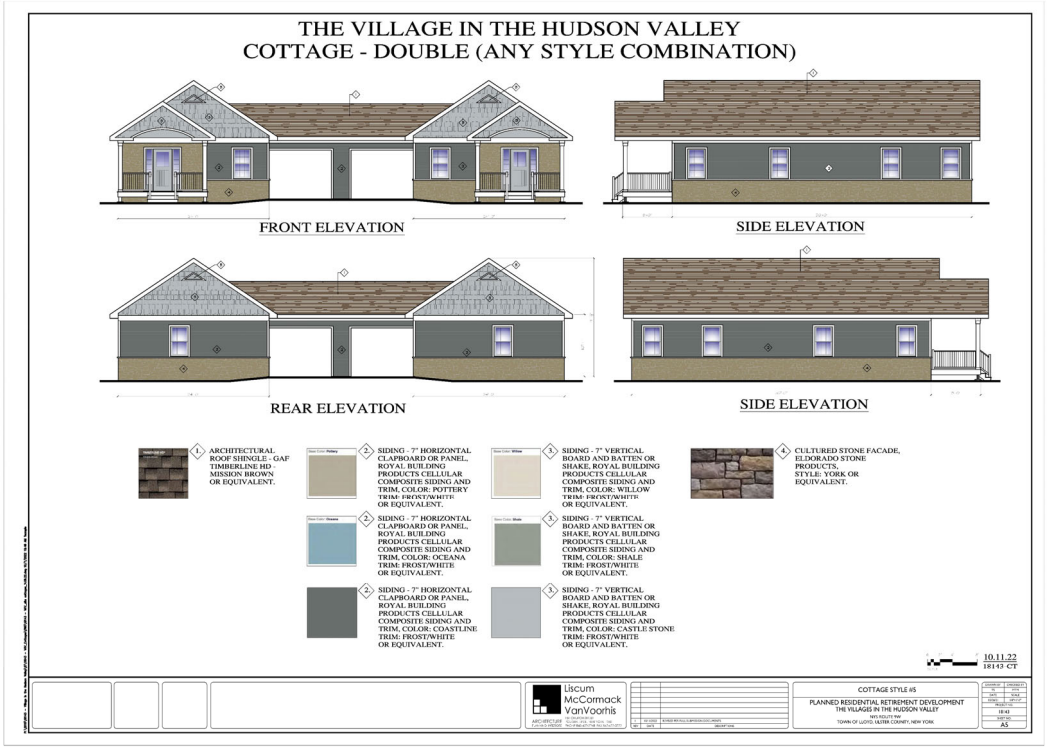


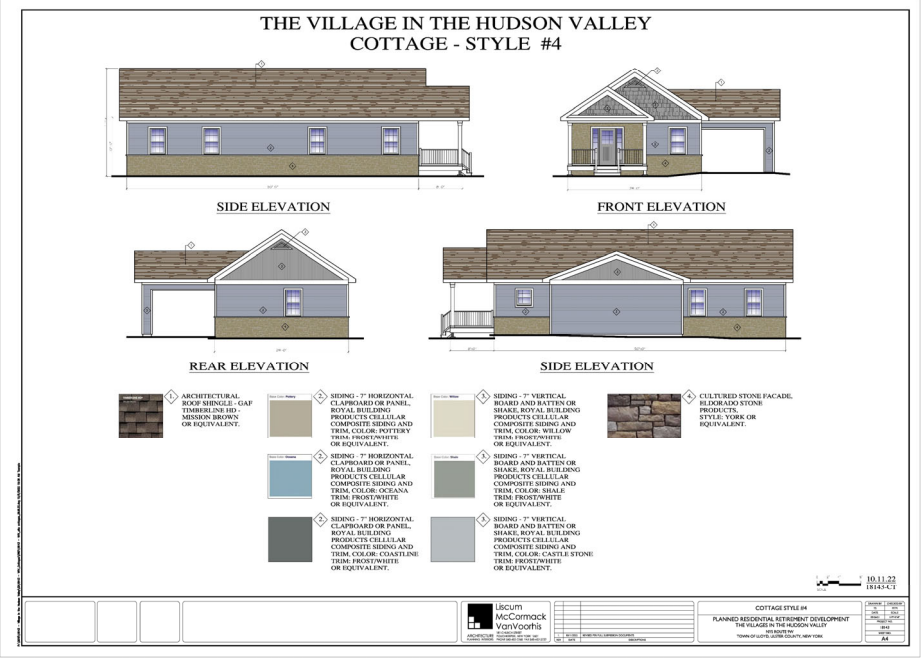
Phase III Plan



Phase IV Plan

Renderings





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Questions/ Action Items